

AGENDA

Council Briefing 19 June 2018

Time:6pmLocation:Administration and Civic Centre244 Vincent Street, Leederville

Len Kosova Chief Executive Officer

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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 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;
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- 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

Cr Dan Loden - Apology for the Council Briefing

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

4 DECLARATIONS OF INTEREST

5 DEVELOPMENT SERVICES

5.1 NO. 12 (LOT: 22; D/P: 1149) SCOTT STREET, LEEDERVILLE - SINGLE HOUSE

TRIM Ref:	D18/78126		
Author:	Clair Morrison, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Precinct:	Leederville		
Attachments:	1. Attachment 1 - Location and Consulta <u>ti</u> on Plan 🕹 🖾		
	2. Attachment 2 - Development Plans 😃 🖾		
	3. Attachment 3 - Summary of Submissions with Administration Response J		
	4. Attachment 4 - Summary of Submissions with Applicant response 😃 🛣		

5. Attachment 5 - Determination Advice Notes I

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 development application for Single House at No. 12 (Lot: 22; D/P: 1149) Scott Street, Leederville, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 5:

1. Boundary Walls

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

2. External Fixtures

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

3. Stormwater

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

- 4. Landscaping
 - 4.1 A detailed landscape and reticulation plan for the development site and adjoining road verge is to be lodged with and approved by the City prior to commencement of the development. The plan shall be to scale and show the following:
 - 4.1.1 The location and type of existing and proposed trees and plants;
 - 4.1.2 Areas to be irrigated or reticulated; and
 - 4.1.3 On-site canopy coverage equivalent to no less than 30 percent of the site area at maturity; and
 - 4.2 All works shown in the approved detailed landscape and reticulation plans as identified in Condition 4.1 above shall be undertaken to the City's satisfaction, prior to the occupation or use of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

5. Verge Trees

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

6. Schedule of External Finishes

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

7. 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 single house at No. 12 Scott Street, Leederville (subject site).

PROPOSAL:

To consider an application for development approval for a single house at No. 12 Scott Street, Leederville (subject site).

BACKGROUND:

Landowner: Tuan Huy Danh Pham & Jenny Tu		
Applicant:	Residential Building WA Pty Ltd	
Date of Application:	9 March 2018	
Zoning:	MRS: Urban	
_	TPS2: Zone: Residential R Code: R40	
Built Form Area:	Residential	
Existing Land Use:	Single House	
Proposed Use Class:	Single House	
Lot Area:	617m ²	
Right of Way (ROW):	No	
Heritage List:	No	

The subject site is bound by Scott Street to the west, and five developed residential lots to the north, east and south. The site is currently accommodates a single-storey house, which is proposed to be demolished. The surrounding residential developments are single-storey single houses and grouped dwellings. On the opposite side of Scott Street are single-storey and two-storey single houses. A location plan is included in **Attachment 1**. The subject site and adjoining properties are zoned Residential R40 and have been identified as a Residential Built Form Area subject to the City's Local Planning Policy No. 7.1.1 – Built Form.

The development plans are included as Attachment 2.

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 Planning

Policy 3.1 Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback		\checkmark
Building Setbacks/Boundary Wall		\checkmark
Building Height/Storeys	\checkmark	
Open Space	\checkmark	
Outdoor Living Areas	\checkmark	
Landscaping		\checkmark
Privacy	\checkmark	
Parking and Access	\checkmark	
Solar Access	\checkmark	
Setback of Garages and Carports	\checkmark	
Site Works/Retaining Walls	✓	
External Fixtures	✓	
Surveillance	✓	

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	
Clause 5.2 of the Built Form Policy		
Average of five adjoining properties: 7.9m	6.024m	
Lot Boundary S	Setbacks	
Deemed-to-Comply Standard	Proposal	
Clause 5.1.3 of the R Codes and Clause 5.3 of the Built Form Policy		
Southern Boundary Ground Floor (front portion of wall) – 1.5m Ground Floor (rear portion of wall) – 1.5m First Floor – 2m	1m 1m 1.5m	
Northern Boundary Wall Garage wall to not be located within street setback	Located so as to protrude 1.376m into the street setback.	
Landscaping		
Deemed-to-Comply Standard	Proposal	
Clause 5.14 of the Built Form Policy		
Canopy Coverage 30% (185.1m ²)	13.7% (84.52m²)	

The above element 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 Schemes) Regulations 2015*, for a period of 14 days commencing on 6 April 2018 and concluding on 19 April 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website. At the conclusion of the community consultation period, three submissions were received. One neither supporting nor objecting the proposal, but expressing concerns and two objections. Both objections were submitted by the same landowner, who owns two separate lots affected by the proposal. After the closure of the community consultation period, the City received an additional nine submissions objecting the proposed development, most of which were from outside the consultation area.

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

- The proposed street setback of the dwelling;
- Lack of distance or privacy due to reduced lot boundary setbacks;
- Perception of overlooking;
- Location of balcony; and
- Landscaping.

A summary of the submissions and Administration's comments on each issue raised is included as **Attachment 3**, with the applicants response to the submissions provided in **Attachment 4**.

Following the advertising period, the applicant amended the development application by modifying the design and materials of the façade and providing additional landscaping.

Design Review Panel (DRP):

Referred to DRP: 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 has 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 for determination as the proposal received a total of eleven objections.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Street Setback

The applicant proposes a primary street setback of 6.024 metres in lieu of the deemed-to-comply standard of 7.9 metres, being the average of the five properties either side of the development. The subject site directly abuts a lot on the corner of Bourke Street and Scott Street (northern adjoining lot). The dwelling on this lot addresses Bourke Street and has a backyard shed on the common boundary with the subject lot that is setback approximately 1.5 metres from Scott Street. The dwelling on the southern adjoining lot is set back approximately six metres from the Scott Street boundary.

The proposed 6.024 metre setback is considered appropriate as the development is largely screened by the existing boundary shed on the approach from the north and the setback aligns with the dwelling immediately to the south. The proposed dwelling incorporates a balcony over the garage which adds detail and articulation in the façade, which aids in moderating the impact of the building bulk and scale when viewed from the street. The use of face brick and render is consistent with other dwellings within the streetscape. The proposal also incorporates landscaping within the street setback which includes a Fuchsia Mallee Tree, in addition to the existing street tree. This vegetation will soften the appearance of the dwelling and will contribute to the amenity of the street. As a result, it is considered that the proposed single house preserves the character of the street and is consistent with the design principles of Clause 5.2 Street Setback of the Built Form Policy.

Lot Boundary Setbacks and Boundary Wall

The applicant proposes a southern ground floor setback of one metre for the front and rear portions of wall in lieu of the deemed-to-comply 1.5 metres. A first floor setback to the southern boundary of 1.5 metres in lieu of two metres is also proposed. A lot boundary wall is proposed within the street setback area in lieu of being located behind the deemed-to-comply street setback of 7.9 metres.

The ground floor is articulated with the front and rear portions of the wall set back at one metres and the middle portion set back at 1.5 metres. The first floor wall is set back a further 0.5 metres from the ground floor and is ten metres shorter in length than the ground floor wall. The neighbouring lot has a reduced lot boundary setback, and a wall that does not have any major openings facing the subject site. As a result, it is considered that the proposal is unlikely to result in an adverse impact on the neighbouring habitable rooms or outdoor living space. The proposed single dwelling meets the deemed-to-comply criteria regarding visual privacy and solar access. Therefore, the proposal is considered to satisfy the design principles of Clause 5.1.3 Lot Boundary Setbacks of the R Codes.

The proposed boundary wall will abut an existing (garage) boundary wall on the northern adjoining lot, with that existing garage located approximately 1.5 metres from Scott Street. As a result, the proposed boundary wall forward of the street setback line will not have a detrimental impact on the adjoining properties. In addition, the adjoining lot owner provided a submission supporting the wall on lot boundary in its current form. The boundary wall is considered to satisfy the design principles of Clause 5.3 Lot Boundary Setbacks of the Built Form Policy and is supported.

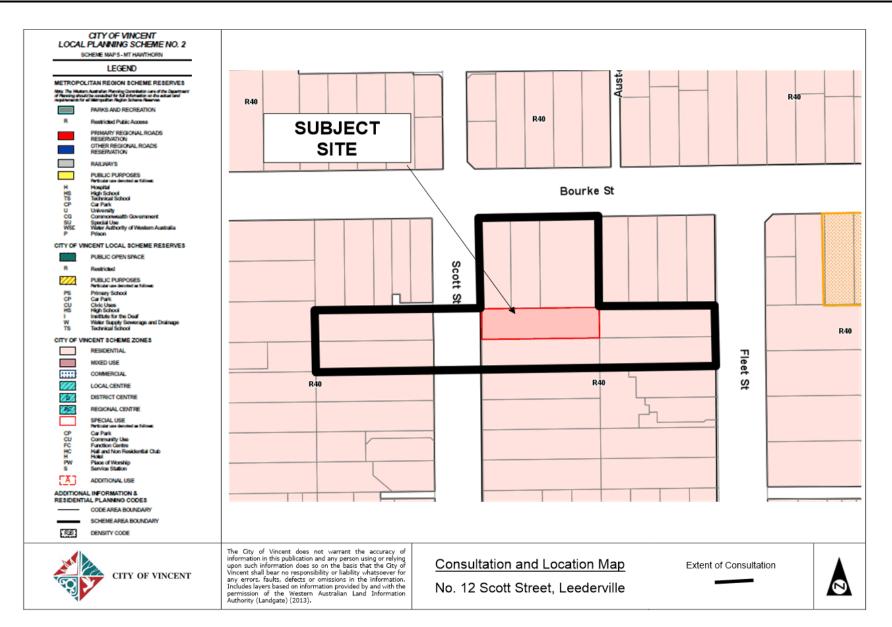
Landscaping

The City's Built Form Policy sets out a deemed-to-comply standard of 15 percent deep soil zone and 30 percent canopy cover at maturity. These standards and relevant corresponding design principles are given due regard when assessing and determining the proposal. The original application was advertised with three percent canopy coverage at maturity. Following community consultation, where concerns were raised over the landscaping, the applicant submitted amended plans and proposed 13.7 percent canopy cover at maturity. The applicant proposes 37.9 percent deep soil zone. The proposed landscaping within the street setback is considered to reduce the overall impact of the proposal on the public street. The proposed species provide a significant amount of coverage, and additional trees of similar size will assist in softening the overall impact of building bulk on neighbouring properties.

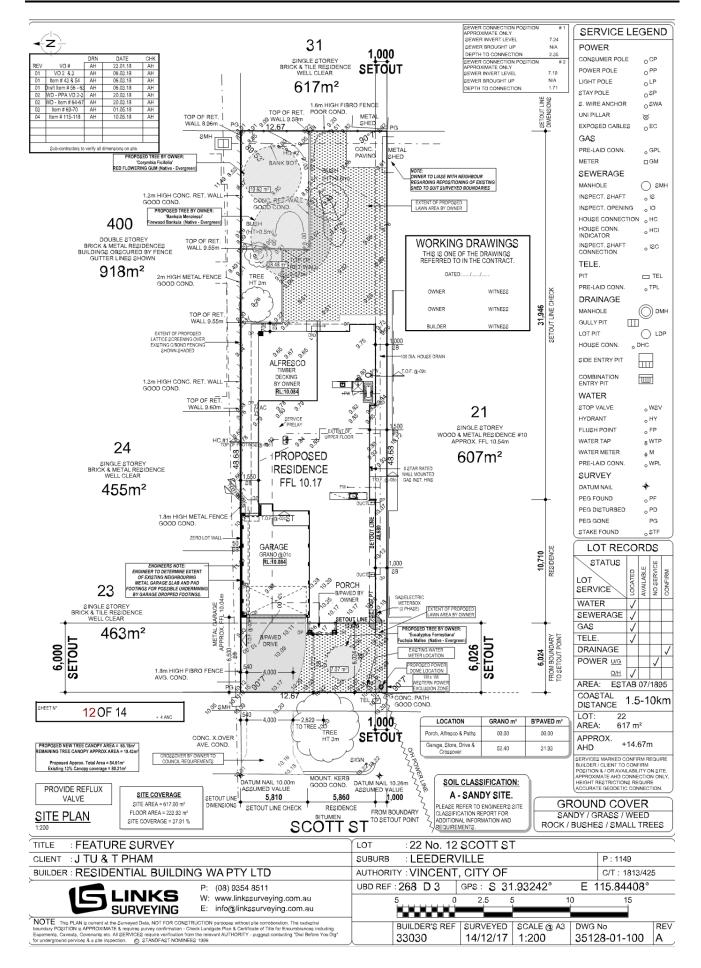
Although, the proposed canopy coverage is greater in area than the existing 10 percent canopy coverage of the subject site, it is considered that the site is capable of providing a greater canopy coverage than the proposed 13.7 percent. Additional landscaping would have the potential to provide for greater landscaping amenity for the residents and the community, further reduce the impact of the development on adjoining residential lots and create a sense of open space between dwellings. As such, it is recommended that Council impose a condition on any approval requiring a landscaping plan to be submitted prior to commencement of development to achieve a compliant canopy coverage that Clause 5.14 of the Built Form Policy.

Conclusion

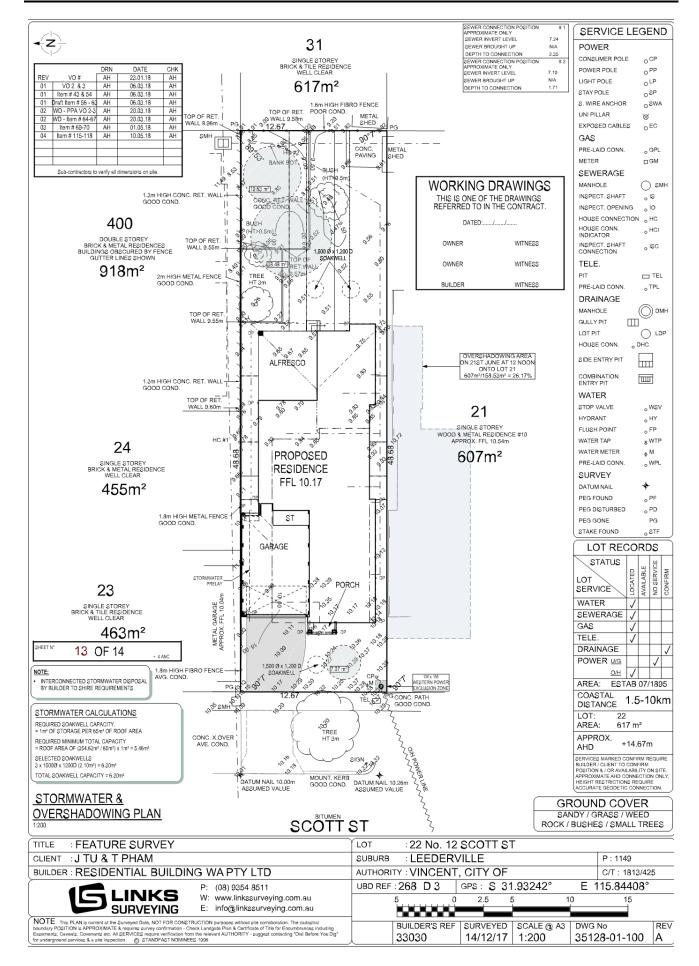
The proposal requires Council to exercise its discretion in relation to the street setback, lot boundary setbacks, boundary wall and landscaping. The proposed building design, incorporating articulation and different materials is considered to reduce the overall building bulk on neighbouring properties and the primary street. The proposed landscaping will contribute to the green canopy of the locality and provide increased tree and vegetation coverage for the lot and abutting properties. The departures from the deemed-to-comply standards of the City's Built Form Policy and the R Codes are considered to address the Local Housing Objectives and Design Principles or can be resolved by the imposition of an appropriate condition. In light of the above, it is recommended that the application be approved subject to conditions.

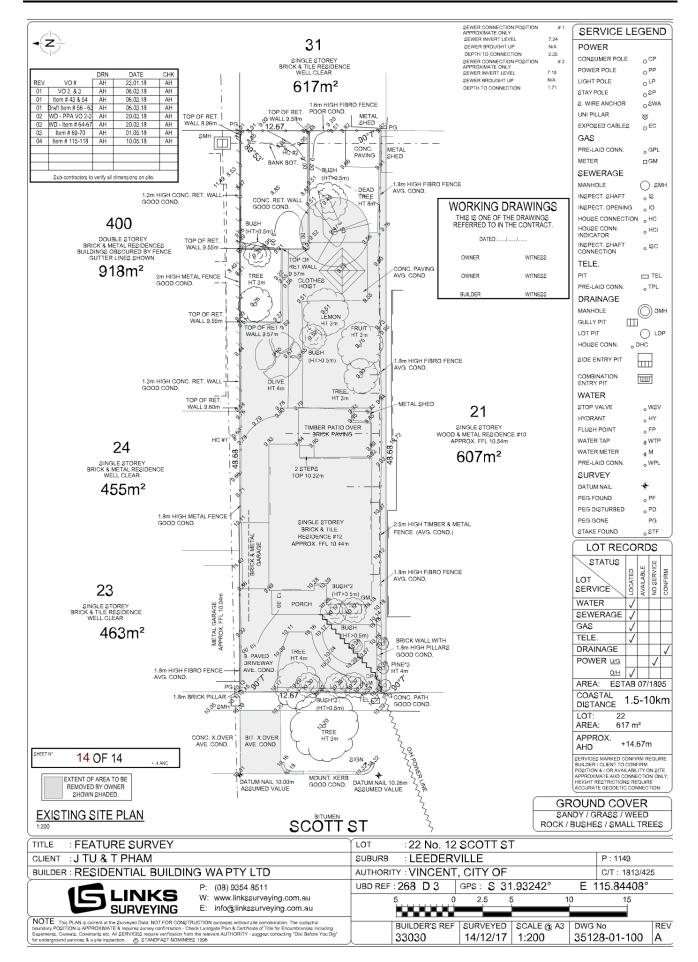


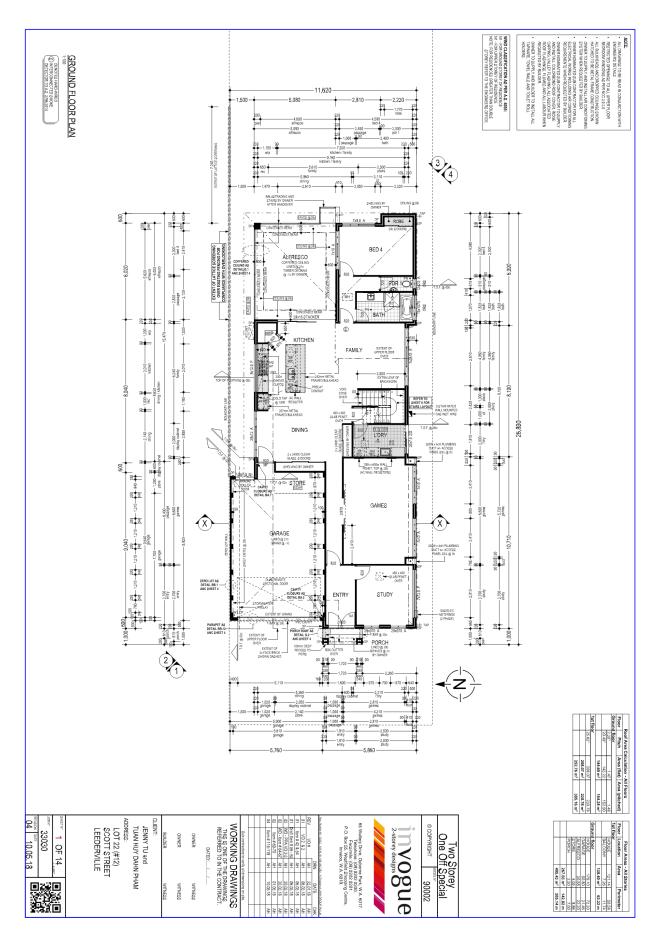


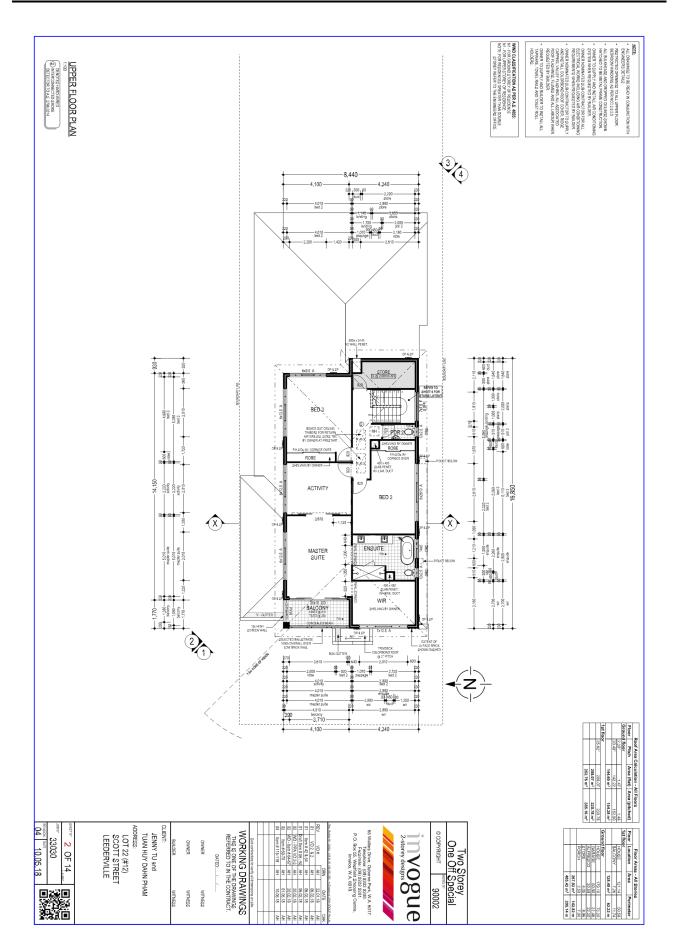


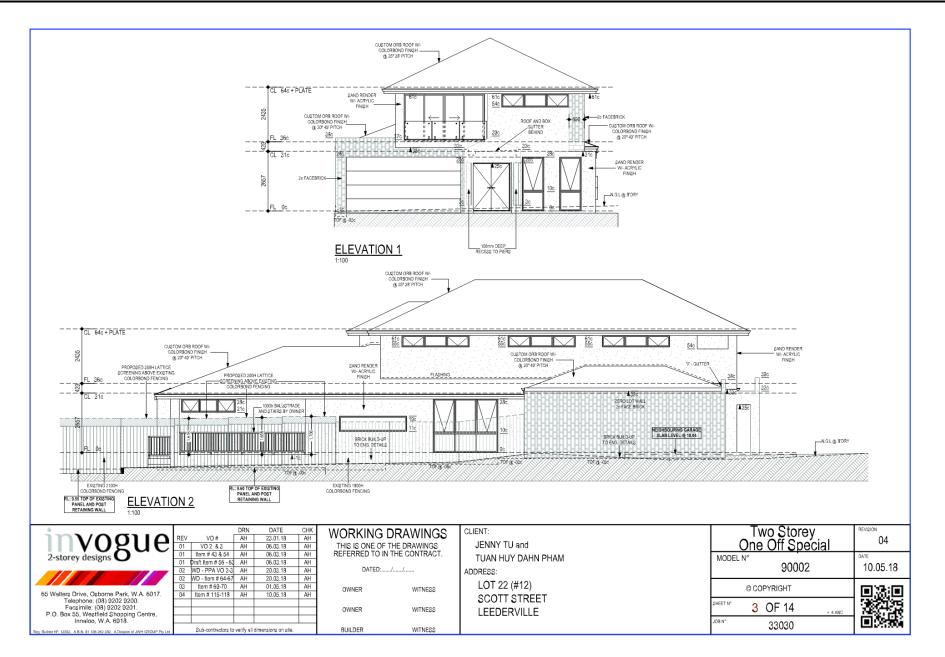
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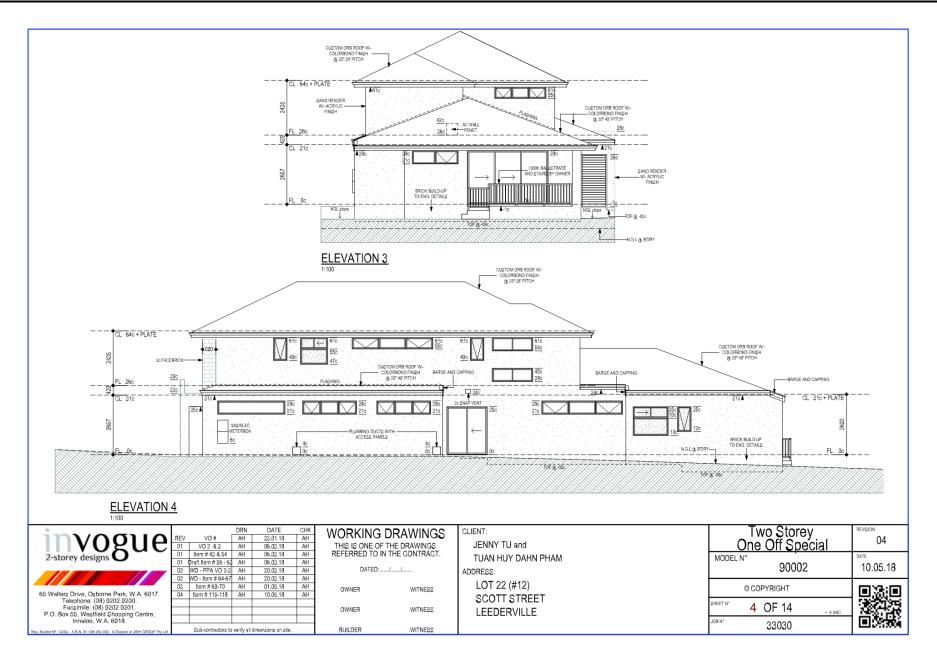












Summary of Submissions:

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

proposed openings into habitable rooms are compliant with 1 Visual Privacy deemed-to-comply criteria of the Residential des. As such, the windows and balcony on the first floor are acceptable.
1 Visual Privacy deemed-to-comply criteria of the Residential des. As such, the windows and balcony on the first floor are acceptable.
hnical Comment:
applicant seeks a street setback of 6.026 metres in lieu 7.9 metres. sed setback is consistent with the existing streetscape and the on of landscaping within the front setback will assist in moderating of building bulk. The proposed street setback is consistent with the sign principles of Clause 5.2 Street Setback of the Built Form Policy idered acceptable.
owing the community consultation period, the applicant submitted lans that propose a setback which satisfies the deemed-to-comply Clause 5.1.3 Lot Boundary Setbacks of the Residential Design
proposed garage and boundary wall location is adjacent to a brick (garage) wall on the adjacent northern property. The setback of the arage is considered appropriate in this location.

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Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
Visual Privacy	
There are at least 4 places on the first floor of this development that look directly into the northern lot. Even though the balcony has a wall on the northern side, with a setback of 6m from the street, the wall offers little protection into the northern adjoining lot. With this setback there is a clear line of sight from anyone sitting on the balcony to the backyards of the northern adjoining lots.	The proposed windows and balcony along the northern walls satisfy the deemed-to-comply criteria of Clause 5.4.1 Visual Privacy of the Residential Design Codes.
There are 19 courses from the floor level (31 courses) to the three windows which overlook our backyard (55 courses). According to Midland Brick coursing table 19 courses is 1.62 metres. According the Australian Bureau of Statistics the average man is 1.75 metres and the average woman is 1.61 metres. The average person will be able to see out this window. Yes there are shorter people in the world, they will see out this window when changing a light globe, cleaning blinds or just standing on their toes or on a chair to enjoy a sunset. It is worth noting that this is a family house with a young child who in a few short years will be very curious as children are.	The proposed windows along the northern walls are compliant with the deemed-to-comply criteria of Clause 5.4.1 Visual Privacy of the Residential Design Codes.
Changes needed – Frosted windows (as are in No. 63 Bourke overlooking No. 65 Bourke). A great benefit of this is energy reduction; this house is currently designed without any consideration for shading the western and northern summer sun. It'll be baking hot in there and will need air conditioning spring to autumn. All windows on the northern face will soak up the summer sun completely.	
Location of Balcony	
Sitting on the balcony will provide a view into 40 percent of our backyard. Changes needed – I support the smallest setback possible from the street. Landscaping	The proposed balcony is compliant with the deemed-to-comply criteria of Clause 5.4.1 Visual Privacy of the Residential Design Codes.
3 percent canopy coverage is an example of poor design. Vincent and the local birdlife need the continued existence of established tree canopy.	Noted. Following the community consultation period, the applicant submitted amended plans which increased the landscaping to provide canopy coverage of 13.7 per cent. The proposed landscaping is greater than the existing canopy
Changes needed – Enforce 30% canopy rule. There are numerous established trees in the back yard and front yard that do not need to be knocked down for this development to happen.	coverage on the subject site, and is located in a position which will reduce the impact of the building bulk of a standard two-storey development on the locality. The proposed landscaping is consistent with the relevant design principles of Clause 5.14 of the Built Form Policy.
Strongly object. Note: Submissions are considered and assessed by issue rather than by individual sub-	nitter

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

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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 Objection:	Applicant Response:
Submission One	
<u>Street Setback</u> A 6m setback from the street is a ridiculous impediment to urban infill. Let them build up to the boundary and use the most of our scarce land. Changes needed – propose a setback of less than 1m from boundary (the same setback as 67 Bourke Street's setback on Scott Street) or if the setback is kept greater than 1m then the removal of the balcony from the Western face.	Objection is in favour of the setback variation, wanting the home to come even closer to the front boundary rather than complying with the 7.9m. As we cannot do this due to Council requirements, the neighbour has suggested we remove the balcony from the western face. As the overlooking from the balcony is indirect and onto the neighbours garage, believe that this is not an issue.
Lot Boundary Setback Northern Wall We want space between our house and theirs to promote good neighbourly distance and privacy Changes needed – retain setback on northern boundary of 2.8m. Compensate by reducing setback to Scott street to less than 1m.	The northern GF and UF setbacks comply with the Rcodes. Privacy has been maintained by providing minor openings being provided to the UF and a fence with lattice privacy screening on top to prevent any overlooking from the GF.
Lot Boundary Wall Build the garage all the way up to the street. There is so much wasted space in the front yard, why not use it for a garage. Changes needed – reduce setback on Scott Street to less than 1m.	Objection is in favour of moving boundary wall forward rather than back to comply. A 1.0m setback to a boundary wall will not be supported by Council.
Visual Privacy There are at least 4 places on the first floor of this development that look directly into the northern lot. Even though the balcony has a wall on the northern side, with a setback of 6m from the street, the wall offers little protection into the northern adjoining lot. With this setback there is a clear line of sight from anyone sitting on the balcony to the backyards of the northern adjoining lots.	Please refer to responses 1 and 2. In addition, the area in which the balcony overlooks the northern neighbour can also be seen from the street (neighbours garage).
There are 19 courses from the floor level (31 courses) to the 3 windows which overlook our backyard (55 courses). According to Midland Brick coursing table 19 courses is 1.62m. According the Australian Bureau of Statistics the average man is 1.75m and the average woman is 1.61m. The average person will be able to see out this window. Yes there are shorter people in the world, they will see out this window when changing a light globe, cleaning blinds or just standing on their toes or on a chair to enjoy a sunset. It is worth noting that this is a family house with a young child who in a few short years will be very curious as children are.	The windows provided are highlight windows and are compliant with privacy requirements of the Rcodes. The minor openings will also reduce the amount of sun entering the property along with eaves being provided to the entire upper floor for shading of the summer sun.

Summary of Submissions

Comments Received in Objection:	Applicant Response:
Changes needed – Frosted windows (as are in 63 Bourke overlooking	
65 Bourke). A great benefit of this is energy reduction; this house is	
currently designed without any consideration for shading the western	
and northern summer sun. It'll be baking hot in there and will need air	
conditioning spring to autumn. All windows on the northern face will	
soak up the summer sun completely.	
Location of Balcony	Please refer to point 4
Sitting on the balcony will provide a view into 40% of our backyard.	
Changes needed – I support the smallest setback possible from the street.	
Landscaping	Landscaping has been amended with 13.7% of canopy coverage now
3% canopy coverage is an example of poor design. Vincent and the local	provided, which is 0.7% more than the existing site.
birdlife need the continued existence of established tree canopy.	
Changes needed – Enforce 30% canopy rule. There are numerous	
established trees in the back yard and front yard that do not need to be	
knocked down for this development to happen.	
Submission Two	
Street Setback	Assuming submissions 2-6 are from landowners across the street and not to
Strongly object. With the setback on the western wall will look onto property.	the north or west, the balcony and window from the master suite complies with
Lot Boundary Setback	privacy requirements with the 4.5m and 7.5m cone of visions ending before
Strongly object.	the road even begins. Moving the home further back will not make any
Lot Boundary Wall	difference to the view which is also screened by street trees and landscaping
Strongly object.	within neighbours' properties It is to be noted that the balcony is setback much
Landscaping	further than the one at 6A. No reasons for objections have been provided for
Strongly object.	the remaining points (lot boundary setback, lot boundary wall and
	landscaping), therefore we cannot respond.
Submission Three	
Street Setback	As above
Strongly object. With the setback on the western wall will look onto property.	
Lot Boundary Setback	
Strongly object.	
Lot Boundary Wall	
Strongly object.	
Landscaping	
Strongly object.	
Submission Four	
Street Setback	As above
Strongly object. With the setback on the western wall will look onto property.	

Summary of Submissions

Comments Received in Objection:	Applicant Response:
Lot Boundary Setback	
Strongly object.	
Lot Boundary Wall	
Strongly object.	
Landscaping	
Strongly object.	
Submission Five	
Street Setback	As above
Strongly object. With the setback on the western wall will look onto property.	
Lot Boundary Setback	
Strongly object.	
Lot Boundary Wall	
Strongly object.	
Landscaping	
Strongly object.	
Submission Six	
Street Setback	As above
Strongly object. With the setback on the western wall will look onto property.	
Lot Boundary Setback	
Strongly object.	
Lot Boundary Wall	
Strongly object.	
Landscaping	
Strongly object.	

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

Determination Advice Notes:

- 1. 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.
- 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.
- 3. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
- 4. With reference to Condition 3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
- 5. A security bond shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all buildings/development works have been completed and any disturbance of, or damage to the City's infrastructure in the verge along Scott Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
- 6. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.

5.2 NO. 14 (LOT: 1; SP: 12592) ORANGE AVENUE, PERTH - SECOND STOREY ADDITION TO GROUPED DWELLING

TRIM Ref:	D18/69417		
Author:	Stephanie Norgaard, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Precinct:	Perth		
Attachments:	 Attachment 1 - Location and Consultation Map 1 12 Attachment 2 - Ordinary Council Meeting 4 April 2018 - Development Plans 1 12 Attachment 3 - Development Plans 1 12 Attachment 4 - Summary of Submissions 1 12 Attachment 5 - Applicant's Response Submissions 1 12 Attachment 6 - Determination Advice Notes 1 12 		

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 development application for a Second Storey Addition to Grouped Dwelling at No. 14 (Lot: 1; SP: 12592) Orange Avenue, Perth in accordance with the plans shown in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Extent of Approval

This approval only relates to the 'PROPOSED ADDITION' and 'PROPOSED UPPER FLOOR' to Grouped Dwelling shown on the approved plans dated 13 March 2018 and does not relate to the 'PROPOSED SPA', 'TIMBER DECK', 'EXTG STUDIO/SHED' or any other development on the lot, and does not relate to the use of the site for anything other than a Single House;

2. External Fixtures

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

3. Stormwater

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

PURPOSE OF REPORT:

To reconsider an application for development approval for a second storey addition and alterations to an existing Grouped Dwelling at No. 14 Orange Street, Perth (subject site).

PROPOSAL:

This application proposes ground floor alterations and a second storey addition to an existing Grouped Dwelling.

BACKGROUND:

Landowner:	Derek Bower		
Applicant:	Derek Bower		
Date of Application:	11 December 2017		
Zoning:	MRS: Urban		
	TPS2: Zone: Residential R Code: R50		
Built Form Area:	Residential		
Existing Land Use:	Grouped Dwelling		
Proposed Use Class:	Grouped Dwelling		
Lot Area:	362m ²		
Right of Way (ROW):	Yes – 3m wide, drained and sealed		
Heritage List:	No		

The subject site is located at No. 14 Orange Avenue, Perth, as shown in the location plan included as **Attachment 1**. The site is bound by Orange Avenue to the west, a ROW to the east and residential properties to the north and south. The subject site comprises of a single storey dwelling, which shares a common wall and roof with No. 16 Orange Avenue.

The locality has been developed with predominantly 'terrace style' single storey single houses and grouped dwellings, although there are two storey developments, multiple dwellings and commercial developments within the broader area. There are a number of Heritage Listed dwellings that front Lake Street, that back onto the opposite side of the ROW.

The subject site is zoned Residential with a density code of R50 under the City's Local Planning Scheme No. 2 (LPS2). Subject to the City's Local Planning Policy No. 7.1.1 – Built Form, the site has been identified in the Residential Area and has been assessed against the applicable standards and requirements of the policy.

This development application was presented to Council at its Ordinary Council Meeting on 4 April 2018. The application was deferred by Council to enable the applicant time to address Council's concerns relating to streetscape, setbacks, bulk and scale and visual privacy. The development plans previously considered by Council have been included as **Attachment 2**.

In response to the comments raised by Council, the applicant has prepared amended plans that incorporate the following modifications:

- Reorientated the bathroom located on level one to increase the primary street setback by 0.51 metres to 10.63 metres.
- Reduce the overall length of the level one by 0.51 metres.
- Reduce the width of the bedroom located on level one by 0.7 metres to increase the cone of vision setback to the southern boundary and comply with the visual privacy requirements of the Residential Design Codes (R Codes).
- Reduce the length of the window located on the eastern façade of the level one bedroom from 3.6 metres to 2 metres to reduce the extent of the cone of vision and comply with the visual privacy requirements of the R Codes.
- Raise the height of the louvered windows located on the eastern façade of the level one bedroom to 1.6 metres from the finished floor level to comply with the visual privacy requirements of the R Codes.
- Introduce an eave to the west (front) and east (rear) skillion roof to frame the second storey addition and increase the presentation to the street and ROW.
- Changed the colour of the northern façade to grey (heritage profile zincalume orb).

The modification to the development plans have brought the development into compliance with the visual privacy requirements of the Residential Design Codes. The amended development plans are 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. 7.6.1 – Heritage Management - Development Guidelines for Heritage and Adjacent Properties, the City's Policy No. 7.1.1 – Built Form and State Planning Policy 3.1: Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback	~	
Building Setbacks/Boundary Wall		\checkmark
Building Height/Storeys		\checkmark
Open Space	~	
Outdoor Living Areas	~	
Landscaping	~	
Privacy	~	
Parking & Access	~	
Solar Access	~	
Site Works/Retaining Walls	~	
Essential Facilities	~	
External Fixtures	~	
Surveillance	✓	
Impact on Adjacent Heritage Listed Buildings	\checkmark	

Detailed Assessment

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

Building Height				
Deemed-to-Comply Standard	Proposal			
Clause 5.6 of Built Form Policy				
Maximum height to top of external wall (concealed roof) – 7m	Maximum height to top of external wall (concealed roof) – 7.2m			
Lot Boundary Setbacks				
Deemed-to-Comply Standard	Proposal			
Clause 5.1.3 of R Codes				
Southern Boundary Ground Level – Setback 4.8m	Southern Boundary Ground level – Setback 1.7m (shower) and 3.63m (building)			
Northern Boundary Level One – Setback 1.6m	Northern Boundary Level One – Setback 0.9m			

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 on the original submission in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 1 February 2018 and concluding on 14 February 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as show in **Attachment 1** and a notice on the City's website. At the conclusion of the community consultation period, seven submissions were received in objection.

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

- Impact of the development on the streetscape;
- Impact of the development on the adjoining properties in terms of bulk and scale;
- Potential use of the development as a short-term rental;
- Unfinished works on the subject site; and
- Potential loss of privacy.

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**.

As previously stated, the applicant provided a further set of amended plans to address the concerns raised by Council. The amended plans were advertised to the abutting properties (being No. 12 and No. 16 Orange Avenue) from 8 June 2018 to 15 June 2018, on the basis that these two properties were likely to be most affected by the proposal. The amended plans were not advertised more broadly as the proposed amendments reduced the number of departures to the deemed to comply requirements and impact of the development on the streetscape.

The landowners at No. 12 and No. 16 Orange Avenue both submitted objections to the amended plans. The objections reinforced the previous comments submitted raising concerns relating to building bulk, building height, overshadowing, visual privacy and inconsistencies with the existing streetscape character.

Design Review Panel (DRP):

Referred to DRP: 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;
- Policy No. 7.1.1 Built Form Policy; and
- Policy No. 7.6.1 Heritage Management Development Guidelines for Heritage and Adjacent Properties.

In accordance with Schedule 2 Clause76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005,* the applicant has 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 for determination as Council considered the previous version of the proposal, in accordance with the City's Delegated Authority Register 2017 - 2018.

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:

Lot Boundary Setbacks

Northern Boundary

The development provides a 0.9 metre upper floor setback to the northern boundary in lieu of the deemed-tocomply requirement of 1.6 metres. In response to the comments received by Council, the applicant reduced the length of the upper floor wall from 11.48 metres to 10.97 metres, reducing the setback requirement from 1.7 metres to 1.6 metres. The proposed second storey addition is partly screened by a common boundary wall with No. 16 Orange Avenue, which has a maximum height of 5.5 metres and obscures the majority of the northern façade which only protrudes 1.2 metres higher than the boundary wall.

To further reduce the impact of building bulk, the applicant has amended the colour of the northern façade to 'heritage profile' which is a grey shade and more consistent with character of the existing and adjoining dwelling. The proposed colour scheme and cladding is considered to reduce the perception of building bulk. It is also noted that the northern elevation does not incorporate any major openings and therefore, will not result in a loss of privacy.

Southern Boundary

On the ground level, the proposal incorporates a 1.7 metre setback to the outdoor shower and a 3.63 metre setback to the main building in lieu of the deemed-to-comply standard of 4.8 metres.

The outdoor shower has a height of 2.2 metres and a width of 1.2 metres, which is not considered to be of a scale to impact the adjoining property.

The ground floor development proposes to reduce the length of the building and altering the external façade to incorporate major openings. The latter change results in an increased deemed-to-comply setback requirement from what is presently required, which is the cause for the variation, keeping in mind that the existing setback will not change.

The reduction in the length of the ground floor and introduction of a major opening to a previously solid wall mitigates the impact of building bulk. Although the ground floor southern boundary elevation contains major openings, the finished floor level of the dwelling does not exceed 0.5 metres above natural ground level and therefore, the proposal complies with the visual privacy requirements of Clause 5.4.1 of the R Codes. The proposal is also compliant with the overshadowing requirements of Clause 5.4.2 of the R Codes.

In light of the above, it is considered that the proposal satisfies the design principles and local housing objectives of Clause 5.1.3 and Clause 5.3 of the R Codes and the City's Built Form Policy respectively.

Building Height

The proposal exceeds the deemed-to-comply height of 7.0 metres for a concealed roof by 0.2 metres. The existing dwelling on subject site has a wall height of 3.8 metres and ceiling height of 3.4 metres, which restricts the ability to reduce the overall building height of the development and maintain compliant ceiling heights on the upper level.

In response to the comments received by Council, the applicant has amended the development plans to reorientate the bathroom located on level one and increase the street setback of the level one from 10.1 metres to 10.6 metres. The additional setback is considered to further reduce the visibility of the development and the impact of the additional building height on the streetscape.

The applicant has amended the development plans to introduce an eave along the upper level façade. The eave frames the upper level of the development and ties the development in with the existing ground level façade, which contains an eave with consistent dimensions and colour. The upper level of the development has incorporated cladding that is a similar colour as the façade of the existing dwelling, which is not proposed to be changed. It is considered that this will further assist in reducing impact of the addition on the streetscape.

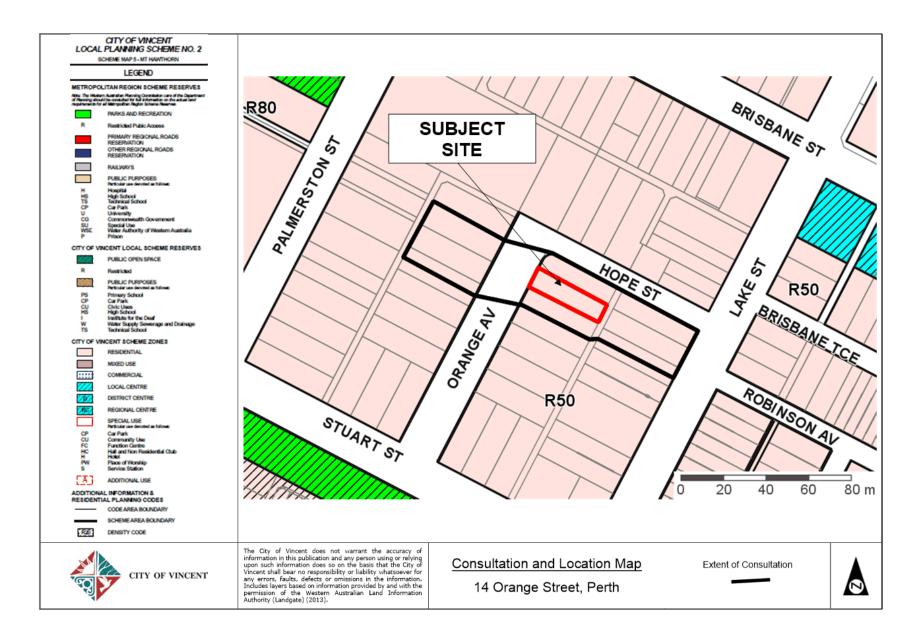
The southern façade also provides contrasting material and finishes to assist in mitigating the impact of bulk on the adjoining property.

On the northern boundary, the subject site shares a common boundary wall with the adjoining property. The length of the boundary wall varies in height, with a maximum height being 5.5 metres. The proposed second storey addition will protrude 1.2 metres above the existing boundary wall, which is not considered to impact on the adjoining property. The portion of the development that protrudes higher than the boundary wall has incorporated cladding to further reduce the impact of building bulk on the adjoining dwelling. Ultimately, it is considered that the additional height is negligible (representing a 3 percent variation) and will not adversely impact on the adjoining landowners.

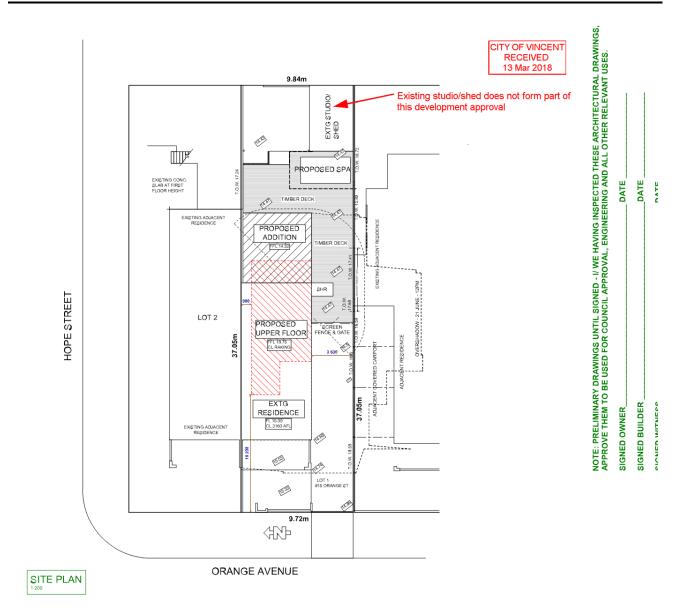
The proposal allows for direct sun and ventilation to the buildings and open spaces on the subject site and the adjoining properties. The proposal complies with the overshadowing requirements the R Codes and the applicant has amended the development plans to comply with the visual privacy requirements of Clause 5.4.1 of the R Codes. It is considered that the height proposed satisfies the design principles and local housing objectives Clause 5.6 of the R Codes and the City's Built Form Policy respectively.

Conclusion

The proposal has been modified to address the concerns previously raised by Council and the surrounding landowners. The current proposal requires Council to exercise its discretion in relation to the building height and lot boundary setbacks. Given the context of the subject site, the proposed building heights and lot boundary setbacks are considered to have a negligible impact on the surrounding properties. It is recommended that the proposal be approved subject to conditions.

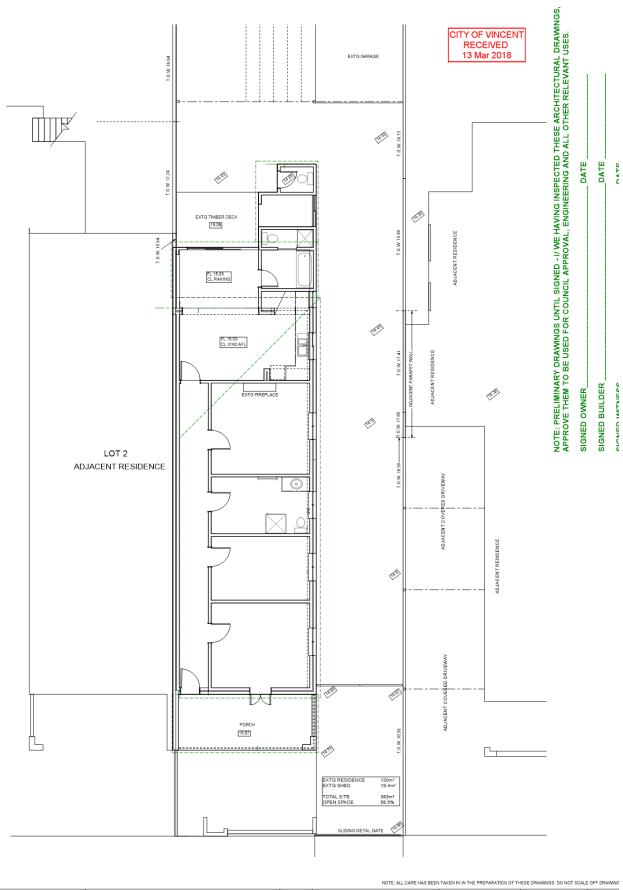






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2.1 - All dimensions on plan, new & existing, to be checked on site prior to commencement of work or placing of orders.
2.3 - Any discrepancies and drawings to be reported to the designer immediately.
2.3 - Designer accepts no responsibility for expenses or costs incurred due to fallure to comply with them is 12 a above.
2.4 - Designer accepts no responsibility for any copyright infringement notice lodged agains plan prepared in accordance with owners brief and instructions.
2.5 - All work to comply with the ECA, relevant Australian Standards Codes, requirements of Local and Government Australian Standards Codes.
2.6 - Live figured dimensions in preference to scaled dimensions.
2.6 - All work to be carried out by qualified building hadesmen or supervised apprentices under supervision of certified stullating supervisor.
2.6 - All work to confirm to Occupation Standards Health.
2.7 - All moterias, fatures, filtings and building components to conform to experised apprentices under supervision of certified stullating supervisor.
2.7 - All moterias to conform to Couplant Standards Health Act 1194
2.10 - These drawings to be read in conjunction with builder's Specification, Engineer's and survey drawings.
2.11 - These drawings to be signed off by builder, owner and witness before final submission.

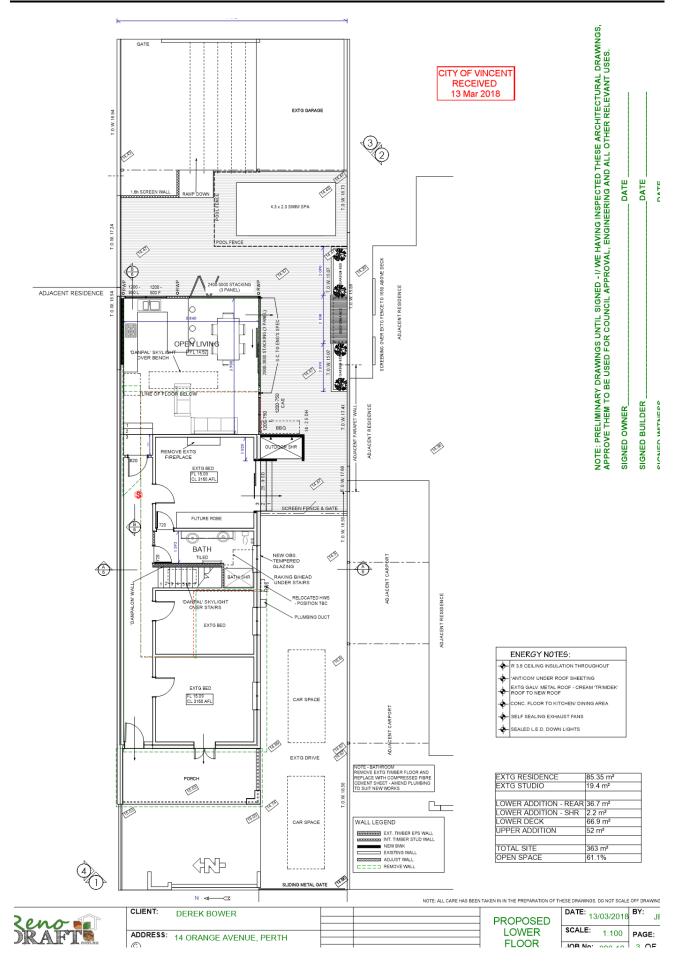
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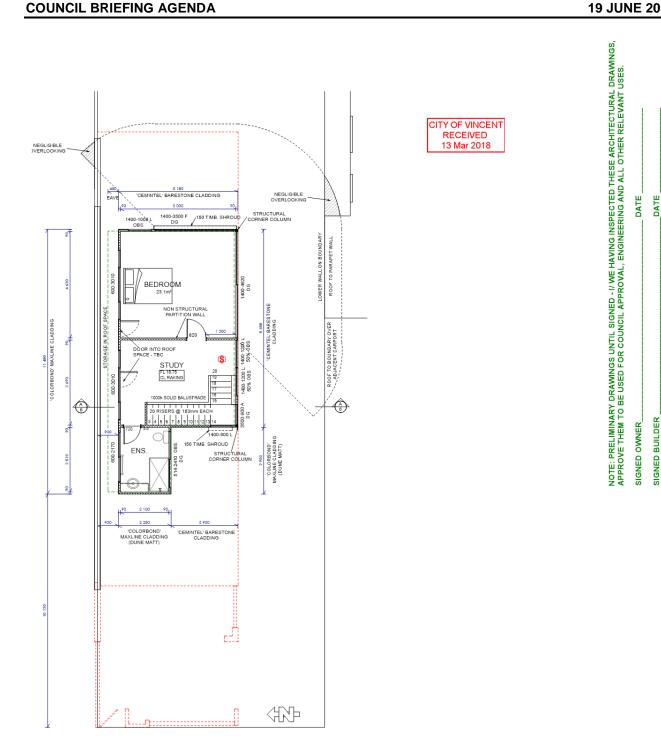


Item 5.2- Attachment 2

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COUNCIL BRIEFING AGENDA



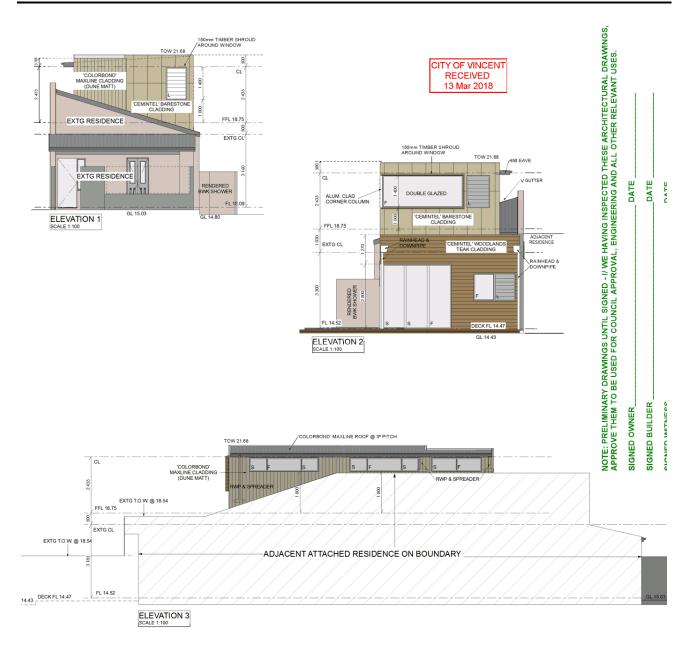


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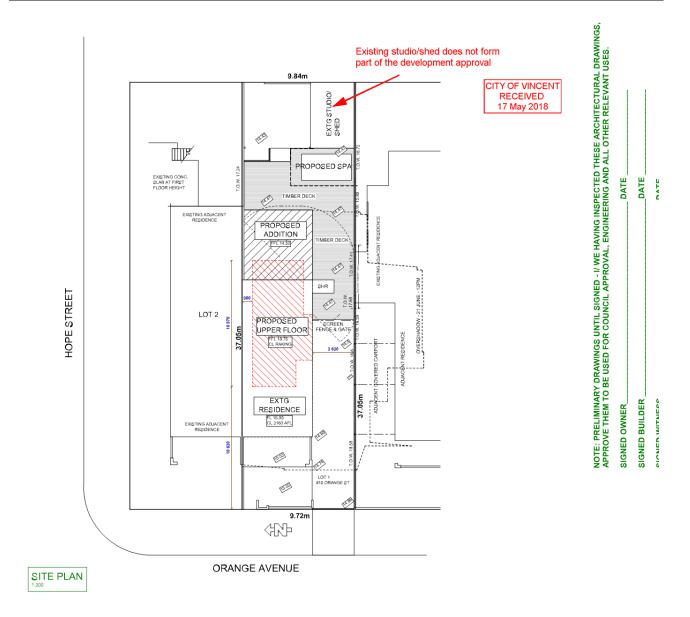
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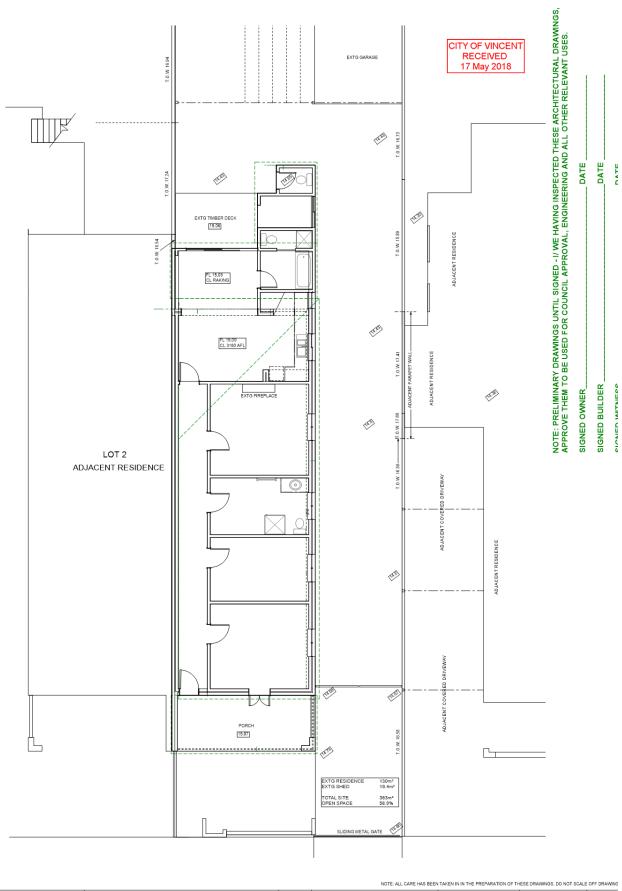


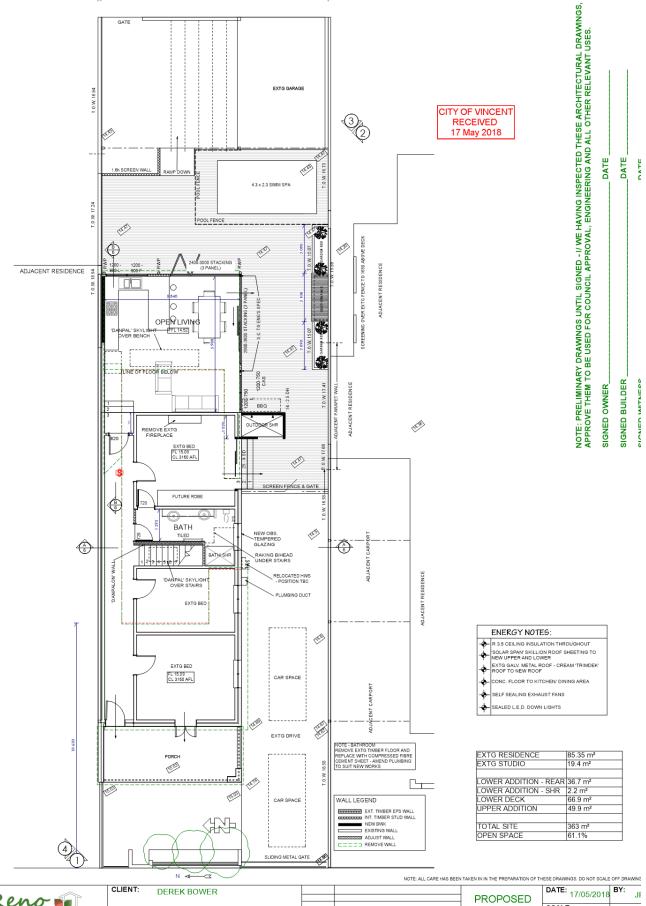


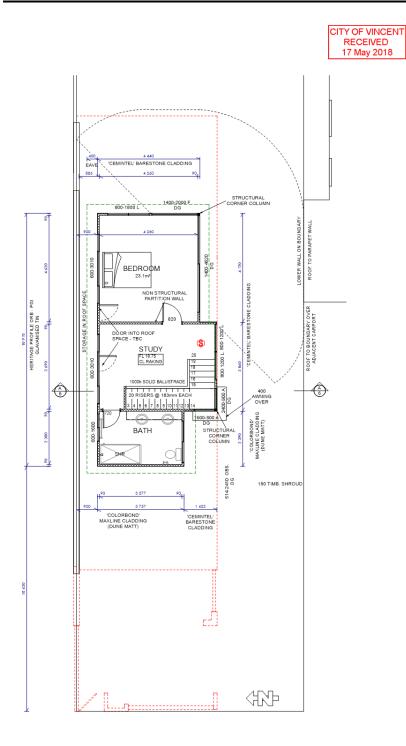
NOTES
2.1 - All dimensions on plan, new & existing. Io be checked on site prior to commencement of work or placing of orders.
2.2 - Any discrepancies on drawings to be reported to the designer immediately.
2.3 - Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items 1.8.2 above.
2.4 - Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items 1.8.2 above.
2.5 - All work to comply with the CAL relevant Australiant Standard's Codes, requirements of local and Government Authorities and to normal good building practice.
2.5 - All work to comply with the CAL relevant Australiant Standard's Codes.
2.6 - Use figure dimensions in preference to scaled dimensions.
2.7 - All materials, fixtures, fittings and building components to conform to, 8 to be supplied and Installed in accordance with the manufacturer's specifications & details.
2.8 - All work to be carried out by qualified building tradesmen or supervised apprentices under supervision of cartified building tradesment or supervised apprentices under supervision of cartified building tradesment or supervised apprentices under supervision of cartified building tradesment and survey drawings.
2.10 - These drawings to be read in conjunction with builder's Specification. Engineer's and Survey drawings.

2.9 - All work to 2.10 - These drawings 2.11 - These drawings 2.11 - These drawings ngs to be signed off by builder, owner and witness before final submi

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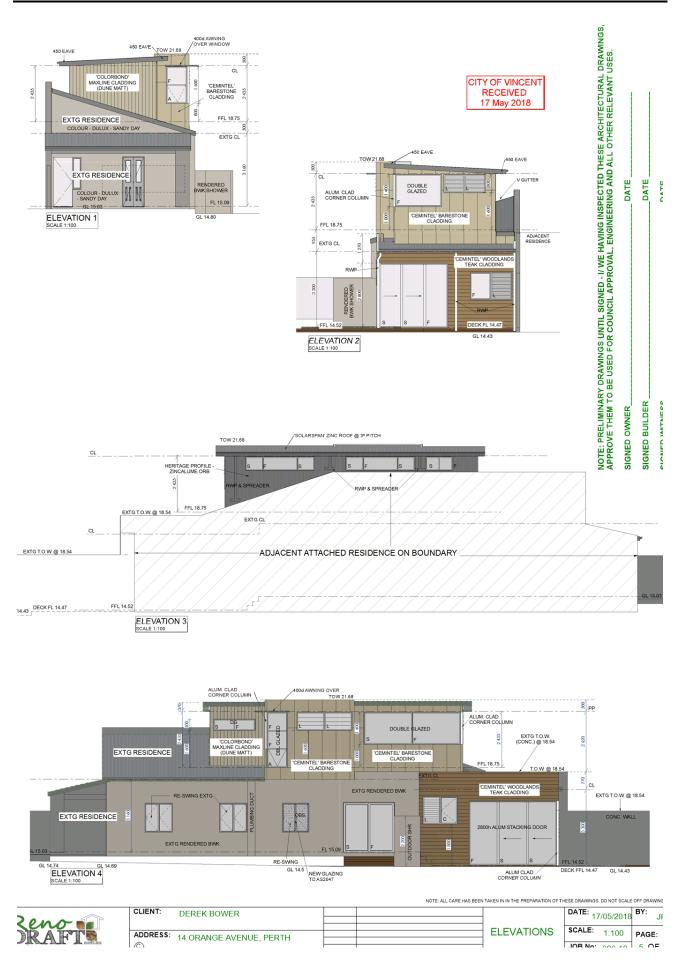


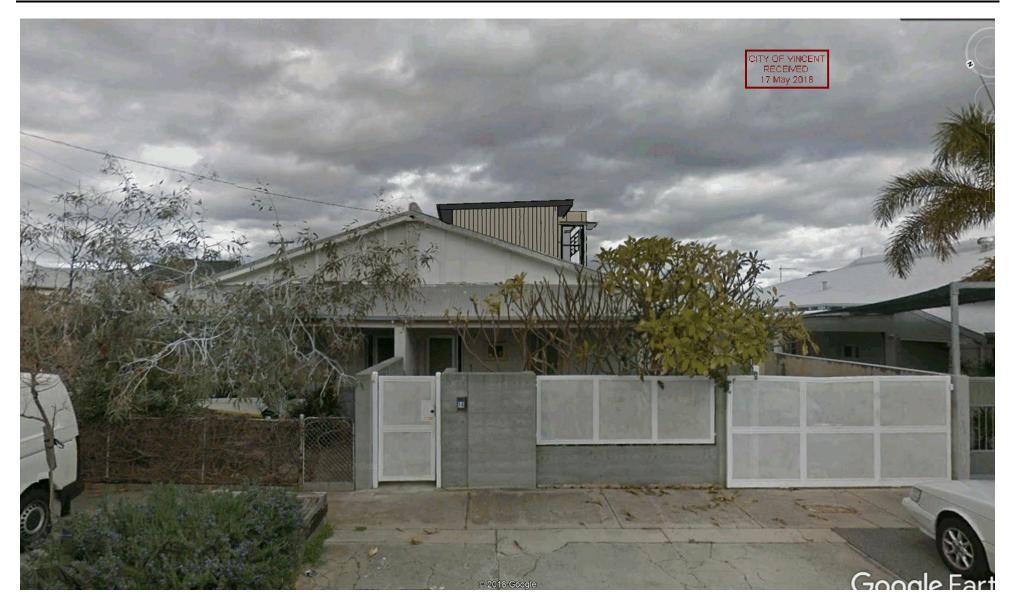




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The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	Officer Technical Comment:
Nil	Nil
Comments Received in Objection:	Officer Technical Comment:
Building Height	
Concerns raised in regards to the building height not meeting the deemed to comply requirements of the City's Built Form Policy. The proposed departure is considered to impact on the character of the existing streetscape, which predominantly comprises of single level development. The proposed building height is considered to impact on the adjoining properties access to natural light and increase the overshadowing.	The proposal exceeds the deemed-to-comply height of 7.0 metres for a concealed roof by 0.2 metres but complied with the deemed-to-comply height of two-storey for the area. The proposed second storey addition is setback 10.63 metres from the street. This complies with the primary street setback requirement of 6 metres. In response to the submissions received during advertising, the applicant has amended the development plans to use a similar colour in the cladding and render which are considered to be similar to the materials of the existing dwelling. The existing dwelling and the façade are not proposed to be altered and therefore, the rear addition and the second storey are considered to be adequately screened from the primary street. It is considered that this reduces the perception of building bulk and maintains the existing character of the street.
	The subject site includes an existing 3.63 metre access leg located along the southern boundary of the property. The access leg is considered to provide adequate separation between the development and the adjoining property to the south. The southern façade also provides contrasting material and finishes to assist in mitigating the impact of bulk on the adjoining property. On the northern boundary, the subject shares a common boundary wall with the adjoining property. The length of the boundary wall varies in height, with a maximum height being 5.5 metres. The proposed second storey addition will protrude an additional 1.2 metres above the existing boundary wall, which is not considered to impact on the adjoining property. Given the context of the subject site, it is considered that the additional height is negligible and will not adversely impact on the adjoining landowners.
	The proposal complies with the overshadowing requirements the R-Codes and will allow for direct sun and ventilation to the buildings and open spaces on the subject site and the adjoining properties.
	It is considered that the height proposed satisfies the design principles and local housing objectives Clause 5.6 of the R-Codes and the City's Built Form Policy respectively.

Page 1 of 2

Comments Received in Objection:	Officer Technical Comment:		
Setbacks			
Concerns raised in regards to the building mass and bulk on the adjoining properties and increased impact of overlooking and overshadowing.	The development complies with the overshadowing requirements of Clause 5.4.2 of the Residential Design Codes (R Codes).		
Streetscape			
Concerns raised on the impact of the proposed second storey on the streetscape and character or the area, which is predominantly single storey 'terrace style' dwellings. The proposed second storey is considered to be too visible from the street and surrounding properties. The proposed colours and materials are not considered to be consistent with the existing streetscape.	The subject site is permitted to develop with a two-storey building height under the City's Built Form Policy. As above, the proposed second storey addition is setback 10.2 metres from the street, which is considered to reduce the perception of building bulk to the street.		
Visual Privacy			
Concerns relating to loss of privacy from the windows located on the proposed upper level.	The applicant has amended the development plans to fully comply with the requirements of the Visual Privacy requirements of Clause 5.4.1 C1.1 of the R Codes.		
Land Use			
Concerns raised in regards to the intended use of the property as a rental or short-term dwelling.	The subject site has approval for residential use only. Development approvation will be required to be obtained by the City and approved by Council should the subject site be intended to operate as a 'Short Term Dwelling' (Air BnB style development).		
Inaccurate Plans			
Concerns raised regarding the accuracy of the development plans and the misrepresentation of the existing rear garage structure.			
Pool			
Concerns raised regarding the location of the proposed spa area in relation to the adjoining properties outdoor living area.	The City's Policy No. 7.5.1 – Minor Nature Development exempts pool and decking structures that are not raised more than 500mm above from development approval. The proposed pool and deck are not raised greater than 500mm from the natural ground level and are therefore exempt. Given this, it is recommended that the proposed pool and deck not form part of the development approval.		

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

Page 2 of 2

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 Comment:
Building Height	
Concerns raised in regards to the building height not meeting the deemed to comply requirements of the City's Built Form Policy. The proposed departure is considered to impact on the character of the existing streetscape, which predominantly comprises of single level development. The proposed building height is considered to impact on the adjoining properties access to natural night and increase the overshadowing.	Total building height of proposed addition to Orange Avenue is 6,595mm and 7,265mm high at the rear of the site. As stated in the R-Codes (Table 3 – Maximum Building Heights, page 61), the maximum building height of a residence must not exceed 7.0m. As the site of 14 Orange Ave is sloping, a median height is taken from the finished floor level at either end of the residence. The median height of the proposal is 6,920mm.
Setbacks	
Concerns raised in regards to the building mass and bulk on the adjoining properties and increased impact of overlooking and overshadowing.	Proposed 2 nd storey design, was purposely located around 12 Orange Ave parapet wall to minimise shadow impacts and preserve views for 16 Orange Ave deck. Over shadow for the proposal complies with R-Codes.
	There is no overlooking from the 2 nd storey proposal.
Streetscape	
Concerns raised on the impact of the proposed second storey on the streetscape and character or the area, which is predominantly single storey 'terrace style' dwellings. The proposed second storey is considered to be too	Proposed addition to 14 Orange Avenue, Perth is intended to be a contemporary addition to an existing early twentieth century federation cottage.
visible from the street and surrounding properties. The proposed colours and materials are not considered to be consistent with the existing streetscape.	As per the Heritage Act 1990, the best practice for additions and alterations to existing period buildings is to illustrate a clear distinction of eras of building. Materials for the addition have been chosen to be subtle neutral earthy tones. The existing rendered dwelling will be painted to match.
	A contemporary addition clearly illustrates a distinction from the existing dwelling.
Visual Privacy	
Concerns relating to loss of privacy from the windows located on the proposed upper level.	Despite the restrictive narrow site, setbacks and windows have been designed so is no overlooking from the proposed upper storey.

Page 1 of 2

Comments Received in Objection:	Applicant Comment:		
Land Use			
Concerns raised in regards to the intended use of the property as a rental or short-term dwelling.	My concerns regarding short stay accommodation would be the same as my neighbours in this area, council guidelines forthcoming I understand. In my opinion short-term should not be less than 3months.		
	The intended purpose of renovation is to modernise to become owner family occupied.		
Inaccurate Plans			
Concerns raised regarding the accuracy of the development plans and the misrepresentation of the existing rear garage structure.	No intention to breach policy, any specific height or drawing requirements will be met as required.		
Pool			
Concerns raised regarding the location of the proposed spa area in relation to the adjoining properties outdoor living area.	14 Orange Ave Lot 1 falls ~1m front to back, GL ~15RL to 14 RL. The survey pickup of natural surface in proposed pool area is 14x38. The rear demolition and addition aims for creation of common RL. The proposed common RL is 14x47.		
Nata Ostaria in a second data data data data data data data da	14x47, approx. 10mm (1cm) above natural surface in pool area.		

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

Page 2 of 2

Determination Advice Notes:

- 1. 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.
- 2. With reference to Condition 3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
- 3. A security bond shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Bulwer Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
- 4. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. The Right of Way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the Right of Way condition has deteriorated, the applicant/developer shall make good the surface to the full satisfaction of the City.
- 5. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
- 6. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

5.3 NO. 42 (LOT: 2, D/P: 2136) WOODVILLE STREET, NORTH PERTH - PROPOSED SIX DWELLINGS (MULTIPLE)

TRIM Ref:	D18/54280			
Author:	Emily Andrews, Urban Planner			
Authoriser:	Luke Gibson, A/Director Development Services			
Ward:	North			
Precinct:	North Perth			
Attachments:	 Attachment 1 - Consultation and Location Map 1 2 Attachment 2 - Development Plans 1 2 Attachment 3 - Summary of Submissions 1 2 Attachment 4 - Design Advisory Committee Comments, Plans and Applicant Response 1 2 Attachment 5 - Applicant Justification 1 2 Attachment 6 - Determination Advice Notes 1 2 			

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 the proposed Six Dwellings (Multiple) at No. 42 (Lot: 2, D/P: 2136) Woodville Street, North Perth, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall in a good and clean condition prior to occupation or use of the development. The finish of the wall are to be fully rendered or face brickwork to the satisfaction of the City;

2. External Fixtures

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

3. Stormwater

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

- 4. Landscape and Reticulation Plan
 - 4.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall 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:
 - The location and type of existing and proposed trees and plants;
 - Areas to be irrigated or reticulated; and
 - The provision of 18.4% percent canopy cover within the lot boundary and 22 percent overall, at maturity; and
 - An arbour is to be provided over the driveway columns.

- 4.2 All works shown in the plans as identified in condition 4.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;
- 5. Car Parking and Access
 - 5.1 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to occupancy or use of the development;
 - 5.2 The turning bay is to be hard stand material;
 - 5.3 The driveway is to incorporate a paved 2.2 metres x 1.2 metres truncation in front of the bin store to assist the passing of vehicles;
 - 5.4 Vehicle and pedestrian access points are required to match into existing footpath levels; and
 - 5.5 A Parking Management Plan that details the management of visitor parking on site;
- 6. Bicycle Parking

A minimum of three bicycle bays are to be provided in accordance with AS2890.3;

7. Clothes Drying Facility

All external clothes drying areas shall be adequately screened in accordance with State Planning Policy 3.1: Residential Design Codes prior to the use or occupation of the development and shall be completed to the satisfaction of the City;

8. Verge Trees

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

9. Schedule of External Finishes

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

10. Environmentally Sustainable Design Report

An Environmentally Sustainable Design Report shall be submitted to and approved by the City prior to the issuing of a building permit.

PURPOSE OF REPORT:

To consider an application for development approval for Six Dwellings (Multiple) at No. 42 Woodville Street, North Perth.

PROPOSAL:

The application proposes a two storey development comprising of six multiple dwellings at the subject site. Two dwellings are located at ground level (one at each end of the site), and four dwellings are located on the upper floor. The car parking area is located the two dwellings at ground level.

BACKGROUND:

Landowner:	Italiano Property Group Pty Ltd		
Applicant:	Riviera Homes WA Pty Ltd		
Date of Application:	12 March 2018		
Zoning:	MRS: Urban		
_	LPS2: Zone: Residential R Code: R40		
Built Form Area:	Residential		
Existing Land Use:	Single House		
Proposed Use Class:	Dwelling (Multiple)		
Lot Area:	770m ²		
Right of Way (ROW):	Not Applicable		
Heritage List:	Not Applicable		

The subject site is bound by Woodville Street to the west and residential dwellings to the north, south and eastern boundaries. There is an existing single storey single house on the site. The site adjoins double storey single houses to the rear, single storey and double storey dwellings to the north and a single storey dwelling to the south. On the opposite side of Woodville Street there a number of single storey dwellings. A location plan is included as **Attachment 1**.

The subject site and the immediate properties are zoned Residential with a density code of R40 under Local Planning Scheme No. 2 (LPS2). The zoning has not altered from Town Planning Scheme No. 1. The site has been identified as a Residential Built Form Area subject to the City's Local Planning Policy No. 7.1.1 – Built Form.

The existing character of the streetscape consists of pitched roofed dwellings, both single and two storey. The dwellings along the streetscape have a variety of building materials including render and brickwork. The renders along the streetscape include white and grey, with the brickwork predominately being redbrick.

The City received a development application seeking the approval for the construction of six multiple dwellings on the subject site on 12 March 2018. The applicant agreed in writing on 27 April 2018 to extend the statutory timeframe in which to determine the application to 26 June 2018 as the City required additional information. The City advised the applicant that the amended plans and additional information was to be provided by 11 May 2018, with amended plans received on this date. The final plans were received by the City on 14 May 2018. The development plans are included as **Attachment 2**.

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. 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		\checkmark
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping	✓	
Privacy	✓	
Parking & Access		\checkmark
Bicycle Facilities		\checkmark
Solar Access	✓	
Site Works/Retaining Walls	✓	

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Essential Facilities	~	
External Fixtures	~	
Surveillance	~	

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
Built Form Clause 5.6	
Wall height of 6.0m	6.4m
Bicycle Parking	
Deemed-to-Comply Standard	Proposal
Residential Design Codes (R Codes) Clause 6.3.3	
Bicycle bays being designed in accordance with AS2890.3.	Proposed bicycle bay dimensions not compliant with AS2890.3.
Parking and Access	
Deemed-to-Comply Standard	Proposal
R Codes Clause 6.3.4	
Visitor bays to be close to or visible from an entry point and outside any security barriers.	Proposed visitor bays located behind security barriers and entry point.
R Codes Clause 6.3.5	
Driveways designed for two way access where the parking space is located more than 15 metres from the street to allow for vehicles to exit in forward gear.	Two way access commences in excess of 15 metres from the street.

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 commencing on 5 April 2018 and concluding on 18 April 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners within a 75metre radius of the site as shown in **Attachment 1** and a notice on the City's website. At the conclusion of the community consultation period 19 submissions were received by the City comprising of 13 in objection, 3 in support and 3 raising concerns.

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

- The development will result in parking issues within the street and will impact the safety of residents;
- The development is not consistent with the existing streetscape and will be significantly forward of the dwellings along the street;
- The development is not sympathetic to the character of the street;
- The setback variations result in bulk and limit access to sunlight and ventilation to adjoining properties;
- The increase in height will negatively impact the street; and
- The areas proposed for landscaping do not allow for greater canopy coverage.

A summary of the submissions and Administration's comments are included as Attachment 3.

Design Review Panel (DRP):

Referred to DRP: Yes

The development has been referred to DRP on three occasions, twice prior to lodgement on 6 September 2017 and 20 December 2017, and once following receipt of the application by Administration on 4 April 2018. **Attachment 4** contains the development plans presented to the DRP, an extract of the minutes from each meeting and the applicant's response.

The proposal was first presented to the DRP on 6 September 2017, with comments raised by the DRP summarised as follows:

- Design should consider heritage building in the street and reinterpret these elements into the façade;
- Consider increasing the front setback to reduce impact on the streetscape;
- Landscaping to be increased to comply with City's requirements;
- Overdevelopment of the site which results in non-compliance and loss of amenity;
- Screening resulting in closing off all balconies is not supported and doesn't allow for external views, sunlight or breeze;
- Lack of cross ventilation and poor amenity outcomes; and
- Redesign should be respectful to internal living spaces, high quality external communal spaces for residents and apartment layout generally.

On 20 December 2017, an amended design was presented to DRP, with the comments raised summarised as follows:

- The heritage element is to be reinterpreted rather than mimicked into the façade design;
- Consideration to selection of tree species required, and allowing for areas to plant larger trees rather that small unusable areas;
- The mechanisms created to mitigate privacy do not result in a good outcome and outlook is restricted due to highlight windows.
- Consideration is required to reorganise the internal layouts of the units to gain more northern solar access into the living areas;
- The overdevelopment of the site adversely affects the amenity of the residents and creates inefficiencies in areas;
- High strip windows and balconies with no outlook are an effect of the over-development. Obscuring windows limits the outlook and natural ventilation opportunities; and
- Request surrounding context be provided on elevations and perspectives to assist in demonstrating how the design will impact and relate to neighbouring buildings and the streetscape.

On 4 April 2018, Administration presented the development plans to the DRP, with the comments raised summarised as follows:

- Provide the surrounding built form context to allow the impact on adjoining properties to be considered;
- The site is overdeveloped from a user perspective with limited outlook from balconies and habitable rooms of the dwellings with majority of openings screened;
- The organisation of the development on the narrow site does not allow for sufficient north sun access and an un-screened outlook. There is the potential to reduce car parking on site to allow for more amenity;
- Consideration to site configuration in particular relocating the balconies to the southern side of the site to allow for un-screened outlook; and
- Improvement to cross ventilation required to the site and individual units.

Following the receipt of the DRP comments, the applicant, in May 2018, submitted amended plans for the City's assessment. Whilst the amended plans received have not addressed the comments above regarding outlook, solar access, amenity and cross ventilation, they have resulted in a greater level of compliance with the R Codes. The amended plans are contained in **Attachment 4**.

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.

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

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 the Western Australian Planning Commission's draft Design WA suite of documents. As a result the assessment will only have 'due regard' to these provisions.

Delegation to Determine Applications:

The matter is being referred to Council in accordance with Clause 6.2(10) of the City's Delegated Authority Register, as the proposed development incorporates more than three dwellings (multiple).

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:

Building Height

The application proposes a pitched roof development with a maximum wall height of 6.4 metres in lieu of the deemed to comply requirement of 6.0 metres. The proposal complies with the deemed to comply height of maximum height of 9.0 metres the top of the pitched roof.

The increase in height is attributed to the natural ground level of the site which has a gradual fall from the western to the eastern boundary. The wall height of the development as viewed from the street is 4.8 metres above natural ground level, with a 6.4 metre wall height located towards the centre of the lot on the northern and southern sides and a 6.1 metre height reached towards the eastern side (rear).

A variation of 0.4m to the building height has not impacted the development in terms of compliance with the R40 development standards as the development complies with plot ratio, street setback and lot boundary setbacks. As these aspects are compliant, the impact of building bulk as a result of the height variation is reduced and consistent with the development potential in the area.

The proposed development incorporates a range of materials including brickwork and render, which are featured in the locality. The development also incorporates two roof forms being concealed and pitched and provides articulation through varying setbacks when viewed from the street and adjoining properties. The materials and finishes address the character of the site context. The proposed height is consistent existing two storey dwellings to the north, south and east of the site.

Additionally, due to the vehicle entry point being located to the southern lot boundary, the overshadowing to the adjacent properties is approximately 24 percent, which is within the 35 percent permitted by the R Codes.

Given the above, the proposed building height is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy.

Parking and Access

The visitor parking is proposed to be located behind a security barrier and is not visible from the entry point of the development in lieu of deemed-to-comply standards of the R Codes which require visitor bays to be close to the point of entry to the development and outside any security barrier. The location of the visitor parking is considered appropriate and will assist in allowing for a consistent streetscape which is open and landscaped and is not dominated by vehicle parking. A turning bay has been provided within the parking area which allows for visitors and residents to manoeuvre and exit the site in forward gear, should no parking bay be available. A parking management plan is recommended to be provided in order to ensure that all parking on site, including visitor parking is adequately maintained and accessible.

The application involves the provision of a single crossover, which is consistent with that existing on site and as such will not detract from the streetscape. The deemed-to-comply requirements of the R Codes require two way access where an on-site car parking space is located more than 15 metres from the street, as is the case with the current proposal. The paved access adjacent to the car parking bays provides an appropriate opportunity for passing, however, for enhanced ease of use, it is considered appropriate to require a small paved truncation area in front of the bin store.

In light of the above, it is recommended that the development incorporate an additional 2.2 metres x 1.2 metres paved truncation area and a parking management plan be provided to ensure visitors are able to utilise the parking on site.

Bicycle Parking

The proposal is required to provide for three bicycle parking bays. The submitted plans provide for eight bicycle bays alongside the southern external wall of Unit 4. The bays are proposed to be in a location that is 1.4 metres in width in lieu of 2.7 metres as prescribed by AS2890.3.

There is sufficient space on the subject site to provide for bicycle parking which complies with AS2890.3. A condition has been recommended that at least three bicycle bays be provided on site in accordance with AS2890.3.

Landscaping

The proposal complies with the landscaping requirements of the R Codes, with 48.1 percent of the street setback being hard stand with a maximum 50 percent permitted. However it is noted the development does not meet the deemed-to-comply standards of Clause 5.14 of the City's Built Form Policy. The Policy requires 15 percent of site area to be set aside as deep soil zones and 30 percent as canopy coverage. The proposal provides 11.6 percent deep soil zones and 10.19 percent canopy coverage. It should be noted that the above calculations exclude the area required to be occupied by the 2.2 metres x 1.2 metres paved truncation.

The proposed landscaping reduces the impact of the development to the streetscape as the majority of landscaping is contained within the front setback area. The landscaping area within the front setback will form part of the outdoor living area for unit 1, however the landscaping will still allow an appropriate area of open outdoor space.

The deep soil zones are identified as requiring a minimum area of three square metres and a minimum width of one metre, and although the development proposes a 3.4 percent variation to the required deep soil zone, there are other areas around the site which do not meet the deep soil zone requirements, but will contribute to additional landscaping areas on site and assist in reducing the impact of building bulk on the streetscape and surrounding properties.

The proposal also does not achieve the deemed to comply provisions for canopy coverage of the Built Form Policy, with 30 percent required and 10.19 percent proposed. It is considered that with appropriate tree species, the proposed deep soil areas on the subject site will be able to achieve 18.4 percent canopy coverage within the lot boundaries and 22 percent canopy coverage overall.

Although the proposal cannot achieve 30 percent canopy coverage, the proposed landscaping areas (including an arbour over the driveway entry) will assist in creating greater landscaping amenity for the residents and surrounding community. The two existing mature street trees will increase the streetscape amenity in regards to landscaping around the site and these trees combined with the overall landscaping provided on site will assist in mitigating the impact of urban heat island affect.

In light of the above, it is recommended that the development provide for 18.4 percent canopy coverage at maturity within the lot boundary of the subject site and 22 percent overall.

Environmentally Sustainable Design

The Built Form Policy sets out that environmentally sensitive design is a local housing objective which seeks to ensure that developments incorporate various environmental performance measures and achieve related environmental outcomes. The application does not contain any information regarding environmental performance and therefore does not meet the stated local housing objective. It should be noted however, that the developer is required to demonstrate a 5-star green star rating as part of the building permit process. As such, it is considered that this element can be satisfied through the imposition of an appropriate condition of planning approval.

Conclusion

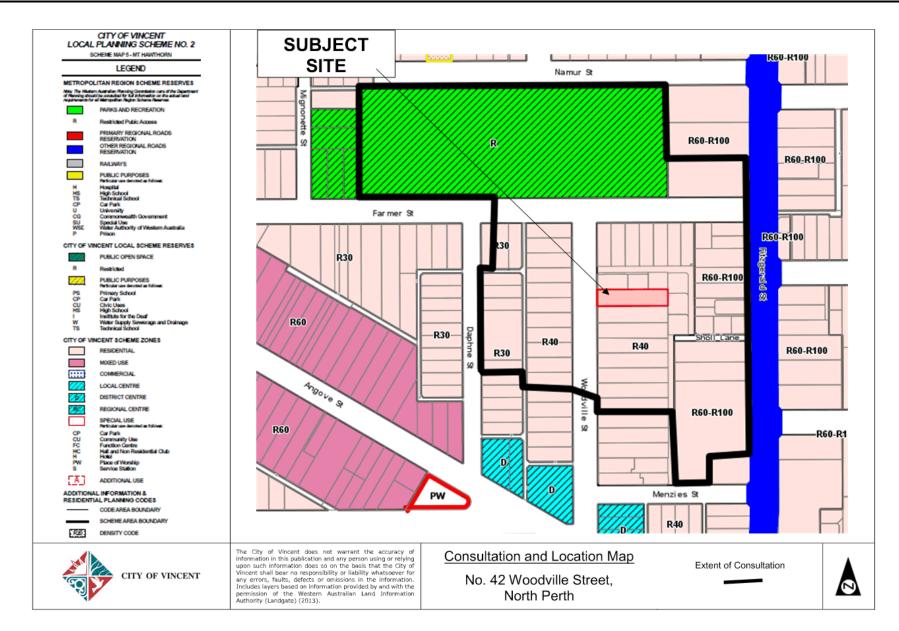
The proposal requires Council to exercise its discretion in relation to the proposed development.

The impact of the proposed wall height of 6.4 metres in lieu of 6.0 metres has been sufficiently moderated through the incorporation of a range of materials and finishes consistent with the existing immediate streetscape, and landscaping area within the front setback. The visitor parking being behind the security barrier and the entry point to the dwelling will allow for additional landscaping within the front setback and reduce the amount of hard stand area visible from the street.

The proposal is compliant with the landscaping provisions of the R Codes and a canopy coverage of 18.4 percent can be achieved within the proposed landscaping areas. The proposed landscaping is considered to be to assist in mitigating the perception of building bulk as viewed from the street.

The submitted plans have been amended a number of times to ensure greater compliance with the R Codes and an improved urban outcome. For the reasons outlined in the body of the report, the departures from the deemed-to-comply standards of the City's Built Form Policy and the R Codes are considered to address the Local Housing Objectives and Design Principles respectively, and therefore the current proposal is considered acceptable.

In light of the above, it is recommended that the development be approved subject to conditions.





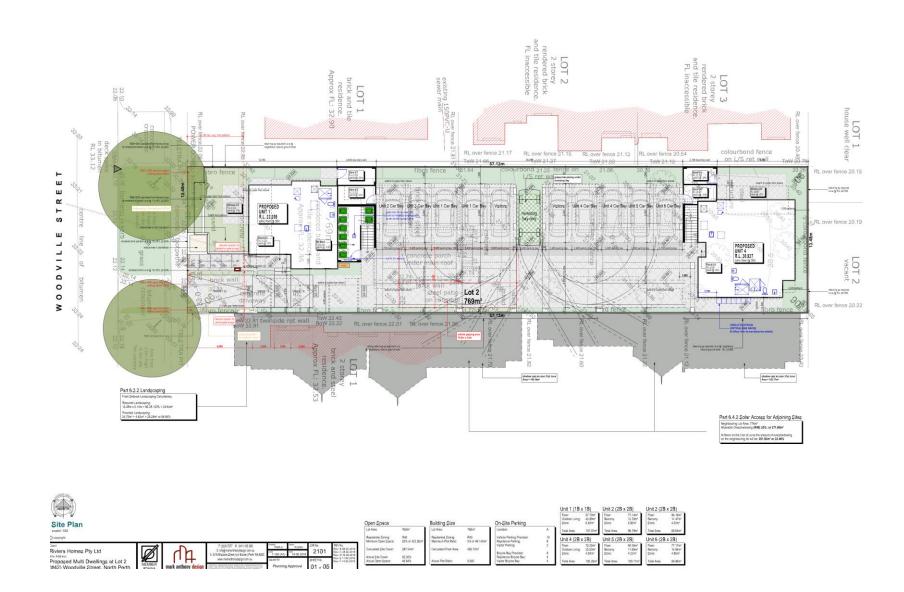




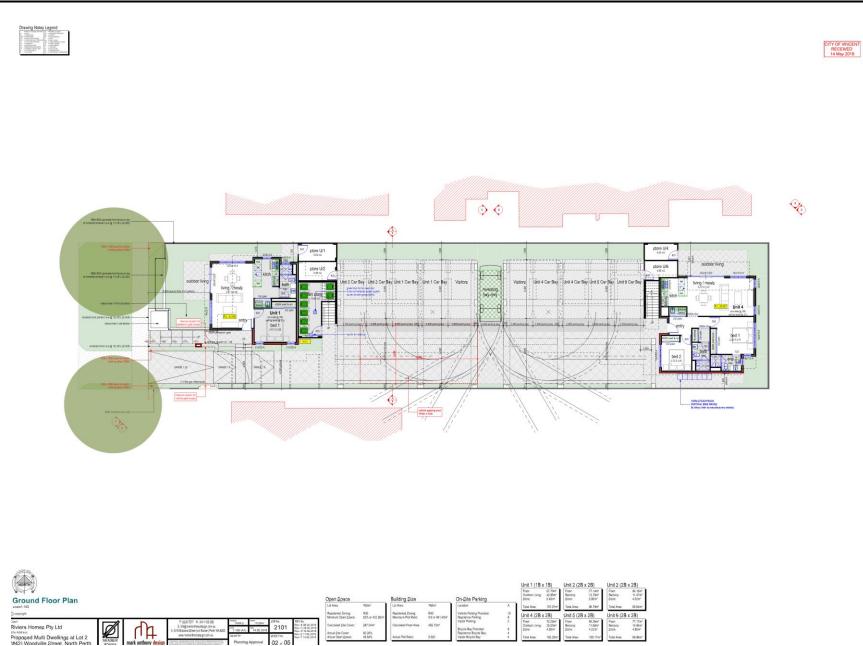
Riviera Homes Pty Ltd

Proposed Multi Dwellings at Lot 2 (#42) Woodville Street, North Perth

CITY OF VINCENT RECEIVED 14 May 2018



SALAS LANE





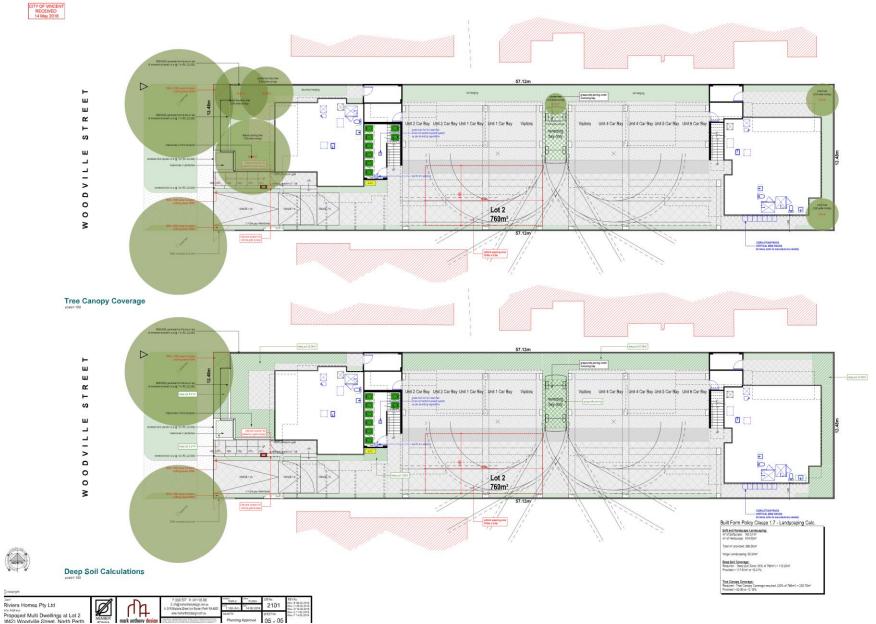






CITY OF VINCENT RECEIVED 14 May 2018





NORTH

CITY OF VINCENT RECEIVED 12 Mar 2018

41 WOODVILLE ST North Perth Western Australia

Landscape Concept





SITE









LANDSCAPE - CONCEPT DESIGN

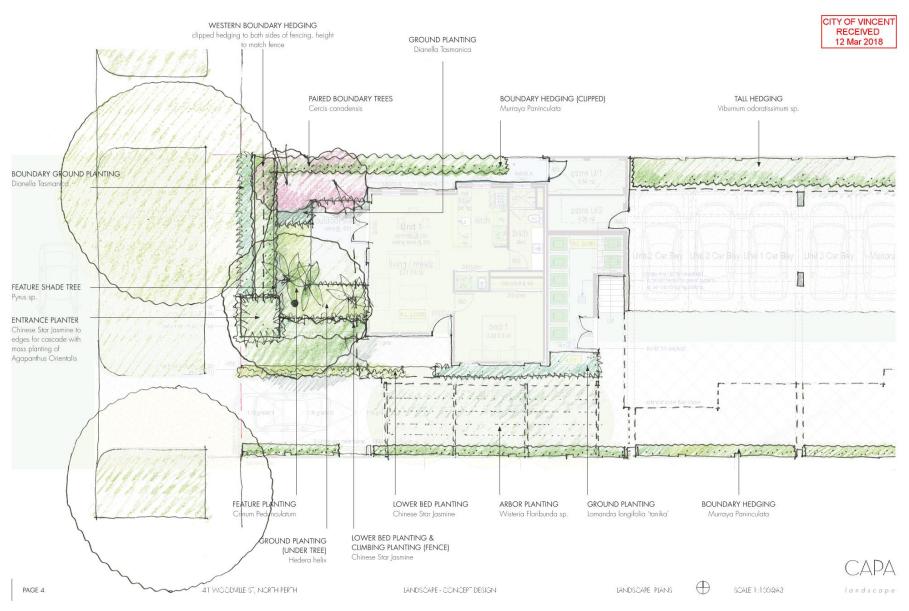
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CAPA landscape

landscape

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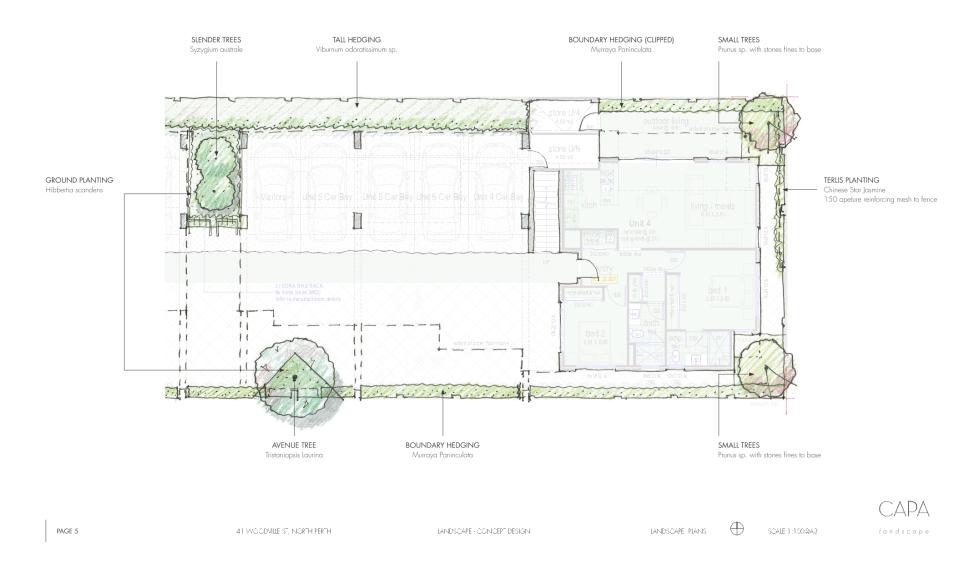


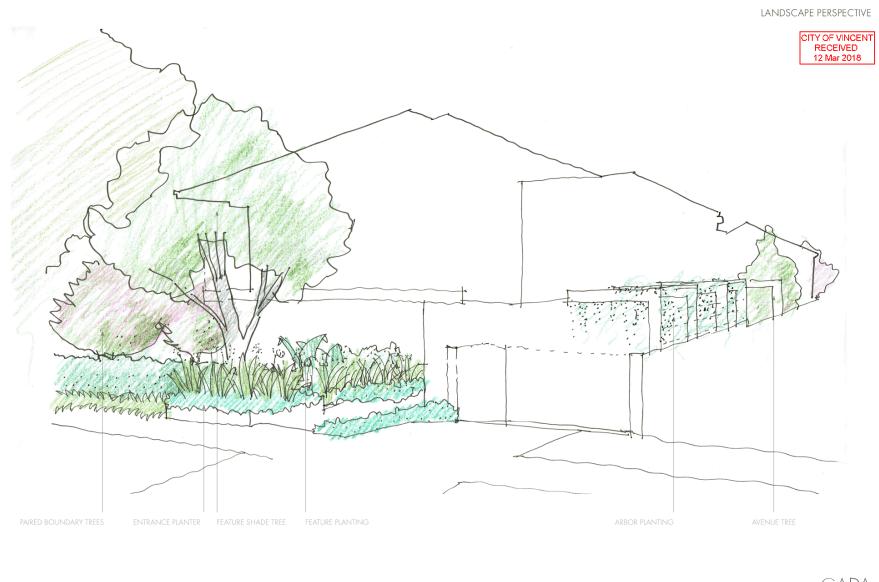


LANDSCAPE FRONT

LANDSCAPE REAR







41 WOODMILE ST, NORTH PERTH LANDSCAPE - CONCEPT DESIGN



PAGE 6



FEATURE ENTRY TREE Pyrus ussuriensis 'Manchurian Flowering Pear' Dark green foliage which turns dark red in autumn. Dense round habit & deciduous. Height at maturity: 9m high x 7m wide Flower: Mass white flowers. Stock Purchase Sizing - 400lt



PAIRED BOUNDARY TREES Cercis canadensis 'Forest Pansy' (Canadian Redbud Tree) Tree has small pink pea like flowers that appear in spring, before and with the new leaves. Height: 5m x 5m wide. Flower: small pink flowers in Spring. Stock Purchase Sizing - 300lt



AVENUE TREE Tristaniopsis Laurina 'Luscious Shiny foliage with red coloured tipped new growth. Mattled cream trunk Environment: full sun to part shade Hingation: regular watering during dry climates Height at maturity: 7m high x 4m wide Flower: yellow flowers late winter and spring. Stock Purchase Sizing - 200lt



Prunus cerasifera 'crimson spire' Striking upright, deciduous tree with non-invasive roots. Reddish bronze

SMALL TREES

young foliage.

Height: 6m high x 2-3m wide. Flower: white flowers with pink centres.

Stock Purchase Sizing - 2001

SOFTSCAPE REFERENCES

Trees + Hedging





SLENDER TREES Syzygium australe Taylor made' Small evergreen tree with dark green leaves and red new growth. Environment: Fullsun to partly shaded position. Soil: most soils Height: 3-4m x 2m wide. Flower: small white flowers with edible berries Stock Purchase Sizing - 2001 Plant Spacings - 2 off as noted on drawings



TALL HEDGING Viburnum odoratissimum 'Dense Fence' Fine leaf and short inter-node leaves. Reddish accented new growth. Height: 3.5m high x 2m wide. Clipped to 1m wide. Flower: NA Stock Purchase Sizing - 5It Plant Spacings - 75cm centres.

HEDGING (Clipped) Murraya Paninculata (Orange Jessamine) Multiply Fallineau (Parage Jesamme) Dense habit with glossy green foliage. Environment: Fullsun position to moderately shaded position. Height: Sociem 1-m wide x 3m high. Claped width (SOcm) Flower: White perfumed flowers in Spring and Summer. Stock Purchase Sizing - 5lt Plant Spacings - 2 per linear metre

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41 WOODMLE ST. NORTH PERTH

LANDSCAPE - CONCEPT DESIGN

SOFTSCAPE REFERENCES





trellis planting

Trachelospermum Jasminoides (Chinese Star Jasmine) An evergreen vine with thick glossy leaves, with excellent coverage. Environment: Italius no partly shaded position. Height: 20cm high x 3m wide Flower: Small perfumes white flowers in Spring/Early summer. Stack Purchase Sizing -1 4cm Plant Spacings - 3 per linear metre



ARBOR PLANTING Wisteria Floribunda' / White Japanese Wisteria) A deciduous twining vine with luminescent leaves. Height: 3-6m wide + high Plower: Small perfume: white Howers in Spring/Early summer. Maintenance: Trelling required. Stack Purchase Sizing - 20cm Plant Spacings - 1 per 2 metre spacings. UNDER TREE PIANTING Hibbertia scanders (Guinea Fower)

UNDER TREE PLANTING Hibbertia scanders (Guinea Fower) Vigorous climber with flowers. Height: 1-3m wide Flower: Vellow flowers in winter and spring Stack Purchas Sizing - 1 4cm Plant Spacings - 1 per m2

SOFTSCAPE REFERENCES Arbor + Climbing/Cascade Planting



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41 WOODMLE ST, NORTH PERTH

LANDSCAPE - CONCEPT DESIGN

SOFTSCAPE REFERENCES



CITY OF VINCENT RECEIVED 12 Mar 2018

SOFTSCAPE REFERENCES Ground + Feature Planting



GROUND PLANTING

Trachelospermum Jasminoides (Chinese Star Jasmine) An evergreen vine with thick glossy leaves, with excellent coverage. Environment: Full-sun to partly shaded position. Height: 20cm high x 3m wide Flower: Small perfumes white flowers in Spring/Early summer. Stock Purchase Sizing - 1.4cm Plant Spacings - 3. per linear metre



Hedera helix 'english ivy' Common ivy , hardy and evergreen climber with aerial roots Environment: Fullsun to light shade Solt, Any soils, Irrigation: Water when dry, Height: 20cm high x 20m wide Stock Purchase Sizing - 1.4cm Plant Spacings - 2. per linear metre



GROUND PLANTING Lomandra longifolia 'tanika Lomanara longitalia tanika Compact tirdel low height grass Environment: full sun to part shade Soil: adaptable to most well drained soils Height: 50-60cm cm high x wide. Stack Purchase Sizing - 14cm Plant Spacings - 5 per metre spacings.



GROUND PLANTING Dianella Tasmanica'Tas Red' Tufted plant has wide arching strap like leaves. Height: 45cm high x 40-50cm wide. Flower: large purple berries in spring and summer. Stock Purchase Sizing - 14cm Plant Spacings - 5 per metre spacings.





ENTRANCE FEATURE PLANTING Agapanthus Orientalis 'Queen Mum' Green strappy leaves with flower spikes Height: 1.2m wide x 1.5m high Flower: Large white and blue dual coloured flower heads. Stock Purchase Sizing - 1.4cm Plant Spacings - 4 per metre spacings.



FEATURE PLANTING Crinum Pedunculatum (Spider Lily) Broad strappy leaves with flower spikes Hight up of 2m high. Hight up of 2m high. Flower: Perfumed white Rowers in late Spring to Summer. Stock Purchase Sizing - 12h Plant Spacings - as noted in drawings.

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41 WOODMLE ST. NORTH PERTH

LANDSCAPE - CONCEPT DESIGN

SOFTSCAPE REFERENCES



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:
Street Setback	
5 metres setback is better	The development has increased the setback to 5.1 metres.
Landscaping	
Variation of 48.4 percent hardstand is minor	The hardstand area has reduced and now complies with the R Codes requirements.
Building Height	
Proposed increase is minor	Noted.

Comments Received in Objection:	Officer Technical Comment:	
Parking and Access		
 The development will increase on street parking, particularly as there is lack of visitor parking and resident parking (for two bedrooms) Number of car bays and access to the development will create disturbance to adjoining properties. No two way access will create parking issues on site and for pedestrians passing by. 	The development exceeds the required number of parking bays required in accordance with R Codes Clause 6.3.3 – Parking, with 8 bays required and 10 proposed. The access has been considered by the City's Engineers to be sufficient, with there being adequate space within the lot boundary to allow for vehicles to pass and enter/exit the street in forward gear.	
Street Setback		
 Setback is not compliant with the required setback. The reduced setback will erode the streetscape as the development will be significantly forward of existing dwellings along the street. 	The applicant has amended the proposal and the street setback is now compliant with the requirements of Clause 5.2 of the Built Form Policy. The compliant street setback ensures that the development does not significantly protrude in front of the existing developments along the street and as such will not erode the existing views along the streetscape.	
Lot Boundary Setback		
 Setbacks requirements should be compliant. The reduced setbacks result in bulk and reduces access to sunlight. The increase in boundary wall height reduces in bulk. The number of setback variations is excessive. 	The applicant has amended the proposal and all setbacks to lot boundaries comply with the requirements of the R Codes. The boundary walls have also been reduced to comply with the maximum and average permitted heights of 3.5 metres and 3.0 metres respectively.	
 Rear setback variations will reduce the opportunity to plant vegetation that will assist in reducing building bulk and protecting the privacy of the adjoining residents. The reduced setbacks will impact access to sunlight to living areas and 	The compliant setbacks reduce the overall impact of bulk from the development to the adjoining properties, which has also been mitigated through the use of contrasting materials within the building façade.	
courtyards.	Whilst the development will result in overshadowing, the shadow cast has been reduced with the compliant setbacks. The overshadowing proposed is as per the Residential Design Codes (R Codes) requirements for an R40 site.	
	Page 1 of 3	

Page 1 of 3

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
Building Height	
 Height requirements should be compliant. Increase in height results in bulk and an eye sore. 	The development as viewed from the street does not propose a variation to the building height, with the height variation located towards the centre and rear of the lot. As the variation is largely to the centre of the lot and adjacent to two storey dwellings, the height is considered to be appropriate to the neighbourhood context and streetscape character, and not dominate over the existing developments along Woodville Street and properties fronting the nearby laneway.
	The height of the development varies along the northern, southern and eastern boundaries to be a maximum of 0.4m above the permitted height and as such the impact of building bulk is considered to be minimised.
	The proposal includes various roof forms and materials including a pitched roof, concealed roof, render and brick which assists in mitigating the impact of bulk as viewed from the street and surrounding properties.
Landscaping	
 There is no vegetation to soften the solar mass. The design does not conform with the green canopy requirements and has limited potential to sustain a green canopy in the future. Reduced street setback minimised landscaping area. 	The applicant amended the plans to comply with the Residential Design Codes requirement of a maximum of 50 percent hard stand within the front setback area which will allow for additional landscaping on the site as viewed from the street.
 Minimal area for landscaping to grow. Overdevelopment of the site has resulted in reduced landscaping requirements. Reduced landscaping will impact on the 'feel' of the area as there is less open space and garden area as viewed from the street. 	To allow for a larger green canopy on the subject site and to mitigate the impact of development bulk from the building and vehicle access areas, it has been recommended that a condition imposing the requirement of 30 percent of the site being canopy cover (at maturity).
There is too much covered area (from buildings and driveways).	The proposal complies with the R Codes requirements of open space on the subject site with 45% open space required and 59.5 percent open space provided.
Bulk	
 The development appears as a concrete mass. Smaller scale development would be more appropriate. Height of fencing appears high. 	The development as viewed from the street appears as a single dwelling and the proposed materials and finishes of the development area considered to be consistent with the developments along the immediate streetscape and locality.
	The proposed fencing heights are in accordance with the deemed-to-comply requirements of the City's Built Form Policy.

Page 2 of 3

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
Zoning	
North Perth Precinct only allows for developments to an R40 standard where dwelling is retained.	Multiple dwellings are permitted in this area in accordance with Local Planning Scheme No. 2. Additionally, the subject site is not split coded and as such can be developed to the R40 standards.
Site Works and Retaining	
Fill and retaining requirements should be compliant.	The proposed retaining and fill on site have been reduced to be no more than 0.5metres above natural ground level in accordance with the deemed-to-comply requirements of the R Codes.
Streetscape	
 The proposed development is not sympathetic to the character of the street. Development does not contribute to the streetscape and character of North Perth. The number of developments is not consistent with the single house does not construct the si	The proposed development has been amended from those advertised in regards to street setback and as such is considered to be more consistent with the streetscape. The development incorporates a pitched rood design and materials and finishes which are in line with the existing developments along the street.
 developments on the streetscape. The proposal does not preserve nor enhance the visual character of the streetscape. Proposal does not complement the area particularly the amenity of the area which sees large gardens and open space. 	The compliant street setback and landscaping within the street setback area allows for a more open area and greenery within the streetscape. The single width crossover at the minimum requirement of 3.0 metres assists in reducing the hard stand area along the streetscape.
	The City's Local Planning Scheme No. 2 and the R Codes allow for the development of multiple dwellings on R40 sites within this area.
Privacy	
 The balconies of unit 5 and unit 6 will overlook into habitable spaces of adjoining property. Inadequate screening proposed to the foyers. 	The proposal complies with the requirements of Clause 6.4.1 – Visual Privacy of the R Codes. The balconies are required to be screened to 1.6metres above finished floor level and a condition will be recommended to this affect. Additionally, the foyer areas are not considered to be habitable areas of the development and as such are not required to be screened.
Social and Environment	
 The colour of the rood being dark (black) will adversely impact the environment. High density living creates antisocial behaviour and noise pollution. 	The proposed roof colour, antisocial behaviour and noise are not a matter for planning to consider.
 The development negatively impacts on the unique sense of place of the North Perth area. The impact on future residents of the development of providing inadequate protection for neighbours has been overlooked. 	The access has been considered by the City's Engineers to be sufficient, with there being adequate space within the lot boundary to allow for vehicles to pass and enter/exit the street in forward gear which will assist in ensuring the safety of the residents in the area.
 Noise concerns from the parking area. Safety of residents in the area due to increase in traffic. 	
Note: Submissions are considered and assessed by issue rather than by individual sub	nitter.

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Design Advisory Committee (DAC) Comments, Plans and Applicant Response

Principle	DAC Comments for 6 September 2017	Applicant Response
Principle 1 Context and Character	 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. 	 The strong features of the neighbouring buildings are verandahs, gables and a mixture of red face brick and cream coloured renders. The proposed elevation now has a verandah to the balcony that includes timber balustrade and timber freeze, with gables being introduced to the roof line. The wall materials now have a mixture of red face brick and cream render that will blend into the current character of the 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 	 See plans in regards to a more detailed materials' finished schedule. The front setback has been increased to 4.95m that is the average of the adjoining dwellings as per council policy. The roof line has been separated into 4 separate roofs that allows for the side elevation to be reduced considerably in bulk. With the use of gables, the roof will
Principle 2 Landscape quality	 Consider increasing the root to tie in with the general roof pitch of existing surrounding developments. 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. 	 With the use of gables, the roof will complement the surrounding developments. Landscaping has been increased to the front setback, to the courtyard to the rear and to each balcony. We had also designed a structure above the entry point of the driveway adjacent to the front unit that will allow creepers to grow to increase the amount of landscaping and create a greener development from the street. A landscape architect design will be commissioned upon submitting a development application. Landscape planters have been used to address overlooking.
Principle 3 Built form and scale Principle 4 Functionality and build quality	 There are concerns raised in relation to Plot ratio. Refer to comments below regarding overdevelopment. 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. 	 The plot ratio has been reduced to comply with 0.6 requirement. Unit 1 has been redesigned to a 1 bedroom apartment. This has allowed the plot ratio to comply, increased the front setback to comply with the average of neighbouring properties and also allowed for additional landscaping to the street setback. Screening has been removed to the less sensitive areas of overlooking and been replaced by landscaped planters. Unit 3, 5 and 6 have vergolas to the balconies and therefore allow for ample sunlight and breeze.

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Design Advisory Committee (DAC) Comments, Plans and Applicant Re	sponse
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Principle	DAC Comments for 6 September 2017	Applicant Response
	 Cross ventilation - Provide at least two windows to corner bedrooms to achieve cross-ventilation. 	Additional windows have been introduced to all bedrooms.
	 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. 	Once the landscaping is designed by a landscape architect we are confident the canopy cover will comply. It is our belief that a communal area for a development as small as this isn't warranted. Also this is not a requirement of the R-Codes of planning policies.
	 Consider more detailing and softening/soft finishes/landscaping to the car parking area. 	• A car bay has been removed to allow for mature trees to be planted to soften the hardstand of the parking area. The landscaping has also been increased to the entire length of the car park 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 	• The majority of windows have been increased in size with obscure glazing added to comply with overlooking.
Principle 5 Sustainability		
Principle 6 Amenity	 Reconsider the amenity within the apartments. 	• Each apartment has had minor design amendments to achieve a better northern aspect. Overall the apartments flow and can be comfortably furnished.
	 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. 	• With some minor changes to the layouts the apartments provide good amenity. Each balcony and courtyard are well over the minimum areas required by the R-Codes and provide spacious areas for each resident.
Principle 7 Legibility		
Principle 8		
Safety		
Principle 9 Community		
Principle 10		
Aesthetics		

Design Advisory Committee	(DAC) Comments, F	Plans and Applicant Response
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Principle	DAC Comments for 6 September 2017	Applicant Response
Comments	 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. 	 Applicant has advised they could comply with the requirement of providing a parking management plan.
	Over development has caused poor planning, such as Unit 4 store and bike bays being inaccessible due to obstruction by cars in bays.	 In regards to over development of the site, the applicant advised plans have been amended and landscaping increased. Overall the development's plot ratio and open space comply with the R-Codes.
	• 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.	• As this lot only has access from the primary street and is narrow (13.48m) there is little flexibility. It is our opinion that with the amendments made that the design outcome is to a high standard for both the amenity of the resident and compliments the streetscape.

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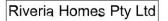












Proposed Multi Dwelling at Lot 2 (#42) Woodville Street, North Perth

Plans submitted to DAC 6 September 2017



Photo 1 - Woodville Street









Photo 3 - Woodville Street



Photo 4 - Salas Lane



Photo 5 - Salas Lane



Photo 6 - Salas Lane

Photo 7 - Salas Lane

Unit 1 Building Area Floor: 75.04m' Outstoor Living: 22.23m' Store: 4.03m' Unit 2 Building Area Floo: 77.73m' Outdoor Living: 15.95m' Jtork: 5.10m' Unit 3 Building Are Foor: 75.80m' Beloony: 10.97m' Store: 4.68m' Open Space Building Size On-Site Parking 283 m 78/84 Residential Zoning: Minimum Open Spec tential Zoning: imum Piot Ratio: R40 0.6 or 461.40
 Unit 4 Building Area
 Unit 5 Building Area
 Unit 6 Building Area

 For:
 M 30**
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 Becary:
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 For:
 M 30**

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 Store:
 4.58**

 Store:
 1.58**
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NORTH





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Riveria Homes Pty Ltd

Proposed Multi Dwelling at Lot 2 (#42) Woodville Street, North Perth

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NORTH



Plans submitted to DAC 6 September 2017

19 JUNE 2018

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Design Advisory Committee (DAC) Comments, Plans and Applicant Response

	DAC Comments for 20 December 2017	Applicant Response
Principle 1 – Context and Character	 The comments from the previous DAC meeting in relation to drawing influence from elements of heritage buildings in the area have been taken too literally. Reinterpret rather than mimic these elements into the façade in a subtle contemporary way (i.e. materials, asymmetrical forms, veranda, timber detail, gable front, roof pitch, palette etc.). Look at surrounding context and reinterpret these elements into the front elevation. Current development copies specific federation elements from surrounding heritage buildings and applies - to the front façade only - on a different typology in non-traditional (elevated) manner. 	 Elevation revised – red face brick, off- white render & gables taken from surrounding residence and re- interpreted into development all elevations have now been amended with different materials.
Principle 2 – Landscape quality	 Consideration needs to be given to the selection of trees to be planted. Size of plants is not reflective of what can be installed. 	Landscaping design prepared by registered landscape architect.
	 The City's landscaping calculations does not include the verge. Landscaping requirements can possibly be assessed on design excellence to assess the intent. Consider areas to plant 'big trees' rather than just making up the 'deep soil zone' calculations with small unusable soil areas. 	 Calculation shown on drawings don't include any verge area's - see deep soil & tree canopy coverage drawings for calculation. Additional areas have been considered and landscaping design prepared by registered landscape architect.
Principle 3 – Built form and scale		
Principle 4 – Functionality and build quality	 In relation to the encroaching side setbacks, the mechanisms created to mitigate privacy do not result in a good outcome. Outlook for residents is often restricted to highlight windows throughout most of the apartment. 	 Design amended so that side setbacks comply. As the site is narrow hi-light windows are necessary to minimise overlooking issues. This style of window also allows for natural light, crossflow ventilation and allows for better internal furniture layouts for the residents.
	 Consider reorganising the internal layouts of the units to gain more northern solar access into the living areas of the apartments. 	• The plans have been amended to create wider balconies to allow for additional northern solar access.
Principle 5 – Sustainability	Consider passive solar design principles.	
Principle 6 – Amenity	 The site is still overdeveloped and adversely effects the amenity of residents and creates inefficiencies in areas. High strip windows and balconies with no outlook are an effect of the overdevelopment. Obscuring windows limits the outlook and natural ventilation opportunities. 	 Plot ratio complies the front setback, is compliant as per the setback dimension provided by Rob. Open space also complies. Therefore how can the site be overdeveloped? High strip windows and balcony design has been determined by the width of the lot. It isn't possible to design balconies without screening to avoid overlooking. The width of the lot does not allow additional apartments to face the street.
Principle 7 –		
Legibility		

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Design Advisory Committee (DAC) Comments, Plans and Applicant Response

Principle 8 –	
Safety	
Principle 9 –	
Community	
Principle 10 –	Refer comments under "context and
Aesthetics	character".
Comments	 A separate meeting to be organised to discuss balcony screening. Balcony screening to Units 3 and 5 via planter boxes may be inadequate. Show the surrounding context on elevations, and perspectives to assist in showing how it will impact/relate to neighbouring buildings and the streetscape.
	Examples of developments with similar site size to be provided to applicant to show design excellence within small site. Surrounding streetscape shown on front elevation.

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Riveria Homes Pty Ltd

Proposed Multi Dwelling at Lot 2 (#42) Woodville Street, North Perth

No.





Plans submittee DAC 20 Decem 2017







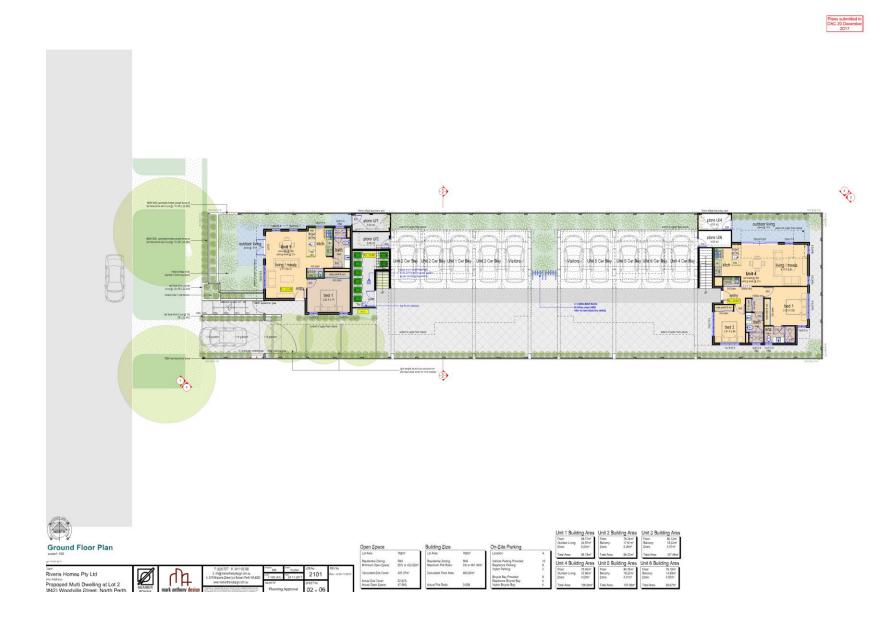






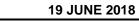




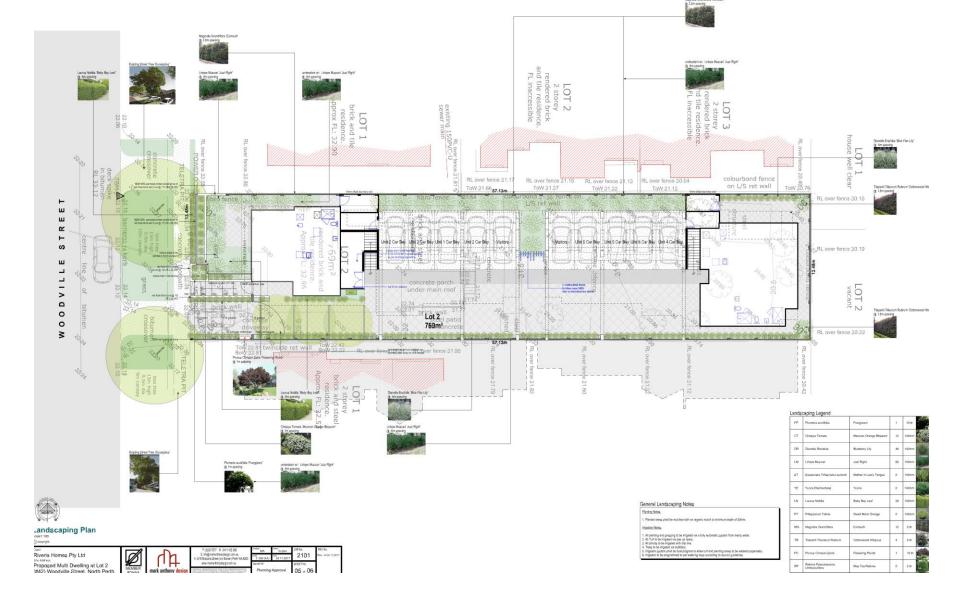














Design Advisory Committee (DAC) Comments, Plans and Applicant Response

	DAC Comments for 4 April 2018	Applicant Response
Principle 1 – Context and Character	 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 	 Elevation 1 has been amended to include the neighbouring dwellings. This image demonstrates that the proposed height of the multiple dwelling development is consistent with the heights of the neighbouring dwellings. The proposed front, side and
	 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. 	rear setbacks have been amended to comply with the requirements of the R-Codes and the plot ratio, overshadowing and privacy requirements have always been compliant. Given this, it is considered that the development is consistent with the bulk and scale of the R40 zone and is not and overdevelopment of the site.
	 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. 	• As indicated above, the proposal is compliant with all aspects of the R-Codes and the City's Built Form Policy which relate to overshadowing, setbacks, privacy, plot ratio and car parking. The comments made on the general layout of the site is based on an opinion and is not a policy requirement.
	 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. 	 Further clarification on these comments is required in order for a response to be provided.
Principle 2 – Landscape quality	Landscaping to be shown on arbor to demonstrate increased canopy cover	• The colour perspectives have been amended to include the
		landscaping as demonstrated on the site plan.
Principle 3 –	N/A	
Built form and scale		

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Design Advisory Committee (DA	C) Comments, Plans ar	d Applicant Response
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		DAC Comments for 4 April 2018	Applicant Response
Principle 4 – Functionality build quality	and	 Rear lane access is not available to this site for alternative access, therefore this limits the development achievable on this site and a sufficient level of user amenity. 	Noted. There is nothing that can be done about this.
		 Improve cross ventilation through both individual units and the site. 	 Cross ventilation for all rooms have been looked with all rooms having access to two windows which can be used as breeze paths. Furthermore, there are two separate distinct buildings, which are separated to improve cross ventilation across 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. 	 Screening of the balconies is required to comply with the privacy requirements of the R Codes.
Principle 5 –		N/A	
Sustainability			
Principle 6 –		N/A	
Amenity			
Principle 7 –		N/A	
Legibility			
Principle 8 –		N/A	
Safety			
Principle 9 –		N/A	
Community			
Principle 10 –		N/A	
Aesthetics			
Comments		The design is not supported in Principles $1 - 4$ inclusive.	

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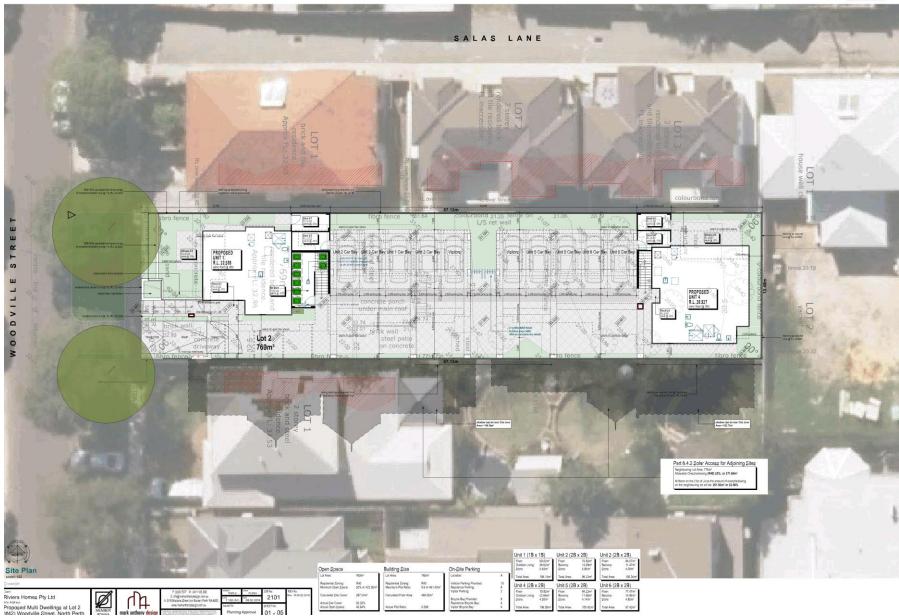




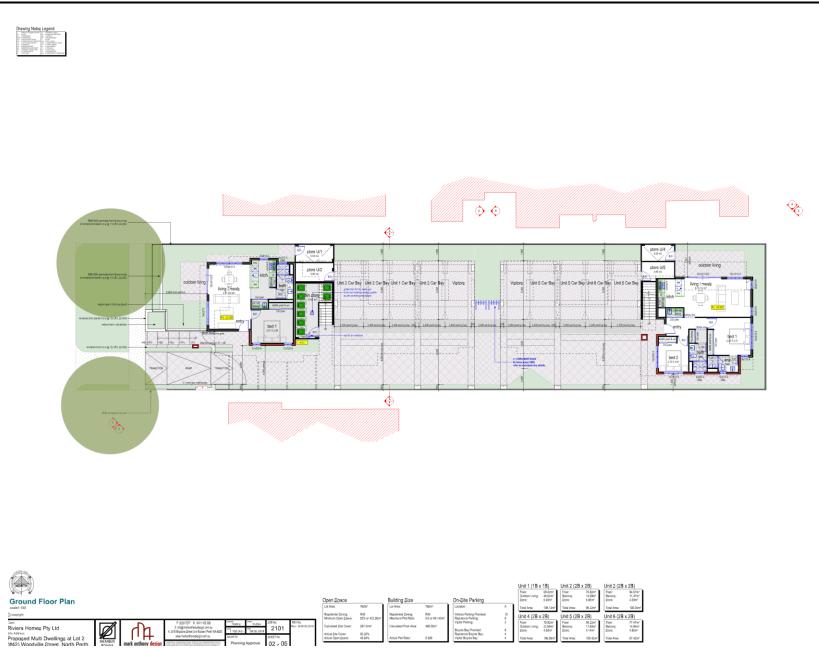
Riviera Homes Pty Ltd

Proposed Multi Dwellings at Lot 2 (#42) Woodville Street, North Perth





Plans for DAC 4 April 2018





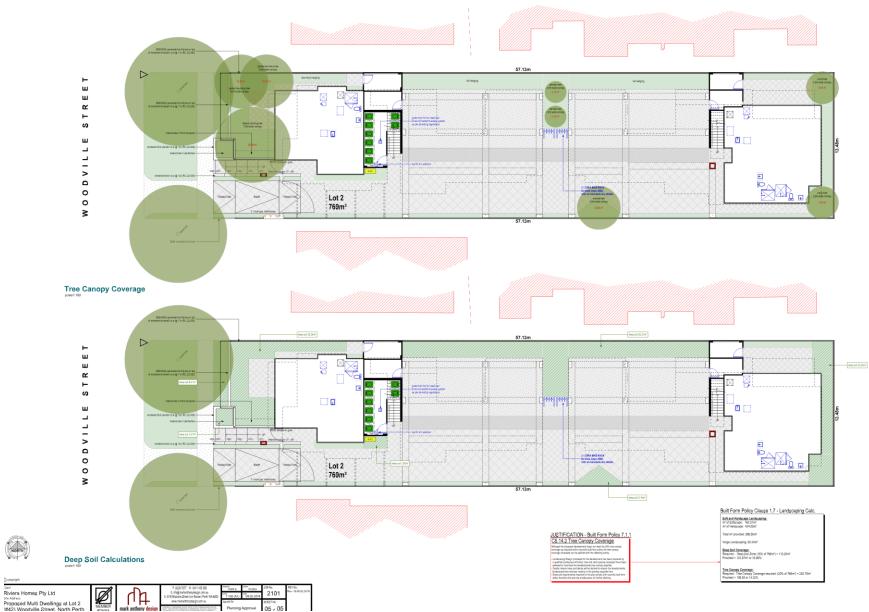
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Plans for DAC 4 April 2018



NORTH



11 May 2018

Emily Andrews Urban Planner City of Vincent PO Box 82 LEEDERVILLE WA 6902

Dear Miss Andrews,

NO. 42 WOODVILLE STREET, NORTH PERTH - PROPOSED MULTIPLE DWELLINGS

Urbanista Town Planning have been engaged by the landowner(s) of No. 42 Woodville Street, North Perth to provide written justification for the proposed development.

Subject Site

The subject site is zoned Residential R40 in accordance with the City's Town Panning Scheme No. 1. The site is currently occupied by a single storey residential dwelling which has no character value as the existing brickwork has been rendered, the as constructed wooden window frames have been replaced with aluminium windows frames and reduced eave widths.

The site is located within the Smith's Lake precinct. All lots facing Woodville Street are zoned Residential R40 and the lots directly behind facing Sholl Lane and Fitzgerald Street are zoned Residential R60. The site is located approximately 177m from the Angove Street Town Centre/Commercial Precinct. This precinct offers a diverse range of local services inclusive of restaurants, cafes, homewares, retain, small bars, recreational activities, and pubs. It is also located within 100m of high frequency bus routes located along Fitzgerald Street.



Figure 1 - Zoning Map (City of Vincent Intramaps)

231 Bulwer Street, Perth WA 6000 | admin@urbanistaplanning.com.au | www.urbanistaplanning.com.au |



The Proposal

The proposal is for six multiple dwellings comprising of one, one bedroom and five, two bedroom multiple dwellings. The development includes eight residential car bays and two visitor bays, inclusive of a reversing bay which is proposed to be constructed with grass blocks to soften the carparking area.

The design includes several significant trees to be planted which provides canopy cover of the site. This has been incorporated to soften the development on the streetscape whilst also contributing to the increase of the urban tree canopy within this locality. The site currently with space vegetation that does not offer a high level of canopy cover.

The proposed development has undergone the Design Advisory Committee process and a number of changes whilst being considered by the City's Planning Department.

City of Vincent Policy 7.1.1: Built Form Policy

The City of Vincent Policy 7.1.1: Built Form Policy (Built Form Policy) is prepared under the Planning and Development (Local Planning Schemes) Regulations 2015, to supplement the adopted Town Planning Scheme. The Built Form Policy supersedes several sections of the R-Codes however is still in draft form. The proposed development is located within the "Residential" built form area.

In addition to the above, the WAPC Statutory Planning Committee considered the City's Built Form Policy on 30 January 2018. The SPC resolved:

- "1. Pursuant to clause 7.3.2 of State Planning Policy 3.1 Residential Design Codes, to approve the relevant provisions of the City of Vincent Local Planning Policy 7.1.1 Built Form policy subject to modifications as specified in the Schedule of Modifications appended as Attachment 4;
- 2. to advise the City that the modified Built Form Policy should be regarded as interim pending the gazettal of draft State Planning Policy 7.3 Apartment Design Policy (SPP 7.3) which is anticipated in 2018. An holistic review of the Built Form Policy should be undertaken by the City in consultation with the Department of Planning, Lands and Heritage, to achieve alignment with the gazetted SPP 7.3 Volume 2."

The landscaping requirements contained within the Built Form Policy relating to deep soil and tree canopy were amended by the WAPC as part of their resolution. Given the required modifications relate to R-Code provisions which require WAPC consent to modify, the Built Form Policy is in **draft form**. The City is required to undertake the associated amendments (whereby some exceed the previously advertised policy), community consultation and adoption prior to enforcing these provisions. Therefore, the subject site is not bound by the requirements.



Response and Justification

In response to the City email dated 26 April 2018, the following is advised:

Variation – 26 April 2018	Amended Plans	Compliant
Front setback - 5m in lieu of	The front setback has been	Compliant
5.14m	amended to 5.14m	
Northern boundary lot	All lot boundary setbacks	Compliant
boundary setback variations –	relating to the northern	
various	boundary have been	
	amended to comply with the	
	City's email dated 26 April	
	2018.	
Eastern boundary (rear) lot	All lot boundary setbacks	Compliant
boundary setback variations -	relating to the southern	
various	boundary have been	
	amended to comply with the	
	City's email dated 26 April	
	2018.	
Boundary walls	All boundary walls have been	Compliant
	amended to have an average	
Least and the second second	height of 3m.	O and lines
Landscaping within the front	48.4% in lieu of 50%. This has	Compliant
setback	been amended to 50%.	-
Site works	Fill has been reduced to	Compliant
	500mm.	
Retaining walls	Retaining walls have been	Compliant
	reduced to 500mm.	
Building height	6.4m in lieu of 6.0m.	Not compliant

In light of the above, the only outstanding non-compliance is building height in accordance with Policy No. 7.1.1 – Built Form and clause 6.1.2 of the R-Codes. Therefore, the variation is required to be considered against the following design principles:

Design Principle	Justification
Policy No. 7.1.1 – Built Form	
P5.6.1 Buildings which respond and	The proposed development is two storey in nature. The
contribute to neighbourhood context	adjoining lots to the south are occupied with existing
and streetscape character, and do	two storey dwellings of a similar character and style
not overwhelm or dominate existing	proposed.
development.	
	The design includes a pitched roof with a gable to reference the existing housing stock along the streetscape. It uses a range of render and face brick finishes which is also representational of the dwellings along the streetscape.

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Item 5.3- Attachment 5

	The proposed height variations to not relate to the primary street and would not be visible from the primary street.
	It is considered that the development is consistent with the existing streetscape and does not dominate or overwhelm it. This is further emphasised by the compliant front setback, which is demonstrated in images 1 and 2 below identifying that the dwelling is appropriately setback within its context.
P5.6.2 Design which is complimentary to existing developments.	As discussed above, the design references the diverse range of dwellings along the streetscape, with the inclusion of a pitched roof, gabled sections of roofing, various render finishes, weatherboard and facebrick.
P5.6.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	The proposed fill does not exceed 500mm in accordance with the R-Codes. The developed has been designed to respond to the natural lay of the land, insofar as creating to separate buildings to respond to the natural ground levels.
P5.6.4 Design which minimises overlooking and overshadowing.	The proposed development complies with the overshadowing and visual privacy provisions of the R-Codes.
P5.6.5 Development which preserves and enhances the visual character of the existing streetscape by considering bulk and scale.	Further to the discussion above, the height variation does not present to the primary street. Therefore, the bulk and scale of the development is consistent with the existing streetscape.
P5.6.6 The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles in P5.6.1-P5.6.5.	Not applicable.

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Design Principle	Justification
R-Codes:	
P2 Building height that creates no adve	erse impact on the amenity of adjoining properties or the
streetscape, including road reserves a	nd public open space reserves; and where appropriate
maintains:	
 Adequate access to direct sun 	Every aspect of the building design has access to direct
into buildings and appurtenant	sunlight.
open spaces;	
 Adequate daylight to major 	All habitable rooms have openings which provides
openings into habitable rooms;	adequate sunlight. The proposed development does
Access to views of significance;	not have views of significant.
 Buildings present a human scale 	The proposed height variation does not relate to the
for pedestrians;	façade of the building and is not present to the
	streetscape. Therefore, the scale of the development is
	considered to be appropriate from a pedestrian level.
 Building facades designed to 	As discussed above, the proposed design includes
reduce the perception of height	varying materials and articulation throughout to
though design measures; and	ameliorate the height variation.
 Podium style development is 	The development is only two storeys, the setbacks are
provided where appropriate.	compliant, and a podium style development would not
	be appropriate in this instance.



Image 1: Ground Floor Overlay. Source: Nearmaps / Mark Anthony Design

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Item 5.3- Attachment 5



Image 2: First Floor Overlay, Source: Nearmaps / Mark Anthony Design

Furthermore, it is understood that the City is requesting an Environmentally Sustainable Design (ESD) report. The City's planning checklist for residential development does not require one. The only checklist that contemplates an ESD is the mixed use/commercial for development in Town Centre, Activity Corridor, Mixed Use and Transit Corridor Built Form areas. Furthermore, the Built Form Policy only contemplates it by way of a design principle and local housing objective and adds no weight to the proposal as a 5-star green star rating is required at building permit stage.

Design Advisory Comments and Response

The application was referred to the Design Advisory Committee on 4 April 2018. The following table outlines the comments made by the DAC in relation to each of the 10 DAC Principles and our response to these comments.

DAC	Comments made by DAC	Response
Principles		
Principle 1 –	Surrounding built form context to be	Elevation 1 has been
Context and	added to external perspectives to	amended to include the
Character	 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 	 neighbouring dwellings. This image demonstrates that the proposed height of the multiple dwelling development is consistent with the heights of the neighbouring dwellings. The proposed front, side and rear setbacks have been amended to comply with the requirements of the R-Codes and the plot ratio, overshadowing and privacy
	sun solar access to living areas is also very limited.	requirements have always been compliant. Given this, it

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propo allowi and organ develo parkin achiev suitab Consi carba CoV p • Altern option Consi the so un-sci using corrid break its len ventila • The s more impro langu develo • From submi been these issues incapa	isation of the site needs to be oped based on investigating ing and overlooking diagrams to we an outcome generating a ole level of user amenity. ider reducing the number of tys to the actual required under policy to create more amenity. thative overall site organisation ins need to be investigated. ider relocating the balconies to puthern side of the site to allow reened outlook to the north and the balconies as well as for access to the units as a in the form of the building along ogth. This will also provide cross ation through the site. stripped back aesthetics to a contemporary version have wed however the architectural age still requires further opment and clarity. the previous scheme to the one itted, a few amendments have made around the edges but have not addressed the key is. Simple changes are able of rectifying the mental inefficiencies. Consider ging the site configuration.	 proposal is compliant with all aspects of the R-Codes and the City's Built Form Policy which relate to overshadowing, setbacks, privacy, plot ratio and car parking. The comments made on the general layout of the site is based on an opinion and is not a policy requirement. As above. Further clarification on these comments is required in order for a response to be provided. Further clarification on these comments is required in order for a response to be provided. 	
	scaping to be shown on arbour emonstrate increased canopy		

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Built form		
and scale		
and scale Principle 4 – Functionality and build quality	 Rear lane access is not available to this site for alternative access, therefore this limits the development achievable on this site and a sufficient level of user amenity. 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 	 Noted. There is nothing that can be done about this. Cross ventilation for all rooms have been looked with all rooms having access to two windows which can be used as breeze paths. Furthermore, there are two separate distinct buildings, which are separated to improve cross ventilation across the site. Screening of the balconies is required to comply with the privacy requirements of the R Codes.
Principle 5 – Sustainability	N/A	
Principle 6 –	N/A	
Amenity		
Principle 7 – Legibility	N/A	
Principle 8 – Safety	N/A	
Principle 9 –	N/A	
Community		
Principle 10	N/A	
 Aesthetics 		
Comments	The design is not supported in Principles 1-4 inclusive.	

Conclusion

In light of the above, the proposed development only proposes one variation. This variation is considered to comply against the City's Policy No. 7.1.1 - Built Form and the R-Codes and should be supported accordingly. The development has been designed to be copesetic with the locality and streetscape and is within an ideal location due to its proximity to the local town centre and public transport.



Should you have any question in relation to the details provided in this letter, please contact Bianca Sandri on 0403 911 329 or <u>bianca@urbanistaplanning.com.au</u>.

Yours sincerely,

Letters

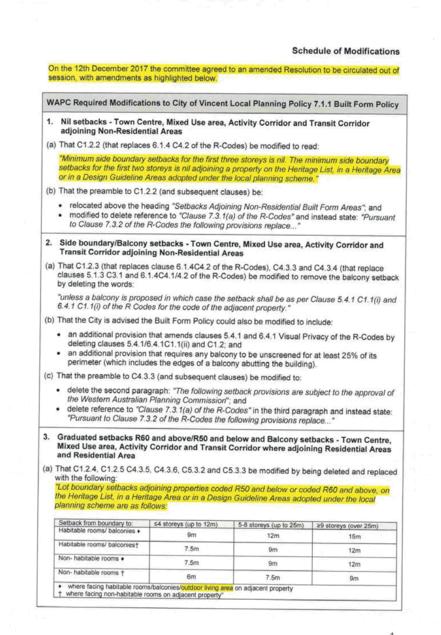
Bianca Sandri | Director Urbanista Town Planning

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> > _____



Attachment 1



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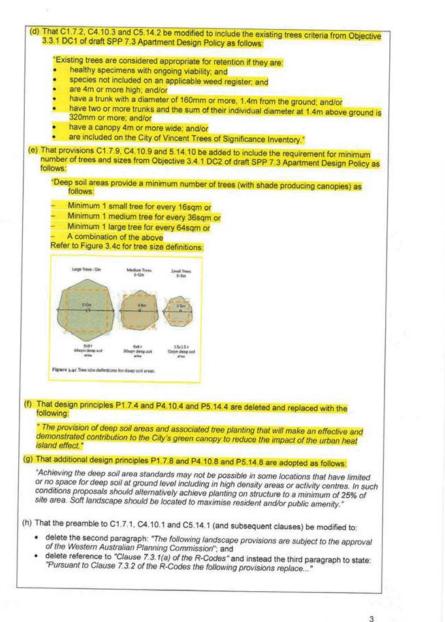


	 an addit deleting 	clauses 5.4.	on that amends 1/6.4.1C1.1(ii) a		4.1 Visual Privacy of the R-Code	s by
	 an addit 	ional provisio	on that requires	any balcony to be un of a balcony abutting	ascreened for at least 25% of its	
(c) That the pre 7.3.1(a) of 1	eamble to C5	.3.2 (and subset and instead sta	quent clauses) he m	odified to delete reference to "Cl. use 7.3.2 of the R-Codes the	ause
4. Th de	at the propos leting the wo	sed clauses f rds " Table pundary setba	or setbacks whe 2a and 2b of th ack is to be as p	ential Areas and Rear are abutting a higher e R-Codes and repla er the following table	or equal code be modified by icing with:	and
	and the second	ms/ balconies •	≤4 storeys (u 12m)	up to 5-8 storeys (up to 25m)	≥9 storeys (over 25m)	
	Second Wildow	ms/ balconies +	6m	9m	12m	
	Non- habitable		4.5m	6m	9m	
	Contract Contraction		4.5m	6m	9m	
	Non- habitable		3m	4.5m	6m	
	where faci there faci	ing habitable roo ng non-habitable	ms/balconies/outdo rooms on adjacent	or living area on adjacent	property	
S. Гha	t the preamb	Rights of W	ay - Residentia	delete reference to "	ixed Use area, Activity Corrido	_
6. Tha Aus Cla Coo 7. a)	Setback to at the preamb strailan Plann uses 5.1.3 C des." Deep Soil A That the Built refer to de delete the draft SPP	Rights of Wi le to C5.31.3 <i>ining Commis.</i> 3.1, 6.1.4C4. rea - All area Form Policy rep soil area definition of 7.3 Apartme	ay - Residentia be modified to sion" and to st 1 and 6.1.4C4.; as be modified to: and not deep sc Deep Soil Zone nt Design Policy	delete reference to " ate: "The following s 2 of the R-Codes pur bil zone; and and replace with the	approval of the Western etback provision is in addition to suant to Clause 7.3.2 of the R-	
6. Tha Au: Cla Coo 7. a)	Setback to at the preamb stralian Planm uses 5.1.3 C des." Deep Soil A That the Built • refer to de • delete the draft SPP That C1.7.1, 6	Rights of W. ble to C5.31.3 ing Commiss 3.1, 6.1.4C4, rea - All area Form Policy vep soil area definition of 7.3 Apartme C4.10.1 and	ay - Residentia be modified to sion" and to st 1 and 6.1.4C4.; as be modified to: and not deep so Deep Soil Zone nt Design Policy C5.14.1 be mod	delete reference to " ate: "The following s 2 of the R-Codes pur bil zone; and and replace with the , lified by deleting the	approval of the Western etback provision is in addition to suant to Clause 7.3.2 of the R- e definition of Deep Soil Area from following note to the table:	
6. Tha Aus Cla Coo 7. a)	Setback to the preamb stralian Plann uses 5.1.3 C des: Deep Soil A That the Built refer to de delete the draft SP That C1.7.1, (the minimum That the table	Rights of W. he to C5.31.3 3.1, 6.1.4C4, rea - All area Form Policy rep soil area definition of 7.3 Apartme C4.10.1 and o dimension fi	ay - Residentia be modified to sion" and to st 1 and 6.1.4C4.; as be modified to: and not deep so Deep Soil Zone nt Design Policy C5.14.1 be mod or the area of de	delete reference to " ate: "The following s 2 of the R-Codes pur bil zone; and and replace with the , lified by deleting the pep soil zone is to be	approval of the Western etback provision is in addition to suant to Clause 7.3.2 of the R- definition of Deep Soil Area from following note to the table: 1m."	
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6. Tha Aus Cla Coo 7. a)	Setback to at the preamb stralian Plann uses 5.1.3 C des." Deep Soil A That the Built • refer to de • delete the draft SPP That C1.7.1, 0 the minimum Chat the table Site Area <650m ² 650m ² 1500m ²	Rights of W. le to C5.31.3 ing Commission and Commission and Commission c	ay - Residentia be modified to is and to st 1 and 6.1.4C4.2 as be modified to: and not deep so Deep Soil Zone nt Design Policy C5.14.1 be mod to the area of de 1.C4.10.1 and Deep Soil Re Area 1 12% 1	delete reference to " ate: "The following s 2 of the R-Codes pur bil zone; and and replace with the , lifted by deleting the pep soil zone is to be C5.14.1 is modified a required tree planting Med trees*	approval of the Western etback provision is in addition to suant to Clause 7.3.2 of the R- definition of Deep Soil Area from following note to the table: 1m."	
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6. Tha <i>Aus</i> <i>Cla</i> <i>Co</i> 7 . (a)	Setback to at the preamb stralian Plann uses 5.1.3 C fes." Deep Soil A That the Built • refer to de • delete the draft SPP That C1.7.1, (the minimum Chat the table Site Area • deform ² • 1500m ² • 1 fexisting C5.14.2 × a deep soil an • 1 fexisting	Rights of W. le to C5.31.3 ing Commis, 3.1, 6.1.4C4. rea - All area to Form Policy rep soil area definition of 7.3 Apartme C4.10.1 and dimension fit and commension 1m Bimension 1m 1m 1m 1m 1m 1m 1	ay - Residentia be modified to sion" and to st 1 and 6.1.4C4.1 as be modified to: and not deep so Deep Soil Zone th Design Policy C5.14.1 be mod or the area of de 1.C4.10.1 and Rea Area 12% 1 12% 1 the orderia of <c1 incorporated into the and so the content of <c1 the orderia of <c1 incorporated into the and so the so the and so the so the so the so the so the and so the so the and so the so the so the so the so the so the so the so the and so the so the and so the so</c1 </c1 </c1 	delete reference to " ate: "The following s 2 of the R-Codes pur bil zone; and and replace with the diffied by deleting the pep soil zone is to be CS.14.1 is modified a regulied tree planting Med trees" Large tree and 2 Med est 7.2 / C4.10.21	approval of the Western etback provision is in addition to suant to Clause 7.3.2 of the R- definition of Deep Soil Area from following note to the table: 1m."	

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8.	Open air car parks - All areas
(a)) That clauses 1.7.6, C4.10.7 and C5.14.7 (that replace clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:
	Deep soil area to be provided in open air car parks to enable canopy coverage to be maximised a maturity.
(b)	That C1.7.8, C4.10.9; and C5.14.9 (that replace clauses 5.3.2 and 6.3.2 of the R-Codes) be modified to:
	 clarify that this requirement applies to large expanses of car parking; and a landscaping strip of at least 1m is to be provided between car parking and site boundaries, and between otherwise unscreened parking bays and any street (in line with Objective 3.10.5 DC2 of draft SPP 7.3 Apartment Design Policy).
9.	Rear or side setback canopy coverage - Town Centres, Activity Corridors and Mixed Use areas
(a)	That clause C1.7.3 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:
	Deep soil area is to be located in the rear and side setback areas to enable canopy coverage to be maximised at maturity.
(a)	Site area canopy coverage - Transit Corridors and Residential Area That C4.10.4 and C5.14.3 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced
	with: Deep soil area is to be located to enable canopy coverage over the site to be maximised at maturity.
11.	Canopy coverage - Building Extensions - Residential Area
(a)	That C5.14.10 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be modified to:
	Where any additions or alterations to a building is proposed, the deep soil area is to be located in the front setback area to maximise canopy coverage at maturity unless an existing mature tree with equivalent coverage is retained anywhere on the site.
b) *	That the City is advised C5.14.10 could be replaced with a provision that deep soil area is to be provided in the front setback area and encouraging the retention of existing trees on-site.
12.	Landscape Plan - All areas
hat	t the Built Form Policy be modified to relocate C1.7.4; C1.7.5; C4.10.5; C4.10.6; C5.14.5 and 14.6 within the policy (and renumber) and clarify that the clauses:
25.1	and clarify that the clauses:

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Advice:

- The Environmental Management Plan is to address, but not be limited to storm water and wastewater management, material storage and transport, decommissioning and site remediation requirements.
- The applicant/proponent is advised of the need to obtain any separate works approvals and licenses as required by the Environmental Protection Act 1986.

The motion was put and carried

7.2.2 City of Vincent Built Form Policy

Moved by Mr Glickman Seconded by Ms Taylor

That the Statutory Planning Committee resolves:

- pursuant to clause 7.3.2 of State Planning Policy 3.1 -Residential Design Codes, to approve the relevant provisions of City of Vincent Local Planning Policy 7.1.1 Built Form Policy subject to modifications as specified in the Schedule of Modifications appended as Attachment 4;
- 2. to advise the City that the modified Built Form Policy should be regarded as interim pending the gazettal of draft State Planning Policy 7.3 Apartment Design Policy (SPP 7.3) which is anticipated in 2018. An holistic review of the Built Form Policy should be undertaken by the City in consultation with the Department of Planning, Lands and Heritage, to achieve alignment with the gazetted SPP 7.3 Volume 2.

The motion was put and carried

8. Deputations and presentations

8.1 Meltham Station Precinct Structure Plan (Item 9.3)

Presenters: Mr Malcolm MacKay, MacKay Urban Design and Mr Tayne Evershed, Planning Solutions

Mr Evershed made a presentation to the Committee in support of the Meltham Station Precinct Structure Plan.

8.2 Morley Activity Centre Plan (Item 9.4)

Presenters: Mr John Halden, Coventry Village/ Halden Burns Pty Ltd; Ms Ann Burns, Halden Burns Pty Ltd and Mr Mike Holtham, Coventry Village

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4.4

Determination Advice Notes:

- 1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
- 2. 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.
- 3. With regard to Condition 3, 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.
- 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. 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.
- 6. Standard 'Visual Truncations', in accordance with the City's Policy No. 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised.
- 7. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications.
- 8. 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.
- 9. 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.
- 10. 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.

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

TRIM Ref:	D18/76967		
Author:	Clair Morrison, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	North		
Precinct:	North Perth		
Attachments:	 Attachment 1 - Consultation and Location Plans 1 2 2 Attachment 2 - Development Plans 1 2 2 Attachment 3 - Applicant's Justification 1 2 2 Attachment 4 - Applicant's Response to Submissions 1 2 2 Attachment 5 - Administration's Response to Submissions 1 2 2 Attachment 6 - Determination Advice Notes 1 2 		

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 development application for a Grouped Dwelling at No. 33a (Lot: 2; STR: 70869) Redfern Street, North Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall facing No. 31 Redfern Street and No. 35 Redfern Street, North Perth in a good and clean condition prior to occupation or use of the development. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;

2. External Fixtures

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

3. Stormwater

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

4. Schedule of External Finishes

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

- 5. Landscape Plan
 - 5.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall 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:
 - The location and type of existing and proposed trees and plants;

- Areas to be irrigated or reticulated; and
- The provision of 11 per cent of the site area as deep soil zones and 16 per cent canopy cover at maturity; and
- 5.2 All works shown in the plans as identified in condition 5.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and
- 6. 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 Grouped Dwelling 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.

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		

BACKGROUND:

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 State Planning Policy 3.1 Residential Design Codes (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 application was originally proposed to be presented to Council's 29 May 2018 Meeting with the recommendation of refusal. The applicant requested the item be withdrawn so as to amend the application with the intent to amend the plans to be compliant with the design principles of the R Codes and the Local

Housing Objectives of the City's Built Form Policy. The applicant's amended development plans are included as **Attachment 2**. The applicant's justification for the proposed departures from the deemed-to-comply standards and photographs of the site 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 LPS2, the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback		✓
Lot Boundary Setbacks		\checkmark
Front Fence	✓	
Setback of Garages and Carports		\checkmark
Building Setbacks/Boundary Wall		\checkmark
Garage Width		\checkmark
Building Height/Storeys	✓	
Open Space		\checkmark
Outdoor Living Areas		\checkmark
Privacy		\checkmark
Parking & Access	\checkmark	
Solar Access	\checkmark	
Site Works/Retaining Walls	✓	
External Fixtures	✓	
Surveillance	✓	

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					
Clause 5.2 of Built Form Policy						
Average of five adjoining properties. In this instance however, the existing dwellings on the five adjoining properties all address Redfern Street and therefore the deemed-to-comply street setback requirement does not apply to Macri Lane. 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.	1.5m to dwelling					
Lot Boundary Setback						
Deemed-to-Comply Standard	Proposal					
Clause 5.3 of Built Form Policy and 5.13 of the R Codes						
Northern Boundary	Northern Boundary					
Level 2: 3.5m	Level 2: 3.4m					
Western Boundary	Western Boundary					
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							
459/	14 50/						
45% 44.5% 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						
Landscap	bing						
Deemed-to-Comply Standard	Proposal						
Clause 5.14 of the Built Form Policy							
Deep Soil Zone: 15%	11%						
Canopy Coverage: 30%	3.2%						
Outdoor Livin	g Areas						
Deemed-to-Comply Standard	Proposal						
Clause 5.3.1 of the R Codes							
Minimum dimension 4m	Courtyard and yard: Minimum dimension 3.419m						
Visual Priv							
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 element of the proposal does not meet the specified deemed-to-comply standards and is 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 or 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**.

Following withdrawal of the application from the May OMC Agenda, the applicant submitted amended plans to the City for consideration. As these plans did not propose any further departures from the deemed-to-comply criteria, they were not publically advertised through a community consultation period.

Design Review Panel (DRP):

Referred to DRP: 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 and Garage Width)

As detailed above, 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 metres 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.

Although the garage is in front of the proposed dwelling line, the impact of setting it back further would result in a longer driveway rather than any useable space that could either contribute to outdoor living area or landscaping. To ameliorate the impact of the garage being forward of the dwelling, the applicant proposes vegetation (Star Jasmine) along the garage which will assist in moderating the building bulk and improve the amenity of the dwelling when viewed from the street. In addition, the applicant has modified the landscaping within the street setback, to incorporate a larger tree species (Japanese Maple) which will soften the overall impact of the dwelling when viewed from the street or neighbouring properties. The proposed balcony above the garage lessens the overall building bulk and scale due to the use of glass and vegetation for the proposed roof.

The visually permeable front fence incorporates materials from the existing streetscape whilst still allowing for interaction between the public and private realms. The design of the proposed fence provides articulation and alternative materials incorporated in the frontage. In addition to the proposed vegetation and materials of the fence, the overall bulk of the dwelling will have a lesser impact with regard to the overall building bulk and scale when viewed from the street or neighbouring properties, in comparison to the previous application.

The changes made to the proposal have addressed previous concerns relating to bulk and scale, and dominance of the garage. The proposal satisfies the design principles relating to garage width of the R Codes and Local Housing Objectives relating to street setback and setback of garages and carports of the Built Form Policy, and is supported.

Lot Boundary Setback

North

A setback of 3.4 metres, in lieu of the deemed-to-comply 3.5 metres is proposed to the area titled 'void' at the top of the staircase adjoining the upper floor meals area. 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 'void' area is separated from the meals area by a balustrade which increases the distance from the habitable portion of the room to the boundary. As a result, there is a reduction in the amount of overlooking from the window to the northern property. In addition, the proposal includes landscaping along the northern lot boundary and vegetation canopy over the proposed outdoor living area, which will also contribute to the reduction of building bulk when viewed from the northern lot.

As a result of the above, the proposed articulated design results in a reduced impact of building bulk on the northern property, continues to provide adequate solar access and ventilation and minimises the extent of overlooking onto major openings to habitable rooms of the northern lot. Therefore, the northern lot boundary setback is consistent with the design principles of the R Codes, and is 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 proposed western upper floor incorporates a balcony with screening to 1.2 metres above floor height. This proposed balcony contributes to the reduction in the impact of building bulk and scale of the proposed dwelling when viewed from the adjoining western lot. The revised plans also include an obscure window which will provide filtered light to the staircase, and also assist in breaking up the bulk of the upper floor as viewed from the adjoining property and Macri Lane. These proposed windows incorporate a contrasting coloured frame, which further breaks up the bulk of the upper floor, and reduces the impact of the building bulk on the adjoining lot.

In addition, the western lot boundary has an existing outbuilding located on the shared lot boundary and the existing outdoor living area is located on the western lot. As a result, the proposed lot boundary setback will not have a detrimental impact on the use or amenity of the western adjoining lot. The proposed lot boundary setback does not result in overshadowing onto the western adjoining lot, or overlooking onto any habitable rooms or outdoor living areas.

As a result of the existing development adjoining the subject site and the design of the proposed dwelling, it is considered that the proposed lot boundary setback satisfies the design principles of the R Codes, and is supported.

Open Space and Outdoor Living Areas

The revised plans provide an increase in open space due to the ground floor northern boundary setback increasing from 1.92 metres to 2.02 metres. The proposal now offers 44.5 percent open space in lieu of the deemed-to-comply 45 percent, and an outdoor living area with minimum dimension of 3.42 metres in lieu of the deemed-to-comply minimum dimension of 4 metres. In considering this matter, the following is relevant:

- The development provides two outdoor living areas, one being located at the rear of the dwelling and the other on the first floor balcony.
- The proposed outdoor living area at the rear of the dwelling makes use of the winter sun by virtue of it being north facing.
- Both outdoor living areas are directly accessible and useable from a habitable room.
- The applicant also proposes a separate area dedicated for external fixtures (i.e. air conditioning units) and clothes drying areas. As a result, the proposed outdoor living areas are for the dedicated use of active and/or passive recreation.
- The 0.5 percent variation to the open space requirement equates to only 1.12 square metres. The loss of that area is not considered to unreasonably restrict the use of the areas provided.
- Notwithstanding the variation to the minimum dimension the outdoor living areas comply with the minimum area requirements.

Based on the above, the proposal is not considered likely to have a detrimental impact on the use of the land for recreational purposes or provision of landscaping. As a result, the proposed open space and outdoor living areas are supported.

Landscaping

The City's Built Form Policy sets out a deemed-to-comply standard of 15 percent deep soil zone and 30 percent canopy cover at maturity. These standards and relevant corresponding design principles are given due regard when assessing and determining this proposal. The development provides 11 percent deep soil zone and 3.2 percent canopy coverage in lieu of the deemed-to-comply 15 percent and 30 percent, respectively.

In considering the issue of canopy cover, it should be noted that the 3.2 percent calculation is based on the diagrammatic representation of the canopy cover provided within the submitted landscaping plan. The applicant has proposed to plant five Magnolia Grandiflora trees, three Ornamental Pears and a Japanese Maple, however, the plans do not accurately illustrate the canopy cover that these trees are likely to achieve, particularly given that the Magnolia is capable of providing a 28.27 metre square canopy and is capable of growing to a height of 4.0 metres and the Ornamental Pear is capable of providing a 12.56 metre square canopy. As such, the use of the stated species could reasonably achieve a canopy of at least 16 percent, even allowing for a reduced number of trees and after deducting any part of the canopy that overhangs into the adjoining lot. This outcome would still represent a departure from the deemed to comply standards but the variation is mitigated by the provision of vines along the garage (Star Jasmine) and a roof top garden adjacent the kitchen. These will serve to soften the appearance of the proposed dwelling and reduce the overall impact of the building bulk and scale when viewed from Macri Lane.

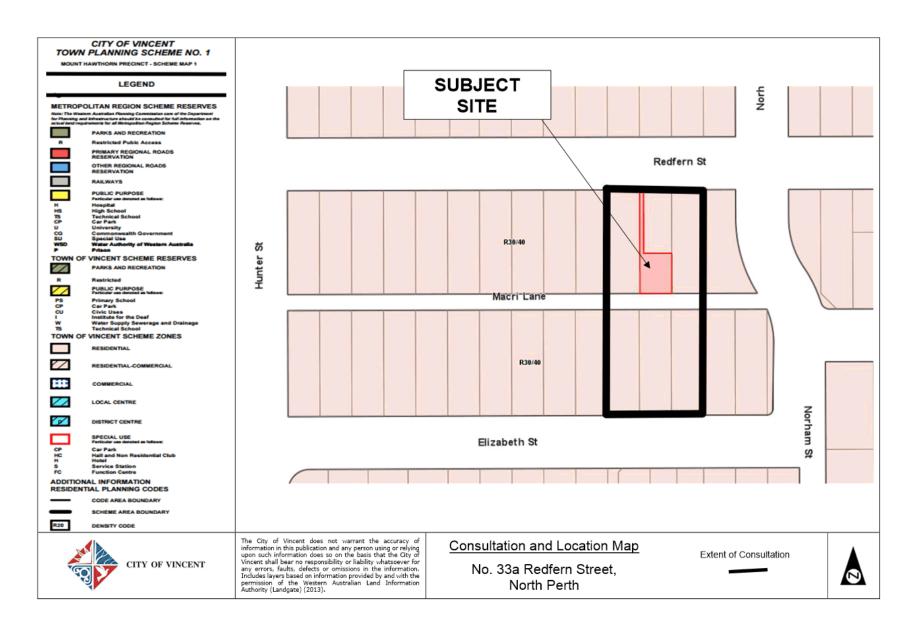
The applicant proposes alternative landscaping options to satisfy the design principles of the Built Form Policy. As a result, the proposal is considered to contribute to the reduction of the urban heat island effect, increase urban air quality, provide a greater landscape amenity for the locality and create a sense of open space between the proposed dwelling and neighbouring properties. Therefore, it is considered that the proposed landscaping reflects the Local Housing Objectives of the Built Form Policy, and is supported, subject to the imposition of a condition requiring the submission of a landscaping plan that provides for a minimum 16 per cent canopy cover within the bounds of the subject site.

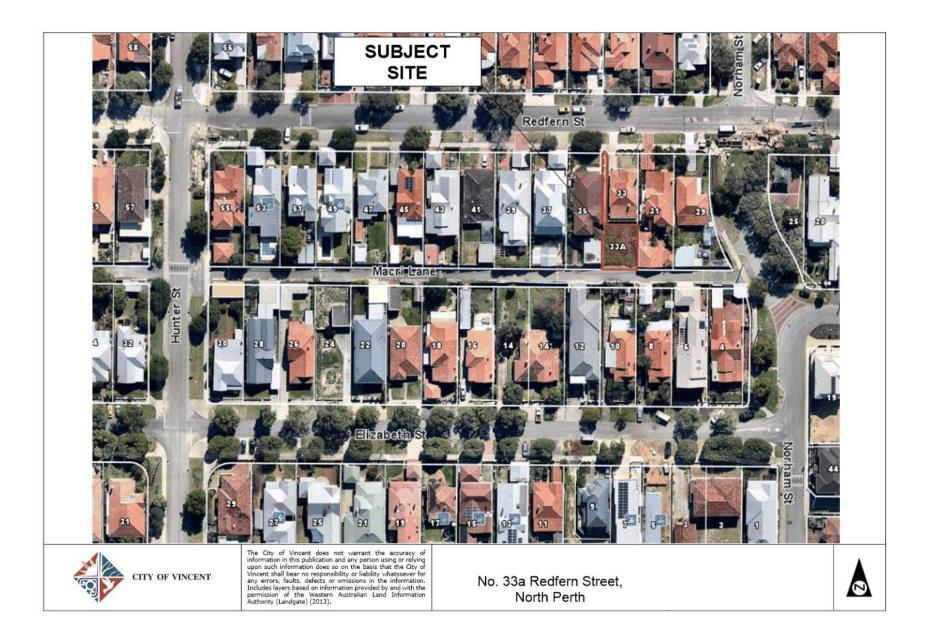
Visual Privacy

The application proposes a 1.2 metre setback from the first-floor balcony in lieu of the deemed-to-comply 7.5 metres. 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, open space, outdoor living areas, landscaping and visual privacy. The proposed development responds to these departures with landscaping that is integrated into the design of the building. As a result, the design of the proposed dwelling is considered to enhance to the streetscape of Macri Lane and provide a softened aesthetic (through the integrated landscaping) when viewed from neighbouring properties. In addition, the proposal makes good use of the available site area by providing habitable spaces with the ability to be used for active and/or passive outdoor pursuits. The articulated design of the proposed dwelling is considered to reduce the overall building bulk and scale of the design when viewed from neighbouring properties and the street. The proposed development is considered to satisfy the relevant design principles of the R Codes and the Local Housing Objectives of the Built Form Policy.





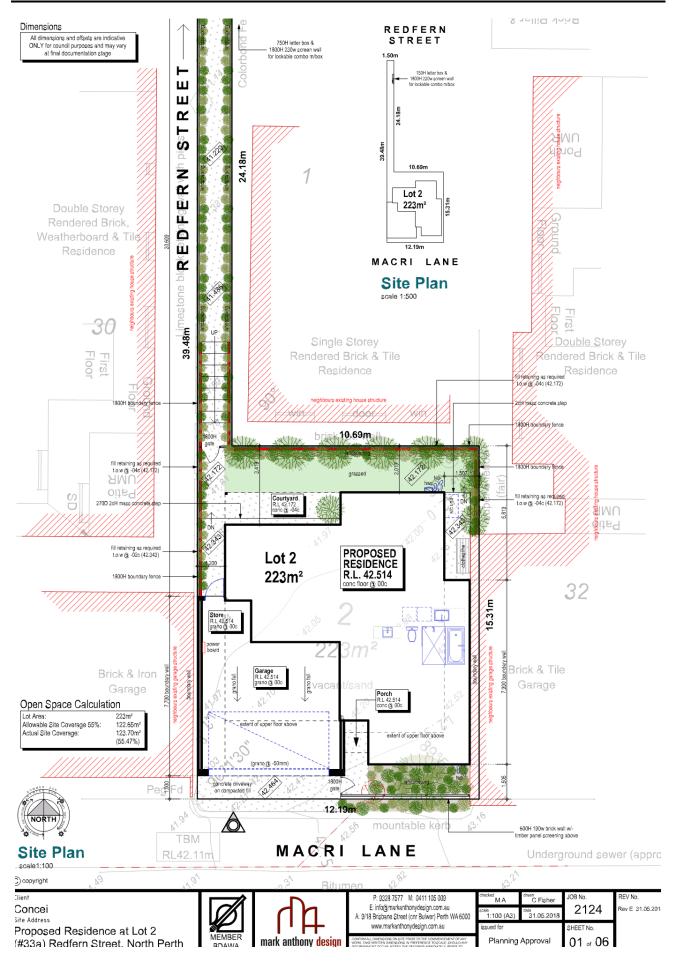


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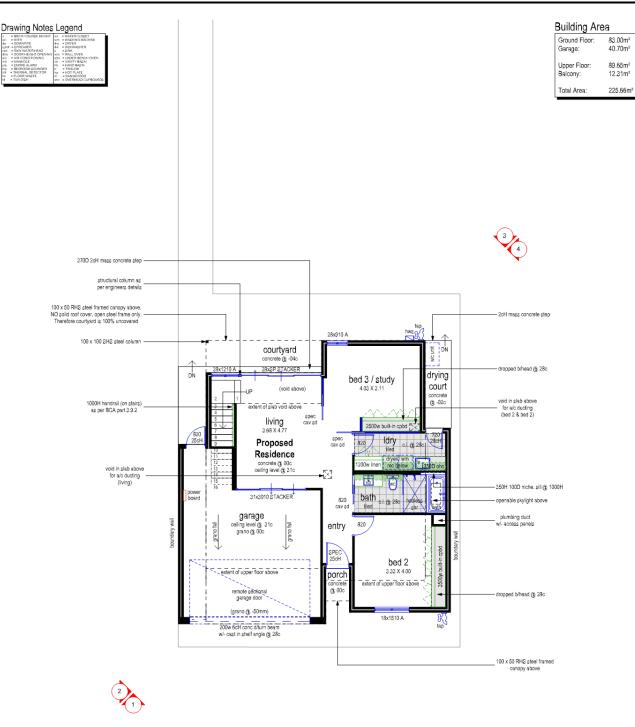
Proposed Residence at Lot 2 (#33a) Redfern Street, North Perth



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19 JUNE 2018





Ground Floor Plan

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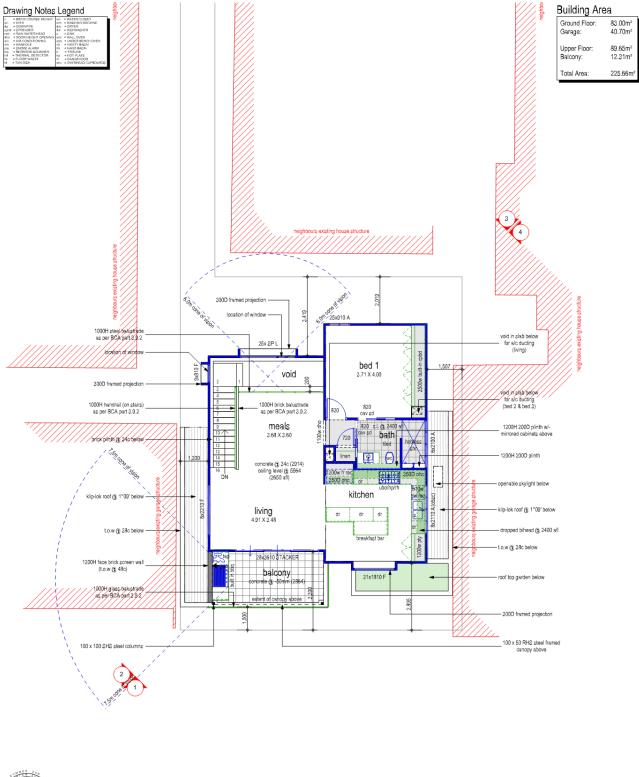
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Proposed Residence at Lot 2 (#33a) Redfern Street. North Perth

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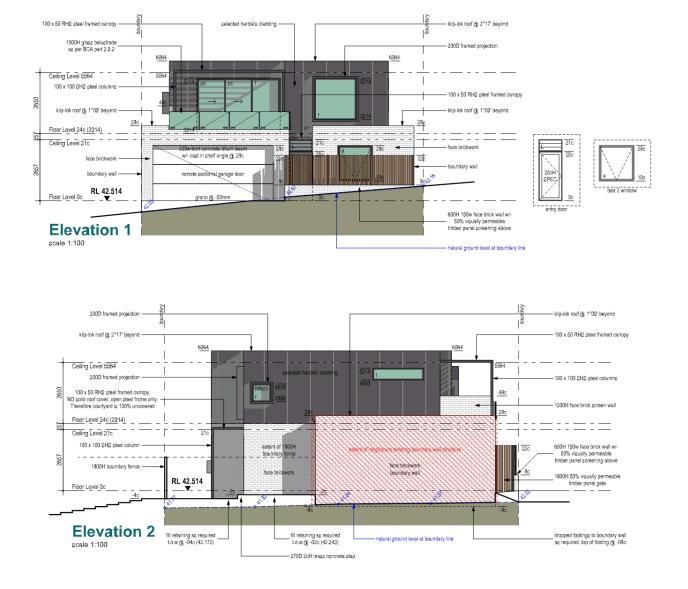
Upper Floor Plan

Proposed Residence at Lot 2 (#33a) Redfern Street. North P

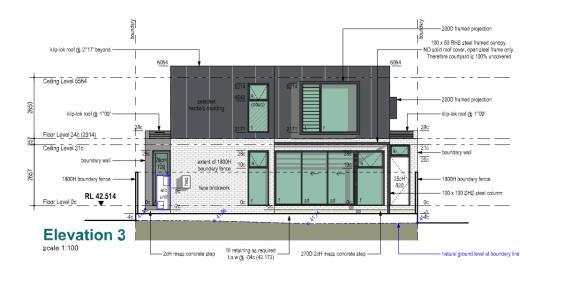
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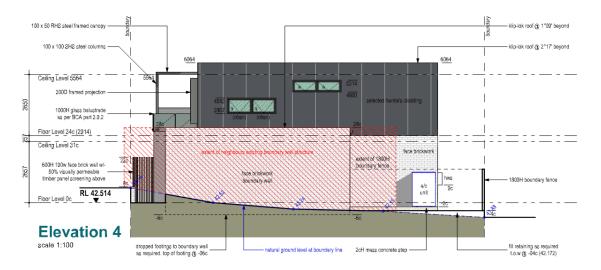
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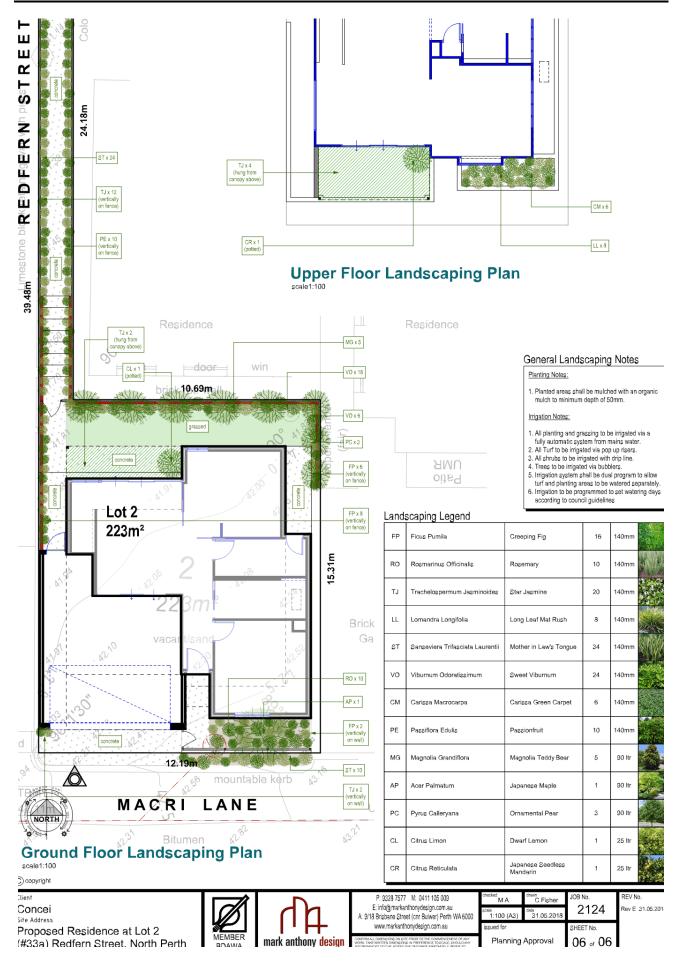








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3 May 2018

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:

- 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'.
- 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.

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



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 is 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:

- 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.
- 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.



- 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 is frontage to Macri Lane. Whilst this area is not included as part of the dedicated outdoor living area required by Element 5.3.1C1.1 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.



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:

- 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).
- 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:
 - 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);
 - 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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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:

- the bedroom 3/study wall (ground floor) will comprises 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.
- 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



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:

 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



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 in 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.
- 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.
- 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.



Figure 2 – Nil setback to garages along Macri Lane. Numerous garages along the Macri Lane comprise nil setbacks.



Figure 3 – Existing nil garage setbacks along Macri Lane



Figure 4 – Property adjacent the subject land (left photo) and the subject land (right photo)



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. $24.53m^2$) of the site area being provided with 'Deep Soil Zone' in lieu of 15% (i.e. $33.45m^2$) and 5% (i.e. $11.15m^2$) canopy coverage in lieu of 30% (i.e. $66.9m^2$) 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.
- 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 relativity 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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Item 5.4- Attachment 3



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 CF Town Planning & Development

REDFERN PROJECT

SUBMISSION PROPOSAL 33a Redfern Street, North Perth Prepared By Property Owners - Chantel + Jade Concei Date: 11/04/2018





REDFERN STREET MOCKUP ELEVATION



 ${\rm Submission} \; \textbf{REDFERN} \; \textbf{PROJECT} \; \textbf{PAGE} \; 4$

Redfern Street View Dewelling

12 Hunter Street, North Perth WA 6006

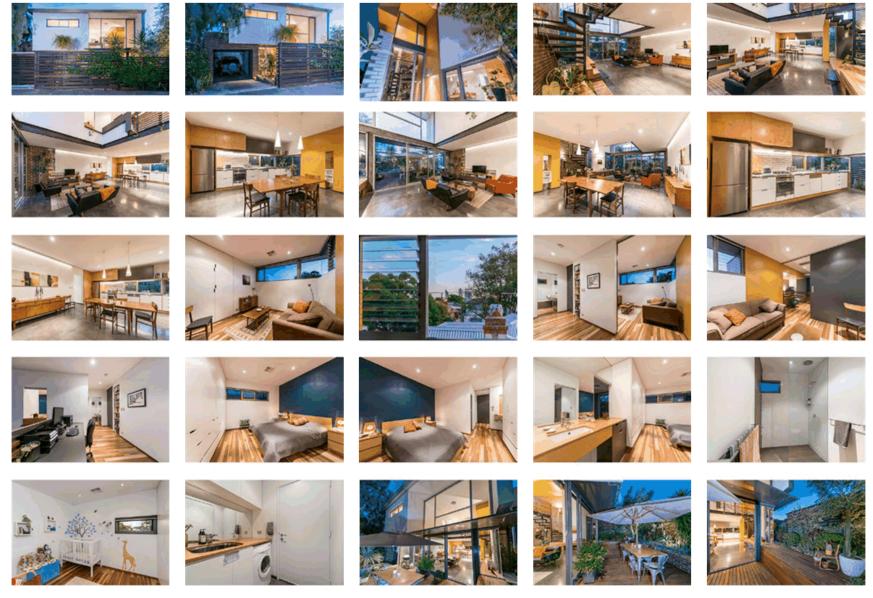


MACRI LANE DEWELLINGS

48A Elizabeth Street, North Perth WA 6006



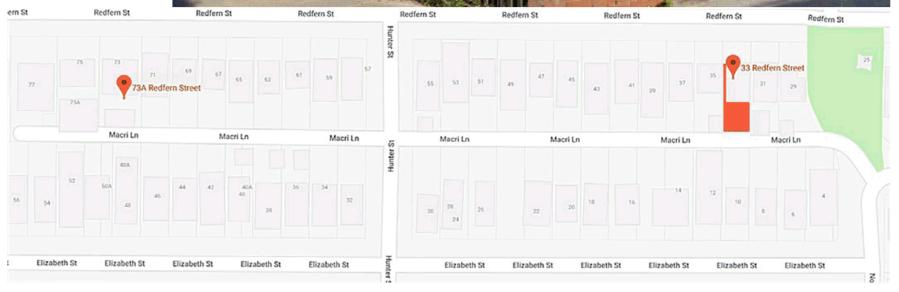




MACRI LANE DEWELLINGS

JONATHAN LAKE HOUSE 73A Redfern Street, North Perth WA 6006







MACRI LANE DEWELLINGS

75A Redfern Street, North Perth WA 6006



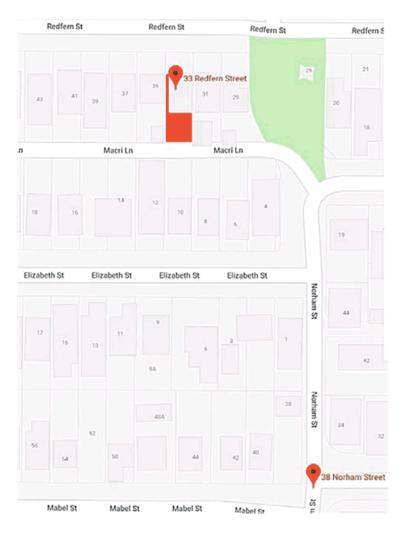
ELIZABETH STREET DEWELLINGS

5 Elizabeth Street, North Perth WA 6006



Surrounding Dewellings

38 Norham Street, North Perth WA 6006





Submission Redfern project page 29

MACRI LANE FABRIC + MATERIALS













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DESIGN ESTATE http://www.design-estate.com.au

YELLOW TRACE http://www.yellowtrace.com.au

THE DESIGN FILES http://thedesignfiles.net

ARCH DAILY http://www.archdaily.com

TRENDLAND http://trendland.com

DESIGN SCENE http://www.designscene.net

HOUZZ http://www.houzz.com.au

GOOGLE MAPS https://www.google.com/maps

 $\mathbf{Submission} \; \textbf{REDFERN} \; \textbf{PROJECT} \; \textbf{PAGE 36}$



Submission		Applicant Comment
Submission 1 - Objection No comments.	•	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.
Submission 2 - Objection		
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.	•	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 a 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.
Submission 3 – Neither support or object but has concerns		
Submitter objects to the balcony setback of 1.2 and raised outdoor living area. If screening is provided, submitter supports this variation.	•	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.	•	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.



	•	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.
<u>Submission 4 – Objection</u> There will be a disruption to the adjoining landowners while the building process is occurring.	•	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.
Builder should be made aware that unwanted noise be kept to a minimum and that residents receive 24 hours' notice prior about to be obstructed.	•	The issue regarding construction noise is a health matter and will be controlled by the City's Environmental Health Officers during construction stage.
should to right of way need to be obstructed.	•	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.
<u>Submission 5 – Objection</u> Development does not fit into guidelines.	•	The objector has not substantiated the claim. Therefore, the submission is irrelevant and should be dismissed
Development does not fit in to the area and fabric of North Perth.	•	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



		compatible with the current and future built form within North Perth in general.
	•	In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
Submission 6 – Objection		
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 its does not consider spacing and proportion of existing built form.	•	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.	•	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.	•	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.	•	The proposed variation to the open space provisions of Element 5.1.4 C4 of the R-Codes (i.e. 0.7% or $1.56m^2$) is considered minor and is consistent with other residential developments approved by the City within the immediate locality.





	•	In light of the above response, the comment should be dismissed.
Objective 3 – Context:		
The proposed development fails to preserve and reinterpret established built for and social character as the proposal is	•	The comment is unsubstantiated and does not specifically document how the proposed dwelling does not meet the objective.
different to the established and does not preserve, reinterpret, harmonise or integrate with it in any way.	•	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.
Objective 4 – Context:		
The proposed development will have a significant impact on the amenity of surrounding properties and public areas.	•	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.
Objective 5 – Design:		
The proposed development is not well designed in respect to built form. The built form is of overwhelming bulk and is out of	•	The comment is unsubstantiated and does not specifically document how the proposed dwelling does not address the objective.
character with the surrounding built form.	•	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.
A reasonable amount of canopy cover is impossible to achieve because the area of open space if 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.	•	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



	•	comprise appropriate canopy cover. Given this, the proposed new dwelling is consistent with the landscaping provided on the adjoining properties. In light of the above response, the comment is bias and should be dismissed.
Loss of amenity at 31 Redfern Street, North Perth:	•	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. $\label{eq:comment}$
Loss of Solar Access:		
The proposed development will block direct sun to the outdoor living area from approximately 2:30pm onwards at midsummer and from approximately 4pm.	•	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.
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.		
Loss of Ventilation: 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.	•	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.



 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.
• 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.
• The proposed variation to the open space provisions of Element 5.1.4 C4 of the R-Codes (i.e. 0.7% or 1.56m ²) is considered minor and is consistent with other residential development approved by the City win 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.
• 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.



spaces become utilised by visitors to the subject site.	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.
Street parking will be diminished by increased competition for parking.	• 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.
Stormwater Management:	
The proposed plans do not show any stormwater management so it is assumed that water draining from the roof will be directed	• 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.
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.	 In light of the above response, the comment is unsubstantiated, speculative and should be dismissed.
Submitter notes the following non-compliances with the R-Codes and Built Form Policy:	• 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
Required setback for main dwelling is 2.5m. 1.5m is proposed	 The planning framework provides the City with discretion to consider any development
Required setback for garage is 3m. 1m is proposed.	application under the 'design principles criteria' where there is merit and where the proposal will not have an adverse impact on the immediate locality.
• The proposed retaining wall at the northwest corner of the site is 1.3m high.	 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
 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. 	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.
• The average boundary wall height is 3.23m where 3m is required.	In light of the above response, the comments should be dismissed.
 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.	

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1.2m is proposed.		
Submitter objects to the setback variations on the basis that the	•	The objector's accusation is defamatory, inappropriate and should be dismissed by the City.
developer is employing a strategy of moderate non-compliance in many directions in order to achieve a dwelling with inappropriate building bulk and size.	•	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.	•	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.	•	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.	•	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.
The proposed development fails to meet the design principles of Clause 5.1.3 P3.1 of the R-Codes as it:	•	The objector has not substantiated where the proposed dwelling does not meet the 'design principles criteria'.
 Fails to reduce the impact of building bulk on adjoining properties; 	•	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
 Fails to provide adequate direct sun and ventilation to adjoining properties; 		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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 Fails to provide adequate open spaces; Fails to minimise the extent of overlooking on adjoining properties. 	ıg	address the relevant 'design principles criteria', is consistent with the built form along Macr 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.
proportios.	•	In light of the above response, the comment is unsubstantiated, misleading and should be dismissed.
The proposed development fails to meet the design principles of Clause 5.1.3 P3.2 of the R-Codes as it:	•	The objector has not substantiated where the proposed dwelling does not meet the 'design principles criteria'.
 Has adverse impact on the amenity of the adjoining property; 	•	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.
 Restricts sun to major openings to habitable rooms and outdoor living areas on the adjoining property; 	•	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
Does not contribute to the prevailing development context		will in fact enhance the streetscape.
and streetscape.	•	In light of the above response, the comment is unsubstantiated, misleading and should be dismissed.
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.	•	The proposed variation to the open space provisions of Element 5.1.4 C4 of the R-codes (i.e. 0.7% or $1.56m^2$) is considered minor and is consistent with other residential development approved by the City win 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.
The development does not meet the design principles of Clause 5.1.4 P4 of the R-Codes as it:	•	See above response - the comment should be dismissed.
 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.		
The R-Codes definition of private open space excludes car parking spaces and access ways. It also excludes outdoor living	•	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
parting spaces and access ways. It also excludes outdoor living	Pla	anning & Development Consultants

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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. 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.	 space provisions of Element 5.1.4 C4 of the R-Codes is 0.7% or 1.56m², which is considered to be minor. 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.
Development does not meet R-Codes Clause 5.1.6 P6 or Clause 5.6 design principles of Built Form Policy:	The comment is incorrect and unsubstantiated. For the record the following response is provided to the comments made:
Creates adverse impact on amenity of adjoining properties, streetscape and open space reserve;	 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.
 Blocks access to direct sun into building and appurtenant to open spaces; Blocks access to views of significance. 	 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.
 Building does not contribute to neighbourhood context and streetscape character and dominates the existing development; 	 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).
Design does not correspond to the natural features of the site;Design does not minimise overshadowing.	 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.
	In light of the above response, the comment is unsubstantiated, misleading and should be dismissed.



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.	•	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.
The proposed south facing balcony is permanently shaded from winter sun.	•	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.	•	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	•	A dividing fence is provided on top of the retaining wall to reduce any overlooking of the adjoining property.
for visual privacy.	•	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	•	The access leg is 1.5 metres and there is adequate space to provide landscaping.
as shown on the plans. The landscaping along this length of PAW makes the width narrower.	•	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.	•	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	•	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.



Policy Clause C5.25.3.	In light of the above response, the comment is misleading, false and should be dismissed.
The proposal fails to address a number of the design principles of Appendix 1 of the Built Form Policy:	The response is provided to the comments made and outlines that the proposal does address the design principles:
Context and Character:	 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).
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.	• 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 is unsubstantiated, misleading and should be dismissed.
Submission 7 – Objection	
Submitter does not want to see a precedent set where people are allowed to develop onto Macri Lane.	 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.



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

	٠	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.	•	Two storey dwellings are permitted, subject to comply with the building height provisions of th City's LPP No.7.1.1. Furthermore, the design of the dwelling will assist with improving passiv 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.			
	•	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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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:
One submission neither objecting or in support, but with the following concerns	
 The height of the site works; and The proposed retaining wall with no proposed boundary fence. 	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. This boundary wall is compliant with the City's Local Law for Fencing and is considered acceptable.
Submitter notes the following non-compliances with the R Codes and City of Vincent Policy No. 7.1.1 Built Form (Built Form Policy)	
 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. 	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 Local Housing Objectives and design principle/s, respectively. As a result of this assessment, the overall proposal is considered compliant with the relevant Local Housing Objectives and design principles, and has been presented to Council with the recommendation for approval, subject to standard conditions and advice notes.
 <u>General non-compliance with planning elements</u> 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: 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 for and social character as the proposal is different to the established and does not preserve, reinterpret, harmonise or integrate with it in any way. 	When a development application does not meet the relevant deemed-to- comply Criteria of the City's Built Form Policy, the application is assessed against the relevant Local Housing Objectives and Policy Objectives of the Built Form Policy. The identified departures were assessed against the objectives of the Built Form Policy due to the overall building bulk, scale and design and potential for amenity impact due to the proposed setbacks, garage, open space and landscaping. As a result of this assessment, it is considered that the proposed dwelling does not cause a detrimental impact on the amenity or use of neighbouring properties, and is considered to enhance the streetscape of Macri Lane. As a result, the overall proposal is considered compliant with the relevant Local Housing Objectives and Policy Objectives of

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Comments Received in Objection:	Officer Technical Comment:
 Objective 4 – Context: The proposed development will have significant impact on the amenity of surrounding properties public areas. Objective 5 – Design: The proposed development is not 	and recommendation for approval, subject to standard conditions and advice notes.
designed in respect to built form and landscaping. The built for of overwhelming bulk and is out of character with the surroun built form.	
The proposal fails to address a number of the design principle	s of
Appendix 1 of the Built Form Policy: Context and Character: The proposal fails to respond to 	the
 Context and Character: The proposal fails to respond to distinctive character of the local area. 	the
 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 approp built form that responds to its site and surrounding built fabric 	
 considered manner. The proposal also fails to respect important views and fail 	s to
contribute to the character of the adjacent streetscapes.	
 The proposed development fails to meet the design principles of Cla 5.1.3 P3.1 of the R Codes as it fails to: 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. 	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, due to the proposed landscaping, articulated design and design features (i.e. windows), reduces the overall impact of building bulk and scale on the neighbouring lots, and positively contributes to the streetscape. As a result, the proposal is considered to satisfy
 The proposed development fails to meet the design principles of Cla 5.1.3 P3.2 of the R Codes as it: Has adverse impact on the amenity of the adjoining property; Restricts sun to major openings to habitable rooms and out living areas on the adjoining property; Does not contribute to the prevailing development context streetscape. The development does not meet the design principles of Clause 5 P4 of the R Codes as it: Does not reflect the existing and/or desired character of streetscape; Does nothing to reduce building bulk on-site; Fails to provide sufficient space for an attractive setting buildings, landscape and vegetation. 	 the relevant design principles of the R Codes, and has been referred to Council with the recommendation of approval. It is noted that Clause 5.3 Lot Boundary Setbacks of the City's Built Form Policy augments the design principles of P3.2 of the R Codes. As a result, the departures from the deemed-to-comply criteria of Clause 5.3 of the Built Form Policy. The proposed lot boundary walls are compliant with the deemed-to-comply criteria of Clause 5.3 Lot Boundary Setbacks of the Built Form Policy. The proposed lot boundary walls are compliant with the deemed-to-comply criteria of Clause 5.3 Lot Boundary Setbacks of the Built Form Policy as they are fully contained within existing lot boundary walls. As a result, the proposed lot boundary walls are considered acceptable. 5.1.4 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. The minor departure is considered to provide sufficient space for adequate landscaping and useable outdoor living areas, resulting in a reduced impact of building bulk and scale

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Comments Received in Objection:	Officer Technical Comment:
 Development does not meet R Codes Clause 5.1.6 P6 or Clause 5.6 design principles of Built Form Policy: 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. 	It is noted that the proposed building height is compliant with the deemed-to- comply criteria of Clause 5.6 Building Height of the City's Built Form Policy. As such, the proposed building height is considered acceptable.
 <u>Disrupt Views</u> 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. 	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.
 Impact Laneway 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. Doesn't reflect existing streetscape 	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 existing and intended purpose of the laneway will not be detrimentally impacted due to the proposed dwelling.
 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. 	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 and scale, design and landscaping will enhance the streetscape of Macri Lane. As a result, the proposal was presented to Council with a recommendation of approval, subject to standard conditions and advice notes.

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Comments Received in Objection:	Officer Technical Comment:
 Macri Lane between Hunter Street and Norham 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: Privacy and overlooking; Visual security; Solar access; Breeze access; Overshadowing; and Sense of open space. 	
 Visual Privacy 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. 	The proposed balcony and window on the first floor, facing north, result in overlooking onto the northern and western adjoining lots. The proposed balcony overlooks portion of the existing garage on the western adjoining lot. As the proposed overlooking from the balcony is not to be located over any outdoor living areas or major openings into habitable rooms. The proposed overlooking from the northern facing window will be obstructed by the 1.8m boundary fence and landscaping proposed along the northern lot boundary. As a result, it is considered the proposed overlooking satisfies the design principles of Clause 5.4.1 Visual Privacy of the R Codes.
 Building Process 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. 	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.

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Comments Received in Objection:	Officer Technical Comment:
Building Bulk	
The proposal will dominate existing properties and is not compatible with the existing building bulk and scale of adjoining properties.	 A design principles has been undertaken due to the cumulative impacts of the departure from the deemed-to-comply criterial of: lot boundary setback; street setback; setback of garages and carports; open space; and landscaping. As a result, it is considered that the proposal is will enhance the streetscape of Macri Lane, provide a greater landscaping amenity and reduce the overall impact of building bulk and scale when viewed from neighbouring properties or the public street. As a result, the proposal has been referred to Council with the recommendation of approval.
Solar Access/Overshadowing	
 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. 	As in accordance with the Residential Design Codes, overshadowing is assessed based on the shadow cast by a development at midday of the 21 st June, when the sun is at its lowest. 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 and is considered acceptable.
Open Space	
 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. 	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. The minor departure is considered to provide sufficient space for adequate landscaping and useable outdoor living areas, resulting in a reduced impact of building bulk and scale when viewed from neighbouring properties or the street. As such, the proposal was presented to Council with a recommendation of approval, subject to standard conditions and advice notes.

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Comments Received in Objection:	Officer Technical Comment:
Landscaping	
 A reasonable amount of canopy cover is impossible to achieve because the area of open space if 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. 	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 alternative landscape provisions and design is considered to reduce the impact of development on adjoining properties or the street, and contributes to the reduction of the urban heat island effect and increase the landscaping amenity of the locality. As a result, it is considered the proposed landscaping satisfies the Local Housing Objectives of the Built Form Policy, and the proposal was presented to Council with the recommendation of approval, subject to standard conditions and advice notes.
Ventilation	
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.	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.
Parking and Traffic Congestion	
 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. 	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.
Stormwater Management	
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.	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.

Page 6 of 8

Comments Received in Objection:	Officer Technical Comment:
Contest Calculations on Plans	
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. 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.	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 and increased the lot boundary setback to the northern boundary. As a result the proposed courtyard and an increased area to the north of the dwelling can now be included in the open space area, which now results in 44.5% 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 allows for sufficient space for adequate landscaping and useable outdoor living areas. As such, the proposal was presented to Council with a recommendation of approval, subject to standard conditions and advice notes.
Retaining Wall and Excavation	
• 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.	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 the deemed-to-comply criteria of Clause 5.3.8 Retaining Walls of the R Codes and are considered acceptable.
Pedestrian Access	
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.	The pedestrian access was approved by the Western Australian Planning Commission (WAPC) on 22 September 2014. As such, the existing pedestrian access in not a consideration in the planning assessment.
Outdoor Living Area	
 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. 	Both outdoor living areas do not meet the deemed-to-comply minimum dimension of the R Codes. However, the larger proposed outdoor living area is northern facing and open to winter sun, and both outdoor living areas are directly accessible and useable with habitable rooms. As a result, the proposed outdoor living areas satisfies the design principles of Clause 5.3.1 of the R Codes.
External Fixtures	
• 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.	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 compliant with the deemed-to-comply criteria of Clause 5.25 External Fixtures and is considered acceptable.

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Comments Received in Objection:	Officer Technical Comment:
Setback Variations	
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.	An 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 landscaping provision and articulated design of the proposed dwelling reduces the overall impact of the building bulk and scale on neighbouring properties. As a result, the proposal is considered to satisfy the relevant design principles of Clause 5.1.3 of the R Codes. As a result, the proposal was presented to Council with the recommendation of approval, subject to standard conditions and advice notes.
Note: Submissions are considered and assessed by issue rather than by individual sub	mitter

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

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Determination Advice Notes:

- 1. 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 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.
- 2. With reference to Condition 1, the owners of the subject land shall obtain consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
- 3. With reference to Condition 3, no further consideration shall be given to the disposal of stormwater 'offsite without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for he proposed stormwater disposal shall be lodged together with the building permit application working drawings.
- 4. A security bond shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the verge along Redfern Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
- 5. The Right of Way shall remain open at all times and must not be used to store any building or other material or be obstructed in any way. The Right of Way surface (sealed or unsealed) shall be maintained in a trafficable condition for the duration of the works. If at the completion of the development the Right of Way condition has deteriorated, the applicant/developer shall make good the surface to the full satisfaction of the City.
- 6. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

5.5 NO. 16 (LOT: 30; D/P: 1962) HOWLETT STREET, NORTH PERTH - CHANGE OF USE FROM OFFICE TO UNLISTED USE (DOG DAY CARE)

TRIM Ref:	D18/53776		
Author:	Fiona Atkins, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	North		
Precinct:	North Perth		
Attachments:	 Attachment 1 - Consultation and Location Map 1 12 Attachment 2 - Development Plans 1 12 Attachment 3 - Summary of Submissions with Administration Response 1 12 Attachment 4 - Summary of Submissions and Applicant Comments 1 12 Attachment 5 - Waste Management Plan 1 12 Attachment 6 - Acoustic Report 1 12 Attachment 7 - Parking Management Plan 1 12 		

8. Attachment 8 - Transport Impact Statement 4

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 development application for a Change of Use from Office to Unlisted Use (Dog Day Care) at No. 16 (Lot: 30; D/P: 1962) Howlett Street, North Perth for the following reasons:

- 1. The proposed use is inconsistent with the objectives of the Commercial zone in the City of Vincent Local Planning Scheme No. 2 as it will be detrimental to the amenity of the adjoining commercial properties and residential properties in the locality as a result of noise associated with the development; and
- 2. The proposed use does not meet the requirements of Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it is considered incompatible with the surrounding commercial and residential uses.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Office to Unlisted Use (Dog Day Care) at No. 16 Howlett Street, North Perth (subject site).

PROPOSAL:

The application proposes a change of use from Office to Dog Day Care. The subject site has four parking bays and will offer day care services for up to 30 dogs, which will include day to day socialisation of dogs as well as grooming and behavioural training.

The existing office building on site will be used as a front office, grooming area and inside play area, and will also provide bathroom and kitchen facilities for the staff. The proposal does not involve any internal modifications to the building. The application involves the provision of a chain link fence to separate the back yard into three play areas and a sign at the front of the property.

The proposed hours of operation are:

- Monday Friday: 7:00am 5:30pm
- Saturdays, Sundays and Public Holidays: Closed.

BACKGROUND:

Landowner:	Flyleads.com Pty Ltd
Applicant:	Amanda Deurloo and Lucinda Cunningham
Date of Application:	23 March 2018
Zoning:	MRS: Urban
	LPS2: Zone: Commercial
Built Form Area:	Mixed Use Area
Existing Land Use:	Office
Proposed Use Class:	Unlisted Use (Dog Day Care)
Lot Area:	637m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located on Howlett Street North Perth, on the fringe of the Commercial zone near the intersection of Scarborough Beach Road and Charles Street. The subject site and surrounding properties immediately to the north, south, east and west are zoned 'Commercial' under Local Planning Scheme No. 2 (LPS2). The area to the west, beyond the immediately adjoining western lot, is zoned Residential. The immediately abutting lot to the north and east accommodates an existing funeral parlour. The locality is characterised by a mix of developments including residential dwellings, offices, shops, eating houses and warehouses.

The proposed land use is not specifically identified in LPS2's land use table and cannot reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. The use is considered an Unlisted Use under LPS2 and Council is required to consider if it is consistent with the objectives and purposes of the Commercial zone, following community consultation.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of LPS2. 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 Discretion of Council
Land Use (only where required)		\checkmark
Car Parking		\checkmark
Bicycle Facilities		\checkmark

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
"P" Use	Unlisted Use (Dog Day Care)
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
No deemed to comply standard – parking management plan required.	4 car bays – parking management plan provided.

Bicycle Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
No deemed to comply standard – parking management plan required.	6 bicycle bays – parking management plan provided.

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 21 days in accordance with the *Planning and Development* (*Local Planning Scheme*) *Regulations 2015*, from 3 May 2018 to 23 May 2018. The method of consultation being a sign on site, a notice in the local newspaper and 232 letters mailed to all owners and occupiers as shown on **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

A total of 25 submissions were received, of which 22 objected to the proposal and 3 supported the proposal. The main concerns raised by the submissions are as follows:

- The lack of car parking and concerns regarding the proposal increasing traffic congestion and parking;
- Concerns regarding increased noise;
- Concerns regarding odour; and
- The proposal having a negative impact on the amenity of the area.

The applicant has provided a response to the submissions and this is included as **Attachment 4**. A summary of submissions and the City's comments are provided in **Attachment 3**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- Environmental Protection (Noise) Regulations 1997;
- City of Vincent Local Planning Scheme No. 2;
- Policy 2.2.11 Waste Management;
- Policy No. 4.1.5 Community Consultation; and
- Policy No. 7.7.1 Non-Residential Development Parking Requirements.

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 Commercial zone:

- To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.
- 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 maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.

• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.

In accordance with Clause 18(4) where a use class is not specifically referred to in the zoning table, the City is to:

- (a) Determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
- (b) Determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
- (c) Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

Delegation to Determine Applications:

The matter is being referred to Council for determination as the City received more than five objections during the public 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:

Land Use

The development proposes a day care centre for 30 dogs, with a maximum of four staff. Activities on site will include grooming, behavioural training and general day to day care of the dogs including playing, resting and feeding. The dogs will be distributed between the outside play area in the back yard, and the inside play area and rest room during the day. A maximum of 15 dogs will be in the back yard at any time, with the other 15 dogs kept inside during this time.

The subject site directly abuts a funeral parlour, and beyond this are residential homes and offices. A warehouse is immediately adjoining the site to the west, and beyond this is a Residential zone. There are residential properties three to twelve metres away from the subject site. The surrounding commercial area is well tenanted and relatively quiet, with limited traffic and noise produced by the existing uses. The nearby residential area is also a quiet area, and site observations indicated some residents of the properties were at home on a weekday.

An objective of LPS2 for the commercial zone is 'to ensure that development is not detrimental to the amenity of the adjoining owners or residential properties in the locality'. The addition of 30 dogs and four staff members within a relatively quiet commercial area in close proximity to residential dwellings would be out of character with the current development in the area, and have an adverse impact on its existing amenity.

The proposed use is considered incompatible with the surrounding commercial uses with an intensity far greater in comparison to the current uses surrounding the site. On this basis, the increased intensity of the use of the site is considered to be inconsistent with the objectives of the Commercial zone, and is therefore not supported.

Car and Bicycle Parking

Car parking requirements on the site are required to be determined by the City on a site specific Parking Management Plan, in accordance with Policy No 7.1.1 – Non Residential Parking Requirements.

Four car bays are provided on site at the front of the building, as shown on the site plan. The parking management plan states that two bays will be reserved for staff parking and two will be reserved for customers. However the applicant has since revised this plan and advised that the four parking bays will be for the exclusive use of customers for drop off and pick up, with all staff required to commute by public transport or cycling, or find alternative off-site parking arrangements.

The proposal is for up to thirty dogs to be cared for in the facility at any one time, meaning up to thirty drop offs and pick-ups could occur each day, with no staggered drop off or pick up times proposed. The parking management plan includes the use of 13 on-street car bays located on Howlett Street. These car bays have a time limit of one hour parking from 8:00am – 5:30pm, Monday to Friday.

The parking management plan includes six bicycle bays for the exclusive use of the business. These bicycle bays will be located under cover on the buildings porch area. As per the requirements of Policy No. 7.7.1, end of trip facilities are provided in the existing building in a bathroom that includes a shower and wash basin. The bicycle facilities are considered to be adequate, in that it will cater for all four staff members.

The subject site is located 150 metres from Charles Street and 200 metres from Scarborough Beach Road. However as dogs cannot be transported via public buses, public transport cannot be reasonably considered to alleviate the customer parking requirements on site.

A number of the submissions from the community consultation have noted traffic congestion and parking as an issue in the area. The proposed use of the site will see 30 customers visiting the site twice a day to drop off and pick up their dogs; increasing the intensity of traffic coming to and from the subject site at peak hour times of the morning and early evening.

Measures such as staggering drop off and pick up times for the dog owners, could be implemented to potentially decrease parking and traffic congestion, however in its current form the parking management plan provides no certainty that the nature of the business will not result in traffic congestion or illegal parking.

Waste Management Plan

The applicant provided a Waste Management Plan to demonstrate how they would manage dog faeces removal at the site. The management plan states that the applicant will be contracting Cleartech Waste Management for the dog faeces removal. The faeces would be collected on Tuesday and Friday, so as not to coincide with the waste and recycling collection that occurs on Wednesday.

The applicant is intending to immediately collect all faeces from the yard during the day using a plastic bag and store the faeces in bins. At the end of the day, the faeces will be moved into a large freezer, which will be used as a storage receptacle until the collection days. The freezing is intended to decrease any odour or disease that may otherwise be generated by the proposed amount of waste.

The applicant has provided a list of their hygiene and cleaning standards and requirements to ensure that odour is controlled and pests effectively managed.

It is considered that the Waste Management Plan will satisfactorily mitigate the potential for odour from the proposed business.

<u>Noise</u>

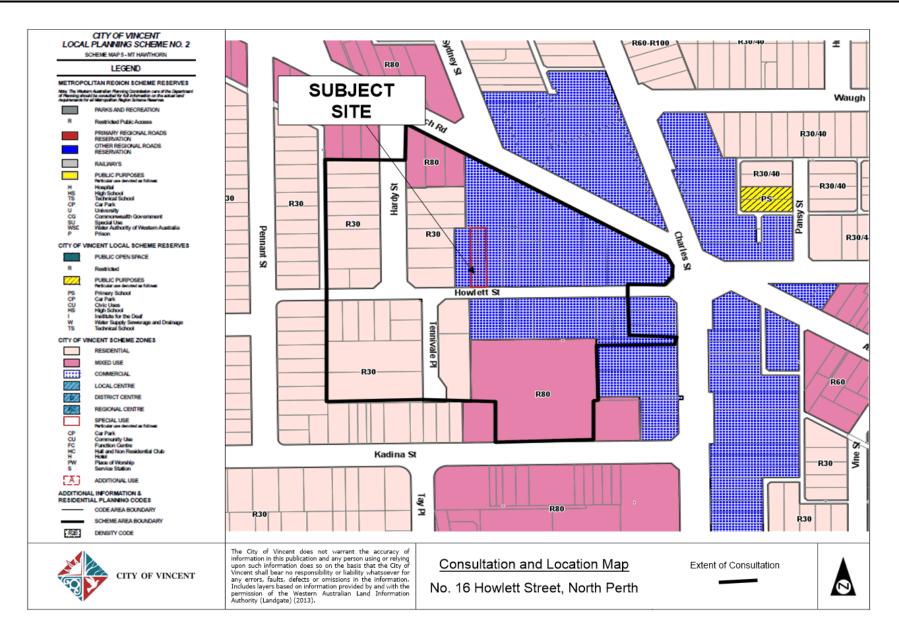
Many submitters expressed concern about the impact of barking dogs on the surrounding area. The applicant submitted an acoustic report which found that the development is unable to achieve compliance with the Noise Regulations. The report suggests a noise management plan be implemented to prevent group dog barking scenarios which may assist in aligning the noise levels more closely to the prevailing noise levels in the local area. The development is proposed on the fringe of a commercial zone in close proximity to a residential area both of which is generally quiet in nature. The surrounding commercial uses cannot be considered as high noise emitting uses. It is considered that the noise associated with the development will be detrimental to the surrounding residential properties and commercial uses (particularly the abutting funeral parlour) and is therefore contrary to the objectives of the 'Commercial' zone.

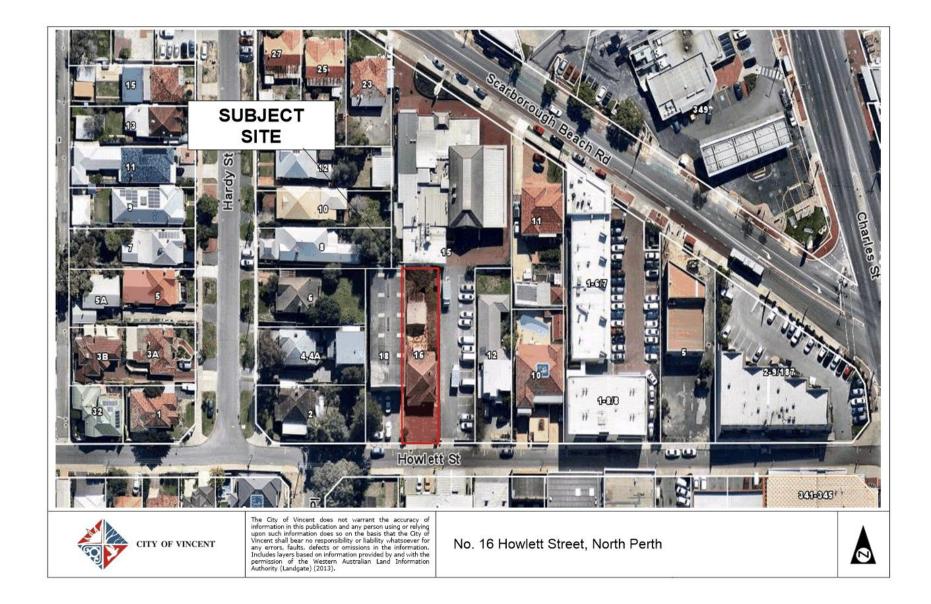
Conclusion

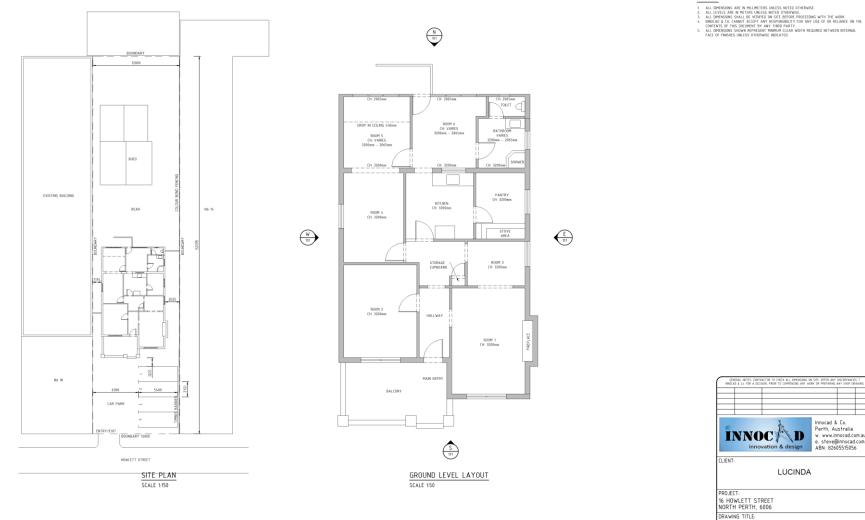
Council is required to exercise its discretion regards this development application for an Unlisted Use (Dog Day Care). The proposed land use is considered to be inappropriate for the proposed locality, due to its potential impact on the amenity of the surrounding area, by way of intensity, noise and traffic.

The evidence provided by the applicant does not provide certainty regarding their capacity to control the potential impact that 30 dogs in a confined area may have on the surrounding residential and commercial area.

It is therefore considered that the proposed use at the subject site is inconsistent with the objectives of the Commercial zone under LPS2, and the relevant sections of Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* As such, it is recommended that the application is refused.







NOTES

Innocad & Co. Perth, Australia w. www.innocad.com.au e. steve@innocad.com.au ABN: 82605515056

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SITE PLAN & GROUND LEVEL LAYOUT

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DESIGN:

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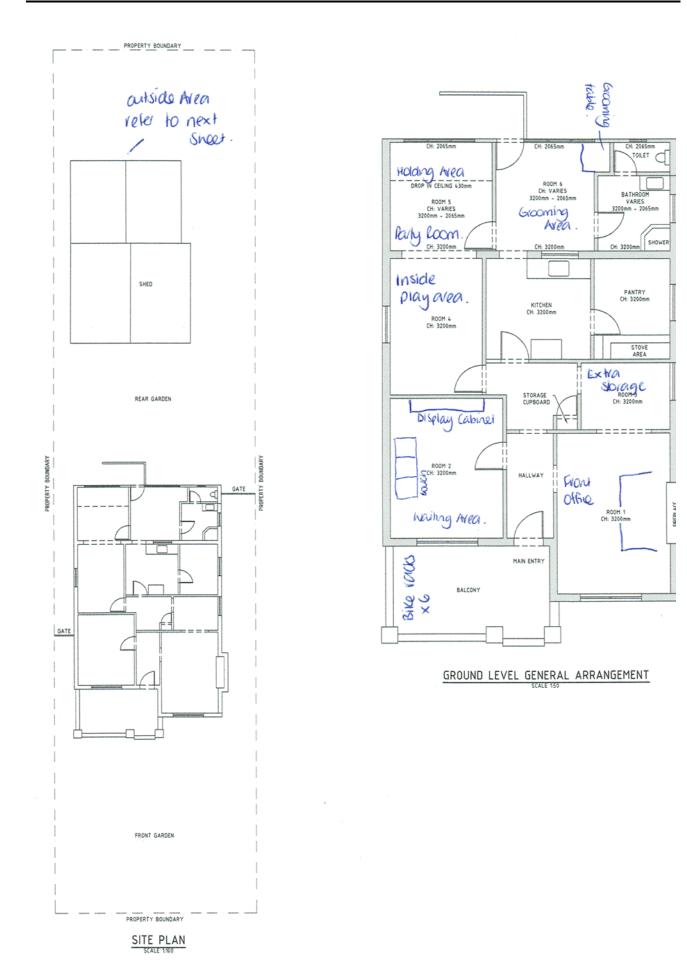
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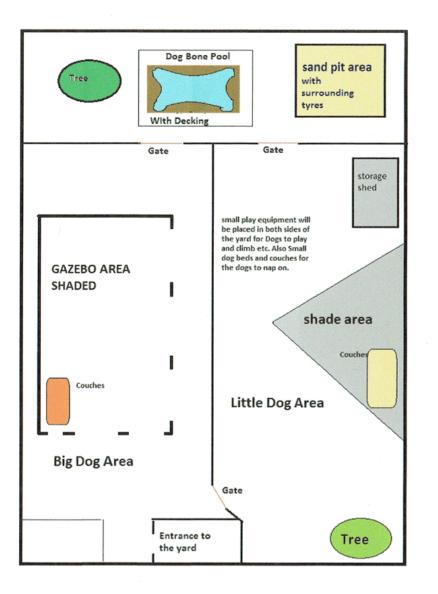
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SCALE:

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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's Comments:
Noise	
 The number of dogs is inappropriate, too many dogs in a small lot will create a lot of noise. Other neighbourhood dogs will be disturbed and provoked into barking. What noise mitigation can realistically be expected from the 5m high boundary wall in an open yard? Behaviour training is to be provided on site, and as prolonged barking is a main reason that owners seek training, excessive barking is likely. Residents studying and working from home during the day time hours will be impacted by the dog's noise. Nightshift workers and young children sleeping during the day time hours will be impacted by the dog's noise. How will 2-4 staff members control all 30 dogs from barking more than 1-2 times. 	The applicant submitted an acoustic report as part of the development application which indicated the use is unable to achieve compliance with the Noise Regulations unless the local background noise is closer in volume to the predicted dog barking noise. The report suggests a noise management plan could implement strategies to prevent group dog barking scenarios which may assist in aligning the levels more closely. Administration considers the impact of dogs barking will be detrimental the amenity of the surrounding area and therefore the proposal does not satisfy the objectives of the 'Commercial'
 Parking How will 30 dogs being dropped off in a high frequency, high volume traffic area be managed in one and a half hour blocks during peak hour times so this does not impact traffic. The area is already extremely congested; there are not enough parking on site to prevent further congestion of the street from staff and customer parking. 	The applicant's parking management plans proposes to provide four on-site parking bays. Measures such as staggering drop off and pick up times for the dog owners, could be implemented to decrease potential parking and traffic congestion. However in its current form the parking management plan provides no certainty that the nature of the business will not result in traffic congestion or illegal parking resulting from the increased intensity of traffic due to a limited number of designated parking spaces available for a business that experiences high volumes of traffic within short time periods. A revised parking management plan should be provided to include staggered drop off and pick up times to ensure the development does not result in parking or traffic congestion during peak periods.
Odour	
Odour from 30 dogs in such close proximity to residential homes will be extreme.	The applicant has provided a Waste Management Plan to demonstrate how they propose to manage the dog faeces produced by up to thirty dogs per day, and also how they will manage the cleanliness of the site. The City's is satisfied that the Waste Management Plan will effectively manage the odour on site.

Page 1 of 2

Comments Received in Objection:	Officer's Comments:
Hours of Operation	
How can the business guarantee they will only run during the proposed hours when they rely on full time workers to pick up and drop off their dogs on time, through peak hour traffic?	The proposed dog day care will have standard business hours. If a dog has not been picked up by 5:30pm, the applicant has confirmed that the dog will be kept inside the property and a staff member will wait with the dog until its owner has collected it from the premises.
	In any event, if the proposal is approved, it would be subject to a condition limiting the hours of operation.
Safety concerns	
 What if a dog escapes and becomes aggressive, or runs into the high volume traffic on surrounding streets. Neighbouring residents are allergic to dogs and concerned that the volume of dogs will cause health issues. 	There are dogs kept throughout residential areas that could escape or cause allergic reactions at any point in time. The Dog Day Care has multiple safety doors and gates to ensure that dogs Will not escape.
Character and amenity	
 There are residential homes located 3m - 12m from the subject site which will be heavily impacted by odour and noise. The proposed use is inappropriate for medium to high density inner city living. The use is not in keeping with the character of the area and is likely to have a negative impact on the amenity of the area. The use will detract, rather than enhance, the amenity of the area This site is approved for an office - how will this dog day care only have 	The subject site is located within a Commercial zone, and in close proximity to Residential properties. LPS2 requires that the Commercial zone 'facilitates a wide range of compatible commercial uses'. The Dog Day Care is not considered to be compatible with the surrounding Commercial uses, which include a Funeral Parlour, Offices, Warehouses and Eating Houses. The business involves the keeping of 30 dogs there from Monday to Friday, and there are no other animal establishment style businesses in the surrounding areas.
 the same impact on the amenity of the area as an office? The proposed site is next to a funeral home where people come for bereavement, and shouldn't be disturbed by animals making noise. Dog day care's belong in industrial areas, not abutting residential areas. 	Further to this, the definition of Commercial zone also requires that development in the zone should be controlled to 'ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality'. The proposed use is considered to have an impact on the adjoining properties, particularly in regards to levels of noise and odour.
Note: Submissions are considered and assessed by issue rather than by individual sub-	In light of this, the proposed use is not considered to be in keeping with the existing character and amenity of the area.

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

Page 2 of 2

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:	Applicants Comments:
 Issue: Noise The number of dogs is inappropriate, too many dogs in a small lot will create a lot of noise. Other neighbourhood dogs will be disturbed and provoked into barking. What noise mitigation can realistically be expected from the 5m high boundary wall in an open yard? Behaviour training is to be provided on site, and as prolonged barking is a main reason that owners seek training, excessive barking is likely. Residents studying and working from home during the day time hours will be impacted by the dog's noise. Nightshift workers and young children sleeping during the day time hours will be impacted by the dog's noise. How will 2-4 staff members control all 30 dogs from barking more than 1-2 times. 	 Each individual dog will be required to undertake an orientation process. The owners will be required to fill out forms which ask questions in relation to their behaviour. If the dog is known to bark excessively, be aggressive to other dogs or human or is highly anxious, then they will not be accepted. Dogs coming for day care are not coming for barking reasons, they are coming to be socialised, entertained and stimulated. 90% of dogs' bark because they are bored or suffer with separation anxiety from their owners leaving them at home. No dogs will be left outside to bark unsupervised. There will always be 2-3 staff and behaviourists on site. Not all 30 dogs will be in the backyard at one time, 15 dogs will be inside for rest and indoor activities and 15 outside for stimulation and play, this will be on a rotation system. Windows and doors will be closed. If a dog seems distressed or is not coping with the dog day care environment, the owner will be called and the dog asked to leave, as mentioned previously this is likely to be avoided due to our extensive orientation process Based on my certification, it is unrealistic that more than 5 dogs will bark at one time and very unlikely that all 30 will bark at once due to the measures taken in our above points According to the acoustic engineer who has assessed the property and other day cares around Perth, the 5m high brick wall makes a large difference to the noise generated There are no residential backyards that back onto the outdoor area of the site with the 5m brick wall and another property in between the closest home. If required we will look into options of raising the fence height on the right side and installing acoustic wall panels on the right side of the property.
 Issue: Parking How will 30 dogs being dropped off in a high frequency, high volume traffic area be managed in one and a half hour blocks during peak hour times so this does not impact traffic. The area is already extremely congested; there are not enough parking on site to prevent further congestion of the street from staff and customer parking. 	 A traffic impact report has been prepared which addresses the parking and traffic area. This report was based on 45 dogs, which has now been reduced to 30 dogs Majority of the dogs will be dropped off prior to the opening of the surrounding businesses Drop off times will be from 2-5 minutes so unlikely to cause a traffic build up There are multiple parking bays in surrounding streets, no staff will be parking on site.

Page 1 of 2

Comments Received in Objection:	Applicants Comments:
 Issue: Odour Odour from 30 dogs in such close proximity to residential homes will be extreme. 	 Odour will be managed by a comprehensive waste management plan involving freezing of the dog faeces as soon as it happens and daily disinfectant and deodorisation procedures. This would be more hygienic than a backyard with one dog and multiple droppings
 Issue: Hours of Operation How can the business guarantee they will only run during the proposed hours when they rely on full time workers to pick up and drop off their dogs on time, through peak hour traffic? 	 As the same situation as a child care facility, owners are responsible for picking up their dogs on time. If the case arises that a dog is not picked up on time, they will be kept inside with the manager. When numbers permit, we are looking at getting a vehicle that assists with drop off of dogs which will ensure all dogs have vacated the premises by 5:30pm.
 Safety concerns What if a dog escapes and becomes aggressive, or runs into the high volume traffic on surrounding streets. Neighbouring residents are allergic to dogs and concerned that the volume of dogs will cause health issues. 	 There will be secure gates on both sides, all gates will be doubled gated with self closing locks. The entrance will have front door plus another gate behind which is kept shut at all times. We will not be accepting aggressive dogs so this will not be an issue All dogs are vaccinated and flea and wormed prior to attending day care which owners must provide evidence of. Allergies to dogs occur when a person is in close proximity to the animal eq in the same room or when the dog is touched.
 Issue: Character and amenity There are residential homes located 3m - 12m from the subject site which will be heavily impacted by odour and noise. The proposed use is inappropriate for medium to high density inner city living. The use is not in keeping with the character of the area and is likely t have a negative impact on the amenity of the area. The use will detract, rather than enhance, the amenity of the area This site is approved for an office - how will this dog day care only have the same impact on the amenity of the area as an office? The proposed site is next to a funeral home where people come for bereavement, and shouldn't be disturbed by animals making noise. Dog day care's belong in industrial areas, not abutting residential areas 	 There are no residential homes backyards that back onto the property and a large 5m brick wall and warehouse separates the resident's backyard from Howlett St. There has been a café open close by that is dog friendly. Society is moving towards more dog friendly areas, as dogs promotes health and well being to the community. We want to allow pet owners to benefit from the opportunity of owning a dog and having the flexibility of knowing their dog is cared for whilst they are at work. Many apartments and smaller townhouses nearby that have dogs who may bark during the day due to boredom and lack of stimulation We intend to have a good relationship with the funeral home and we will work with them to eliminate any concerns which will affect their clients There is currently a homeless man sleeping on the porch whom the funeral home staff have expressed creates odour by urinating all over the property and chronically litters the side area with coffee cups and fast food packaging. Several staff from the home are supportive of our application due to this reason. Many Dog Day Care centres around Perth which are in close proximity to residential areas and are commercially zoned the same as Howlett street which have had approval. E.g. K9 Collective in Bayswater, Paws n Play in East Perth and Le Petite in South Perth.

Page 2 of 2

WASTE MANAGEMENT PLAN 16 HOWLETT STREET NORTH PERTH HAPPY TAILS DOG DAY CARE

Introduction

Happy Tails Dog Day Care is a Dog Day Care facility proposed to base at 16 Howlett Street, North Perth where dogs will have the opportunity to socialise, learn behavioural skills and play in a safe and supported environment.

16 Howlett Street, North Perth resides in the City of Vincent and is zoned a commercial zone. The premises will be used for a private single use dwelling. The nature of the business is to care and entertain up to 30 dogs per day with grooming as an option.

The development is a total of 637sqm including a house/office (120sqm), front car park and back yard area which houses a large shed.

Happy Tails Dog Day Care PTY LTD is owned by Miss Amanda Deurloo and Mrs Lucinda Cunningham. It will be managed five days per week by Miss A. Deurloo. One-two more animal assistants will be onsite. Ms Lucinda Cunningham will be involved in the management and administrative component of the business.

On Thursday 29th March, I contacted Sally-Anne from the City of Vincent. She was going to let Happy Tails know exactly what was needed in regards to the correct management of dog waste. However, as this type of development is an unlisted use for a development application at the City of Vincent, Sally-Anne is in the process of researching more and will contact us in regards to this.

In the Meantime, we have contacted another Dog Day Care in the City of Stirling and they have informed us that they hire a special waste bin for the Dog waste which is collected twice a week to eliminate odour build up.

Waste Generation

Waste Generation has been formulated based on an office building, as there are no other suitable comparisons (Appendix 1 from the WALGA guidelines.) Using the total land size (including Front Car park area) the calculation is 10L/100Sqm/Day which equates to 63.7L per day for general waste and recycle bins. If we are to remove the parking space from the calculation, the land size including the house and backyard is approximately 450sqm, which equates to 45L of waste per day. There will not be this much waste generated as there will be a maximum of four employees and the rest dogs. We will have an extra bin supplied especially for the dog waste.

Waste Management Process:

- 1. 4 x two litre bins with lids will be placed around the backyard for dog faeces disposal. These bins will have large plastic bags inside.
- 2. When a dog defecates, this is picked up immediately by a staff member in a bag and placed in any of these four bins.
- 3. These bins are emptied at the end of the day in a large freezer located on the lefthand side of the premises. (see picture below of freezer). The freezer will be disinfectant and washed out once a fortnight.
- 4. On the morning of rubbish removal from the front of the premises, the frozen faeces will be placed in the "special" dog bin which is collected twice weekly.
- 5. The four bins in the backyard will be disinfected at the end of each day and new rubbish bags placed inside.
- 6. Staff will maintain hand hygiene and wear gloves when handling bags and bins.





Waste Management System – Bin Storage Area

This Picture shows the left side of the premises for access to the waste storage area.

Bins will be located behind the gate until the specific collection day where they will be taken to the front of the property the night before pickup.

The size of this area is approximately 4 sqm.

The proposed number of bins will be three.

One green general waste bin, one yellow recycling bin and one general waste bin for dog waste. The dog waste bin will be 120L in size.

The bins will be stored here as they are hidden from client's vision, they are against a 5m high brick wall, they can be assessed by staff from the back of the house (where dog waste will be removed from). They can be easily put on the verge through the gate access.

To ensure better practice waste management, the bin with the dog waste will be removed twice weekly. Each faeces will be individually bagged to prevent odour and to maintain hygiene and health safety. Staff will be educated on maintaining proper hand hygiene after handling the faeces. There will be minimal general waste and recycling as there is only likely to be that created by food from staff and some recycling from everyday supplies such as milk cartons etc.

Access

The bins can be accessed from the front and back of the property through the gate shown in the picture below. This gate will be locked at all other times except for the dog waste bin pick up.

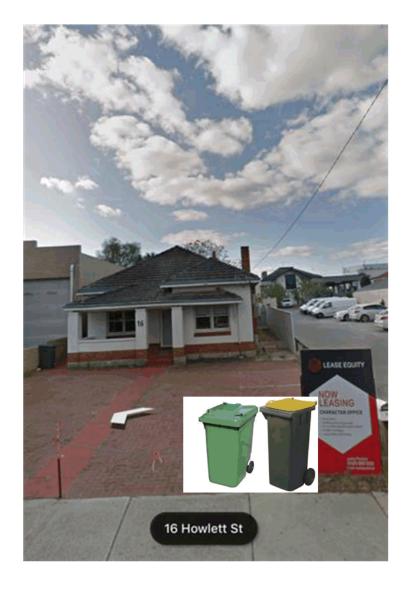


Collection

According to the City of Vincent's waste management, Howlett street is in Area 3, therefore the rubbish bin collection day will be on a Wednesday weekly. The Recycling bin will be collected fortnightly. The dog waste bin will be collected by ClearTech twice weekly on a Tuesday and Friday as to not coincide with the council collection days.

The bins will be collected from the front of the premises on the right side of the premises, away from the entrance (Please see diagram below).

The dog waste bin will be picked up from the same location twice weekly.



Education

Each individual staff member will be educated on the waste management system upon commencement of their employment at "Happy Tails". One staff member will be responsible to putting the bins out at the end of the day and bringing them in the following day. A copy of the City of Vincent's waste management will be kept onsite for employees to familiarise themselves.

Auditing and Monitoring

Manager, Ms Amanda Deurloo will be responsible for monitoring the waste at Happy Tails and ensuring bins are put out on the required days.

Floor washing/drainage

The outdoor play area will be pressure washed down at the end of each day and disinfectant applied once a week on a Friday. A sewer drain will be located on the right-hand side of the property near the fence. All water will be washed into this system. Below is a picture of the current sewer pipe which will be fixed to allow a drain at the back of the property once approval is obtained from the council.



Hygiene, Cleaning and Disinfection Standards for Happy Tails

- Inside and Outside dog areas must be cleaned at least once daily.
- All areas must be disinfected at least once weekly, noting that some disinfectants are dangerous and toxic to dogs and therefore we will use one that does not contain any coal or wool products.
- Outdoor couches/rugs/and bedding must be cleaned or changed at least once daily and disinfected at least once a week.
- Paths and exercise areas must be pressure washed and cleaned daily
- Faeces and waste materials must be disposed of in accordance with the requirements of the appropriate authority and placed in the freezer provided. Faeces must not be disposed of in sewer or septic systems.
- Disposable bedding, food containers and general waste from the facility/establishment/centre must be placed in a waste disposal device.
- Collection drains must be cleaned daily.
- Toys used in socialization and environmental enrichment must be washed in hot soapy water and disinfected **a**t the end of every week.
- MSDS sheets for all chemical and industrial products used in the facility/establishment/centre must be prominently displayed throughout the facility/establishment/centre including feeding and storage areas.

Pest Control:

o Efforts must be made to effectively control pests including flies and rodents.

• Chemicals used for pest control must be registered with Australian Pesticides and Veterinary Medicines Authority for purpose and use only in accordance with the manufacturer's instructions.

Guidelines

- All animal waste products such as faeces, bedding and food waste should be disposed of
 promptly and hygienically and in accordance with the requirements of the City of Vincent.
- A trade waste service will be used for collection and disposal of wastes.
- Specialist advice will be sought before pest control operations are conducted to protect the health and safety of the staff and the animals kept.

Staff's health must be protected by the provision of or access to:

- induction upon commencing work in the facility/establishment/centre
- adequate hot and cold hand washing facilities
- hand disinfectant placed at various locations around the facility/establishment/centre
- immunization against tetanus
- provision of personal protective equipment e.g. disposable gloves.



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DOCUMENT CONTROL

Environmental Noise Impact Assessment

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Client: Happy Tails Dog Daycare Pty Ltd Project: Acoustic Report



EXECUTIVE SUMMARY

Acoustic Engineering Solutions (AES) has been commissioned by Happy Tails Dog Daycare Pty Ltd (HTDD) to prepare an acoustic report as a supporting document for the application of converting a premise into a Dog Daycare Centre (DDC). The DDC is proposed to accommodate up to 30 dogs, and open from 7:00am to 5:30pm for Mondays to Fridays excluding public holidays. This report presents an environmental noise assessment of the proposed DDC operations. The aim of this assessment is to determine whether or not the proposed DDC operations would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model has been created and three extreme worst-case scenarios have been modelled:

- Scenario 1: 15 (half) of dogs play inside the DDC house while another 15 (half) of dogs play in the backyard and bark simultaneously.
- Scenario 2: Scenario 1 with installing modular acoustic panels along (inside) the existing eastern backyard fence. Those modular acoustic panels will provide absorption coefficient of 0.8 to the inner surface (face to the backyard) of the existing eastern backyard fence.

Scenario 3: Scenario 1 with increasing the existing eastern backyard fence to 2.5m.

The assumption of all 15 dogs in the backyard barking simultaneously rarely happens, especially at a dogcare centre where dogs are cared by experienced staffs. The above scenarios are expected to happen in much less than 10% of the DDC open hours.

For the above scenarios, the following sources are assumed:

- Three split air-conditioning units are operating; and
- In the grooming area inside DDC house, a dog is being trimmed by an electric trimmer and another dog is being washed in a basin.

Six neighbouring premises have been selected for the detailed assessment. Noise levels have been predicted for worst-case meteorological conditions. Dog barking noise is expected to exhibit tonality and impulsiveness, the predicted worst-case noise levels have been adjusted by adding 15 dB according to the Regulations. Then the adjusted noise levels have been assessed against the assigned noise levels L_{A1} set by the Regulations at all of the receiver locations for both scenarios. The compliance assessment concludes that with the increase of existing eastern backyard fence to 2.5m (scenario 3) compliance is achieved at the selected receiver locations and at the neighbouring carpark. However, the predicted noise is above the assigned noise levels in parts of backyards of the western and north-western neighbours.

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1.0 INTRODUCTION

Happy Tails Dog Daycare Pty Ltd (HTDD) has applied for converting a premise into a Dog Daycare Centre (DDC). The City of Vincent requires an acoustic report for undertaking a noise impact assessment to determine whether or not the proposed DDC operations would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

Acoustic Engineering Solutions (AES) has been commissioned by HTDD to prepare the acoustic report. This acoustic report presents an environmental noise impact assessment of the proposed DDC operations.

1.1 DOG DAYCARE CENTRE

The DDC is proposed to operate at 16 Howlett Street North Perth. Figure 1 in APPENDIX A presents the aerial view of the proposed DDC site. The proposed DDC house is an old house with a large backyard, which is situated next to a large warehouse (in the West) and the parking premise (in the East) for a funeral home. A large shed stands in the middle of backyard. A 1.8m high fence is installed along the eastern boundary (adjacent to the car park). Two gates secure either sides of the house. Three split air-conditioning units have been installed.

Figure 2 in APPENDIX A presents the proposed site layout and floor plan.

- Room 1: Reception.
- Room 2: Waiting area/orientation room.
- Room 3: Storage.
- Room 4: Indoor play area.
- Room 5: Store room.
- Room 6: Grooming area.

The proposed DDC house is a brick and title structure. The external walls are double brick walls. The ceilings are (mostly flat) plaster board and fully insulated with fibreglass batts. All doors are made of solid timbers. All windows are glazed with timber frames. During the operation hours, all windows and doors are closed.

The DDC is proposed to accommodate up to 30 dogs, and open from 7:00am to 5:30pm on Mondays to Fridays excluding public holidays. The DDC will offer grooming; behavioural training and general day to day care of dogs. The DDC has 6 car parking bays at front of property for drop off and pick up.



2.0 NOISE CRITERIA

Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

Type of Premises	Time of	Assigned Noise Levels in dB(A) ¹			
Receiving Noise	Day	La 10	L _{A1}	L _{A max}	
	0700 to 1900 hours Monday to Saturday 0900 to 1900 hours	45 + Influencing factor 40 +	55 + Influencing factor 50 +	65 + Influencing factor 60 +	
	Sunday and public holidays	Influencing factor	Influencing factor	Influencing factor	
Noise sensitive premises: highly	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	60 + Influencing factor	
sensitive area	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor	
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80	
Commercial premises	All hours	60	75	80	
Industrial and utility premises other than those in the Kwinana Industrial Area	All hours	65	80	90	

Table 2-1: Assigned noise levels in dB(A)

 1 Assigned level L_{A1} is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period. Assigned level L_{A10} is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period. Assigned level L_{Amax} is the A-weighted noise level not to be exceeded at any time.

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For highly noise sensitive premises, an "influencing factor" is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE

Regulation 7 requires that that "noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9".

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

Table 2-2: Adjustments for dominant noise characteristics

	e noise emission is cumulative to a ma	Adjustment where mu		
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

2.2 INFLUENCING FACTOR

Six neighbouring premises surrounding the DDC house have been selected for detailed assessment of noise impact, as shown in Figure 1 in APPENDIX A. R2, R4 and R6 are noise sensitive premises and the others are commercial premises.

Charles Street is classified as the Major Road from the Main Road traffic flow data (<u>mrapps.mainroads.wa.gov.au/TrafficMap/</u>, Site 0114, South of Elizabeth Street (SLK 1.68)). R6 is less than 98m away from Charles Street while the others are 110m to 170m away from Charles Street. Therefore, the transport factor is 6dB for R6 but 2 dB for R2 and R4.

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Project:	Acoustic Report

AF.S.

Figure 3 in APPENDIX A presents map 1 of the town planning scheme and zone of the City of Vincent. The proposed DDC house is located in a commercial zone. No industrial zone is present in the vicinity of the selected closest noise sensitive premises. Table 2-3 presents the calculation of influencing factors and Table 2-4 presents the calculated assigned noise levels L_{A1} for the closest noise-sensitive and commercial premises.

Closest	Transport	Co	Influencing Factor		
Residents	Factor in dB	Within 100m Radius	Within 450m Radius	dB	in d(B)
R2	2	33%	0.08%	2	4
R4	2	56%	0.08%	3	5
R6	6	80%	0.08%	4	10

Table 2-3: Calculation of influencing factors.

Table 2-4: Assigned day-time noise levels LA1 for Mondays to Saturdays.

Closest Residences	Day ² Monday to Saturday
	Lai
R1	75
R2	59
R3	75
R4	60
R5	75
R6	65

² 0700 to 1900 hours for Monday to Saturday.

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3.0 NOISE MODELLING

3.1 METHODOLOGY

An acoustic model has been developed using SoundPlan v8.0 program, and the CONCAWE^{3,4} prediction algorithms have been selected for this study. The acoustic model has been used to predict noise levels at the selected receiver locations and generate noise level contours for the area surrounding the proposed DDC site.

The acoustic model does not include noise emissions from any sources other than from the DDC. Therefore, noise emissions from neighbouring commercial premises, aircrafts, road traffics, etc are excluded from the modelling.

3.2 NOISE MODELLING SCENARIOS

Two worst-case operational scenarios have been modelled and presented in the AES previous report⁵. As requested by the City of Vincent, the following three extreme worst-case operational scenarios are modelled:

- Scenario 1: 15 (half) of dogs play inside the DDC house while another 15 (half) of dogs play in the backyard. The 15 dogs in the backyard are assumed to bark simultaneously.
- Scenario 2: Scenario 1 with installing modular acoustic panels along (inside) the existing eastern backyard fence, which marked as red line in Figure 4 in APPENDIX A. Those modular acoustic panels will provide absorption coefficient of 0.8 to the inner surface (face to the backyard) of the existing eastern backyard fence.
- Scenario 3: Scenario 1 with increasing the existing eastern backyard fence to 2.5m as shown in Figure 4 in APPENDIX A.

The assumption of all 15 dogs in the backyard barking simultaneously rarely happens, especially at a dogcare centre where dogs are attended and cared by experienced staffs.

For the above scenarios, the following sources are assumed:

- Three split air-conditioning units are operating; and
- In the grooming area inside the DDC house, a dog is being trimmed by an electric trimmer and another dog is being washed in a basin.

HTDD has advised that all of windows and doors of the DDC house are fully closed during the open hours.

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 $^{^{3}}$ CONCAWE (Conservation of Clean Air and Water in Europe) was established in 1963 by a group of oil companies to carry out research on environmental issues relevant to the oil industry.

⁴ The propagation of noise from petroleum and petrochemical complexes to neighbouring communities, CONCAWE Report 4/81, 1981.

Acoustic Report for Happy Tails Dog Daycare Pty Ltd, AES-170023-R01-A-21032018, 21 March 2018.



3.3 INPUT DATA

3.3.1 Topography

HTDD advised that the proposed DDC site and surrounding area are flat. Therefore, a flat ground has been assumed in the acoustic model with averaged absorption of 0.6.

The buildings in the area of interest (including the DDC house) have been digitised to the acoustic model together with the (1.8m) property fences including the DDC boundary fence.

3.3.2 Noise Sensitive Premises

In consulting with HTDD, six neighbouring premises have been selected for the detailed assessment, as shown in Figure 1 in APPENDIX A. R2, R4 and R6 represent the noise sensitive premises and the others are the commercial premises.

3.3.3 Source Sound Power Levels

Site measurements of sound power levels are not possible because the HTDD dog daycare centre is not in operation yet.

Table 3-1 presents the sound power levels, which are obtained from the information provided by HTDD and from the AES database for similar equipment. The noises from dog barking, dryer and air-conditioners are expected to have tonality characteristics.

Names	Octave Frequency Band Sound Power Levels in dB(lin)							Ove	rall	
Names	63	125	250	500	1k	2k	4k	8k	dB(lin)	dB(A)
Dog Barks	70.6	66.4	64.0	82.3	90.1	84.7	69.4	59.0	91.8	91.8
Dryer	67.5	69.9	66.7	69.4	73.1	75.2	78.9	73.7	82.6	82.6
Hair Trimmer	69.6	69.8	67.5	65.6	64.4	62.2	57.2	48.7	75.2	69.3
Dog-Bath	73.7	76.9	75.1	70.8	69.5	70.0	68.8	66.3	81.7	76.7
Air-conditioner	73.3	70.9	64.9	58.9	57.0	53.2	47.6	39.3	75.8	63.0

Table 3-1: Sound power levels.

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Project:	Acoustic Report

3.4 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the worst-case meteorological conditions⁶ have been assumed, as shown in Table 3-2.

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Pasquill Stability Category
Day (0700 1900)	20º Celsius	50%	4 m/s	E

Table 3-2:	Worst-case	meteorological	conditions.
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⁶ The worst case meteorological conditions were set by the EPA (Environmental Protection Act 1986) Guidance note No 8 for assessing noise impact from new developments as the upper limit of the meteorological conditions investigated.



4.0 MODELLING RESULTS

4.1 **POINT MODELLING RESULTS**

Table 4-1 presents the predicted worst-case A-weighted overall noise levels. The highest worst-case noise level is predicted of at R5 for all scenarios. The predicted results indicate:

- The absorption treatment to the inner surface of the existing eastern backyard fence (scenario 2) does not reduce dog-barking noise radiation.
- The increase of eastern backyard fence height (scenario 3) reduces noise received at each of the selected receiver locations, especially at R3 to R6. A marginal noise reduction at R1 and R2 is due to the reduction of reflective noises from building structures surrounding the DDC.

Dessivers	Predicted Worst-case Noise Levels in dB(A)					
Receivers	Scenario 1	Scenario 2	Scenario 3			
R1	44.2	44.2	44.0			
R2	42.8	42.8	41.3			
R3	53.5	53.5	49.7			
R4	49.7	49.7	43.0			
R5	60.5	60.5	51.6			
R6	50.5	50.5	41.5			

Table 4-1: Predicted worst-case noise levels in dB(A).

4.2 NOISE CONTOURS

Figure 5 and Figure 7 in APPENDIX A present the worst-case noise level contours. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation in all directions simultaneously.

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5.0 COMPLIANCE ASSESSMENT

5.1 ADJUSTED NOISE LEVELS

Dog-barking noise is the dominant noise source in DDC. Dog barking noise may exhibit tonality and impulsive characteristics at receiver locations when it is much higher than local background noise levels. If the tonality and impulsiveness of dog barking noise are audible at the receiver locations, the predicted noise levels shown in Table 4-1 should be adjusted by adding 15 dB (5dB for tonality and 10 dB for impulsiveness) according to Table 2-2.

Table 5-1 presents the adjusted worst-case A-weighted noise levels.

Deschurre	Adjusted Worst-case Noise Levels in dB(A)					
Receivers	Scenario 1	Scenario 2	Scenario 3			
R1	59.2	59.2	59.0			
R2	57.8	57.8	56.3			
R3	68.5	68.5	64.7			
R4	64.7	64.7	58.0			
R5	75.5	75.5	66.6			
R6	65.5	65.5	56.5			

Table 5-1: Adjusted worst-case noise levels in dB(A).

5.2 COMPLIANCE ASSESSMENT

As indicated in section 3.2, the assumption of all 15 dogs in the backyard barking simultaneously rarely happens at a dogcare centre. The three scenarios are expected to happen in much less than 10% of the DDC open hours (much less than 24 minutes over every 4 hour period). Therefore, the assigned noise levels L_{A1} should apply.

The DDC is open from 7:00am to 5:30pm for Mondays to Fridays excluding public holidays. Therefore, no assessment is required for the evening and night periods (7:00pm to 7:00am) and for Sundays and public holidays.

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Client: Project:	Happy Tails Dog Daycare Pty Ltd Acoustic Report	AFA.
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Table 5-2 presents a compliance assessment for the daytime period on Mondays to Fridays. The value above the assigned noise level is expressed in **Bold Italic**. The adjusted noise level is below the assigned noise level at R1 to R3 for scenarios 1 & 2, and at all of the selected receivers for scenario 3. This indicates that compliance is achieved at the selected receiver locations if the eastern backyard fence is increased to 2.5m (scenario 3).

Receivers	Assigned Noise Levels	Adjusted Worst-case Noise Levels in dB(A)			
Receivers	L _{A1} in dB(A)	Scenario 1	Scenario 2	Scenario 3	
R1	75	59.2	59.2	59.0	
R2	59	57.8	57.8	56.3	
R3	75	68.5	68.5	64.7	
R4	60	64.7	64.7	58.0	
R5	75	75.5	75.5	66.6	
R6	65	65.5	65.5	56.5	

Table 5-2: Compliance assessment for Mondays to Saturdays.

Figure 7 in APPENDIX A shows that the 60dB(A) noise contours are confined inside the DDC premise for scenario 3. This means that the noise level is less than 60 dB(A) (or the adjusted level is less than 75 dB(A)) at the neighbouring car park where the day-time assigned noise level L_{A1} is 75 dB(A). Therefore, compliance is achieved at the neighbouring car park.

Figure 7 in APPENDIX A shows that the 45dB(A) noise contours reach the backyards of:

- R4;
- the north-western resident (the back of R1); and
- the western residents (small areas) (adjacent R1).

The backyard of R4 has the calculated day-time assigned noise level L_{A1} of 60 dB(A) while the others have the calculated day-time assigned noise level L_{A1} of 59 dB(A) (4 dB influencing factor including 2dB transport factor).

The adjusted noise levels in the above areas are above the calculated day-time assigned noise level L_{A1} . Compliance is not achieved in these areas for scenario 3.

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6.0 **DISCUSSIONS**

The assessments in the previous section are made based on the adjusted noise levels. An adjustment of 15dB has applied to the predicted noise levels at all receiver locations. This is based on the assumption that the dog barking noise is much higher than local background noise. If local background noise is close to the predicted dog barking noise, the impulsiveness and tonality of dog barking noise may not be audible (measured), and then the 15dB adjustment should not apply to the predicted noise levels. For most urban areas, day-time background noise level ranges from 40dB(A) to 50dB(A). The predicted noise levels are much lower than the day-time assigned noise levels at any locations in the surrounding area. Without the 15dB adjustment, full compliance is achieved for the DDC operations.

To prevent a group-dog barking, HTDD should develop and implement a noise management plan, including:

- Dog training programs.
- Dog daily exercise programs.
- Set a cooling area.
- "Barking prevent" procedures.

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APPENDIX A AERIAL VIEW

AES-170023-R01-0-16052018

Client: Happy Tails Dog Daycare Pty Ltd Project: Acoustic Report	AFR.
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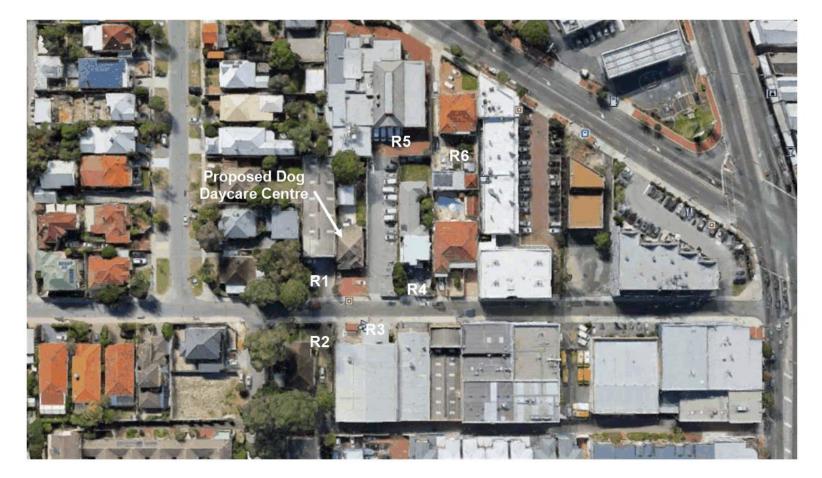
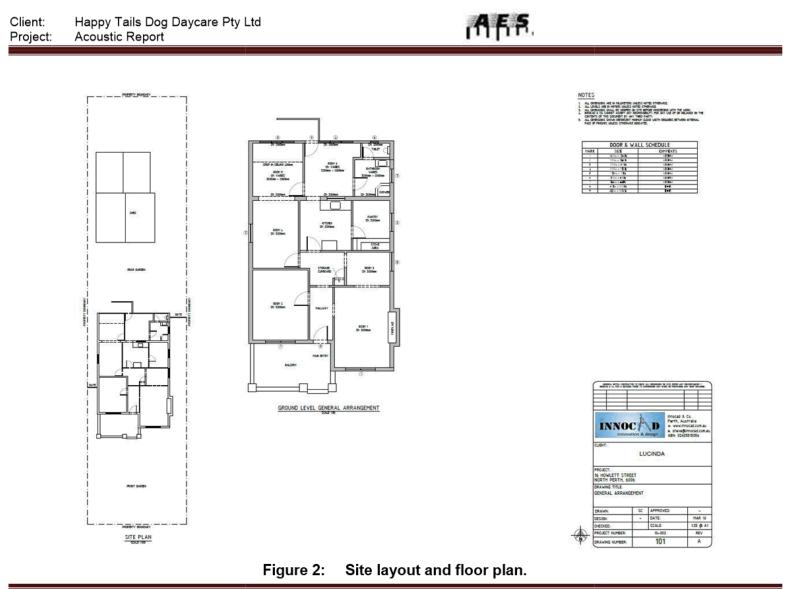


Figure 1: Aerial view of the proposed DDC site.

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AES-170023-R01-0-16052018

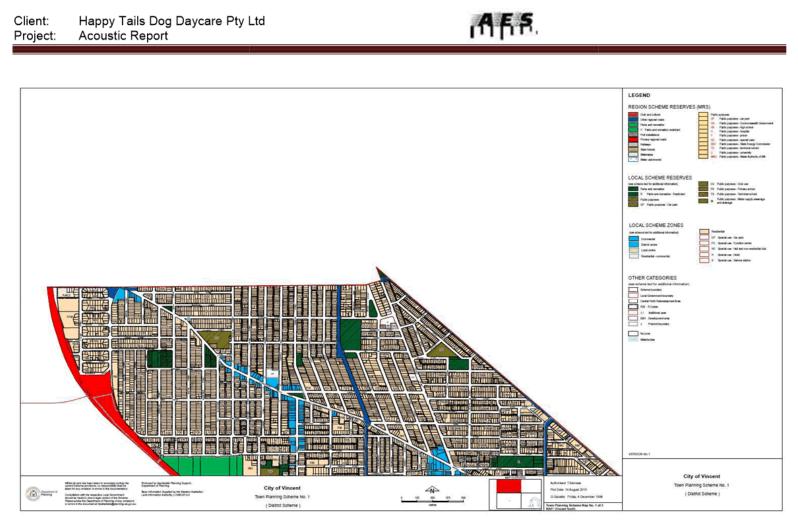


Figure 3: Town planning scheme map 1 of the City of Vincent.

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AFS.



Figure 4: Location of proposed 2.5m fence (red line).

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APPENDIX B NOISE CONTOURS

AES-170023-R01-0-16052018





Figure 5: Worst-case noise contours for scenario 1.

AES-170023-R01-0-16052018



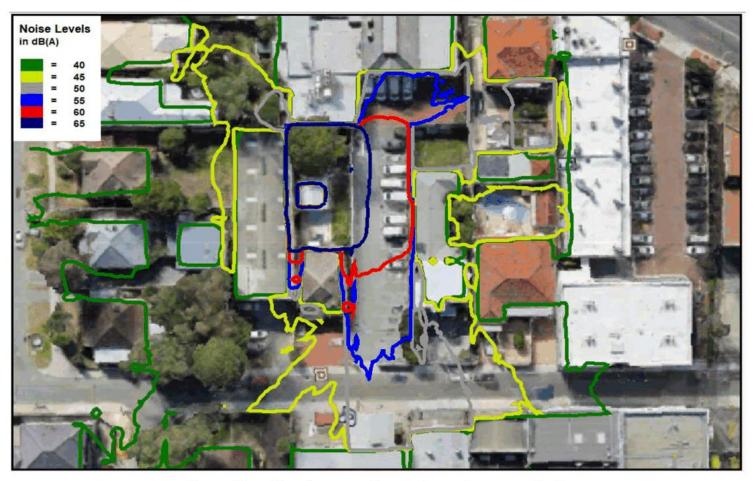


Figure 6: Worst-case noise contours for scenario 2.

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Figure 7: Worst-case noise contours for scenario 3.

AES-170023-R01-0-16052018

APPENDIX 2 - PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applic	ant Details
Name:	MRS LUCINDA CUNNINGHAM MS AMANDA DEURLOO
Address:	4 AMBER PLACE, CARINE WA 6020
Phone:	0402056769
Email:	admin@happytailsdogs.com.au.
Applicant Signature:	kul

Property Details	
Lot Number:	30
Address:	16 HOWLETT ST, NORTH 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:	6
Total Number Short Term Bicycle Parking Spaces:	6
Total Number Long Term Bicycle Parking Spaces:	6
Total Number Other Bays:	13 Street parking
	13 Street parking please see a Hached information.

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Development Type	Development Users	Parking Allocation			
Туре	Users	Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
.g. Private Recreation	Staff	Employee (> 3 hours)	2	1	-
own Centre	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
Dog Day	Staff Customers	Employee 7 3 hours		2-4	-
Dog Day Care	Customers	Drop off pr (<15 mins		2.	13 on stra
	Other	Service (15 mins)	1	_	
	Other	Disabled	-		-

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	Leederville station. 1.5km		
Bus	sec attached Traffic impact statement + additional information.		
	+ additional information.		
	See figure 7 of traffic impact report for nearest bus stops routes.		
	report for nearest bus stops		
	vontes.		

	5 bus stops within 2 min walk.
Pedestrian	1
Paths	paths both sides of all roads + formal crossing facilities at
Facilities	Charles st/ Scarborough Beach Road intersection.
Cycling	
Paths	paths on both sides of the road. dedicated cycle lanes each directio on Scarborough Beach Rd.
Facilities	a bike rack will be available at the front of the premises for staff/custon
Secure Bicycle Parking	paddlocks or staff can store their bikes in the storeroom.
Lockers	lockable drawers in desks
Showers/Change Room	shower facilities bathroom available for staff use.

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	13 ×	Howlett Street	1 hour,
	1 ×	Howlet Street	13.5m loadin
Off Street Parking			3011

Parking Management Strategies

Page 13 of 14

Parking management strategies providing implementation details must be provided to ensure that the 'Parking Allocation' is used as demonstrated in this Parking Management Plan.

The allocation of bays as specified in the Parking Management Plan shall be included in the development application and planning approval.

The following information shall be provided, where applicable, within the Parking Management Plan:

- Details of who will be responsible for management, operation and maintenance of parking (inclusive of car stackers);
- Management of allocation of parking bays as specified in this Parking Management Plan including signage and enforcement;
- 3. Management of Tandem Parking for staff/tenants;
- 4. Way finding measures to ensure efficient use of parking facilities; and
- Promotion of alternative transport modes such as the provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.

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PARKING MANAGEMENT PLAN- 16 HOWLETT STREET, NORTH PERTH

Additional Information – Appendix 2

Name:	Mrs Lucinda Cunningham & Ms Amanda Deurloo	
Address:	4 Amber Place, Carine WA 6020	
Phone:	0402056769	
Email:	admin@h#ppytailsdogs.com.au	
Applicant		
signature:	ann.	

PARKING ALLOCATION AND PARKING MANAGEMENT STRATEGIES

The premises has six parking bays at the front of the premises. There are also 13 one hour parking bays along Howlett Street for people dropping off their dogs.

Initially when the business starts, only two staff members will be working until we build up to 40-45 dogs per day where four staff members are required.

Only two staff members will be permitted to park on premises at one time. A bike rack or the option of storing bikes in the storeroom will be available for staff who want to ride to work, other staff will be encouraged to catch public transport or carpooling to work. If there are more than two staff who need to drive to work, we will endeavour to plan for the manager to find alternative transport or ride to work on that day.

Not all dogs will be dropped off at the same time in the morning. Dogs can be dropped off from 6:45am (will be kept inside until 7am) until 9:30am. For pick up, the owner can pick up their dog anytime from 3-5:30pm. Dogs will be picked up within a 2-5-minute time period which will avoid any likely build-up of cars at the front of the premises. In the likely event that there are more than four cars dropping off a dog at one time, a staff member will wait at the front to collect dogs as they are dropped off to avoid traffic build up. Staff can also park their cars in the street for an hour during a busy period to free up a parking bay at the front of the premises.

Ms Amanda Deurloo will be responsible for the management, operation and maintenance of parking. She will determine where staff are to park at the beginning of each day prior to opening "Happy Tails". She will also ensure that if there needs to be any tandem parking on the day, that this is managed accordingly to prevent any hold up of traffic and access into "Happy Tails". (See attached diagram).

Ms Amanda Deurloo and Mrs Lucinda Cunningham (owners) are both very active and promote healthy living. Therefore, on some days they will be riding to work by bicycle. They will also offer their staff use of the shower and bathroom facilities if they would like to ride to work thus creating healthy living. Public transport will be promoted to all staff and some small remuneration in their salaries will accommodate for these extra costs.



PUBLIC TRANSPORT

Public Transport is provided by the Public Transport Authority (PTA) via Transperth bus and train services.

There are five bus stops within a 2-minute walk of the subject site, three on Scarborough Beach Rd and two on Charles Street, as shown in Figure 7 on the following page.

The Scarborough Beach Rd stops are serviced by bus route 990 which travels between Scarborough Beach Bus Station to the west and Glendalough Train Station to the east. There are 129 services between 6 AM and 12:20 AM at stops near Charles St during the week at intervals of between 5 minutes and 20 minutes.

The Charles St stops are serviced by bus routes 370, 384-389 & 970 which generally travel between Perth Bus Port to the south and Mirrabooka Bus Station to the north. There are over 200 services between 6 AM and midnight at stops near Charles St during the week at intervals of between 5 minutes and 20 minutes.

Based on the above assessment, the site is well served by public transport and this is an attractive option for staff to use.

TRAIN

Leederville train station is 1.5km away from the site.

BUS

There are five bus stops within a 2-minute walk of the subject site, three on Scarborough Beach Rd and two on Charles Street, as shown in Figure 7 on the following page.

The Scarborough Beach Rd stops are serviced by bus route 990 which travels between Scarborough Beach Bus Station to the west and Glendalough Train Station to the east. There are 129 services between 6 AM and 12:20 AM at stops near Charles St during the week at intervals of between 5 minutes and 20 minutes.

The Charles St stops are serviced by bus routes 370, 384-389 & 970 which generally travel between Perth Bus Port to the south and Mirrabooka Bus Station to the north. There are over 200 services between 6 AM and midnight at stops near Charles St during the week at intervals of between 5 minutes and 20 minutes.

CYCLING

Existing cycle and pedestrian facilities on the road network are considered adequate for the proposed use with paths on both sides of Howlett Street, Charles St and Scarborough Beach Rd and dedicated cycle lanes in each direction on Scarborough Beach Rd. There are also formal pedestrian crossing facilities within the traffic signals at the Scarborough Beach Rd/ Charles St intersection.



DOG DAY CARE CENTRE

LOT 30 (16) HOWLETT STREET, NORTH PERTH

TRANSPORT IMPACT STATEMENT



Draft 1-0

Prepared by i3 consultants WA for Mses L Cunningham & A Deurloo

Item 5.5- Attachment 8



Project details

Project	Dog Day Care Centre
Location	Lot 30 (16) Howlett Street, North Perth
Project ID	17801
Client	Mses L Cunningham & A Deurloo
Description	A Transport Impact Statement for a change of use from Office to Dog Dare Care Centre on Lot 30 Street Number 16 Howlett Street in the City of Vincent suburb of North Perth prepared in accordance with the 2016 WAPC Transport Impact Assessment Guidelines.

Document control

Author	David	Wilkins						
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		Draft				Final		
Distribution & Publication Record	07/03/18			08/03/18				
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lucinda_rider@hotmail.com	${\bf \boxtimes}$			\square				
i3 consultants WA Contact author for link)	Ø			Ø				

Revision status comments: D1-0 issued as a draft to client for confirmation of background data. F1-0 Final (minor change to operating times)

Digitally signed by David Wilkins • Date: 2018.03.08 10:25:24 +08'00'

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ABOUT THE AUTHOR

David Wilkins has over 35 years of practical experience in traffic engineering, road safety and transport planning in both the UK and Australia and is an RTA NSW Certified Level 3 Lead Auditor (RSA-08-0178) and Main Roads Western Australia (MRWA) accredited Senior Road Safety Auditor (SRSA 0101). In addition to this, David is an MRWA accredited Crash Investigation Team Leader and Roadworks Traffic Manager (MRWA-RTM-10-RTM20). David has undertaken 92 road safety audits in the last five years and 214 road safety audits since 2001 across the full range of stages from feasibility through to pre-opening, including roadworks, existing roads, schools and mine sites.

David's specialist skills are in the management and development of transport infrastructure and planning, particularly with respect to road safety engineering, roadworks traffic management, traffic engineering, crash investigation, road safety audits, alternative transport systems (TravelSmart, shared paths, cycle facilities), transport statements, transport assessments, parking demand management, local area traffic management, speed management, accessible environments and innovation.

David specialises in undertaking and preparing traffic impact assessments in accordance with either the WAPC document 'Transport Impact Assessment Guidelines' or Austroads 'Guide to Traffic Management Part 12: Traffic Impacts of Developments'. In the last 7 years, David has personally prepared over 160 traffic and transport impact reports in accordance with these guidelines.

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1 INTRODUCTION

This Transport Impact Assessment report has been prepared in accordance with the WAPC publication Transport Impact Assessment Guidelines (1). These guidelines indicate that a Transport Impact Statement (TIS) is required for those developments that would be likely to generate moderate volumes of traffic and therefore would have a moderate overall impact on the surrounding land uses and transport networks.

A development that generates between 10 and 100 additional vehicle trips in the peak hour is classified as Moderate Impact and requires a Transport Impact Statement (TIS). A development that generates more than 100 additional vehicle trips in the peak hour is classified as High Impact and requires a Transport Impact Assessment.

The term "additional vehicular trips" has been used as the transport impact is the difference between the previous trip generation of the site and the forecast trip generation on the site.

The Dog Day Care Centre is expected to generate no more than an additional 46 car trips during its busiest hour. The office use is likely to have generated around 2 car trips and hence the 'impact' is around 44 car trips in the busiest hour. On this basis the proposed change of use and is classified as a moderate impact (less than 100) requiring a Transport Statement. Refer **Section 8** for further details regarding trip generation.

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2 EXISTING DEVELOPMENT

The existing development comprises a single building set back approximately 10 m from the front boundary, as shown in Photograph 1 below. The building is currently vacant and was previously used as an office. It has approximately 120 m² of floor space comprising of three offices, an open plan area, kitchen, lunchroom, bathroom and shower. It is currently advertised as having "6 exclusive onsite car bays".

An annotated aerial photograph of the site dated 12 February 2018 is provided as Photograph 1 below. Street view photographs taken by the author during the site visit on 1st March 2018 are provided as Photograph 2 and Photograph 3 on the following page.



Photograph 1 - Existing site development

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Photograph 2 - View of subject site (No 16) from Howlett Road



Photograph 3 - View to Howlett St from subject site

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3 PROPOSED DEVELOPMENT

3.1 REPURPOSED SITE

The proponent has indicated that the existing site will be repurposed as a Dog Day Care Centre and that:

- There will be a maximum of 45 dogs on the premises at any one time;
- There will be a minimum of two staff members on site at any one time;
- Dogs will be trained and entertained at the rear of the property;
- Operating times 7.00 am 5.30 pm Monday to Friday only:
 - 7.00 am 9.00 am drop-off; and
 - 4.00 pm 5.30 pm pick up
- There will be no dogs kept onsite overnight.

3.2 DOG DAY CARE ACTIVITIES

A minimum of 2 staff will arrive on site each weekday prior to 7.00 AM.

Dog owners will drop off their dogs between 7.00 AM and 9.00 AM and pick them up between 4.00 PM and 5.30 PM. The 2 staff will leave after 5.30 PM.

Upon arrival the dogs run, play and socialise and meet and greet everybody. During the day the dogs alternate between play activities, behavioural training and resting.

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4 CONTEXT WITH SURROUNDS

The subject site is located within a 'Commercial' zoned area that adjoins Charles Street and Scarborough Beach Road with the remaining area on the west side mainly residential (R30), as shown in the annotated extract from the current Town Planning Scheme 1, provided as Figure 1 below.



Figure 1 – Annotated extract from Town (now City) of Vincent Town Planning Scheme 1

Following extensive consultation in 2014 the City adopted the draft Local Planning Strategy and Town Planning Scheme No. 2. The City has recently been advised that the new Scheme has been approved, subject to making a number of detailed modifications.

The main difference between the two planning schemes with respect to the zoning of the subject site and the surrounding area is that this precinct was included in the 'Charles Centre Precinct' (Scheme Map 7) in TPS1 and is now included in the 'North Perth Precinct' (Scheme Map 2) in TPS 2. There is no change to the subject site zoning or the zoning of sites on its side of Charles Street.

Howlett Street comprises a mixture of commercial businesses such as Prosegur (a private security company specialising in cash management), Purslowe and Chipper Funerals, Mareena Purslowe Funerals, Stay Square (Short Term Stay Accommodation), Continental Food & Wine Wholesalers, Cirquest Circus School and Da Vinci Ristorante Pizzeria. There are cafe's and restaurants within a 2 minute walk of the site.

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North Perth is an established suburb three kilometres north of Perth's CBD comprising mainly of solid brick homes built from the early 1900s, many of which are now undergoing extensive renovations in line with the nationwide trend toward close-to-the-city living. It is home to various small shops and cafes, as well as the Rosemount Hotel and Beatty Park Leisure Centre (formerly Beatty Park Aquatic Centre - built for the Perth Commonwealth Games in 1962).

According to the 2006 Census data, North Perth has a median age of 37 years (the same as the rest of Australia), with 16.1% over the age of 65.

The subject site, in the context of 400 m (5 min) and 800 m (10 min) ped sheds^{*}, along with the locations of the Rosemont Hotel, Beatty Park Leisure Centre and Leederville Train Station, is shown in Figure 2 below. Refer **Section 10** for public transport details.



Figure 2 - Subject site context map showing 400 m (5 min) and 800 m (10 min) ped sheds

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^{*} Ped shed is short for pedestrian shed, the basic building block of walkable, and hence Liveable Neighbourhoods. A ped shed is the area encompassed by the walking distance from a pedestrian attractor or generator. Ped sheds are often defined as the area covered by a 5-minute walk (400 metres) and 10-minute walk (800 metres). They are usually drawn as perfect circles, but in practice ped sheds have irregular shapes because they cover the actual distance walked, not the linear (aerial) distance. A synonym for ped shed is walkable catchment.



5 VEHICLE ACCESS AND PARKING

A unique aspect of the road network surrounding the site is the 'left-out' only egress from Howlett St into Charles St and the continuous lane marking lines on the Charles St northbound approach to Scarborough Beach Rd that results in a legal requirement for left turning Howlett St drivers to remain in the left lane and hence either turn left into Scarborough Beach Rd or continue straight on Charles St northbound. Drivers from Howlett St that wish to travel east on Angove St, or travel south on Charles St, must do so by travelling west on Howlett St, north on Hardy St and then right into Scarborough Beach Rd, as shown in Figure 3 below.



Figure 3 - Assessed Arrival & Departure Routes via distributor roads and traffic control

Howlett St and Hardy St are **Local Roads** that come under the care and control of the City of Vincent. They are single sealed and kerb carriageways with widths of 5.5-5.8 m and 7.0 m respectively. All local streets in this area are subject to the default urban speed limit of 50 km/h.

Scarborough Beach Road is a **Distributor A** road that comes under the care and control of the City of Vincent. It is a single sealed and kerb carriageway with one traffic lane and one formal cycle lane in each direction. It is subject to a posted speed limit of 60 km/h.

Charles Street (H035) is a **Primary Distributor** (State Road) that comes under the care and control of Main Roads WA. It is a single kerbed and sealed carriageway with two lanes in each direction and additional turn lanes at most intersections. It is subject to a posted speed limit of 60 km/h.

As stated previously, there will be a maximum of 45 dogs and minimum of 2 staff at any one time between 7.00 AM and 5.30 PM on site.

The City of Vincent does not include "animal establishment", "pet day care" or "dog day care" as a land use in any of its Planning Schemes or policies. Some Councils assess parking requirements for Dog Dare Care Centres as they would Child Day Care Centres, which would equate to 1 space per 5 dogs (City of Vincent

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Policy 7.7.1 Parking and Access (2)). This policy allows for an adjustment factor of 0.95% to be applied due to an existing off-street public car park in excess of 25 car bays located within 400 m of the site (i.e. Pansy Street Car Park), 0.80 % applied due to location within 400 m of a bus route (refer **Section 10**) and 0.80% applied due to its location within the North Perth Town Centre.

Based on the above, the assessed parking requirement is: (45/5) x 0.95 x 0.80 x 0.80 = 5.47, roundup to 6.

As indicated in **Section 2**, the existing site has 6 on-site parking bays and it is proposed to retain these. On this basis, the proposed change of use is considered to meet the parking requirements. An assessment based on likely demand is included in **Section 8**.

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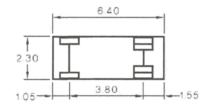


6 PROVISION FOR SERVICE VEHICLES

The proponent has indicated that the site will be serviced by small Coles/ Woolworths type delivery vehicles.

Waste collection is kerbside off Howlett Place using 240l MGBs that will be placed on the verge on collection days by on-site staff.

Based on the above, the largest service vehicle to use the site is the Small Rigid Vehicle (SRV), as described in AS 2890.2 and shown in Figure 4 and Photograph 4 below.



(a) Small rigid vehicle Clearance height 3.50 Design turning radius 7.1

Figure 4 - Standard Service vehicle dimensions



Photograph 4 – Typical SRV

The site will most likely be serviced form Howlett Street using the on-street parking bays that are located on the subject site's side of the street or the 13.6 m long Loading Zone located approximately 40 m east of the subject site. In the event that there are no vacant on-street bays, the service vehicle could reverse into the site under staff supervision and then leave in a forward direction, as shown in the swept path assessment provided as Figure 5 on the following page.

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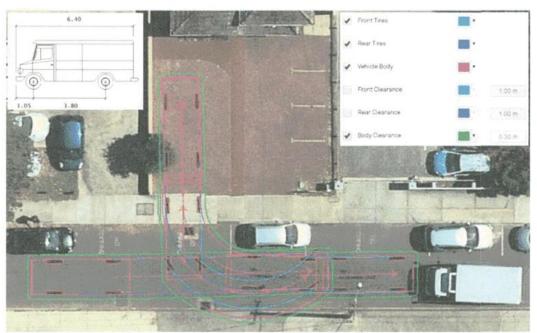


Figure 5 – Assessed swept path of SRV reversing into site and driving forward out

7 OPERATING HOURS

The proponent has indicated that the site will be staffed from 7.00 am - 5.30 pm Monday to Friday and that there will be no dogs on the premises overnight or on weekends.

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8 TRAFFIC VOLUMES AND VEHICLE TYPES

There is no known traffic volume data for Howlett Street. Based on 'Business Park' trip generation rates, daily volumes are likely to be around 30 trips per hour during the morning and afternoon peak hours and 270-300 vehicles per day. This is consistent with observations during the site visit.

Charles St currently carries approximately 28,000 vehicles per weekday and around 1,500 vehicles in any one direction during its peak hours. Scarborough Beach Rd currently carries approximately 11,200 vehicles per weekday and around 550 vehicles in any one direction during its peak hours. Hourly volume profiles for these roads are shown in Figure 6 below. Approximately 6% of Charles St traffic is Heavy Vehicles. These volumes are consistent with the classification and function of these roads.



Figure 6 – Average Weekday Traffic Volumes on Charles St & Scarborough Beach Rd in vicinity of the site

Trip generation rates for Dog Day Care Centres can be determined from dog accommodation numbers, dropoff/ pick-up duration times and the number of parking bays as all dog owners/ carers are expected to arrive by car as the nature of the service is not suitable for public transport, walking or cycling trips.

A review of other Dog Day Care Centre's (i.e. Kalmpets Animal Behaviour Centre in Balcatta and Billy's Day-Care for Dogs in Belmont) has revealed that up to 45% of dogs are dropped off in the first 2 hours and that 50% of dogs are picked up in the last hour of operation. Based on this, the greatest traffic volume likely to be generated by the proposed Dog Day Care Centre is that associated with picking up 23 dogs between 4.30 pm

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and 5.30 pm, which equates to 23 trips IN and 23 trips OUT (assuming that each dog is picked up separately and that the two staff depart after this peak hour). The Dog Day Care Centre data also indicates that the drop-off and pick-up duration is less than 10 minutes. Based on 4 available car bays (assuming 2 of the 6 bays are occupied by the 2 staff), the capacity of the car park for drop-off and pick-up is 24 cars which exceeds the assessed peak hour demand of 23.

The previous office use is likely to have generated up to 2 car trips during the peak hours and hence the 'impact' is approximately 44 car trips in the busiest hour and is classified as a moderate impact (less than 100) that does not require detailed assessment or traffic modelling. In addition to this, the maximum additional hourly traffic likely to be generated by the development at the Howlett St/ Charles St intersection is likely to be around 22 trips (half of the peak hour generation due to left-in/ left-out only restriction). This represents 0.13% of the northbound Charles St traffic volumes at this time which is significantly less than the 10% warrant threshold indicated in the WAPC Guidelines for detailed assessment. A similar assessment for the Hardy St/ Scarborough Beach Rd intersection indicates that this is 1.4%. On this basis the impact on Charles St and Scarborough Beach Rd is assessed as negligible.

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9 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

Traffic management on Howlett Street is limited to:

- Single yellow line 'NO STOPPING' restriction and signs on the south side;
- 13 x 1 hour on-street parking bays 8 AM 5.30 PM Mon-Fri, 8 AM 112 NOON Sat on the north side;
- 1 x 13.6 m long Loading Zone (15 MIN MAX COMMERCIAL VEHCILES ONLY) on the north side approximately 40 m east of the subject site;
- NO STOPPING pavement markings adjacent to each access driveway on the north side; and
- 'NO STOPPING' restriction and signs on the north side for 23 m on the approach to Charles St.

The provision of on-street parking bays on the north side with NO STOPPING areas at each access driveway and full-length NO STOPPING restrictions on the south side results in a traffic calmed street as the 5.5-5.8 m carriageway is reduced to segments of 3.6 m width past parked cars.

10 PUBLIC TRANSPORT ACCESS

Whilst it is unlikely that patrons will use public transport to access the site, staff may.

Public Transport is provided by the Public Transport Authority (PTA) via Transperth bus and train services.

There are five bus stops within a 2-minute walk of the subject site, three on Scarborough Beach Rd and two on Charles Street, as shown in Figure 7 on the following page.

The Scarborough Beach Rd stops are serviced by bus route 990 which travels between Scarborough Beach Bus Station to the west and Glendalough Train Station to the east. There are 129 services between 6 AM and 12:20 AM at stops near Charles St during the week at intervals of between 5 minutes and 20 minutes.

The Charles St stops are serviced by bus routes 370, 384-389 & 970 which generally travel between Perth Bus Port to the south and Mirrabooka Bus Station to the north. There are over 200 services between 6 AM and midnight at stops near Charles St during the week at intervals of between 5 minutes and 20 minutes.

Based on the above assessment, the site is well served by public transport and this is an attractive option for staff to use.

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Figure 7 - Nearest bus stops and routes to the Subject Site

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11 PEDESTRIAN AND CYCLE ACCESS

11.1 PROPOSED PEDESTRIAN AND CYCLE FACILITIES WITHIN THE DEVELOPMENT

There are no existing pedestrian and cycle facilities on site other than a delineated path from the boundary to the front door as shown in Photograph 3 on page 7.

11.2 EXISTING PEDESTRIAN AND CYCLE FACILITIES ON SURROUNDING ROADS

Existing cycle and pedestrian facilities on the road network are considered adequate for the proposed use with paths on both sides of Howlett Street, Charles St and Scarborough Beach Rd and dedicated cycle lanes in each direction on Scarborough Beach Rd. There are also formal pedestrian crossing facilities within the traffic signals at the Scarborough Beach Rd/ Charles St intersection.

11.3 PROPOSALS TO IMPROVE PEDESTRIAN OR CYCLE ACCESS

None identified or warranted.

12 SITE SPECIFIC ISSUES

There are no specific traffic, transport or parking issues relevant to the site or proposed use.

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13 SAFETY ISSUES

A review of the five-year crash record for the period ending 31st December 2016 has revealed that there have not been any reported crashes in Howlett St between Hardy St and Charles St, as shown in Figure 8 below. Note that each marker represents a crash location and not a single crash, i.e. some crash locations are where more than one crash have been reported.

There are no assessed vehicular safety issues with the existing site due to the 'traffic calming' provided by parked cars and the relatively narrow carriageway, as discussed in **Section 9**. The crash record supports this view.





REFERENCES

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Standards Australia. AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking. Sydney :
 Standards Australia/ Standards New Zealand, 2004. p. 77. (Incorporating Ammendment No 1). ISBN 0 7337 5742 1.

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APPENDIX A WAPC TRANSPORT IMPACT STATEMENT CHECKLIST

Checklist for a transport impact statement for individual development

- Tick the provided column for items for which information is provided.
- Enter N/A in the provided column if the item is not appropriate and enter reason in comment column.
- Provide brief comments on any relevant issues.
- Provide brief description of any proposed transport improvements, for example, new bus routes or signalisation of an existing intersection.

ITEM	PROVIDED	COMMENTS/PROPOSALS	
Proposed development			
existing land uses	Section 2	Single building with 3 offices	
proposed land use	Section 3	Dog Day Care	
context with surrounds	Section 4		
Vehicular access and parking			
access arrangements	Section 5		
public, private, disabled parking set down/pick up	Section 5		
Service vehicles (non-residential)			
access arrangements	Section 6		
on/off-site loading facilities	Section 6		
Service vehicles (residential)			
rubbish collection and emergency vehicle access	na		
Hours of operation (non-residential only)	Section 7	7.00 am – 5.30 pm Monday to Friday	
Traffic volumes			
daily or peak traffic volumes	Section 8	Daily and peak hour volumes assessed	
type of vehicles (for example, cars, trucks)	Section 8	Development predominantly cars. Charles St 6% Heavy Vehicles	
Traffic management on frontage streets	Section 9	Traffic calming via parked vehicles and narrow carriageway	
Public transport access			
nearest bus/train routes	Section 10	Figure 7; bus routes 370, 384-389, 970 & 990	
nearest bus stops/train stations	Section 10 Section 4	5 bus stops within 2 min walk. Leederville Train Station 1.5 km (Figure 2)	
pedestrian/cycle links to bus stops/ train station	Sections 10&11	Good. Paths both side all roads and formal crossing facilities at Charles St/ Scarborough Beac Rd intersection.	

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ITEM		
Pedestrian access/ facilities		
existing pedestrian facilities within the development (if any)	Section 11.1	Limited - na
proposed pedestrian facilities within development	Section 11.1	Limited - na
existing pedestrian facilities on surrounding roads	Section 11.2	Good. Paths both side all roads and formal crossing facilities at Charles St/ Scarborough Beach Rd intersection.
proposals to improve pedestrian access	Section 11.3	No identified need or warrant.
Cycle access/facilities		
existing cycle facilities within the development (ifany)	Section 11.1	Limited - na
proposed cycle facilities within development	Section 11.1	Limited - na
existing cycle facilities on surrounding roads	Section 11.2	Good. Paths both side all roads and formal crossing facilities at Charles St/ Scarborough Beach
proposals to improve cycle access	Section 11.3	No identified need or warrant.
Site specific issues	Section 12	None identified.
Safety issues	Section 13	No current crashes and no identified potential for this to change.
identify issues	na	
remedial measures	na	

Proponent's name Lucinda Cunningham + Amanda Deurloo

Company Happy Tails Dog Day Date 8/3/18 Care

Transport assessor's name David Wilkins Company is consultants WA Date 08/03/18

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5.6 NO. 48 (LOT: 66; D/P: 6049) MILTON STREET, MOUNT HAWTHORN - PROPOSED FIVE DWELLINGS (GROUPED)

TRIM Ref:	D18/23645
Author:	Andrea Terni, Urban Planner
Authoriser:	Luke Gibson, A/Director Development Services
Ward:	North
Precinct:	Mount Hawthorn
Attachments:	 Attachment 1 - Location and Consultation Map 1 2 Attachment 2 - Development Plans (for 1 May 2018 OMC) 1 2 Attachment 3 - Development Application Supporting Information 1 2 Attachment 4 - Arborist Report 1 2 Attachment 5 - Summary of Submissions 1 2 Attachment 6 - Applicant's Response to Submissions 1 2 Attachment 7 - Design Advisory Committee (now Design Review Panel) Minutes 1 2 Attachment 8 - Amended Development Plans received 17 May 2018 1

9. Attachment 9 - Justification for Amended Plans received 17 May 2018 U

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 five Dwellings (Grouped) at No. 48 (Lot: 66; D/P: 6049) Milton Street, Mount Hawthorn, in accordance with plans provided in Attachment 8, for the following reasons:

- 1. The proposed street setback to Milton Street does not meet the Design Principles of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 Built Form as the setback does not accommodate additional space for landscaping to reduce the impact of the development on Milton Street or the adjacent dwellings.
- 2. The proposed lot boundary setbacks do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1 Residential Design Codes as the building mass and form has not been designed to reduce the impact of building bulk on the adjoining properties.
- 3. The proposed outdoor living area for Unit B does not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1 Residential Design Codes as it involves excessive permanent roof cover which restricts access to direct sunlight and is located in a manner that reduces the privacy of the occupants.
- 4. The cumulative impact of the variations represent overdevelopment of the site and results in an unacceptable built form outcome.

PURPOSE OF REPORT:

To consider an application for development approval for five Dwellings (Grouped) at No. 48 Milton Street, Mount Hawthorn (subject site).

PROPOSAL:

The application proposes the development of five, two-storey grouped dwellings. Four of the grouped dwellings will gain vehicle access from a shared common driveway, with one of the dwellings having a separate crossover for access from Milton Street.

BACKGROUND:

Landowner:	DND Investments WA PTY LTD	
Applicant:	Denis Murselovic	
Date of Application:	15 December 2017	
Zoning:	MRS: Urban	
_	LPS2: Zone: Residential R Code: R60	
Built Form Area:	Residential	
Existing Land Use:	Single House	
Proposed Use Class:	Dwelling (Grouped)	
Lot Area:	756m ²	
Right of Way (ROW):	Not applicable	
Heritage List:	Not applicable	

The subject site is located north west of Milton Street, between Brady Street and Jugan Street. A location plan is included as **Attachment 1**. The locality is predominantly characterised by single storey and double storey grouped dwellings and two storey multiple dwellings. The site adjoins two single storey single houses to the eastern lot boundary, three single storey grouped dwellings to the northern lot boundary and three two storey grouped dwellings. The subject site is four two storey grouped dwellings. The subject site and the immediate adjoining properties are zoned Residential with a density code of R60 under Local Planning Scheme No. 2 (LPS2). In accordance with the City's Local Planning Policy No. 7.1.1 – Built Form, the site has been identified in the Residential Area and has been assessed against the applicable standards and requirements of the policy.

On 15 December 2017 the City received a development application seeking approval for the construction of five, two-storey grouped dwellings at the subject site. The proposed development was presented to Council's Ordinary Meeting on 1 May 2018. The development plans that were presented to the Ordinary Meeting of Council on 1 May 2018 are included as **Attachment 2**. The applicant's site information and summary supporting the development application are included as **Attachment 3**. The applicant has also provided an arborist report and this is included as **Attachment 4**.

The City's Administration recommended the development proposal be refused due to the impact of building bulk to the street and adjoining properties and the lack of privacy to the outdoor living area of Unit B. At the applicant's request, Council resolved to defer the application to allow it to be modified, prior to being formally determined.

Following Council's deferral, the City's Administration met with the applicant and in turn, on 17 May 2018, amended plans were submitted, and are included as **Attachment 8**. The main changes proposed include the introduction of feature slimline exposed face brick material to the eastern and northern elevations of the development and the provision of visually permeable, laser-cut feature panels to the perimeter of the outdoor living area of Unit B. The applicant's supporting information of the amended plans is included as **Attachment 9**.

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 and the State Government's Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback		\checkmark
Front Fence	\checkmark	
Building Setbacks/Boundary Wall		\checkmark
Building Height/Storeys	✓	
Roof Form	✓	
Open Space	✓	
Outdoor Living Areas		\checkmark
Landscaping	\checkmark	

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Privacy	~	
Parking & Access	\checkmark	
Solar Access	\checkmark	
Site Works/Retaining Walls		✓
Essential Facilities	\checkmark	
External Fixtures	\checkmark	
Surveillance	\checkmark	

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		
Clause 5.2 of the Built Form Policy			
The primary street setback is to be the average of the five properties adjoining the proposed development. Average setback = 4.405m	Primary street setback proposed; Unit A = 2.007m Unit B		
	= 2.008m		
Lot Boundary	Setback		
Deemed-to-Comply Standard	Proposal		
Clause 5.3 of the Built Form Policy and Clause 5.1.3 of the R Codes			
Eastern lot boundary (upper floor) Unit A = 3.2m	Eastern lot boundary (upper floor) Unit A = 1.213m		
Eastern lot boundary (upper floor) Unit D = 1.5m	Eastern lot boundary (upper floor) Unit D = 1.244m		
Northern lot boundary (ground floor) Unit E = 1.5m	Northern lot boundary (ground floor) Unit E = 1.013m		
Northern lot boundary (upper floor) Unit E = 1.5m	Northern lot boundary (upper floor) Unit E = 1.213m		

Boundary Walls			
Deemed-to-Comply Standard	Proposal		
Clause 5.3 of the Built Form Policy	Unit A		
Building on the boundary average height of 3m and maximum height of 3.5m	Maximum height of wall on east lot boundary = 3.4m		
	Average height of wall on east lot boundary = 3.25m		
	Unit D		
	Maximum height of wall on east lot boundary = 3.2m		
	Average height of wall on east lot boundary = 3.1m		
	Unit E		
	Maximum height of wall on west lot boundary = 3.6m		
	Average height of wall on west lot boundary = 3.45m		
	Maximum height of wall on east lot boundary = 3.4m		
	Average height of wall on east lot boundary = 3.2m		
Outdoor Livin			
Deemed-to-Comply Standard Clause 5.3.1 of the R Codes	Proposal		
Clause 5.3.1 of the R Codes			
Outdoor Living Area	Unit A		
Area of 16m ²	63.75% of dedicated outdoor living area is provided without permanent roof cover		
Behind the street setback area;			
	Unit B		
With a minimum dimension of 4.0m;	Unit B Minimum Dimension of 3.8m x 3.3m		
With a minimum dimension of 4.0m; to have at least two-thirds of the required area without permanent roof cover.			
to have at least two-thirds of the required area without	Minimum Dimension of 3.8m x 3.3m A portion of the outdoor living area is within the		
to have at least two-thirds of the required area without	Minimum Dimension of 3.8m x 3.3m A portion of the outdoor living area is within the front setback area 22.5% of dedicated outdoor living area is		
to have at least two-thirds of the required area without	 Minimum Dimension of 3.8m x 3.3m A portion of the outdoor living area is within the front setback area 22.5% of dedicated outdoor living area is provided without permanent roof cover 		
to have at least two-thirds of the required area without	Minimum Dimension of 3.8m x 3.3m A portion of the outdoor living area is within the front setback area 22.5% of dedicated outdoor living area is provided without permanent roof cover Unit C		
to have at least two-thirds of the required area without	 Minimum Dimension of 3.8m x 3.3m A portion of the outdoor living area is within the front setback area 22.5% of dedicated outdoor living area is provided without permanent roof cover Unit C Minimum Dimension of 4.0m x 3.5m 60% of dedicated outdoor living area is provided 		
to have at least two-thirds of the required area without	Minimum Dimension of 3.8m x 3.3m A portion of the outdoor living area is within the front setback area 22.5% of dedicated outdoor living area is provided without permanent roof cover Unit C Minimum Dimension of 4.0m x 3.5m 60% of dedicated outdoor living area is provided without permanent roof cover		

Site Works			
Deemed-to-Comply Standard	Proposal		
Clause 5.3.7 of the R Codes			
C7.1 Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.	Unit C: excavated 0.686m		
Retaining Walls			
Deemed-to-Comply Standard	Proposal		
Clause 5.3.8 of the R Codes			
C8.1 Retaining walls set back from lot boundaries in accordance with the setback provisions of table 1. C8.2 Where a retaining wall less than 0.5m high is required on a lot boundary, it may be located up to the lot boundary or within 1m of the lot boundary to allow for an area assigned to landscaping, subject to the provisions of clauses 5.3.7 and 5.4.1.	0.548 metres from natural ground level proposed on the eastern lot boundary (Lot C) Retaining wall height between Unit A and Unit C		

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 commencing 22 February 2018 and concluding on 8 March 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation. Two submissions were received by the City during the community consultation period. One submission received neither supported nor objected to the proposal and the second submission received objected to the proposal.

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

- Concerns regarding how local resident traffic will cope and be impacted with numerous building projects occurring at the same time on Milton Street and close by on Jugan Street.
- The street setback will create a wall of concrete up to the road and harm the character and amenity of the street.
- The landscaping does not meet the requirement of the City's policy. Landscaping helps reduce excess bulk viewed from neighbouring properties and the streetscape.
- The building on the boundary wall on the western lot boundary adjacent No. 50C Milton Street will affect direct sun and overshadow the alfresco area. The proposed white wall will reflect into the alfresco area to be unusable in the afternoons.
- The outdoor living area does not meet the minimum requirement in accordance with the R Codes.
- The building area has been maximised and does not meet the requirement for outdoor living areas.

A summary of the submissions and Administration's responses is included as **Attachment 5**. The applicant has also provided responses to the submissions received and this is included as **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: Yes

The applicant elected not to have the application referred to the DAC, however Administration referred the proposed development plans to the Chair of the DAC for preliminary comments. The comments received are included as **Attachment 7** and can be summarised as follows:

- The design, bulk and mass of the development do not contribute positively to the streetscape;
- The development provides no convincing character. More detail is required of the architectural language and influence of the elevations to fit in with the streetscape.
- Consideration to be given for the development to increase the height to three storeys to allow increased setbacks and vegetation within the lot.
- Consideration to be given to break up the long mass of the building to provide increased direct sun and ventilation to cross the site to neighbouring developments.
- Provide more detail on the landscaping proposed to demonstrate compliance with the City's landscaping requirements.

The applicant lodged modified plans to address the above mentioned comments raised by the DAC. The modifications included:

- Providing slimline exposed face brick (Brickmakers New Orleans Vintage Roman Brick) material to portions of each unit and differentiating the colour scheme to the development to increase the architectural influence to the streetscape;
- A revised landscaping plan was submitted to increase the canopy coverage of the site at maturity to 40 per cent.

It is considered that the amended plans submitted by the applicant do not address all the issues raised by the DAC.

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.

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

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 insisted issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Design WA. As a result the assessment will only have 'due regard' to these provisions.

Delegation to Determine Applications:

This matter is being referred to Council in accordance with Clause 6.2(10) of the City's Delegated Authority Register as the proposed development incorporates more than three dwellings.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Street Setback

In accordance with Clause 5.2 of the City's Built Form Policy, the primary street setback is determined as the average of the five properties adjoining the proposed development. The street setback requirement for the subject property is 4.405 metres. The proposal incorporates a ground floor setback of 2.007 metres to Unit A and a 2.009 metre setback to Unit B which is measured to the slimline exposed face brick feature walls. The upper storey is setback a further 500 millimetres from the ground floor of both Unit A and B. A portion of the outdoor living area of Unit B is proposed to be located within the primary street setback area.

The development encroaches into the street setback area which is considered to add to the perception of building bulk to the streetscape. As such, it is considered that the development does not preserve and enhance the visual character of the existing streetscape by considering existing building setbacks. The reduction of the street setback area is also considered to reduce the ability to accommodate additional landscaping in the front setback area which would assist to reduce the perception of a single continuous dwelling given the lack of separation between Unit A and B.

The materials and colour scheme incorporated into the proposed development are considered to be limited and do not contribute to enhancing the streetscape character of Milton Street. The use of render to the majority of the development facing the primary street in conjunction with a lack of separation between the units and materials incorporated to the design is considered to exacerbate the bulk of the building and will negatively impact on the streetscape.

The proposal is considered to be an overdevelopment of the site and does not positively contribute to or enhance the streetscape of Milton Street. A portion of the outdoor living area encroaching within the primary street setback further exacerbates the perception of building bulk of the development and minimises open space to the street. The proposed location of the outdoor living area is considered to reduce the privacy of prospective occupants of Unit B, as the outdoor living area is proposed to be located within close proximity to the street. In light of the above, it is considered that the reduced setback to Milton Street does not align with the design principles of the R Codes or the Local Housing Objectives of the Built Form Policy resulting in a negative impact on the amenity of the surrounding landowners and on the streetscape.

Lot Boundary Setback

Eastern Boundary

Two departures from the deemed-to-comply provisions which relate to the upper floor setback of Unit A and Unit D from the eastern lot boundary.

Unit A is proposed to have a 1.213 metre setback from the eastern lot boundary in lieu of a required 3.2 metre setback from the upper floor and Unit D is proposed to have a 1.244 metre upper floor setback in lieu of a 1.5 metre setback.

The amended plans received 17 May 2018 have incorporated slimline exposed face brick feature walls to a portion of each of the units facing the eastern lot boundary which is an additional and alternative material to the existing fully rendered brick work that was previously proposed. The additional material is considered to help minimise the perception of building bulk particularly to the adjacent single storey dwellings at Nos. 27 and 29 Brady Street.

The overall scale and perception of building bulk of the development is considered to pose an impact on the amenity of the two adjoining single storey dwellings, particularly given the location of the open space and outdoor living areas of those adjoining sites. In addition, the walls addressing the eastern lot boundary, particularly Unit A and E, propose minimal architectural feature or varying materials and limited windows to help mitigate the perception of building bulk viewed from the neighbouring properties. The development does not propose a setback between the units on the ground or upper floor resulting in one continuous building which further contributes to the perception of excessive building bulk and scale to the neighbouring properties.

The development is not considered to satisfy the design principles of the Residential Design Codes with regard to lot boundary setbacks nor the local housing objectives and is not compatible with its setting particularly with due regard to the neighbouring single storey dwellings which front Brady Street.

Northern Boundary

With regard to the northern lot boundary setback, Unit E proposes a 1.013 metre ground floor setback in lieu of 1.5 metres and a 1.213 metre setback in lieu of a 1.5 metre setback to the upper floor. The revised development plans received 17 May 2018 have provided some element of feature slimline exposed face brick material to the ground and upper floor walls of the Unit which provides an additional material to help minimise building bulk to the neighbouring property however, given the minimal setback provided and the lack of integration of landscaping between the building and the lot boundary, the proposal is not considered to address the impact of development on adjacent residential properties.

Over Height Boundary Walls

The development proposes a considerable amount of buildings on the lot boundary which is a result of the over development proposed for the site. The development proposes three separate walls to the eastern lot boundary and a wall to the western lot boundary.

Unit A proposes a building on the eastern lot boundary to No. 29 Brady Street with an average wall height of 3.25 metres which exceeds the deemed-to-comply requirement of a 3 metre average wall height on the lot boundary. Unit D proposes an average wall height of 3.1 and Unit E proposes an average wall height of 3.2 metres which both adjoin the outdoor living area and open space of No. 27 Brady Street. The proposed buildings on the boundary coupled with the proposed reduced lot boundary setbacks and scale of the entire development are considered to negatively impact on the amenity and prevailing development of the locality and do not provide an attractive setting for the adjoining dwellings.

The wall on the west lot boundary proposes a maximum height of 3.6 metres with an average wall height of 3.45 metres. The wall is positioned abutting the neighbouring properties existing wall and is not considered to pose an undue impact on the adjoining neighbouring property.

Outdoor Living Areas

The purposes of clarity, the following table outlines the elements of each outdoor living area that do not meet the deemed to comply standards.

	Location	Min. Dimension	Coverage
Unit A			х
Unit B	Х	Х	Х
Unit C		Х	Х
Unit D		Х	Х

Minimum Dimension (Units C and D)

Whilst the outdoor living areas do not meet the minimum length and width dimension of 4 metres in accordance with the deemed-to-comply criteria of the Residential Design Codes, the variations are minor and are primarily due to the configuration of the subject site. Given the Outdoor Living Areas are larger than the minimum requirement, they are considered acceptable in terms of their dimensions.

Coverage (Units A, C and D)

The permanent roof cover of Units A, C and D do not meet the requirements of the R Codes however, the outdoor living areas are orientated toward the northern aspect of the site to capture winter sun. The Units provide other open areas within the site which assist in reducing building bulk and allow additional area for landscaping.

Unit B

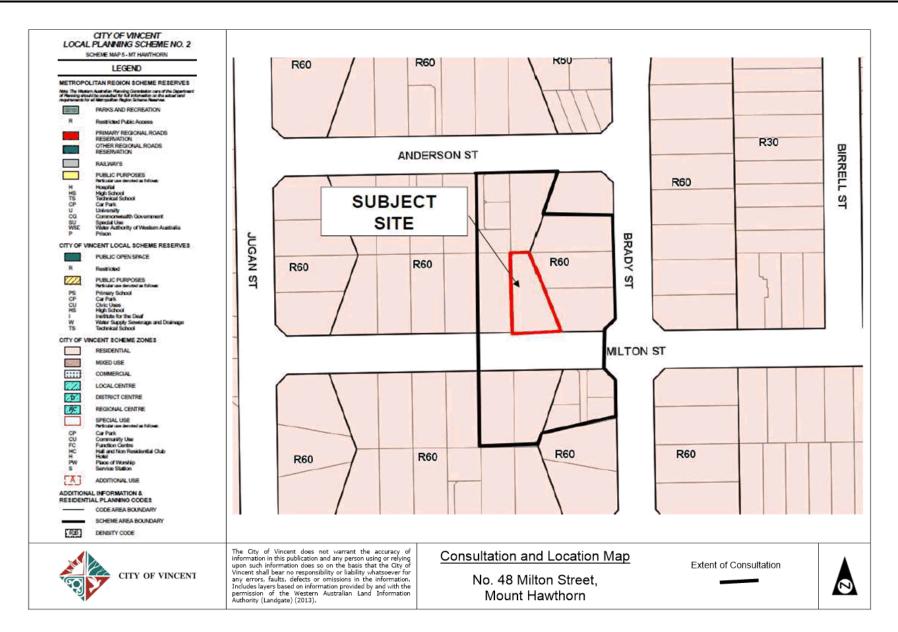
The proposed outdoor living area associated with Unit B is partially located within the front setback area, however, it is acknowledged that it is effectively in line with the proposed street-front dwellings. In addition. It located adjacent the common property driveway which will result in a diminished amount of privacy for the occupants, by virtue of the visual permeable fencing proposed. That, combined with the variation to the minimum dimension and coverage requirements results in that area not being considered to meet the relevant Design Principles.

Site Works and Retaining Walls

The development proposes excavation of up to 0.686 metres within Lot C. This is to provide a consistent finished floor level within the dwelling and to the outdoor living area. The excavation will reduce the building height of unit C. A retaining wall is proposed on the eastern lot boundary at a height of 0.548 metres at its maximum height before tapering down as the site becomes level with the neighbouring property. The retaining wall is required to support the proposed different ground levels between the subject property and the neighbouring property. The proposed site works and retaining wall are not considered to pose an undue impact on the locality.

Conclusion

The proposal requires Council to exercise its discretion in relation to street setback, lot boundary setback, outdoor living area, site works and retaining walls for this development. The proposed street setback in conjunction with the double storey walls are considered to have a detrimental impact on the amenity of the adjoining properties and streetscape. It is considered that the departures to the deemed-to-comply provisions relating to lot boundary setbacks further contribute to the impact of building bulk and scale on the streetscape and adjoining properties. The boundary walls are considered to exacerbate the perception of building bulk and scale on the streetscape and adjoining properties. The boundary walls are considered to exacerbate the perception of building bulk and scale both to the streetscape and the adjoining properties and will result in a negative built form outcome and will not positively contribute to Milton Street. The outdoor living area of Unit B protrudes within the street setback area will contribute to the perception of building bulk of the development. The development does not satisfy the design principles of the R Codes or local housing objectives of the Built Form Policy and is considered to represent over-development of the site. As such, it is recommended that Council refuse the application for the reasons outlined in the recommendation.













DnD Building

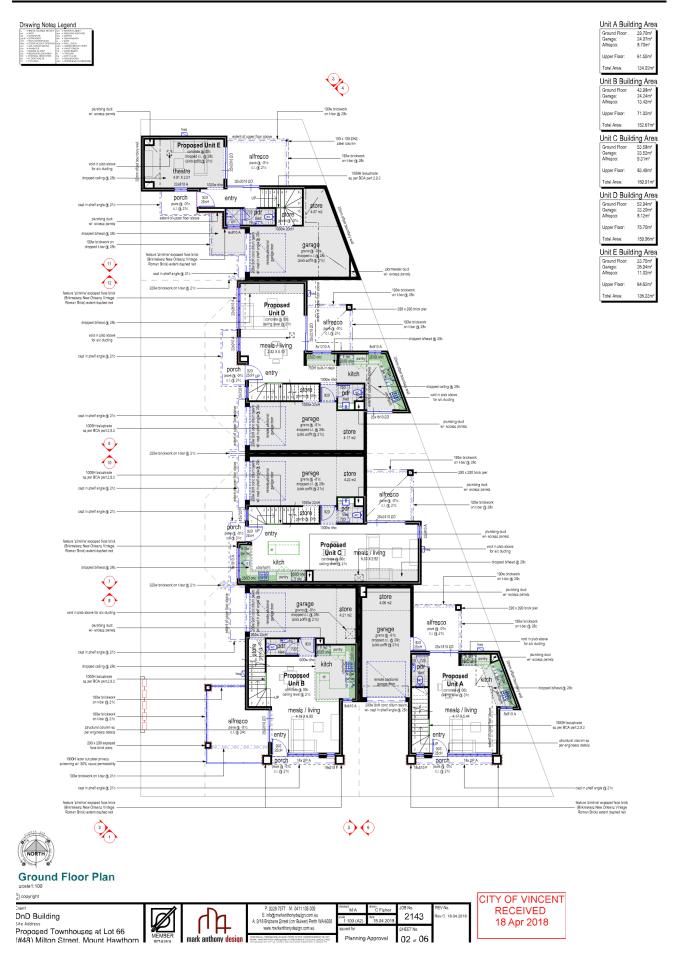
Proposed Townhouses at Lot 66 (#48) Milton Street, Mount Hawthorn

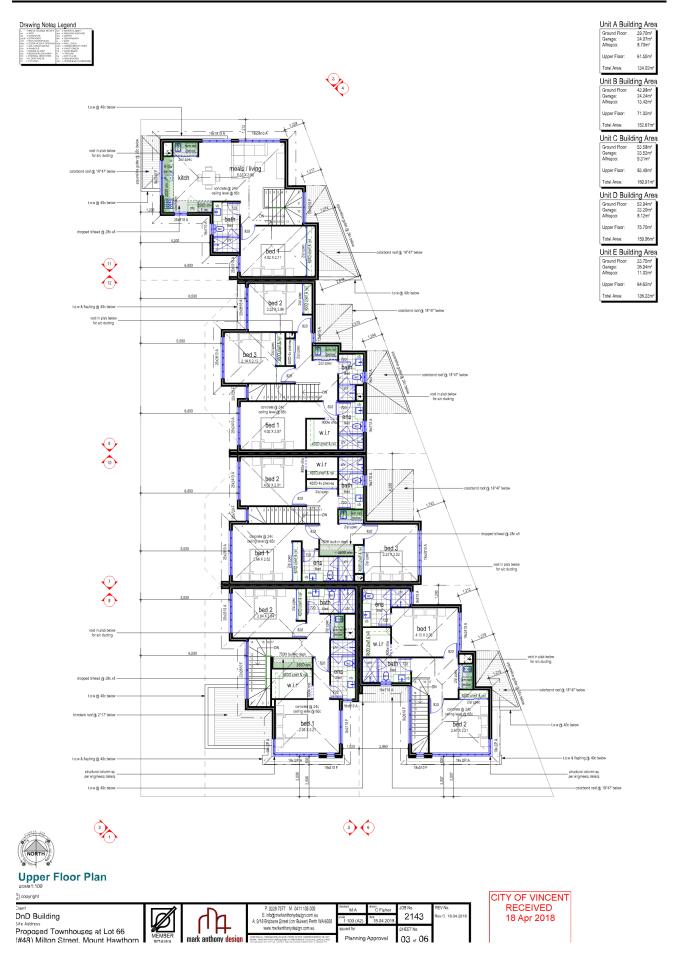


COUNCIL BRIEFING AGENDA

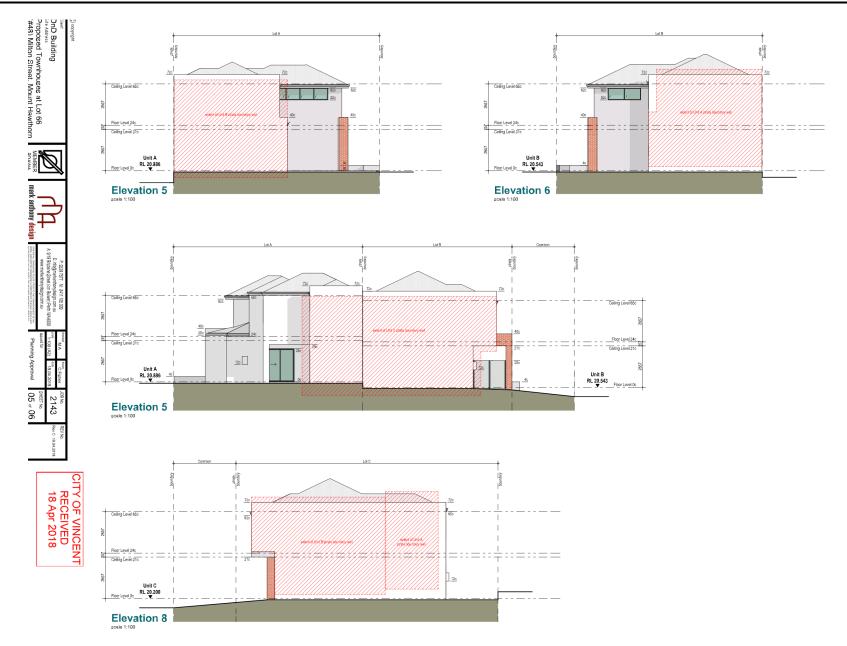
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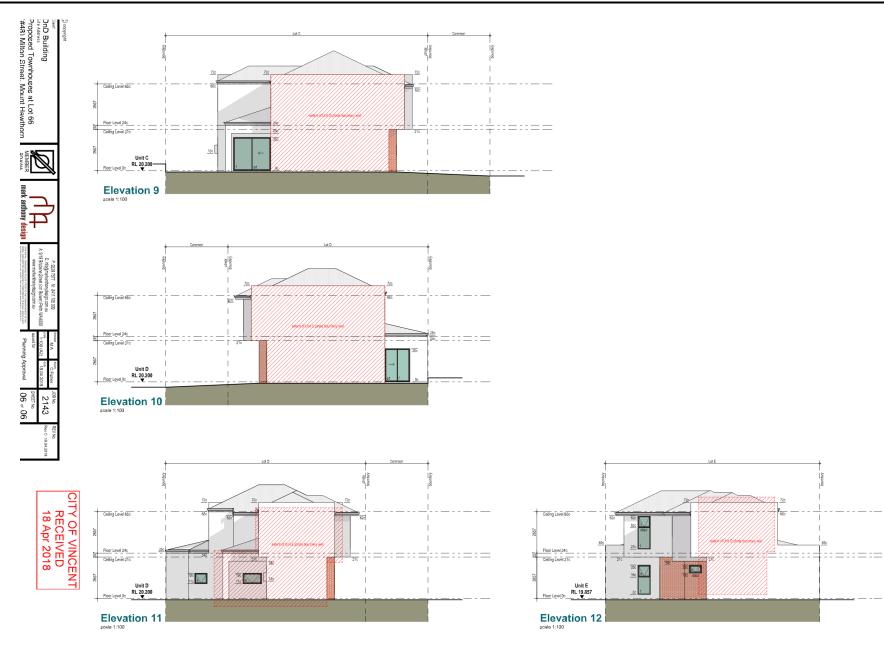


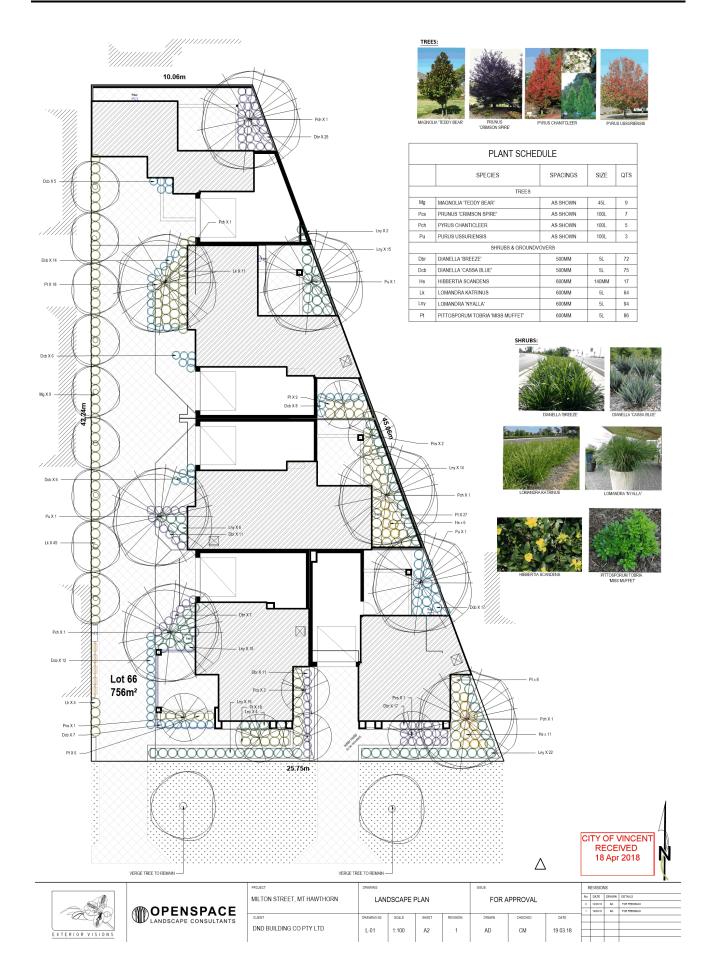






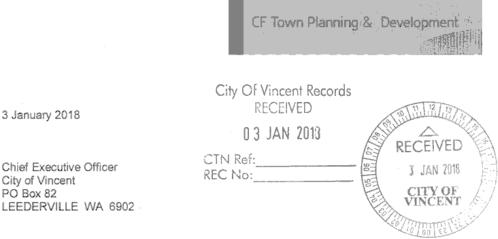












Attention: Mr Rob Sklarski - Special Project Officer (Approval Services)

Dear Rob

APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED FIVE (5) GROUPED DWELLINGS (TWO STOREY) LOT 66 (No.48) MILTON STREET, MOUNMT HAWTHORN CITY OF VINCENT

We act on behalf of DnD Building and Mark Anthony Design as their consultant town planners and refer to the Application for Development Approval to construct five (5) new grouped dwellings on Lot 66 (No.48) Milton Street, Mount Hawthorn.

In assessing the application it is requested that the City give due consideration to the following key points:

BACKGROUND

- Lot 66 is located within a well established part of the Mount Hawthorn locality approximately 420 metres south-east of the Glendalough Train Station, approximately 900 metres west of the Mount Hawthorn Town Centre ('Activity Centre') and within 300 metres of the Osborne Park Industrial Area (i.e. 'employment node').
- Lot 66 is irregular in shape, covers an area of approximately 756m² and is gently undulating with a minor fall in the natural ground levels from approximately 21.27 metres AHD along its southern front boundary to approximately 19.34 metres AHD along its northern rear boundary.
- 3. The land contains a number of physical improvements including a single detached dwelling of brick and titled roofing construction, sealed driveway, outbuildings and boundary fencing. It is significant to note that all current improvements on the land will be removed as a part of this application (see Figure 1 - Aerial Site Plan).
- The existing dwelling on Lot 66 is not listed on the City of Vincent's Municipal Heritage Inventory (MHI) and may therefore be removed, subject to the City issuing a demolition permit.
- The verge area abutting Lot 66 comprises two (2) mature street trees that will be retained as part of the development (see Figure 1 – Aerial Site Plan).
- 6. Lot 66 is not located within a bushfire prone area.
- The subject land is located within 800 metres of a high frequency rail route (i.e. Glendalough Train Station) and within 250 metres to a high frequency bus route (i.e. Brady Street). Therefore, the proposed development on Lot 66 has been assessed under 'Location A' of 5.3.3 of the R-Codes.

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Figure 1 - Aerial Site Plan

PROPOSED DEVELOPMENT

- This application proposes to demolish the existing single detached dwelling on the land and the construction of five (5) new grouped dwellings (two storey).
- In light of the above, approval under the City of Vincent's current operative Town Planning Scheme No.1 (TPS No.1) is hereby requested.

STATUTORY REQUIREMENTS

Metropolitan Region Scheme

 The subject land is currently classified 'Urban' zone under the provisions of the Metropolitan Region Scheme (MRS). The following definition is provided as a guide to its stated purpose/s in the MRS:

"Urban Zone - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."

 The proposed development is considered to be consistent with the defined intent of the land's current 'Urban' zoning classification under the MRS and may therefore be approved.

City of Vincent Town Planning Scheme No.1

- The subject land is classified 'Residential' zone under the City of Vincent's current operative Town Planning Scheme No.1 (TPS No.1) with a residential density coding of R60.
- 13. Under the terms of TPS No.1 the development and use of any land classified 'Residential'
- 2

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zone for 'grouped dwelling' purposes is listed as a permitted ("P") use.

14. The City's Local Planning Policy 7.1.1 entitled 'Built Form' identifies that the maximum permitted building height for Lot 66 is three (3) storeys (i.e. 9 metres wall height).

DEVELOPMENT STANDARDS

- 15. The design of the proposed grouped dwelling development on Lot 66 has been formulated with due regard for the relevant 'deemed to comply requirements' of the Residential Design Codes (2015) and the City of Vincent's current operative Town Planning Scheme No.1 (TPS No.1) including any relevant Local Planning Policies with the exception of the following:
 - a) R-Code Element 5.1.2 C2.2 'Street setback';
 - b) R-Code Element 5.1.3 C3.1 'Lot boundary setback';
 - c) R-Code Element 5.1.3 C3.2 'Lot boundary setback' (building on boundary);
 - d) R-Code Element 5.3.1 C1.1 'Outdoor living area';
 - e) R-Code Element 5.4.1 C1.1 'Visual privacy';
 - f) Clause 5.2.1 of the City's LPP No.7.1. ('Built Form' Policy} 'Street setbacks'; and
 - g) Clause 5.14.3 of the City's LPP No.7.1.1 ('Built Form' Policy) Landscaping.

A 'Design Principles Submission Table' addressing the relevant 'design principles criteria' for those elements of the design layout that do not meet the 'deemed to comply requirements' of the Residential Design Codes (2015) and relevant City of Vincent's Local Planning Policies is attached herewith for review and consideration by the City a s part of its assessment of the application.

Conclusion

In light of the above information and attached written justification, we respectfully request the City's favorable consideration and approval of the Application for Development Approval for the construction of five (5) new grouped dwellings on Lot 66 (No.48) Milton Street, Mount Hawthorn in accordance with the plans prepared in support of the application.

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 Principal Town Planner CF Town Planning & Development

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CF Town Planning & Development DESIGN PRINCIPLES SUBMISSION TABLE FIVE (5) GRUPED DWELLINGS ON LOT 66 (No.48) MILTON STREET, MOUNT HAWTHORN CITY OF VINCENT					
R-CODE DESIGN ELEMENT & LOCAL PLANNING POLICY	PROPOSED VARIATION TO DEEMED TO COMPLY REQUIREMENTS		DESIGN PRINCIPLES JUSTIFICATION		
"Street setback" of Units C & D will comprise a setback to the common boundary (i.e. secondary stree of 2.5 metres required by the	The application proposes that portions of Units C & D will comprise a 2 metre setback to the common driveway boundary (i.e. secondary street) in lieu	1.	The proposed secondary street setback variation for Units C & D are considered minor and will not result in the development having a detrimental impact on the local streetscape or the amenity of any adjoining properties. It is significant to note that a 500mm landscaping strip will be provided abutting the driveway pavement to increase the setback of the dwelling to the driveway to 2.5 metres.		
	of 2.5 metres required by the 'deemed to comply requirements' of Element 5.1.2 C2.2 of the R-Codes.	2.	In addition to the above point, the proposed development (in particular Units C & D) comprises adequate open space to facilitate the provision of landscaping to enhance the development when viewed from the street.		
	4.	3.	The proposed setback variation for Units C & D from the communal driveway will not have an impact on the local streetscape or the communal driveway of the development.		
		4.	The reduced setback for Units C & D will not interfere with the outlook of Unit E down the driveway and will not reduce the extent of passive surveillance of the communal area.		
		5.	The proposed development has been designed to include major openings to habitable rooms orientated towards the communal driveway for each dwelling. As such it is contended that the design of the development will result in adequate passive surveillance over the communal driveway, therefore providing improved security for the occupants of the development and minimize any opportunities for concealment and entrapment.		
		6.	All setback areas along the common driveway will be comprehensively landscaped to soften any impact the development may have on the local streetscape and the common driveway.		
		7,	The proposed development meets the 'deemed to comply requirements' of Element 5.4.2 C2.1 ('Solar access for adjoining sites') of the R-Codes.		
		8.			
794. 		se sa	ving regard for the above it is contended that the proposed variations to the minimum secondary street back to the communal driveway for Units C & D within the new grouped dwelling development on Lot 66 isfies the 'design principles criteria' of Element 5.1.2 of the R-Codes, will not have a detrimental impact on the eetscape and may therefore be approved by the City.		

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R-Code Element 5.1.3 C3.1 – 'Lot boundary setback'	The application proposes that: i) a portion Unit A (bedroom 2 - upper	1.	The proposed setback variations to Unit A from the eastern side boundary are considered minor and will not have an adverse impact on the adjoining properties in terms of bulk and sale.
	floor) will have a setback from the eastern side boundary ranging from 1.215 metres to 2,8 metres in lieu	2.	The extent of the proposed setback variations can be attributed to the irregular shape of the subject land (i.e. angled boundary) and that the setback of Unit A from the eastern side boundary varies with a setback being greater than 1.215 metres (i.e. only a minor length of wall comprises a 1.215 metre setback).
	of a 3.0 metre as required by the 'deemed to comply requirements' of the R-Codes; and ii) a portion of Unit A (bedroom 1 –	3.	In addition to the above if the window for bedroom 2 (east facing) were to be minor opening (i.e. less than 1m ² , a high light or obscure glazing), the upper floor setback for Unit A (bedroom 2 wall) from the eastern side boundary would meet the 'deemed to comply requirements' of Element 5.1.3 C3.1 of the R-Codes. As such, the impact on the adjoining property in terms of bulk and scale would not change.
	upper floor) will have a setback from the eastern side boundary of 1.215 metres in lieu of 1.5 metres	4.	The proposed development makes effective use of all available space and provides for the creation of adequate internal and external living areas for each dwelling which will benefit all future occupants.
	required by the 'deemed to comply requirements' of the R-Codes.	5.	Other than the aforementioned setback variations, the proposed development on Lot 66 meets the 'deemed to comply requirements' of Element 5.1.3.C3.1 ('Lot boundary setbacks') of the R-Codes.
		6.	The proposed development 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 impact access to light and ventilation for any existing dwellings on the adjoining properties.
		7.	The proposed setback variations to the eastern side boundary will not have an adverse impact on the local streetscape in terms of its bulk and scale.
		8.	It is considered that those portions of the development proposing a reduced setback from the eastern side boundary are consistent in terms of its design, bulk and scale with other similar residential developments recently approved by the City in the immediate locality.
		9.	The reduced setback of Unit A from the eastern side boundary will not have any undue impact on the adjoining property in terms of loss of visual privacy.
		10.	That portion of the proposed development (i.e. upper floor Unit A) comprising a reduced setback from the eastern side boundary abuts the side setback area of a garage for the existing single detached dwelling on adjoining Lot 68 (No.29) Brady Street (see cover letter Figure 1 – Aerial Site Plan). It is significant to note that the proposed development on Lot 66 will not cast a shadow over adjoining Lot 68 at 12 noon on 21 June (i.e. winter solstice). Given these facts, it is contended that the proposed development on Lot 66 will not have an adverse impact on any outdoor living areas or major openings to habitable rooms associated with the existing dwelling on adjoining Lot 68.
		on Ele	ving regard for all of the above it is contended that those portions of the new grouped dwelling development Lot 66 proposing a reduced setback from the eastern side boundary satisfies the 'design principles criteria' of ment 5.1.3 of the R-Codes, will not have an adverse impact on the adjoining properties or the local eetscape and may therefore be approved by the City.

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R-Code Element 5.1.3 C3.2 – 'Lot boundary setbacks' (buildings on boundary	The application proposes that: i) the portions of the proposed development will be built up to two	1.	The variation to the average wall height of those portions of the development to be built up to the side boundaries (i.e. 125mm & 175mm) are considered minor and will not have a detrimental impact on the adjoining properties.
	 (2) lot boundaries (i.e. west & eastern boundaries) in lieu of one (1) lot boundary permitted by the 	2.	The proposed development meets the 'deemed to comply requirements' applicable to solar access for adjoining sites of the R-Codes and will not overshadow or detrimentally impact access to light and ventilation for the existing dwellings on any adjoining properties.
	'deemed to comply requirements' of the R-Codes;	3.	The proposed development makes effective use of all available space and provides for the creation of adequate internal and external living areas of each dwelling which will benefit all future occupants.
	ii) the portion of Unit E to be built up to the western side boundary will	4.	The walls proposed to be built up to the side boundaries do not contribute to overlooking or the loss of privacy of adjoining properties.
	comprise an average height of 3.175 metres in lieu of an average height of 3.0 metres permitted by the 'deemed to comply	5.	The maximum wall height and maximum permitted wall length of those portions of the proposed development to be built up to the side boundaries meet the 'deemed to comply requirements' of Element 5.1.3 C3.2 of the R-Codes.
	requirements' of the R-Codes; and	6.	The extent of variations being sought in regarding the building on boundaries can be attributed to the irregular shape and fall in natural ground levels (i.e. 1.93 metres).
	iii) the portion of Unit E to be built up to the eastern side boundary will comprise an average height of 3.125 metres in lieu of an average	7.	It is contended that the proposed variation for those portions of the new development to be built up to the side boundaries are consistent in terms of their design, bulk and scale with other similar residential developments approved by the City in the immediate locality.
	height of 3.0 metres permitted by the 'deemed to comply	8.	It is contended that those portions of the proposed development to be built up to the side boundaries will not have any adverse impacts on the local streetscape in terms of its bulk and scale.
	requirements' of the R-Codes.	9.	That portion of the proposed development (i.e. Unit E) to be built up to the western side boundary abuts the side setback area of the existing grouped dwelling development on adjoining No.50 Milton Street (see cover letter Figure 1 – Aerial Site Plan). As such, it is contended that the proposed development on Lot 66 will not have any adverse impacts on any outdoor living areas associated with the existing grouped dwellings on adjoining Lot 66.
		10.	That portion of the proposed development to be built up to the eastern side boundary (i.e. Unit A) abuts the side setback area of the garage for the existing single detached dwellings on adjoining Lot 68 (No.29) Brady Street (see cover letter Figure 1 – Aerial Site Plan). As such it is contended that the proposed development on Lot 66 will not have any adverse impacts on any outdoor living areas or major openings to habitable rooms associated with the dwelling on adjoining Lot 68.
		11.	That portion of the proposed development (i.e. Unit E) to be built up to the eastern side boundary abuts the extensive rear yard area and outbuildings for the existing single detached dwelling on adjoining 67 (No.27) Brady Street (see cover letter Figure 1 – Aerial Site Plan). As such it is contended that the proposed development on Lot 66 will not have any adverse impacts on any outdoor living areas or major openings to habitable rooms associated with the existing dwelling on adjoining Lot 67.

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		Having regard for all of the above it is contended that those portions of the proposed new grouped dwelling development on Lot 66 to be built up to the side boundaries satisfy the 'design principles criteria' of Element 5.1.3 of the R-Codes, will not have an adverse impact in terms of bulk and scale on the adjoining properties or the local streetscape and may therefore be approved by the City.
R-Code Element 5.3.1 C1.1 – 'Outdoor living area'	The application proposes that a portions of the outdoor living area for Unit B will comprise a dimension less than 4 metres as required by the 'deemed to comply requirements' of Element 5.3.1 C1.1 of the R-Codes.	 The variation to the minimum dimension of the outdoor living area for Unit B is considered minor will not undermine the usability of this area by the future occupants of the dwelling. The outdoor living area for Unit B is usable and functional for the future occupants of the dwelling, with the area being designed to be used in conjunction with a habitable room (i.e. meal & living room). Furthermore, the location of the outdoor living area along the front building line of the dwelling will assist with providing an active frontage to the street and improved passive surveillance of Milton Street. The outdoor living area provided for Unit B meets the 'deemed to comply requirements' of Element 5.3.1 C1.1 of the R-Codes in terms of minimum area. The outdoor living area for Unit B has access to the northern winter sun, whilst providing some cover to facilitate usage throughout the year. The proposed development provides for the effective use of all available space and the creation of adequate internal and external living areas which will benefit future occupants. Having regard for the above it is contended that the proposed dimension and area of the outdoor living area for Unit B 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.
R-Code Element 5.4.1 C1.1 'Visual privacy'	 The application proposes that: i) a portion of the 3 metre 'cone of vision' from the bedroom 2 window of Unit A will extend over the adjoining eastern property; and ii) a portion of the 4.5 metre 'cone of vision' from the kitchen of Unit E will extend over the adjoining western property. 	 The proposed development has been designed to effectively locate all major openings to habitable rooms in a manner which avoids direct overlooking and maintains the visual privacy of all adjoining residential properties. The extents of overlooking from the proposed development extending over the adjoining properties are considered minor and will not have an adverse impact on the adjoining properties. Those portions of the 'cones of vision' extending over all immediately adjoining properties are not considered to be excessive or detrimental in terms of visual privacy impacts. With respect to any potential impacts on the amenity of adjoining Lot 68 (No.29) Brady Street (i.e. eastern property), the following points are submitted in support of the proposed new development will extend over secondary street setback area and side setback area of the garage of the existing single detached dwelling on adjoining Lot 68 (see cover letter Figure 1 - Aerial Site Plan). As such, it is contended that the overlooking from Units A of the new development on Lot 66 will not have an adverse impact on adjoining

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		Lot 68;
		ii) Part of the area of land on Lot 68 being overlooked by the bedroom 2 window is currently visible from by the general public from Milton Street. A such the proposed 'overlooking' is unlikely to have an detrimental impacts in terms of visual privacy for the current occupants of adjoining Lot 68; and
		iii) The proposed bedroom 2 window of Unit A will be of significant benefit in terms of improving levels or passive surveillance over the secondary setback area and driveway area of the existing dwelling adjoining Lot 680.
		5. That portion of the 'cone of vision' from the kitchen window of Unit E of the proposed new development wi extend over the side setback area of the of the existing grouped dwelling development on adjoining No.50 Milton Street (i.e. adjoining western property) (see cover letter Figure 1 - Aerial Site Plan). As such, it is contended that the overlooking from Unit E of the new development on Lot 66 will not have an adverse impact on the adjoining western property.
		Having regard for all of the above it is contended that those portions of the 'cones of vision' extending from the proposed grouped dwelling development on Lot 66 over the adjoining western and eastern properties satisfy the 'design principles criteria' of Element 5.4.1 of the R-Codes, will not have an adverse impact on the amenity of the adjoining properties and may therefore be approved by the City.
City of Vincent Local Planning Policy No.7.1.1	Planning Policy No.7.1.1 'Built Form' – Clause 5.2.1 ('Street Setback') primary front setback does not reflect the predominant pattern of the immediate locality (i.e. five adjoining properties). As such the proposed front setbacks for the grouped dwelling development on Lot 66 will comprise a front setback of 2 metres in lieu of 2.55 metres as required by the 'deemed to	 The proposed variation to the average front setback (i.e. 550mm) is considered minor and will not result in the development having a detrimental impact on the local streetscape in terms of bulk and scale.
('Street Setback') immediate locality (i.e. five adjoining properties). As such the proposed front setbacks for the grouped dwelling development on Lot 66 will comprise a front setback of 2 metres in lieu of 2.55		2. The proposed development has been designed with a variable setback along its Milton Street frontage to help provide an interesting and articulated front facade. This includes the provision of varying material type: along the front facade and numerous major openings to habitable rooms to improve passive surveillance and an 'active frontage' to Milton Street.
		3. The proposed development will not have an adverse impact on the Milton Street streetscape in terms of its overall bulk and scale and is generally consistent with other similar residential developments approved by the City in the immediate locality.
	4. In addition to the above point, there are a number of dwellings along Milton Street that comprise a from setback of less than 3 metres. Therefore, the proposed development on the subject land is consistent with the front setbacks of other existing dwellings along Milton Street (i.e. built form), including a number or recently constructed multiple and grouped dwelling developments situated on both sides of the street (see cover letter Figure 1 – Aerial Site Plan).	
		5. The proposed development has been designed to include major openings to habitable rooms orientated towards Milton Street. As such it is contended that the design of the proposed development on the subject land will result in a positive contribution to the streetscape and will result in improved passive surveillance to Milton Street.

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		CF Town Planning & Development
		6. Abutting Lot 66 is a substantial verge area with a width of approximately 6.5 metres along the land's frontage with Milton Street. The verge width provides an increased setback between the proposed development and the road pavement, therefore minimising the impact of the proposed built form on the Milton Street streetscape. Furthermore, the front setback and verge areas for the proposed development will be adequately landscaped to ensure they continue to make a positive contribution to the local streetscape.
andreas de la composition de la composition de la composition de l		In addition to the above point, the verge area abutting the subject land comprises two large mature street trees which will be retained. The preservation of the street trees will assist with screening the proposed development from the street.
		The reduced front setback for the proposed development will not have an adverse impact on the visual outlook from any adjoining properties on the street.
		The proposed development makes effective use of all available space and provides for the creation of adequate internal and external living areas which will benefit all future occupants.
		 There is sufficient space available within the front setback area to accommodate any required easements for the servicing authorities.
		 The proposed front setback of the new development on the subject land meets the 'deemed to comply requirements' of Element 5.1.2 C2.1 ('Street setback) of the R-Codes (i.e. an average front setback of 2 metres on land coded R60).
		Having regard for all of the above it is contended that the proposed variation to the front setback for the new grouped dwelling development on Lot 66 will not have an adverse impacts on the streetscape, is consistent with the current built form along Milton Street, will not adversely impact the existing dwellings on the adjoining properties, satisfies the 'design principles' of P5.2.1 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.
City of Vincent Local Planning Policy 7.1.1 'Built Form' – Clause 5.14.3 ('Landscaping')	The proposed development proposes 13.68% (i.e. 103.48m ²) of the site area being provided with 'Canopy Cover' in lieu of 30% (i.e. 226.8m ²) as required	 The proposed 'Deep Soil Zone' for the proposed grouped dwelling development on Lot 66 meets the 'deemed to comply requirements' of Clause 5.14 of the City's Built Form policy. In fact the proposed development proposes greater than required 'Deep Soil Zone' areas (i.e. 15.85% in lieu of 15%) of the proposed development.
	by the 'deemed to comply requirements' of Clause 5.14 of the City's Policy	The proposed variation to the extent of 'Canopy Cover' is unlikely to have a detrimental impact on the amenity of the local streetscape or any adjoining properties.
1	No.7.1.1.	3. It is contended that on maturity, the extent of 'Canopy Cover' over Lot 66 will be greater than 13.68%.
n de Station de Station Station de Station de St		4. The proposed development has provided adequate 'Canopy Cover', with the extent of landscaping being adequate to reduce the impact of the development on the adjoining properties. Furthermore, the extent of 'Canopy Cover' for the proposed development will achieve the objectives set by the City to provide adequate coverage of the land to satisfy the City's goal to provide more environmentally sensitive urban area.
		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 'Canopy Cover' requirements will not comprise the objectives of the City's

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policy.
6. The Milton Street verge area abutting Lot 66 comprises a width of 6.5 metres and contains two (2) large mature street trees which are being preserved. The front setback and verge areas will be comprehensively landscaped and maintained to help soften any potential impact the development may have on the local streetscape.
 The proposed development has been designed to incorporate a number of large trees within the landscaping area to assist with improving the overall appearance and amenity of the development for its future occupants.
8. The extent of landscaping provided in support of the development has been designed to reduce 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 local residents along Milton Street.
 The extent of tree canopy provided in support of the development will assist with the City's vision of creating a green canopy and achieve the Vincent City Council's ambition of reducing urban heat.
10. Clause 5.14 of the City's Policy No.7.1.1 does not take into consideration lots with a relativity small area and an irregular shape. Given these constraints and the designated density coding of R60, 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 'Canopy Cover' is excessive and that the provision may compromise the development potential of the land and the design layout of the dwellings 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 grouped dwelling development on Lot 66, including the area of '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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2018



Tree assessment of two *Lophostemon confertus* on the verge of 48 Milton Street, Mt Hawthorn.

Mark Short, Grad Cert Arb, Dip Arb 12/03/2018

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1.0 Scope of Report

• To undertake an assessment of two *Lophostemon confertus* (Queensland Box Tree) located on the verge of 48 Milton Street, Mt Hawthorn due to development of the site.

2.0 Introduction

The purpose of this report is to provide advice with regards to the impact that proposed development of 48 Milton Street could have on the two Queensland Box trees located on the adjacent verge. This report takes into consideration the health and condition of the trees and proposed design with the intention of providing unbiased recommendations that are in the best interest of the tree(s), that can be applied practically.

3.0 Limitations

This report is limited to a basic inspection only on the sections of property to which reasonable access was permitted. The inspection is also limited to the discovery or nondiscovery of structural faults and observations at the time of inspection only. An aerial inspection was not undertaken on any tree, nor was any soil excavation or a risk assessment. It is recommended that a risk assessment be undertaken using either the Quantified Tree Risk Assessment system (QTRA) or the International Society of Arboriculture's risk assessment system (TRAQ).

4.0 Trees and People

Trees provide a range of benefits to the community, especially in areas of amenity, such as parks and street scapes, by way of social and physiological factors. They add to the sense of place within an area. They improve its atmosphere and ambience, helping to create areas that people want to dwell in. They improve air quality and reduce the effects of wind and sun damage to property and person; Real Estate studies have also found that tree lined street can aid in increasing property prices by up to 20 percent

When assessing trees, they cannot be considered as "safe" or "unsafe" as this is both ambiguous and inaccurate. It should be acknowledged that there are some risks associated with keeping trees in the urban environment and that land managers have a duty of care to insofar as is reasonably practicable to ensure that the property and people using this land are not exposed to unreasonable levels of risk. Whilst trees cannot be "made safe", they can be managed to maintain the many benefits they bring whilst reducing these associated risks.

5.0 Methodology

The inspection consisted of a ground based basic inspection utilising the principals of visual tree assessment, along with guidelines set out in AS4970 – Protection of Trees on Development sites.

The tree has been assessed using the following criteria:

<u>Age Range:</u> J = Juvenile SM = Semi Mature M = Mature FM = Fully Mature

EV = Early Veteran **V** = Veteran

(See appendix 1 for the descriptions of each category)

Height:

The approximate height of each tree has been provided in meters.

Diameter at Breast Height (DBH):

A measurement of the diameter of the trunk in centimetres (cm) for this tree has been provided, this measuring was taken at 1.4m above ground level and is used to calculate the radius of the Tree Protection Zone (TPZ) for the tree in line with AS 4970.

Diameter at Ground Level (DGL):

A measurement of the diameter of the trunk in centimetres (cm) at ground level has been provided for this tree, this is used to calculate the radius of the Structural Root Zone (SRZ) in line with AS 4970 to enable protection measures for the root zone to be implemented where necessary.

Canopy spread:

An approximate width of the canopy on the North/South and East/West axis has been provided in meters (m) to show the canopy area of the tree.

Condition:

The tree has been given a rating based upon its condition, visual appearance of the tree and its form with regard to what is typical for the particular species. If a tree is found to be exhibiting the usual form for a species it is considered to be "Average" (the majority of trees are regarded as average), where a tree is found to be growing exceptionally well and is in excellent health and condition and is considered to be an ideal example of a species, it would be regarded as Good, A tree with a "Poor" condition would not provide any aesthetic benefit to the area and might have some structural issues.

P = Poor A = Average G = Good

5.1 Methodology

Useful Life Expectancy (ULE)

This category provides a guide as to how long a tree might continue to make a positive contribution to the place in which it dwells based upon its condition and structural integrity.

A. Long (Greater than 40 years)

High quality and high value, these trees would hold such a condition that make them a valuable part of the environment/ landscape, would be considered to hold a Useful Life Expectancy (ULE) of 40 years of greater, thus allowing them to make a substantial contribution.

B. Medium (Between 20 and 40 years)

Medium quality and medium value, trees of this category are thought of as making a significant contribution to the area they dwell in and would be considered to hold a ULE of a minimum of 20 years.

. Short (Between 5 and 20 years)

Low quality and low value. These trees would be regarded as being in an adequate condition that would see them being retained for a period that would allow new plantings to establish. They would be considered as having a ULE of 5 to 10 years.

D. Transient (Less than 5 years)

Very Low quality and very low value, these trees would be regarded as having a poor form, displaying a low vitality and may be exhibiting initial signs of structural decline. They would be considered to have a ULE of less than 5 years and are to be included in a plan for replacement.

. Dead or hazardous (no remaining ULE)

Removal is required. Trees in this category would be considered to hold such a condition that would potentially hold no value in their current state and it would be reasonable to undertake their removal for reasons of sound Arboricultural management and / or due to a high level of risk.

Species Origin:

This section advises whether or not an identified tree is Endemic, Native or an Exotic species.

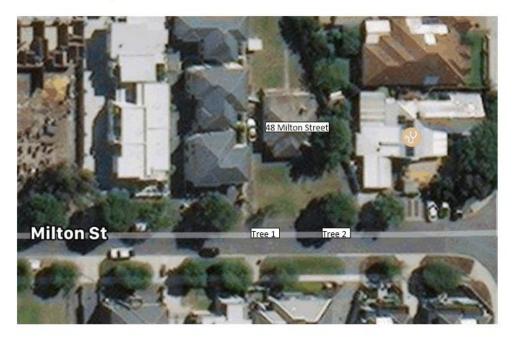
Endemic = This is a species of tree that is known to grow naturally within the location of the tree survey and is not introduced from other parts of Australia.

Native = This is a species of tree that is Native to Australia, but is not found naturally within the location of the survey.

Exotic = A species of tree that has been introduced to Australia from other countries.

6.0 Location

48 Milton Street, Mt Hawthorn.



6.1 Subject Trees



7.0 Tree Assessment

Tree 1

Species: Lophostemon confertus

Age class: Semi Mature

Height: 5m

Trunk diameter (DBH): 35cm

Trunk diameter at Ground level (DGL): 35cm

Canopy Spread N/S: 6.5m E/W: 5.5m

Tree Protection Zone (TPZ): 4.2m

Structural Root Zone (SRZ): 2.13m

Condition rating: Poor

ULE: R

Species Origin: Native

7.1 Tree Assessment

Tree 2

Species: Lophostemon confertus

Age class: Semi Mature

Height: 8m

Trunk diameter (DBH): 94.5cm

Trunk diameter at Ground level (DGL): 81cm

Canopy Spread N/S: 9m E/W: 5.5m

Tree Protection Zone (TPZ): 11.34m

Structural Root Zone (SRZ): 3.03m

Condition rating: Average

ULE: A

Species Origin: Native

7

7.3 Tree Assessment

Root Zone

The root zone of tree 1 was found to have been disturbed in recent times, with excavation appearing to have been carried out recently for the installation of underground power (Photo 1 & 2). This is evidenced by sand on the verge between the road and tree, where a pit has been dug to facilitate under road boring to the power pole on the opposite side of the road. Excavation has been undertaken to the North East of tree 2 to install the new power dome. This excavation is 6.5m from the tree which is outside of its structural root zone.

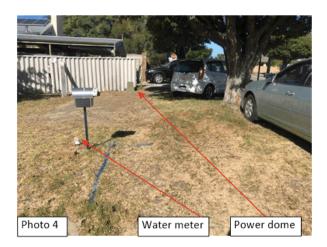


Tree 1 was found to have diminished signs of life with little cambial activity. It is not known if the excavation has had anything to do with its decline.

The root crown of tree 2 is showing signs of basal flare and the production of annualised response growth, indicating that these trees are maintaining a structurally firm root plate at this time. There is a road 2.7m to the south, with no signs of root damage from this tree, and A water meter is 4.7m to the North West (Photo 4). It is important this should any excavations be required around the water meter, they are not undertaken any closer than 3m from the tree.







7.4 Tree Assessment

Trunk

The trunk of tree 1 is showing minimal signs of cambial activity due to its decline in health.



Tree 2 has a single trunk to a height of 1.5m where it bifurcates to form multiple leaders. The union of the bifurcation was found to be sound with little included bark. Sounding of this trunk with and acoustic hammer found it to have an adequate wall thickness at this time. The tree was observed to be applying annualised wood to maintain optimal structural integrity.



7.5 Tree Assessment

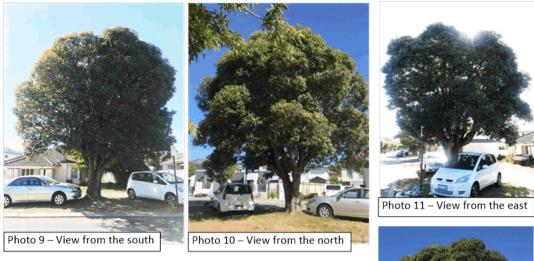
Canopy

The canopy of tree 1 was observed to be in significant decline, with few living leaves. (photo 7 & 8)





Tree 2 was found to have a normal density in its crown (photo 9, 10, 11 & 12) and displays a good level of health and condition. There were no signs of pest, disease or fungal attack present at this time.





8.0 Discussion

Tree 1 was found to be in poor condition and is effectively moribund. It would be recommended to remove this tree and replace it with a species in line with the City of Vincent's street tree planting list. The tree should ideally be of a 100 litre bag size. The new tree should be watered for a minimum of two summers following planting with a minimum of 150 litres of water per week.

Tree 2 was found to hold a good level of health and condition. The driveway proposed to be installed to the west of this tree will intrude into the Structural Root Zone (SRZ) by approximately 1.32m², totalling 4.58% of the total SRZ. This is acceptable on the provision that excavation is undertaken in line with the advice in section 9.0 and 9.1 of this report and that the tree is provided with supplemental watering during the period of construction and for two summers following the completion of construction. A minimum of 1000 litres per week should be applied to this tree across the week. I.e. 143 litres each day of the week or 200 litres per week day.

(The start of each summer can be regarded as 1 November to 31 March)

It will be recommended that Protection fencing is erected around tree 2 during the period of construction to form a Tree Protection Zone (TPZ). This should be a temporary steel mesh fencing that is rigid and stands to a minimum height of 1.6m. TPZ signage is to be installed on all sides of the fencing, advising of the purpose of this fencing and all personnel working on the site are to be informed of its purpose during their site induction. The fencing should be installed on all sides of the tree to form a complete circle, square or rectangle, where there is open ground it should be placed 0.5m outside of the canopy of the tree. On the road side, it should be placed inside of the kerb to run parallel with it. Whilst this does not encompass the total area of the calculated TPZ, it allows for a reasonable area to be left for the storage of building materials and access to the site.

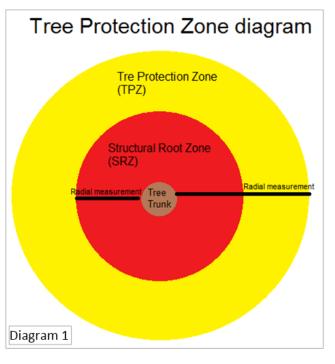
Rules of the TPZ

- The fencing is not to be moved during the period of construction, without seeking permission from the City of Vincent, except to allow for the construction of the new driveway, after which is can be placed alongside the new driveway
- Building materials are not to be stored within the TPZ
- Waste materials are not to be placed/ disposed of within the TPZ
- Excavation is not to be undertaken within this area (exception point 1)
- Soil or fill is not to be placed within this area

9.0 Protecting Trees During Excavation

The Australian standard for Protection of trees on development sites, AS 4970 – 2009, which serves to set out protection measures for trees during the period of excavation and construction and is comprised of two zones.

The first is the Tree Protection Zone (TPZ) (Diagram 1) which considers protection of the canopy and roots. This is best set up with the use of temporary mesh fencing around the tree, it is ideal that no plant and equipment enter this area in order to prevent any damage to the canopy, trunk and roots through excavation works and use of



plant end equipment. It is imperative that any excavation immediately around the temprorary fencing be undertaken inline with the excavation methodology as set out in 9.1 to protect the structural root zone of the tree.

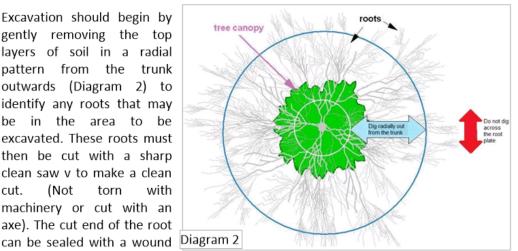
The second zone is the Structural Root Zone (SRZ) which is ultimately a no dig zone for excavation works in instances where it is found that there is an absolute need to dig within the TPZ. (Diagram 2) and is the closest you can possibly get to a tree without causing significant structural damage to the structural roots of the tree.

Please note that the TPZ is inclusive of the SRZ measurement.

Even when working outside of the TPZ. It is important that any excavation works carried out around these trees is done in a radial pattern and not across the root plate of the trees (Diagram 2). When any mechanical equipment digs across a root plate they have a tendency to catch any roots in their path and pull against it. This action leads to damage further along the root and possible fracturing of the root crown where the root joins onto the base of the tree. This can then lead to death of the root and possible decline or even death of the tree. By digging radially along the roots this lessens the possibility of this type of damage occurring and will help to maintain the good condition of the trees into the future.

9.1 Protecting Trees During Excavation

Excavation should begin by gently removing the top layers of soil in a radial pattern from the trunk outwards (Diagram 2) to identify any roots that may be in the area to be excavated. These roots must then be cut with a sharp clean saw v to make a clean cut. (Not torn with machinery or cut with an axe). The cut end of the root



sealant (but it is not essential), this can help to prevent disease or fungal infections from entering the tree.

Once all roots have been identified and cleanly cut, excavation can the take place by normal methods and the cut ends can be dug out. This will then allow construction to procced as normal.

10.0 Recommendations

- That tree 1 be removed and a replacement be planted following completion of ٠ construction at a minimum distance of 2m from the new driveway.
- That the new tree be watered for 2 summers following planting with a minimum of • 150 litres of water per week.
- That tree 2 be retained and protected •
- That tree 2 receive supplemental watering as described in section 8.0
- That protection fencing be placed 0.5m around the outside of the canopy in order to allow for some usable area of the verge.
- That any required excavation is undertaken outside of the Structural Root Zone for Tree 1 (3.03m). With the exception of the additional crossover that will encroach the SRZ.
- That all excavation undertaken around the tree is done so in line with the methodology described in sections 9.0 and 9.1.

11.0 Appendix 1- Age Category Chart

	Non V	Veteran			
Age Class Juvenile	Semi Mature	Mature	Fully Mature	Early Veteran	Veteran
10 years of age Definition	than one third of their life expectancy for the species, with annual-increment volume increasing	of their life expectancy for their species. Early stage of escape from apical dominance. And usually at full height with their DBH increasing	applied. Onset of natural decline in DBH. At later stage of Fully Mature: development of branch reiteration (incipient independent branch functioning). Start of retrenchment stage. Hollows	dominance. Proliferation of deadwood from	Rounded and significantly retrenched large hollows that have formed. The tree holds a significant DBH and habitat value

Adapted from Defining and Surveying Veteran and Ancient Trees, Fay, N (2007)

Term	Explanation
ALARP	As Low as Reasonably Practicable.
AQF	Australian Qualification Framework
Bifurcation (Bifurcates)	This is where a trunk splits into two leaders to continue forming the canopy of the tree.
Cambium (Cambial Material)	A layer of delicate meristematic tissue between the inner bark or phloem and the wood or xylem, which produces new phloem on the outside and new xylem on the inside in stems, roots, etc., originating all secondary growth in plants and forming the annual rings of wood.
Clinometer	A device that uses geometry to aid the calculation of a height of an object.
Compression (Compression Fork)	In mechanics, a force which pushes and tends to compress. The material fails by being crushed or by buckling (following sideways deflection). Often occurs in a narrow fork with included bark in which continued radial growth results in pressure which tends to push the limbs of the fork apart.
Crown/Canopy	The main foliage bearing section of the tree.
Crown lifting	The removal of limbs and small branches to a specified height above ground level.
Crown thinning	The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure.
DBH (Diameter at Breast Height)	Stem diameter measured at a height of 1.3 metres or the nearest measurable point. Where measurement at this height meters is not possible, another height may be specified.
Deadwood	Dead branch wood.
Dead wooding	The removal of deadwood from the canopy.

12.0 Appendix 2 - Arboricultural Terminology

First order branch	The large branches arising from the trunk that form the main structure of the crown.
Heartwood	The hard central wood of a tree
Included bark (ingrown bark)	Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.
Leaders	A dominant shoot, this can be at the uppermost tip of the tree or a side branch.
Occlusion/Occluding	To close up or over – usually where new wood is formed over a wound or pruning cut
Quantified Tree Risk Assessment	A systematic process of assessing the risks that trees pose to particular targets.
(QTRA)	
Reduction prune	Pruning to reduce the extension of a branch, back to a lateral branch that is at least one-third the diameter of the branch being removed.
Retrenchment	A process of self reduction in the size of the trees canopy to maintain structural integrity
Root crown	The transitional area between the trunk and roots.
Root Protection Zone (RPZ)	This is a designated area around a tree in which any form of excavation is prohibited from occurring without instruction form an Arborist on how to proceed.
Saprophytic	Any organism that lives on dead matter
Second order branch	A branch arising from a first order structural branch.
Structural root zone (SRZ)	The zone of the root plate most likely to contain roots that are critical for anchorage and the stability of the tree.
Subtend	Pruning of a stem of lateral back to a growth point in order to remove its apical tip.

Targets	An object, person or structure that would be damaged or injured in the event of tree or branch failure is referred to as the target or target area.
Topping and Lopping	Work often at indiscriminate points and generally resulting in weakly-attached regrowth branches.
Tree Protection Zone (TPZ)	This is an area left around a tree to ensure protection of the above and below ground parts of the tree during construction works. It will usually include the RPZ, and is usually recommended to be fenced off for the period of the works.
Under pruning	The removal of the lower (hanging) portions of a trees canopy to provide sufficient room for vehicles or persons to pass beneath.

13.0 Appendix 3 - Tree Protection Zone Sign (example)



14.0 References

Standards Australia. AS 4970 – 2009 Protection of Trees on Development Sites, Sydney, Australia.

Standards Australia. AS 4373 – 2007 Pruning of amenity Trees, Sydney, Australia.

Mattheck, C. and Breloer, H. 1994. The body language of trees - a handbook for failure analysis. The Stationery Office, London England. PG: 110, 126, 178,

Harris, R,H. Clark, J,R. Matheny, N,P. 2004 Arboriculture, Integrated management of Trees, Shrubs and vines. Pearson education, Upper Saddle River, New Jersey, USA.

Barrell, J. 1993 Tree A - Z Pre Planning tree survey's: Safe Useful Life Expectancy (SULE) is the natural progression. Barrell Tree consultancy, London, England.

Shigo, A, L. 1979. Tree Decay; An expanded Concept. USDA Forest Service Agricultural Information. Bulletin No 419

Fay, N. 2007 Defining and Surveying Veteran and Ancient Trees, UK Biodiversity Action plan. England.

Lonsdale, D. 2010. Principals of Hazard Assessment and Management. Forestry Commission, London, England. Pg: 77 – 80, 145 – 159.

15.0 Authors Qualifications and Training

Qualifications

- 2015: Graduate Certificate in Arboriculture University of Melbourne
- 2012: Diploma in Arboriculture Murdoch College of Tafe
- 2012: Certificate IV in Frontline Management Leadership Management Australia
- 2011: Certificate IV in Arboriculture Murdoch College of Tafe
- 2010: Certificate III in Arboriculture Murdoch College of Tafe
- 2008: Certificate III in Irrigation Murdoch College of Tafe
- 2003/2004: RFS Certificate in Arboriculture
- 2003: Botanic Horticulture (Botanical Gardens management) Birmingham Botanical Gardens (*England*)
- 2003: Herbarium techniques and management University of Birmingham (*England*)
- 2001: Diploma of Horticulture Murdoch College of Tafe
- 1999: Certificate III of Horticulture Murdoch College of Tafe

Professional development training

- 2016 QTRA Advanced user training (QTRA)
- 2014 Tree Risk Assessment Qualification (International Society of Arboriculture)
- 2013: QTRA intermediate workshop (QTRA)
- 2013: QTRA Visual Tree Assessment (QTRA)
- 2013: License to Operate a boom type elevating work platform
- 2010: Quantified Tree Risk Assessment System Training (QTRA)
- 2006: Level 2 Tree Care (Arbor Logic)
- 2010: Local Government Safety Induction Outdoor Environments (EMRC)
- 2010: Guidelines for Effective Accident Investigations (EMREC)
- 2008: Tree Pruning Near Powerlines (Western Power)
- Conflict resolution training
- Urban Tree Management in WA (TMI)
- Worksafe High Risk Ticket Licence for Fork Lift and EWP
- Basic Traffic Management
- Asbestos awareness
- Royal Life Saving Society Senior First Aid
- White Card

16.0 Disclaimer and Limitations

This report does not constitute a risk assessment in any way and does not cover identifiable defects present at the time of inspection. Corymbia Consulting accepts no responsibility or can be held liable for any structural defect or unforeseen event/situation that may occur(s) report will only be concerned with above ground inspections, that will be undertaken visually from ground level. Trees are living organisms and as such cannot be classified as "safe" under any circumstances. Nor can the author accept responsibility for recommendations in this report not being followed.

Failure events can occur for any number of reasons at any time and cannot always reasonably be foreseen, as any number of circumstances can come about at any time before or after an inspection, that the Arborist may not be aware of. The recommendations are made on the basis of what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the author can neither guarantee nor be responsible for the accuracy of information provided by others.

Booking of re-assessment or for additional Risk assessment after the prescribed period is the responsibility of the Land manager/owner only. Corymbia Consulting is not responsible for providing reminders or notification that re assessment may be due.

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.

Officer Technical Comment:
The proposed Five Grouped Dwellings is recommended for refusal. Should the Council approve the proposal, a Construction Management Plan vill be required to be prepared, submitted and approved by the City detailing now the construction of the development will be managed to minimise impact on vehicle movement and car parking on the surrounding residential area.
Officer Technical Comment:
The development does not meet the average street setback requirement as been Clause 5.2 of the City's Built Form Policy. As such, the proposed development is considered to add to the visual perception of building bulk to the streetscape. The development is considered to not preserve and enhance he visual character of the existing streetscape by considering building setbacks. The reduction of the street setback area is also considered to reduce he ability to accommodate additional landscaping in the front setback area which would assist to reduce the perception of a single continuous dwelling given the lack of separation between Unit A and B.
The applicant proposed an amended landscaping plan which proposes a deep soil zone of approximately 12 per cent of the site and a tree canopy coverage of approximately 36 per cent of the site at full maturity. The deep soil zone loes not meet the deemed-to-comply criteria of the City's Built Form Policy and the proposal does not provide added opportunity for landscaping to be designed to reduce the impact of development on adjoining properties.
The proposed building on the boundary of Unit E to the west lot boundary will abut the neighbouring properties dwelling which is approximately one metre rom the lot boundary. The neighbouring properties outdoor living area will be adjacent the common property driveway of the subject development.
Unit B, C and D propose outdoor living areas that do not meet the minimum dimension of 4 metres by 4 metres in accordance with the deemed-to-comply criteria of the Residential Design Codes. Although the outdoor living areas are capable of use in conjunction from a habitable room, the total area provided is considered to limit the enjoyment and potential of outdoor living pursuits for the esidents. It is further noted that the outdoor living areas exceed the permanent oof cover requirement which limits access to natural light into the outdoor living area.
iving area. Iter.

Page 1 of 1



Submission; Neither support or object.

We neither support or object but would like for some concerns to be addressed.

In the past 2 years we have had numerous building projects happening on Milton Street and close by on Jugan Street some occuring at the same time. The builders and contractors are not particularly considerate of local residents when parking and given no 48 is in close proximity to Brady Street we are concerned with how local resident traffic will cope and be impacted.

the builder has ample experience with constructing similar developments. With the width of the lot there is ample space on the road for tradesmen to park in front of the lot. There will also be area for parking along the common driveway while under construction.

The builder will keep an eye on all their trades to ensure that the local residents do not get impacted negatively.

Submission; Object

The proposed development sticks out >3m from the eastern adjoining property, and >1m from the western.

It represents an unacceptable erosion of the average setback used to determine future developments. Especially if the neighbouring corner property was to be developed it will be a dangerous precedent, and will create a wall of concrete right up to the road, and harm the character and amenity of the street. There has already been numerous car accidents at this corner, and one serious accident resulted in a car driving though the wall of the corner property 46 Milton Street. Street setbacks are not just to protect the character and appeal of the street but also to protect against car collisions into houses. I would be satisfied with a 3 metre set-back to be in line with the neighbouring property.

The proposed front setback is compliant with the R60 requirements and consistent with other new developments in the street.

We believe it isn't appropriate to assume what the neighbour may or may not build in the future.

It is also unreasonable to assume that our development will potentially cause car accidents

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As advised the 15% landscaping restriction is a council approved condition. It would be unacceptable to allow the reduced landscaping ratio considering this is council requirement.

The landscaping helps in keeping the street from looking like a "concrete jungle". I do believe with some careful modifications the minimum landscaping ratio could be achieved. Please note the addition of grass down the centre of the driveway to achieve this ratio, does not work. This is evidenced by the development at 51 Milton Street, where they ended up replacing it as brick paving.

I do hope and anticipate the council will enforce the outcome of the landscaping condition on this plan. It has been noted several developments surrounding included landscaping but once built this never eventuated. You will note 52 Milton Street is a concrete eyesore development with little to no landscaping within the complex.

The front setback has sufficient landscaping proposed. Also as this site has 2 mature verge trees the bulk of the buildings will be softened considerable. Based on this it is unreasonable to say that this development would contribute to a "concrete jungle".

With the use of planter boxes in the front setback area the landscaping provided will be to a high standard.

The alfresco area for the adjoining property 50C Milton Street and an outdoor side section of 50B Milton Street backs onto the 3.6m wall proposed on the Western boundary. The building wall will eliminate any direct sunlight and cause great overshadowing in the alfresco area.

Additionally, the proposed white walls will reflect into the alfresco area in the afternoons, causing the alfresco area to be unusable in the afternoons. As per the codes outdoor living areas are to provide space "capable of use in conjunction with a habitable room of the dwelling" This will not be able to be achieved.

The wall will cause a huge impact to the living to residents residing in 50C Milton and 50B Milton.

The proposed boundary wall to the west is not adjacent to any outdoor living areas.

P: 9328 7577 M: 0411 105 009 F: 9328 7578 E: mark@markanthonydesign.com.au A: 9/18 Brisbane Street (cnr Bulwer St) Perth 6000 ABN 89 451 975 791

mark anthony design

The adjoining outdoor living areas are all adjacent to the common driveway and therefore the proposed development will have no negative impact on the adjoining courtyards. this is a fantastic outcome for the adjoining outdoor areas.

To suggest that the outdoor areas will not be usable in the afternoons due to reflections on our walls has no substance. Not all of these walls are white.

The code specifies a minimum requirement for outdoor living, and this is based on the R60 code. NO units within this proposed development adhere to this requirement. Outdoor living must be able to provide ventilation, sunlight and further living space.

The proposed developers have tried to achieve maximum building area while foregoing one of the most important aspects within high density living. This is unacceptable. Having reviewed the plans, I believe it could also be easily fixed if the plans are slightly changed, and indoor building area is slightly reduced. The codes are there are for a reason. If the codes are not adhered to, I do not understand how this can criteria could be approved.

each of the proposed outdoor areas meet the minimum area requirements of the r-codes.

P: 9328 7577 M: 0411 105 009 F: 9328 7578 E: mark@markanthonydesign.com.au A: 9/18 Brisbane Street (cnr Bulwer St) Perth 6000 ABN 89 451 975 791

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:

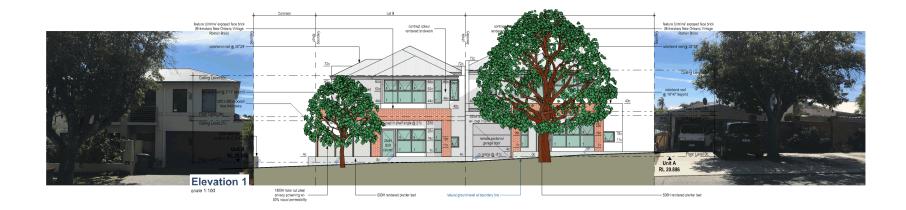
The Applicant did not attend.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	 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. 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	 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	• 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	 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 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	 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	 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 Principle 10 –	 No visitor car parking has been provided.
Aesthetics	
Comments	• For the driveway, consider whether a passing lane will be needed.

Conclusion: To be returned to DAC.









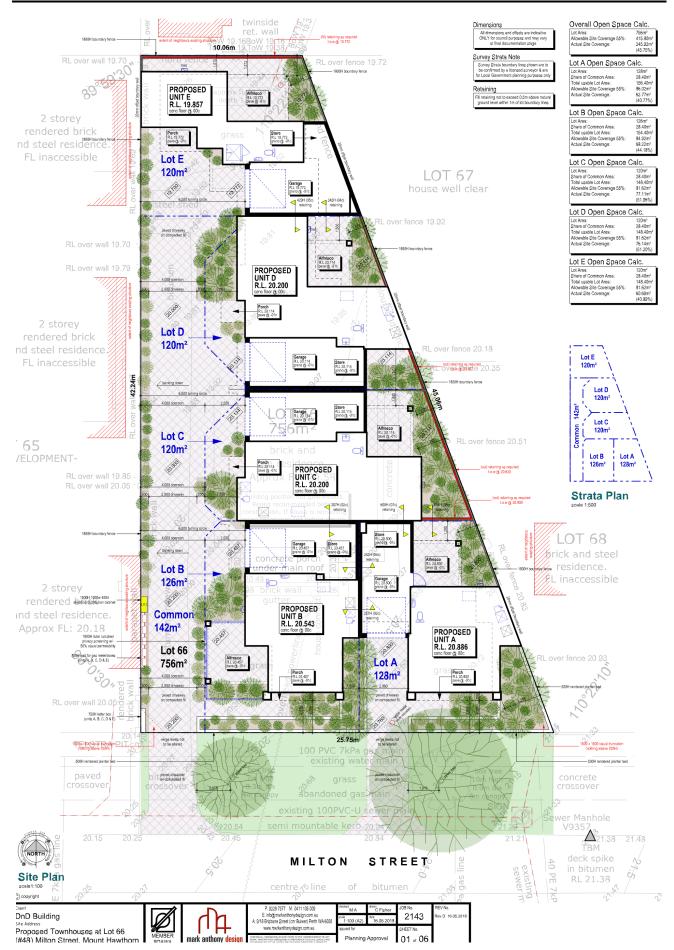


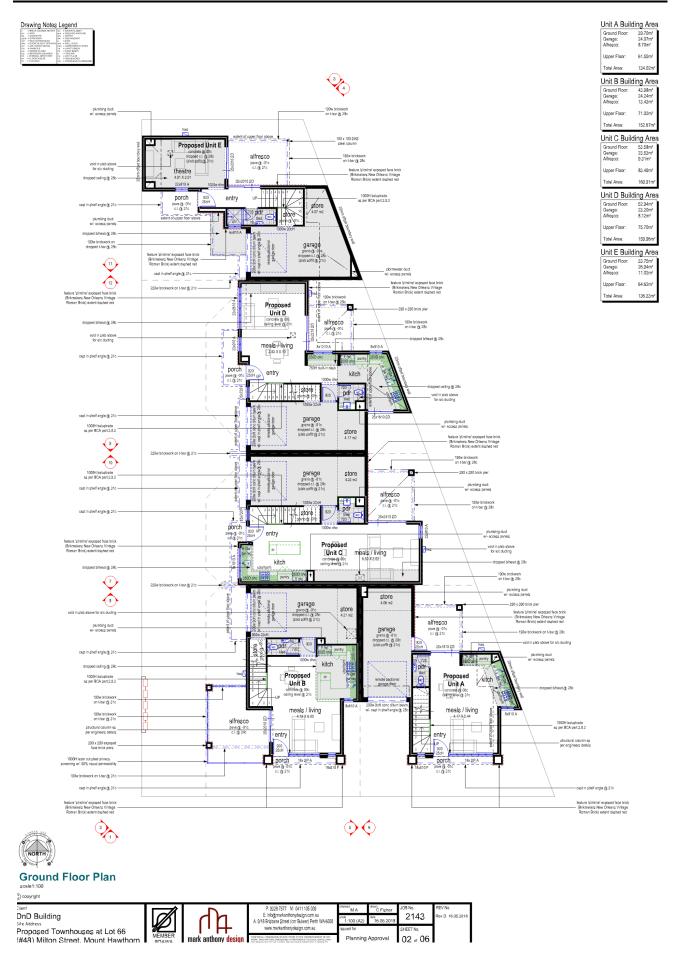
DnD Building

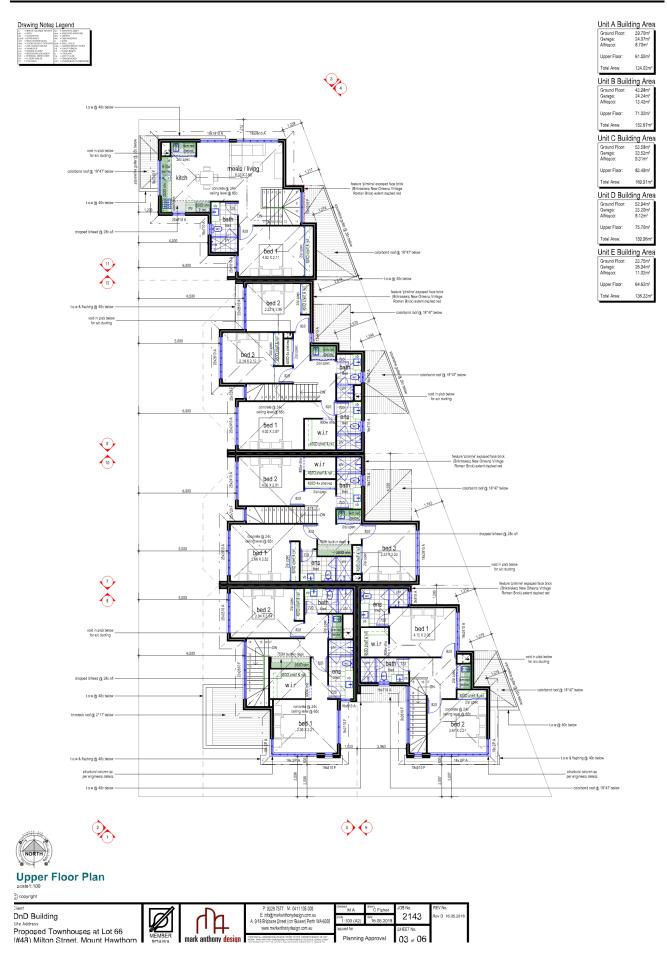
Proposed Townhouses at Lot 66 (#48) Milton Street, Mount Hawthorn

COUNCIL BRIEFING AGENDA

19 JUNE 2018

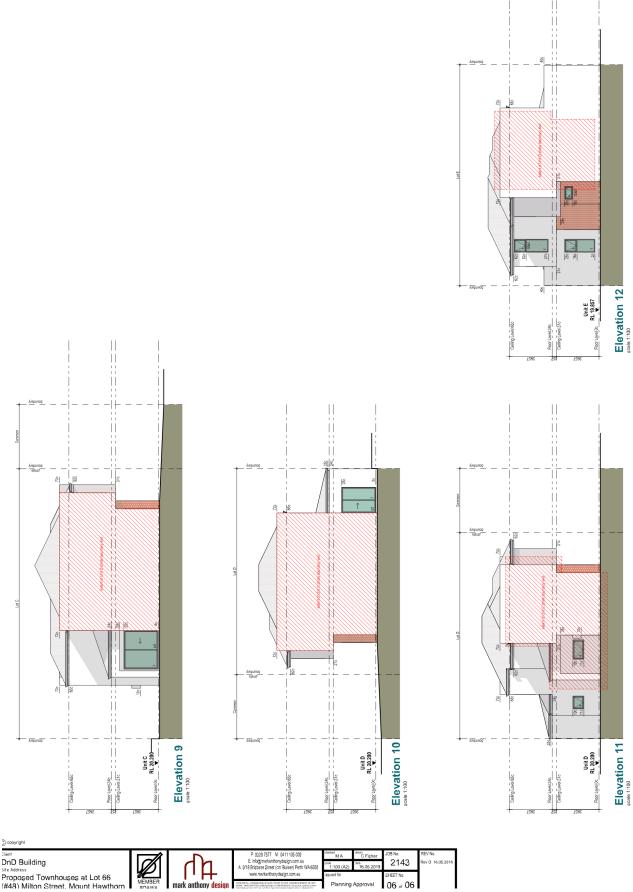












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Site Address Proposed Townhouses at Lot 66 (#48) Milton Street. Mount Hawthorn



Hi Andrea

Reference is made to the DA for the abovementioned property.

Following consideration of the City's comments and a review of the existing built form within the immediate area (former Glendalough locality), we have made some minor changes to the plans. As you would appreciate, the designer has made various changes throughout the DA process to address the issues raised by the City. Any further changes will result in the loss of a dwelling, which is economically not viable and would be a poor planning outcome given the land's proximity to the Glendalough Train Station and the land's R60 coding. The alternative from this point is to propose a three (3) storey multiple dwelling development, which would have a greater impact on the local streetscape.

The amended plans include the following key changes:

- The introduction of varying materials (i.e. brickwork) to the eastern elevation of the development to provide visual interest when viewing the development from the adjoining property;
- Highlighting the fact that the courtyard for Unit B will be visually permeable (laser cut panels). An example is attached herewith for the City's consideration. This will soften the development when viewed from the street, will improved passive surveillance of the street and introduce another material/design element to the façade; and
- The provision of a perspective and streetscape viewing including the trees and landscaping for the development to illustrate that any bulk of the development would be soften by the landscaping.

It is contended that the proposed development includes sufficient landscaping, is well articulated to provide visual interest and limit bulk, comprises a varying front setback that other new developments along the street have not provided, provides improved passive surveillance of the street and adopts varying building material/features to assist with providing an attractive development when viewed from the street.

As previously mention, the immediate locality (i.e. Milton, Jugan and Anderson Streets) has been extensively redeveloped with both grouped and multiple dwelling developments, none of which comprise a heritage character/features or the use of varying materials. When considered the proposed development and the existing streetscape in context with the objectives stated in the City's Built Form Policy it is clear that the proposal responds to and enhances the distinctive characteristics of a local area. This includes design, bulk and the use of materials/features. Therefore it is concluded that the application meets the objective of the Built Form Policy (including the design principles).

In addition, the variation being sought (i.e. setbacks, outdoor living area & retaining walls) are minor and satisfy the relevant 'design principles criteria' of the R-Codes and the City's LPP.

In light of the above and attached, we respectfully request the City's review and reconsideration of the application would be much appreciated.

If you have any further enquiries, please contact me on 0407384140.

Thank you

Carlo Famiano Director - Principal Town Planner



5.7 NORTH PERTH COMMON - CONCEPT DESIGN

TRIM Ref:	D18/71294	
Author:	Alice Harford, Senior Urban Planner	
Authoriser:	Luke Gibson, A/Director Development Services	
Attachments:	 Attachment 1 - Design Objectives - North Perth Common U Attachment 2 - Concept Design - North Perth Common U Attachment 3 - Perspectives - North Perth Common U 	

RECOMMENDATION:

That Council:

- 1. APPROVES the North Perth Common Concept Design included as Attachment 2; and
- 2. NOTES that:
 - 2.1 The saving of \$42,380 made from the design, documentation and project management phase of the North Perth Common project will be listed to be carried forward and included within the 2018/19 budget for the construction phase of North Perth Common project;
 - 2.2 Administration will notify North Perth Local and all residents, landowners and businesses within 500 metres of the North Perth Common site of Council's decision; and
 - 2.3 The North Perth Common project will now proceed to Stage Two, being Detailed Design and Tender Documentation.

PURPOSE OF REPORT:

To consider approval of the Concept Design for North Perth Common (NPC) inorder to proceed to the detailed design and tender documentation stage.

BACKGROUND:

On 26 July 2016, Council resolved (Item 10.1) to request that Administration develop and implement a plan and schedule to establish a new public space in the North Perth Town Centre in line with (then) Draft Corporate Business Plan Item 9.7, to include (but not be limited to) consideration of the following:

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

Following extensive public consultation and investigation, Council at its meeting on 25 July 2017 resolved (Item 9.2) to endorse the corner of View Street and Fitzgerald Street as the preferred location for the development of a new public open space in the North Perth Town Centre. It also resolved to establish a Working Group and adopt associated Terms of Reference for the Working Group.

The first meeting of the North Perth Common (NPC) Working Group was held on 22 September 2017, where Design Objectives for the project were developed and discussion occurred regarding the procurement documentation to be distributed to qualified design consultants.

On 24 November 2017, the tender (No. 546/17) for the Design, Documentation and Project Management of NPC was released and following review of the tender submissions received, the City appointed Emerge Associates (the Consultant) to undertake the Design, Documentation and Project Management of NPC.

The Consultant subsequently prepared a Concept Design in accordance with the design objectives previously agreed by the NPC Working Group. The Design Concept was discussed with the Working Group on two occasions in order for the Group to provide input and advice, and agree on a final Concept Design to be presented to Council.

The Working Groups final Concept Design was presented to a Council Workshop on 15 May 2018 for feedback and discussion. As a result of the feedback received from Council mmebers at this Workshop, the Consultant made the following modifications to the Concept Design:

- Additional trees were added near the paved seating area; and
- The supporting frame for the lighting installation was modified to be a round profile steel frame.

The modified NPC Concept Design is now presented for Council's consideration.

DETAILS:

The NPC Concept Design and the corresponding perspective drawings are included as **Attachment 2** and **Attachment 3**.

The five key elements of the NPC Concept Design are outlined below.

1. Public Art Lighting Installation

The Concept Design incorporates an interactive public art lighting installation suspended above the site. The lighting installation and the brick paving on the ground are both designed in a circular pattern to create an overall circular theme across the site. The lighting installation incorporates three rings of different sizes which are magenta, yellow and orange, with each ring able to emit light into the space. The light being emitted from these rings is proposed to be interactive in that the lighting can be configured in a way that it responds to pedestrian movement through the space below, turning on and off as a person passes through.

The lighting installation responds to the following Design Objectives for the project as identified by the NPC Working Group and included within **Attachment 1**:

- Day and Night: the Town Square should be useable both day and night. The design must include high quality lighting.
- Fun and Curiosity: the space must be fun and interesting. It should spark curiosity in the passing pedestrian. Consider integrating artistic elements into the design from the concept design stage. Consider how the space might be activated.

Feedback from the NPC Working Group indicated support for the vibrant colours and interactive elements of the light installation which works to create fun and curiosity to activate the space and draw visitors into the space.

2. <u>Seating, Shade and Soft Landscaping</u>

The Concept Design incorporates a variety of informal and formal seating options, soft landscaping, a flat turfed area and 17 trees (14 additional and three replacing existing) located strategically across the site to provide a shaded, relaxed and comfortable space.

The inclusion of adequate seating, shade and soft landscaping were the three top design priorities identified through the community consultation stage of the project as follows:

- 57 percent of responses indicated shade/trees as a key design priority for the space;
- 54.1 percent of responses indicated seating as a key design priority for the space; and
- 48.8 percent of responses indicated soft landscaping as a key design priority for the space.

Furthermore it is considered that the proposed seating, shade and soft landscaping responds to the "Shade and Green" Design Objective as identified by the NPC Working Group.

3. Modification of View Street

The concept design proposes a number of modifications to the operation of View Street as follows:

- Increasing the width of the verge on the southern side of View Street and reducing the width of the road carriageway, whilst still maintaining two way access;
- The removal of seven existing on-street car parking bays, five from the southern side of View Street and two from the northern side. The removal of these car parking bays results in the expansion of the public verge areas on both the northern and southern side of the street; and
- Raising the View Street road carriageway to be flush with the verge areas to create a continuous and accessible floor surface.

The intent behind abovementioned modifications is to reduce both vehicle speed and the prevalence of vehicles moving through the site. This will create a safer environment for pedestrians and users of the site and ultimately make the space feel more inviting and comfortable.

The reduction in car dominance over the site also responds to the submissions received from the community during the consultation period which listed a focus on cars/car parking as one of the design elements that the community did not want to see.

Further to this, the proposed modifications to View Street respond to the following Design Objectives as identified by the NPC Working Group:

- Defined Space: the Town Square must feel like a human scaled outdoor room. The Town Square
 must utilise the surrounding buildings, other structures and trees to define the space. Two-way
 access on View Street must remain, although it is expected that the road pavement width would be
 significantly narrowed to what is there now, and be designed as more of a shared space. The
 design must consider the best arrangement for entry to and access from Fitzgerald Street.
- Continuous Accessible Floor: the Town Square should have a continuous and accessible floor. Design features should be subtle and there must be adequate space for events and informal activation.

4. <u>A Place to Accommodate Events</u>

The concept design incorporates a number of elements which create flexibility for the site to be used for various community events as follows:

- Raising the View Street road carriageway to be flush with the verge areas to create a continuous
 paved area which will allow for events to spread across the street;
- The site will be constructed with access to power to enable public events such as market stalls, music events, community events etc.; and
- The slightly raised turf area will provide space for community events and informal seating opportunities.

The creation of an adaptable space with the potential to hold community events responds to the following Design Objectives for the project as identified by the NPC Working Group:

- Continuous Accessible Floor (as above).
- Plan for Adaptability: the Town Square should allow for events to spread across View Street (when the need arises), and include space/s that local business can use. The space should be able to be curated by the community, local business or the City as the need arises and include public access to power.

5. Ficus Tree Removal

The delivery of the project in accordance with the Concept Design will require the removal of an existing Ficus Tree on the southern side of View Street. The current location of the tree would greatly restrict the ability for the site to be used for informal recreation and event spaces and the tree itself has been historically pruned below the existing power lines such that the low canopy encloses the space.

Investigations were undertaken into the different options for the Ficus Tree such as relocation, removal or retention, with those investigations determining that the most desirable outcome was for the Ficus Tree to be removed for the following reasons:

- Information received from an Arborist estimated the total cost for relocation of the Ficus Tree to be approximately \$40,000;
- The Ficus Tree is currently located under the overhead power lines and as such, has undergone significant pruning for many years. Should the Ficus Tree be relocated it is highly unlikely that the tree would fully recover and it may not continue to grow due to the pruning undertaken in the past. There is also a high chance that the tree will not actually survive the replanting process; and
- As noted above, should the Ficus Tree remain in its current location, it would greatly restrict the flexibility of the space to be designed and used in a way that caters for community events and informal recreation.

The Concept Design delivers an additional 14 trees throughout the site with a projected canopy coverage of 476 square metres, which represents a significant increase from the estimated 107 square metres that is currently in the site. As such, it is recommended that the existing Ficus Tree be removed.

CONSULTATION/ADVERTISING:

If approved, North Perth Local and all residents, landowners and businesses within 500m of the NPC site will be notified of Council's decision.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks associated with the approval of the concept design for NPC. The approval of the concept design will enable Administration to continue with the project as specified in the City's Corporate Business Plan 2017/18 – 2020/21 and Annual Budget.

STRATEGIC IMPLICATIONS:

The proposed concept design for NPC will contribute to a number of the 2017/18 Council priorities including:

- Thriving and Creative Town Centres;
- Supporting Liveable Neighbourhoods;
- More Inviting Green and Open Spaces; and
- Improving Community Connection and Inclusion.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The project has a total budget of \$741,000, made up as follows:

- \$114,000 for Phase 1 which includes the design documentation and project management.
- \$627,000 for Phase 2 which incorporates the materials and labour for the construction.

The actual cost of Phase 1 of the project is \$71,620 which is \$42,380 under budget. On this basis, it has been recommended that the savings of \$42,380 from Phase 1 of the project be carried forward to Phase 2 of the project. This will increase the budget for Phase 2 of the project from \$627,000 to \$669,380, The increase in the budget for Phase 2 will still allow the project to comply with the overall budget of \$741,000.

COMMENTS:

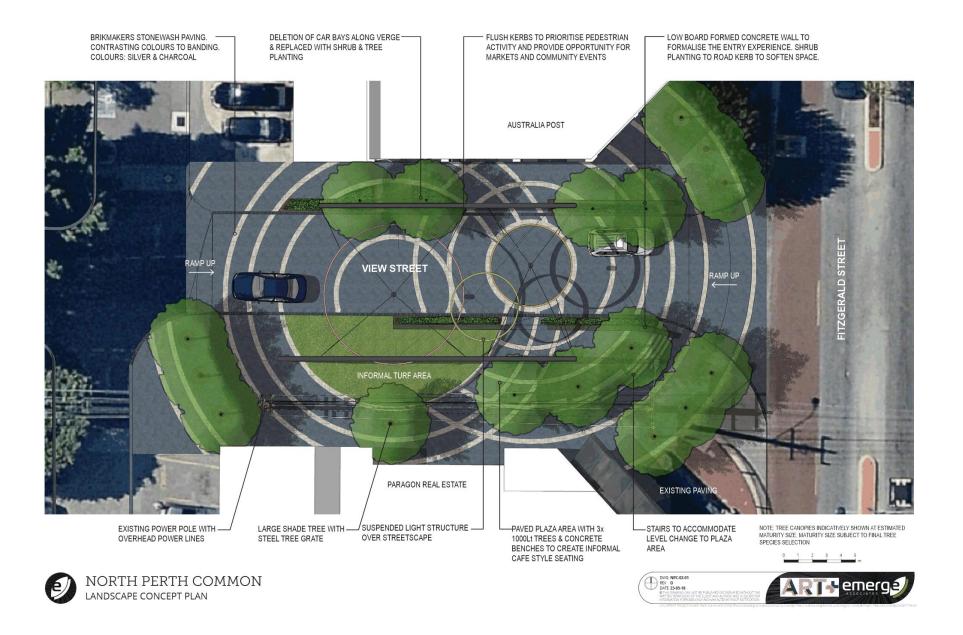
The NPC concept design as shown in **Attachment 1** has undergone extensive review and refinement from the NPC Working Group and the City. It is considered that the proposed Concept Design meets the Design Objectives identified by the Working Group and will ensure that a functional, adaptable and interesting urban space is developed, which will be of great benefit to the community.

On this basis, it is recommended that Council approves the NPC concept design so that the project can proceed to Stage 2 (Detailed Designs and Tender Documentation), in accordance with the City's Corporate Business Plan 2017/18 – 2020/21.

North Perth Common Design Objectives

- 1. **Defined Space:** the Town Square must feel like a human scaled outdoor room. The Town Square must utilise the surrounding buildings, other structures and trees to define the space. Two-way access on View Street must remain, although it is expected that the road pavement width would be significantly narrowed to what is there now, and be designed as more of a shared space. The design must consider the best arrangement for entry to and access from Fitzgerald Street.
- 2. **Continuous accessible floor:** the Town Square should have a continuous and accessible floor. Design features should be subtle and there must be adequate space for events and informal activation.
- 3. *Plan for adaptability:* the Town Square should allow for events to spread across View Street (when the need arises), and include space/s that local business can use. The space should be able to be curated by the community, local business or the City as the need arises and include public access to power.
- 4. Day and night: the Town Square should be useable both day and night. The design must include high quality lighting.
- 5. Shade and green: the design must create a comfortable environment for its users. Shade trees and easily maintainable green elements are required.
- 6. Character and identity: the Town Square must reference North Perth's rich culture and diverse demographics. Provision must be made to involve the local North Perth Primary School in the concept design phase.
- 7. Fun and curiosity: the space must be fun and interesting. It should spark curiosity in the passing pedestrian. Consider integrating artistic elements into the design from the concept design stage. Consider how the space might be activated (especially given that the adjacent building is tenanted by an 8:30am 5:00pm commercial business which is not an active use).
- 8. Sphere of influence: the design must be able to integrate with the urban design concept area (directly west). The design should also consider the connection and relationship to Fitzgerald Street and the North Perth Plaza bus stop.

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Birds Eye view from Fitzgerald Street







Birds Eye view on View Street







Street level view from Fitzgerald Street







Street level view from View Street







Street level view of the Al Fresco Area







View from the Al Fresco Area







Views from the Al Fresco Area







5.8 BUSINESS ADVISORY GROUP - KEY PRIORITIES

TRIM Ref:	D18/79270	
Author:	Alice Harford, Place Manager	
Authoriser:	Luke Gibson, A/Director Development Services	
Attachments:	 Attachment 1 - Business Advisory Group Key Priorities 14 November 2017 - 18 October 2019 1 	

RECOMMENDATION:

That Council ENDORSES the Business Advisory Group's Key Priorities included as Attachment 1 for the purposes of guiding the Group's activities and advice, and informing the review of the City's Economic Development Strategy.

PURPOSE OF REPORT:

To consider endorsing the Business Advisory Group's Key Priorities.

BACKGROUND:

The City has an existing Business Advisory Group that was formed in 2011. The Group provides advice to the City on local business and economic development matters. The Group is made up of five business representatives (one from each of the City's Town Teams), three Council Members and three community members with relevant local business experience. New members of the Business Advisory Group were appointed on 14 November 2017 until 18 October 2019.

On 26 April 2018, the Group agreed on three Key Priorities for the current term, so as to guide the City's work on business and economic development related projects and initiatives, and to guide the Group's advice to the City in relation to these matters.

It is now proposed that Council acknowledge and endorse the Key Priorities of the Group for the current term.

DETAILS:

The Business Advisory Group has identified the below three Key Priorities. A summary of each Key Priority is provided below and the consolidated list is included as **Attachment 1**.

1. People

The aim of this Priority is to encourage a culture of entrepreneurship within the City and provide the necessary support for this to occur. This may include supporting education, training and networking opportunities, improving communications with and between the business community and seeking opportunities for business clusters, hubs or shared workspaces.

2. <u>Place</u>

The aim of this Priority is to continue effectively managing the City's Town Centres through gathering and understanding data and using this to inform the City's activities in those places. This may include festival and event collaboration, tenancy advocacy, place making and activation, wayfinding, promotion, marketing, branding, loyalty programs, group buying and partnerships.

3. Policy

The aim of this Priority is to ensure that the City's policy and decision-making framework is set up to support businesses and ensure they thrive. This may include investigating funding and resourcing opportunities, liaising and advocating on behalf of the business community, reducing red tape and better integrating planning policies with economic development outcomes, managing provision of social services and improving the physical environment through strategic policies and plans.

CONSULTATION/ADVERTISING:

The Business Advisory Group Key Priorities will inform the review of the City's Economic Development Strategy and will be advertised as part of that project.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Low: It is considered low risk for Council to endorse Key Priorities for the City's Advisory Groups.

STRATEGIC IMPLICATIONS:

The endorsement of key priorities for the Business Advisory Group align with the following objectives within the City's *Strategic Community Plan 2013-2023:*

- "2.1.1 Promote business development and the City of Vincent as place for investment appropriate to the vision for the City.
- 2.1.2 Develop and promote partnerships and alliances with key stakeholders."

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

During the 2018/19 financial year, the City will be progressing two key business and economic development projects, being the review of the City's Economic Development Strategy (Item 6.6 in the City's Corporate Business Plan 2017/18 – 2020/21) and the delivery of the Business Engagement Program. If endorsed by Council, the Business Advisory Group's Key Priorities will inform both of these projects.

It is recommended that Council endorse the abovementioned Key Priorities to ensure a clear, strategic focus for the group in its current term to 18 October 2019.

City of Vincent

Business Advisory Group

Key Priorities

14 November 2017 – 18 October 2019

Key Priority 1: People	Key Priority 2: Place	Key Priority 3: Policy
Aim: Support and encourage a culture of entrepreneurship in the City. Potential Activities:	Aim: Effectively manage the City's places by gathering and understanding data and making informed decisions. Potential Activities:	
 Entrepreneurship and start up support; Education and training; Shared workspaces; Clusters and hubs; Communication and networking. 	 Town Centre management; Data gathering and analysis; Town Centre support; Festival and event collaboration; Tenancy advocacy; Placemaking and activation; Town Team support and collaboration; Wayfinding, signage and directory; Visual promotion; Marketing campaigns; Branding and identity; Loyalty programs; Group buying and collaboration; Private public partnerships. 	 Funding and resourcing; State Government liaison; Red tape reduction; Integration of planning policies and economic development outcomes; Communication and networking; Social services provision and management and their impact on business; Sustainability initiatives and practices; Physical environment; Transport and accessibility; Strategic policy.

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6 ENGINEERING

6.1 VINCENT GREENING PLAN - REVIEW

TRIM Ref:	D18/65531		
Authors:	Sarah Hill, Project Officer - Parks & Environment		
	Anita Marriott, Sustainability Officer		
	Jeremy van den Bok, Manager Parks & Urban Green		
Authoriser:	Andrew Murphy, Director Engineering		
Attachments:	1. Draft Vincent Greening Plan 2018 - 2023 り 🛣		

RECOMMENDATION:

That Council APPROVES the draft Greening Plan 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:

The consider the draft revised Vincent Greening Plan as shown in **Attachment 1**, for the purpose of public comment.

BACKGROUND:

At the Ordinary Meeting of Council (OMC) held on 20 December 2011, a Notice of Motion was put forward to investigate the development of a City wide "Greening Plan" in line with the City's *Strategic Community Plan 2011-2021* and the *Sustainable Environment Strategy 2011-2016*.

The Vincent Greening Plan was subsequently developed and formally adopted at the OMC 8 July 2014. Comprising of six key objectives with specific targets and actions within each, the Greening Plan is a pathway for the City to deliver on our responsibility to protect, enhance and effectively manage our natural and built environment.

In addition to the Greening Plan document, a Five Year Implementation Plan was also adopted at the 8 July 2014 meeting. This plan outlined specific projects, initiatives and actions to meet the targets and actions outlined in the Greening Plan.

The City's Corporate Business Plan 2016/17 – 2019/20 includes a review of the Vincent Greening Plan for the 2017/18 financial year.

DETAILS:

Vincent Greening Plan Review Process

Reviewing Objectives, Targets and Actions

The Greening Plan adopted in 2014 contained six objectives with specific targets and actions related to each. In order to undertake the review, Administration first determined the progress and achievements towards each of the targets and actions. This provided a holistic overview of the Greening Plan's success to date and allowed for informed changes to be made.

On 29 March 2018, an email was sent to elected members requesting feedback on Administration's proposed changes to the targets and actions. Following on from this, Administration presented at the 10 April 2018 Council Workshop to discuss the proposed changes and to gain further input from Council.

Feedback received prior to and during the Council Workshop identified a number of key themes that required further development within the Greening Plan, specifically:

- Ensure targets are measurable and meaningful and that actions align with targets;
- The need to separate canopy cover on private land from that on public land to further address canopy loss on private land and not just in new developments;
- The need to develop an overarching education campaign on the importance of trees;
- The development of the new Public Open Space Strategy and the possible overlap of some objectives/targets/actions; and
- Incorporation of the Tree Selection Tool into targets/actions.

Administration incorporated this feedback into the Greening Plan and developed a revised set of five key objectives which contain actions and targets that reflect the above key themes.

A further email was sent to elected members on 4 April 2018 to gain input/comments on the revised set of five objectives. Feedback received was mostly supportive with two new key items that required further development, specifically:

- Further development of canopy cover targets for public and private land with specific targets for the next review period to be included; and
- The need to advocate to State Government for greater protection of trees on privately owned land.

Canopy cover targets for private and public land, including specific targets for the next review period, have now been incorporated into the draft Greening Plan 2018. Based on total area of land, these two targets combine to equal the overall original target of 20% canopy cover by 2050. Town Centres are a mixture of both private and public land and as such, the original target of 20% canopy cover by 2050 has been used for this objective.

In addition to the above key items, there were also some minor suggestions and comments that, where appropriate, have been incorporated into the Five Year Implementation Plan.

Development and Inclusion of Appendices

In addition to the review of the Greening Plan contents, there is additional relevant information which is contained within in the draft Greening Plan Appendix. This includes the updated Five Year Implementation Plan, Street Tree Master Plan and Tree Selection Tool. Details on each are provided below.

Updated Five Year Implementation Plan

The current Five Year Implementation Plan extends until 2019. As part of the Greening Plan review, this plan has been updated for a further five years and includes some of the more specific items and actions to assist the City in delivering on the targets outlined within the draft Greening Plan.

Street Tree Master Plan

The Street Tree Master Plan assesses all of the streets within the City and rates them on a traffic light basis (i.e. red – tree planting required, orange – additional tree planting required, green – limited to no tree planting required). This plan acts as an informing document to assist in identifying and prioritising streets that require additional tree planting within the City.

Tree Selection Tool

The recently completed Tree Selection Tool assists in making the selection of street trees more objective, transparent and efficient. It also provides a list of suitable tree species for private developments.

Due to the interactive nature of this tool, and it's intended use by Administration only, 'snapshots' of the tool will be included in the Appendix of the draft Vincent Greening Plan 2018–2023.

Vincent Greening Plan Design

The revised Greening Plan document will be designed in accordance with the City's current strategic document design theme. Administration has provided the layout, selected images/maps and a completely designed introduction section of the document in **Attachment 1**. Detailed graphic design will take place following finalisation of the document content.

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.

Environmental Advisory Group Input

In addition to seeking Council's input into the Greening Plan review, input has also been sought from the Environmental Advisory Group (EAG).

On 12 June 2017 a report was presented to the EAG to seek assistance and input into the review of the document's content. The group was asked specifically to provide information and advice on updated scientific knowledge to support the objectives and targets and to provide any additional information that may influence the current targets. Information received from the group has been incorporated, as appropriate, into the draft Greening Plan 2018.

A further progress report on the Greening Plan review was presented to the EAG on the 16 April 2018 at which time Administration provided the group with a summary of input received to date, key themes that had emerged and the proposed direction of the review.

EAG members will have further opportunity to provide input into the document following Council's endorsement of the draft Greening Plan 2018 for public comment.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Low: The Vincent Greening Plan has been successful in enhancing the design and cohesion of greening projects within the City. The pan assists and will continue to assist the City in taking steps towards environmentally sustainable practices and landscape installations. The revised plan represents a low risk to the City.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1.1 states:

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

- 1.1.3 Take action to reduce the City's environmental impacts and provide leadership on environmental matters.
- 1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.
- 1.1.6 Enhance and maintain the City's parks, landscaping and the natural environment".

SUSTAINABILITY IMPLICATIONS:

In accordance with the City's Sustainable Environment Strategy 2011-2016, Objective 6 states:

"Re-establish, conserve and enhance floral and faunal biodiversity, native vegetation, green spaces and green linkages within the City".

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and any further changes required to the Greening Plan will be met through the existing Greening Plan budget.

COMMENTS:

The review of the Greening Plan has allowed for a holistic overview of its success since adoption in 2014. The review has identified that good progress has been made towards achieving some of the targets and action in the original document, but also that there are a number of areas that require further investigation and action.

These areas have now been identified and included in the draft Vincent Greening Plan 2018-2023. In addition Administration has sought the expertise of the Environmental Advisory Group as well as the input of Elected Members on a number of occasions.

It is therefore recommended that Council endorse the draft Vincent Greening Plan 2018-2023, as shown in **Attachment 1**, for public comment.



DRAFT

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VINCENT'S GREEN VISION

What is the Vincent Greening Plan?

The Vincent Greening Plan is a pathway to delivering on our responsibility to protect, enhance and effectively manage our natural and built environment.

The Vincent Greening Plan focuses on opportunities to increase overall tree canopy cover, create more liveable neighbourhoods and foster biodiversity. These opportunities are sought on both public and privately owned land.

The objectives of Greening Plan 2018 - 2023 are:

1. INCREASE CANOPY COVER ON PUBLIC LAND

Increasing tree canopy cover on land managed by the City of Vincent.

2. ENHANCE HABITAT AND PROMOTE BIODIVERSITY

Increasing the diversity and overall height of trees and other vegetation; and

Linking areas of existing habitat and biodiversity through new habitat plantings across the City.

3. GREENING THE TOWN CENTRES

Improving the amenity of Vincent's Town Centres and reducing the urban heat island effect through trees and other vegetation.

4. GREENING PRIVATE LAND AND NEW DEVELOPMENT

Developing mechanisms to encourage the retention of existing tree canopy;

Requiring the incorporation of tree canopy, green infrastructure and vegetation cover in new developments; and

Advocating for changes to state planning legislation and policy to facilitate protection of existing tree canopy on privately owned land.

5. GREENING THE COMMUNITY

Increasing community awareness of the social and environmental benefits of trees and green spaces; and

Inviting and supporting community involvement in greening activities.

What is the purpose of the Vincent Greening Plan?

Implementation of the Vincent Greening Plan will provide numerous environmental, social and economic benefits, including:

- more liveable neighbourhoods;
- enhanced community well-being;
- removal of atmospheric carbon to counteract human-induced climate change;
- mitigation of the urban heat island effect;
- increased biodiversity;
- improved air quality and overall environmental health;
- storm and ground water quality improvements; and
- a community that is empowered to undertake greening activities.

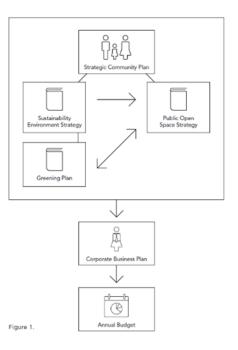
Greening Plan 2018 will provide guidance and direction to the City's strategic planning, parks, environmental and community partnerships teams and programs. It will also inform the City's community about the types of greening activities they can expect to see in the future and about opportunities to get involved.

INTRODUCTION

Strategic Context

All local governments are required to have a plan for the future. This takes the form of a Strategic Community Plan, which is an overarching document, informed by extensive community consultation. It sets the strategic direction for the entire organisation and is supported by a number of informing strategies and plans. One of these is the Vincent Greening Plan. The Greening Plan comes under the umbrella of the City's Sustainable Environment Strategy, which addresses all aspects of environmental sustainability in the City of Vincent. The Sustainable Environment Strategy also informs the City's Public Open Space Strategy which in turn has close links with the Greening Plan.

The relationship between the Greening Plan and other strategic documents is represented in figure 1. Together these strategies and plans inform the City's four year Corporate Business Plan and Annual Budget.



Our Green Past

Historically the landscape that comprises the City of Vincent local government area consisted of a series of lakes and wetlands. Many of these were interconnected, forming a chain of water bodies that ultimately drained into the Swan River via Claise Brook in East Perth.

From the 1850s, prompted by repeated flooding and associated health concerns for a growing population, the wetlands were progressively filled in to make way for development, industry and market gardens.

The gold boom period of the 1890s in particular, brought exponential population growth that resulted in large scale subdivision and property development.

The post-World War Two period brought a further wave of population growth, with associated land reclamation for residential development and recreational uses.

In line with the popular landscape design trends of the time, the majority of our City's parks and reserves were designed in the European style. This meant open grassed areas, scattered trees (often of European origin) and very little mid or lower storey planting.

By 1966 an estimated 75% (200,000 hectares) of the wetlands of the Swan Coastal Plain had been lost. In the City of Vincent, this figure is estimated to be closer to 99%. Today, along with its wetlands, our City has lost nearly all of its remnant native vegetation.

The Present

Well in advance of adopting its first Greening Plan in 2014, the City recognised the importance of urban green space, tree canopy cover, native habitat and biodiversity. By 2007 the City had put in place policy provisions to protect and maintain its street tree canopy and by 2011 the City had commenced its eco-zoning program, aimed at revegetating underutilised grassed areas in parks and reserves with native understorey plants, thereby converting them into native gardens that provide food and habitat for local fauna.

The City has also restored a number of sites including former wetlands and river foreshore to a state resembling pre-European settlement.

Smith's Lake has been converted from a concrete and lawn-edged lake to a natural wetland setting, with a fringing vegetation of native species. This provides habitat for frogs and invertebrates and nesting sites for water birds, whilst reducing the nutrient inflow to the water body.

A seasonal wetland has been created in Robertson Park, heavily vegetated with native species and featuring a lake known locally as Little Boojoormelup.

Hyde Park lakes have undergone major restoration to provide secure habitat for waterbirds and aquatic animals and at the same time reduce groundwater extraction and improve water quality.

A number of restoration projects have been carried out at Banks Reserve including foreshore restoration projects (2007 and 2018) and the restoration of Walters Brook completed in 2014. Bio-engineering techniques including revegetation using local native species were used to stabilise the river foreshore whilst increasing the amenity, biodiversity and habit in the area.

Beyond the ecological value of native fauna and flora, urban vegetation provides significant health and wellbeing benefits to human inhabitants of cities. Perhaps most important among these is the mitigation of the urban heat island effect. The loss of urban vegetation in Vincent over the past century has brought into sharp focus the value of this important environmental service.

Long-lived woody plant species such as trees and large shrubs act as carbon sinks, mitigating human-induced climate change. They also moderate some of the unavoidable impacts of climate change such as increasingly powerful storm events by diffusing strong winds, slowing and filtering storm water run-off and reducing soil erosion.

In the baseline year of 2009, the City of Vincent local government area had 11.7% of its total area covered by urban tree canopy. Of this, 41% was located on privately owned land and therefore vulnerable to ongoing urban development. Between 2009 and 2014, 43,733 m² of this canopy was lost to subdivision and urban infill.

Land owned or managed by the City accounts for one third of Vincent's local government area and in the baseline year of 2009 held 59% of the City's tree canopy. By 2014, this had increased by 62,993m² as a result of the City's dedicated tree planting, maintenance and protection efforts.

The tree canopy gained in the public realm between 2009 and 2014 managed to offset the loss of trees on privately owned land, resulting in a small growth in overall canopy cover across the City to 11.9%.

Local governments in Western Australia currently have little power to protect trees and other vegetation on privately owned land. However the City has sought to harness the planning instruments available to local government to incentivise the retention of existing mature trees on development sites and to mandate the planting of new trees once development is completed. Policy provisions to this effect were introduced in 2017 as part of the City's new Built Form Policy (Policy No. 7.1.1). The effects of these policy provisions are expected to manifest within the next Greening Plan review period.

Our Green Future

The City will continue to develop and deliver programs to grow tree canopy and increase habitat and biodiversity in the public domain.

However, land managed by the City is finite and space for additional plantings will eventually run out. When all available public land is fully planted and those trees reach maturity, our city will still fall short of achieving its 20% overall canopy target by 2050 unless the current loss of trees on privately owned land can be reversed.

To arrest the loss of tree canopy on privately owned land, the City will need to leverage the power it has to incentivise the retention of existing vegetation on development sites and to mandate the planting of additional trees and shrubs after development is completed. This will be achieved through effective engagement with developers and related industry professionals.

To achieve an increase in canopy cover on privately owned land, the City will need to go further. Property owners and residents will need to be engaged in a shared sense of ownership and responsibility for greening Vincent. This will require ongoing community education and the resourcing of related support programs and activities.

Further action to protect and grow tree canopy on privately owned land will require changes to the Western Australian Planning and Development Act and state planning policy. The City will continue to advocate to the Western Australian Government to bring about such changes and to open the way for local governments to implement mechanisms for tree protection and canopy growth that are currently not available to them.

REVIEW OF GREENING PLAN 2014

In July 2014 the City adopted its first Greening Plan. This identified six key objectives corresponding to the City's top greening priorities:

- 1. Increasing Tree Canopy
- 2. Enhancing Habitat and Promoting Biodiversity
- 3. Greening, Enlarging and Enhancing Public Open Space
- 4. Greening the Five Town Centres
- 5. Greening New Development
- 6. Greening the Community

For each of these objectives the Greening Plan identified relevant targets and actions. The following pages provide an overview of how the City has performed in delivering on these objectives, targets and actions to date.

Note: Greening Plan 2014 used 2009 as the baseline year against which progress on tree canopy cover and vegetation changes were to be measured. There were two reasons for the choice of baseline year.

- 1) 2009 was the latest year for which detailed city-wide vegetation mapping was available.
- 2) Prior to and during the development of the Greening Plan the City had already commenced a range of greening projects and programs. The baseline of 2009 would allow for the outcomes of these earlier greening activities to be captured, measured and reported in subsequent reviews.

What We Have Achieved

Objective 1: Increasing Tree Canopy

Targets set in the 2014 Greening Plan relating to tree canopy and vegetation cover:

Targets	Outcomes
Increase Vincent's overall tree canopy cover from 11.7% to 20% by 2050.*	 Between the baseline year of 2009 (figure 2) and follow-up mapping in 2014 (figures 3 and 4), overall net canopy gain for the City was 0.2% Canopy cover on land managed by the City increased by 62,993m² – expressed as a percentage, this was a 1.58% increase from 19.87% in 2009 to 21.45% in 2014 Canopy cover on privately owned land decreased by 43,733m² – expressed a percentage, this was a 0.58% loss from 7.39% in 2009 to 6.81% in 2014 Note: At the time of review, the latest vegetation data available to the City was for the year 2014.
Measurable net increase in vegetation and canopy cover compared to each previous imaging cycle. (Vegetation includes, grass, ground covers, shrubs and trees)	 Total vegetation appeared to decrease by 1.99% between 2009 (figure 5) and 2014 (figure 6), but some of this decrease turned out to be an artefact of the mapping technology Around one third of the apparent vegetation loss was recorded on land managed by the City. However, closer examination of the vegetation maps (figure 7) revealed much of this "loss" to be areas of dry turf in the City's parks and reserves. These did not register as vegetation and because there were significantly more dry patches in 2014 compared with 2009, and this was reflected as vegetation loss. Some of the vegetation loss on City-managed land was real. This was associated with works such as the Hyde Park Lakes restoration project and the City's eco-zoning program. At the time

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	 of vegetation mapping in 2014, these work sites simply had not yet been covered over by newly planted vegetation. Around two thirds of overall vegetation loss occurred on privately owned land. Examination of the vegetation maps revealed this to be is largely due to infill development and the associated clearing of previously established gardens.
Net year-on-year increase in street tree numbers	Since the adoption of Greening Plan 2014, on average 358 new street trees have planted by the City each year. This increase in tree numbers and the associated canopy growth will be reflected in future canopy mapping.

*Using 30 years as the average time required for tree maturation, it was estimated that an intensive tree planting program could achieve the targeted canopy cover by 2050. The rate of tree loss on privately owned land however was vastly underestimated, as revealed by the five-year follow-up mapping data. Local governments have limited power to prevent tree loss on private property in the current regulatory environment. This means that a concerted education and advocacy campaign will be required if the 20% overall canopy target is to be achieved.



Figure 2: Tree Canopy 2009



Figure 3: Tree canopy 2014

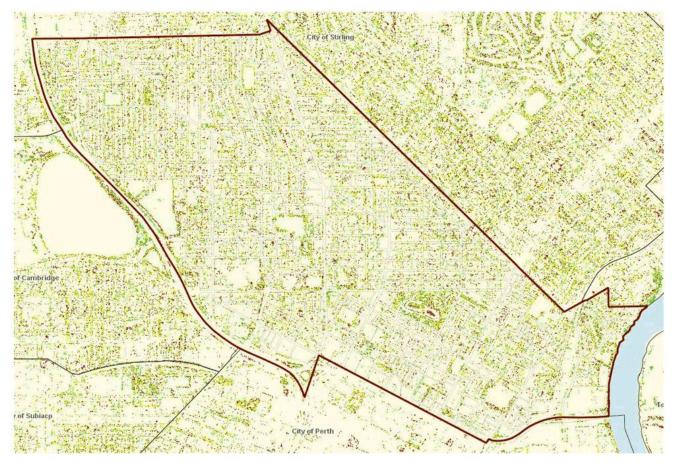


Figure 4: Tree Canopy change 2009 to 2014 (Red = loss, Green = gain, Yellow = no change)



Figure 5: Total vegetation 2009



Figure 6: Total vegetation 2014

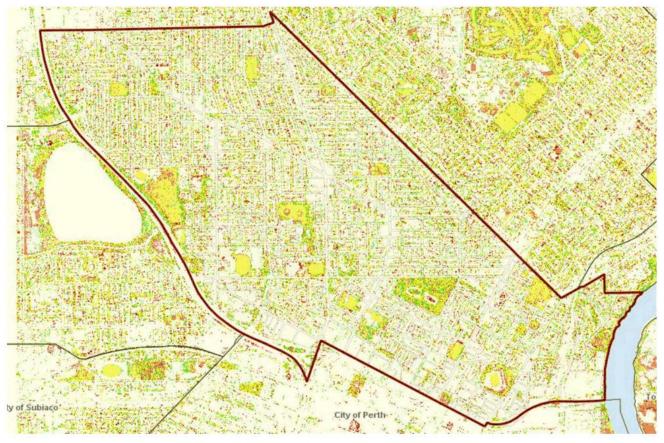


Figure 7: Change in total vegetation 2009 to 2014 (Red = loss, Green = gain, Yellow = no change)

Actions identified in the 2014 Greening Plan to deliver on canopy cover and vegetation targets	Actions delivered between 2014 and 2018
Plant more trees than are lost or removed	Tree planting activities – yearly planting of additional trees in newly determined locations across the City, including reserves and residential verges.
	Street tree replacement activities – ongoing identification and replacement of street trees that have been damaged, removed or have significantly declined.
Undertake quality pruning and management techniques of trees within the City	Tree enhancement activities – improved pruning and management practices have been implemented across the City to support the health and longevity of trees on public land.
Support the community in undertaking planting initiatives	Annual National Tree Day event – thousands of native habitat plants planted across the City's parks and reserves.
Facilitate the retention of trees in new developments	Built Form Policy (Policy No. 7.1.1) adopted in early 2017 includes an incentive for the retention of existing trees on development sites.
Support tree retention efforts	Adopt a Tree program – supports residents to take ownership and care for street trees.
	Trees of Significance Register – the City has continued to add trees to the register of protected trees and to support property owners in the care and management of these trees.
	Advice for tree owners – Parks Officers regularly provide information and advice to property owners in relation to tree species, health and management issues.

Objective 2: Enhancing Habitat and Promoting Biodiversity

Targets we set in the 2014 Greening Plan relating to habitat and biodiversity:

Targets	Outcomes
Establish a community-based biodiversity monitoring program by 2016	Investigation into the processes and systems required to establish such a biodiversity program revealed that the City did not have the required resources. Additional resources could not be spared and existing staff capacity was therefore allocated to the delivery of more readily achievable Greening Plan targets.
Create a basic Biodiversity Baseline by 2017 and continue to add meaningful indicators as they emerge over subsequent years	This target was linked to and directly dependent upon the above target and therefore also not delivered. These targets need to be reconsidered for Greening Plan 2018.
Achieve a year-on-year increase in native habitat plantings until 2050	Between 2014 and 2018 an average of 4,726m ² of native habitat planting was completed by the City each year.
Year-on-year increase in the variety of native habitat plants on the City's planting list	It is standard practice for the City's Parks Team to source and trial the latest available native plant species and cultivars each planting season. This helps to grow the biodiversity of the City's plant palette and protect against changing conditions in future.

Actions identified in the 2014 Greening Plan to deliver on habitat and biodiversity targets	Actions delivered between 2014 and 2018
Identify key species and locations for biodiversity monitoring	Hyde Park turtle study – the western long-necked turtle (<i>Chelodina colliei</i>) was identified as a key species in Hyde Park and a population study was completed in partnership with the University of Western Australia. Further study into the population is currently underway with a view to identifying mechanisms for protection into the future.
Establish a community-based biodiversity monitoring program and support the community to contribute to biodiversity monitoring	Not delivered, as explained above.
Embed the preservation and improvement of native habitat into all greening activities	Standard operating practice – the City's Parks Team gives preference to native plant species for all amenity plantings as a matter of standard practice.
	Establishing quality native landscaped areas – the City's Parks Team have established a practice of creating micro parks on disused verges and medians to form pockets of biodiversity and create a chain of "biodiversity islands" that serve local fauna, connect people with nature and improve the walkability of local streets. Twice yearly Native Plant Sales – provide subsidised native plants for
	residents to encourage and facilitate the establishment of native gardens and verges.
	Adopt a Verge Program – incentivises and assists residents to create native verge gardens and thereby contribute links to the chain of "biodiversity islands" being established by the City.
Increase the density of food and habitat plants of native fauna	Eco-zoning – a key greening activity that increases the density of food and habitat plants for native fauna in parks and reserves throughout Vincent.
	Micro-park projects (as described above) – increase the density of food and habitat plants throughout Vincent.
	Town Centre amenity planting – increasing the density and quality of landscaping in and around Town Centres has been a key focus between 2014 and 2018.
Enhance and contribute to greenways	Careful tree selection – the City's team of horticulture staff considers local conditions and context for each greenway planting, choosing the

most appropriate species to maximise tree health and longevity. This selection process is now supported by the City's new Tree Selection Tool (see Appendix 2), especially developed for this purpose. A preference for native species and prioritisation of biodiversity are key considerations built into the tool.
Water sensitive urban design – engineering measures such as flush curbing, planted swales and stormwater infiltration pits are contributing to the health and biodiversity of the City's greenways.

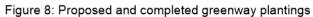
Objective 3: Greening, Enlarging and Enhancing Public Open Space (POS)

Targets we set in the 2014 Greening Plan relating to Public Open Space:

Targets	Outcomes
Establish 30 new greenways (51 kilometres) by 2050 – annual Greenway plantings averaging 1.5km	Between 2014 and 2018 a total of 25km of Greenway plantings was completed (figure 8) – an average of 6.2km per year.
In addition to Greenway plantings convert suitable areas of underutilised public land to community-use green space	Between 2014 and 2018 six community-use green space projects and seven on-road Parklets were completed – a total of 3,223m ² of new public green space.
Maintain the area of public open space at or close to the target set by the WAPC	Despite the City's best efforts, rapid population growth between 2014 and 2018 outstripped the growth of green POS:
	 In 2014 the City had 3.37ha of green POS per 1,000 residents In 2018 the City had 2.82ha of green POS per 1,000 residents







Actions identified in the 2014 Greening Plan to deliver on POS targets	Actions delivered between 2014 and 2018
Plant additional trees and understorey vegetation in public open space	Eco-zoning – this ongoing program has focused on restoring areas of POS within the City through revegetation, rehabilitation and the reintroduction of native species to parks and reserves.
Acquire additional land for new public open space	New POS creation – land that was previously disused or not accessible to the public has been transformed into POS. This has included a section of road (Hyde Street), a fenced storm water sump, a laneway and several areas of barren road reserve and hard stand.
Increase quality, useability, amenity and function of public open space	Park and reserve upgrades – new nature play areas, improved parks infrastructure, accessibility upgrades, new public facilities, enhanced drainage and more natural landscaping.
Involve the community in assessing and prioritising proposed greenway locations	Resident notifications – while greenway locations were predetermined within Greening Plan 2014, residents living on streets designated as greenways are notified in advance of planting and their feedback is taken into consideration.
Involve the community in identifying and prioritising areas of public land for conversion to green space	Community ideas invited – calls for community budget submissions and community participation in the City's Environmental Advisory Group have resulted in a number of new green space projects.

Objective 4: Greening the Five Town Centres

Targets we set in the 2014 Greening Plan relating to Town Centres:

Targets	Outcomes
Meet the needs and expectations of the occupants and users of Vincent's five Town Centres identified through ongoing consultation and engagement	In 2014 the City created two new Place Manager roles to work closely with Town Centre stakeholders (Town Teams). A series of Place Plans are being created in collaboration with the Town Teams to deliver place-based initiatives to meet the needs and expectations of the Town Centre occupants and users.
Achieve a measureable year-on-year increase in Town Centre plantings	Prior to the adoption of Greening Plan 2014, the only Town Centre with a measureable increase in vegetation was William Street (figure 9), with a tree canopy increase of 39% resulting from street tree planting by the City in 2007.
	The other four Town Centres all experienced an overall tree canopy decline between 2009 and 2014. This was primarily due to the removal of trees on privately owned land.
	At the time of review the latest vegetation maps available to the City were for the year 2014. Objective measurement of new plantings between 2014 and 2018 will therefore be presented in the next review period. However, the City's planting records for 2014 to 2018 show:
	An average of 80 new street trees planted across the City's Town Centres each year
	 1,374m² of green public open space created in Town Centres, including seven Parklets 117 planter boxes installed
	34 additional trees planted in public car parks



Figure 9: William Street 2009 on the left versus William Street 2014 on the right

Actions identified in the 2014 Greening Plan to deliver on Town Centre targets	Actions delivered between 2014 and 2018
Support the character, vibe and individuality of each Town Centre	Creative planting installations – the City's Place Managers and Parks Team have worked with the Town Teams to investigate and implement new plantings that enhance the amenity and unique character of each Town Centre.
Prioritise the use of native vegetation options	Preference for native plants – it has become standard practice for the City's Parks Team to preference native plant species.
Proactively engage with and provide technical advice to stakeholders engaged with greening activities	Place Plans – each Town Centre's Place Plan captures the greening activities identified in collaboration with the Town Team.
	Support and guidance – businesses seeking to install garden beds, planter boxes and Parklets receive technical assistance and support from the City's Place Managers and Parks Team.

Objective 5: Greening New Development

Targets we set in the 2014 Greening Plan relating to new development:

Targets	Outcomes
Retention, reinstatement and where possible increase of vegetation cover on privately owned land	Between the baseline year of 2009 and the adoption of the City's Greening Plan in 2014, 139,071m ² (1.87%) of vegetation was lost from privately owned land.
	Following the adoption of the Greening Plan in 2014, the City commenced work on its Built Form Policy (Policy No. 7.1.1). This was adopted in early 2017 and contains provisions aimed at halting and reversing vegetation loss due to development. As the Policy came into effect so late in the current mapping cycle, its impacts are likely to become apparent only in the next vegetation mapping period, recorded after 2019.
Incorporation of innovative green infrastructure into the design of new developments, particularly where high density limits the site area available for in-ground plantings	The City's Built Form Policy requires landscaping to be sustainable and integrated with the building design. This prompts inclusion of green infrastructure such as green roofs/walls, balcony gardens, productive communal gardens and planted light wells.

Actions identified in the 2014 Greening Plan to deliver on greening new developments	Actions delivered between 2014 and 2018
Engage and educate developers on the value of trees and gardens to developments	Property Industry Workshop – during the development of the City's Built Form policy in 2015 the City hosted a workshop for industry representatives that focused on the importance of tree canopy and quality green space in private developments.
	Stakeholder consultation – the local development industry was invited to participate in discussion sessions as the City developed its new landscaping requirements through 2015 and 2016.
Amend planning policies to increase and tighten requirements for the provision of green space in new developments	Built Form Policy – adopted in early 2017, this Policy superseded a number of earlier planning policies and prescribed additional landscaping requirements including minimum tree canopy cover and planting area.
Use available planning instruments to mandate the retention or reinstatement of existing vegetation	Protection of verge trees – the City has continued to exercise its power to mandate the retention and protection of verge trees during development.
	Advocacy for trees on private land – under current state planning legislation local governments do not have power to mandate the retention of vegetation on development sites. The City is advocating to the Western Australian Government to change this.
Use available planning instruments to incentivise the retention or reinstatement of existing vegetation	Built Form Policy – provides an incentive for developers to retain existing trees on development sites, allowing a reduction in the deep soil zone requirement and a potential increase to the building footprint.
Seek opportunities to support private land owners to increase vegetation in and around their property	Adopt a Verge and Adopt a Tree programs. Native Plant Sales – the subsidised sale of native plants to residents encourages additional planting and is supported by advice from the City's horticultural staff at the Sales as well as by phone upon request.
Support, mandate or incentivise where possible the incorporation of green infrastructure within developments	Built Form Policy – requires new developments to provide landscaping, deep soil zones and tree canopy additional to what is required under state planning policy.

Objective 6: Greening the Community

Targets we set in the 2014 Greening Plan relating to greening our community:

Targets	Outcomes
Empower the community to contribute to the greening of Vincent	Since the adoption of Greening Plan 2014 a range of mechanisms
	have been implemented to empower the City's community to
	contribute to greening activities. These are detailed under the "Actions
	delivered" section that follows.
At least one community-driven greening project per year to be	This outcome has been successfully delivered for each of the years
delivered by the community in a public space with financial and in-kind	from 2014 to 2018. Examples of projects are provided in the "Actions
support from the City	delivered" section that follows.

Actions identified in the 2014 Greening Plan to deliver on greening the community	Actions delivered between 2014 and 2018
Support and facilitate the community's green vision by inviting the community to nominate greening projects in the public domain	Verge and median micro-parks – a number of these have been established as a result of community nomination. Sump-to-park project – the conversion of a fenced stormwater sump in North Perth to a community open space followed an invitation to community members on the City's Environmental Advisory Group to nominate suitable projects.
Support the generation of new greening initiatives by the community through financial and in-kind support	 Environmental Grants – grants offered on an annual basis to schools and community groups have led to the establishment of a number of native, productive and communal gardens. Support for community budget submissions – financial and in-kind support for community budget submissions has led to the creation of additional green space and the delivery of greening activities by the City's community.
	Adopt a Verge program – facilitates the creation of new verge gardens. Between 2014 and 2018, 412 verges have been transformed under this program.
Facilitate ongoing educational opportunities and community networking	Community workshops and presentations – numerous free, gardening focused workshops and presentations have provided education,

	inspiration and networking opportunities for community members.
	Native Plant Sales – horticulture staff at Plant Sales provide advice on
	the selection, planting and care of native species, empowering the
	community to create and maintain sustainable, biodiverse gardens.
	Greening Vincent Garden Competition – an annual event that
	recognises, celebrates and provides networking opportunities for the
	City's most prolific, skilled and environmentally responsible gardeners.
Maintain effective communication channels with the community	Advertising, promotion and consultation – a range of communication channels is employed by the City to ensure that greening projects, initiatives and matters for consultation are effectively shared with the community.
Provide ongoing opportunity for community involvement in Council-	National Tree Day – this annual planting event gives all community
driven greening activities	members an opportunity to contribute to the growth of the City's tree
	canopy and biodiversity.

HOW WE DEVELOPED GREENING PLAN 2018

Gaps and opportunities

Development of Greening Plan 2018 started with the review of Greening Plan 2014. Gaps and opportunities revealed themselves as the City assessed its actions and their outcomes against the Greening Plan objectives and targets set in 2014.

A summary of these gaps and opportunities, and how they are to be addressed in Greening Plan 2018 is presented below:

Gaps and Opportunities in Greening Plan 2014	How they will be addressed in Greening Plan 2018
Objective 1 – Increasing Tree Canopy	
Objective 1 in Greening Plan 2014 addressed tree canopy generally. It did not differentiate between canopy on privately owned and City- managed land.	Objective 1 in Greening Plan 2018 will address only City-managed (public) land. Privately owned land will be addressed under Objective 4 – Greening Private Land and New Development.
Given the observed trend in canopy loss and gain across the two domains, and current barriers to tree protection on privately owned land, the City must acknowledge that the potential canopy cover on private and public land is likely to be very different, targets and actions for these two domains must by necessity be separated.	
The targets and actions for privately owned land are more closely aligned to those of Objective 5 (Greening New Development) as they all involve influencing the choices and behaviours of private land owners. Unlike vegetation on public land which is at the City's discretion.	
The single long-term canopy target set for 2050 makes it difficult to assess how the City is tracking toward that target in the short to medium term.	Going forward, five-yearly interval targets will be set to enable more effective tracking of progress.

Gaps and Opportunities in Greening Plan 2014	How they will be addressed in Greening Plan 2018
Objective 2 – Enhancing Habitat and Promoting Biodiversity	
Objective 2 included targets for creating and maintaining a biodiversity monitoring program. Given the resourcing requirements, the value of such a program is questionable in a highly urbanised setting that has few pockets of remnant vegetation and no intact ecological communities.	Acknowledging that the City is starting from a very low ecological baseline, targets and actions for Objective 2 will focus on protecting and expanding known areas of biodiversity. This will be achieved through greenway linkages and through a growing diversity of future plantings across the city that will provide opportunity for adaptation and survival of both flora and fauna in a changing climate.
Objective 3 – Greening, Enlarging and Enhancing Public Open Spa	
Public open space (POS) encompasses a great deal more than the green components of parks, reserves and Town Centres. Many aspects of enlarging and enhancing POS therefore fall outside the remit of a greening plan. These include consideration of active versus passive recreation zones and upgrades to infrastructure and equipment to cater for changing local demographics. Recognising the importance of addressing POS in a strategic and comprehensive way, the City is developing a separate POS Strategy. Greening Plan 2018 will inform this Strategy in relation to the future greening of POS.	There will be no objective relating specifically to POS in Greening Plan 2018. Targets and actions related to the greening of POS will be included under Objectives 1, 2, 3 and 5 of the Greening Plan. Due to the deletion of the POS section, Objectives 4, 5 and 6 from Greening Plan 2014 will become Objectives 3, 4 and 5 respectively in Greening Plan 2018.
Oblighting A. One entry the First Terry Construct	
Objective 4 – Greening the Five Town Centres	
While the City currently recognises five Town Centres, there is potential for these to grow in number during the implementation period of Greening Plan 2018.	The title of this objective has been changed to allow for the addition of further Town Centres and reporting of related greening activities in future.
Greening Plan 2014 set an unquantified target of a "year-on-year increase" in Town Centre plantings.	Greening Plan 2018 will set a measurable canopy cover target for Town Centres. To enable tracking of progress toward 2050, five-yearly interval targets will also be included.

Gaps and Opportunities in Greening Plan 2014	How they will be addressed in Greening Plan 2018
Objective 5 – Greening New Development As discussed under Objective 1 above, the potential for canopy cover on private land versus public land is likely to be very different. Targets and actions for these two domains should therefore be separated. Having implemented the available planning instruments to protect trees and vegetation on development sites, the City must now shift its focus to education and advocacy to protect trees that are not currently captured within the development approval process.	Tree canopy on privately owned land will be addressed under Objective 4 of Greening Plan 2018 and this Objective will now be renamed <i>'Greening Private Land and New Development</i> '. A new set of actions will be added relating to engagement of land owners, developers and State Government in the protection of trees and vegetation on privately owned land.
Objective 6 – Greening the Community	Minor adjustments to wording only
No significant gaps identified.	Minor adjustments to wording only.

Key considerations

Competing land uses

In the context of a rapidly densifying urban landscape, the City must consider competing functions in the allocation of limited public land. This includes providing safe pedestrian access and cycle ways, sporting fields and passive recreational areas in addition to habitat and canopy plantings. The City is also obliged to preserve traditional planting schemes in parks covered by heritage conservation plans. These do not tend to align with the Greening Plan vision of native species and dense understorey habitat plantings.

Innovative, multi-functional public domain landscaping is the solution for delivering amenity, recreational opportunities, habitat and biodiversity all in one package.

Competition for root and canopy space

The *Utility Providers Code of Practice* provided by Main Roads Western Australia sets out the standard allocation of space in road reserves. This imposes limitations on the location of trees and precludes their planting entirely in some cases. Sometimes the location and depth of underground utilities do not match the available technical drawings, resulting in necessary changes to planting plans.

The City is now using root barriers and redirectors to minimise potential conflict with underground utilities and will continue to investigate further technologies and alternative solutions into the future.

Above ground powerlines, buildings and existing trees also limit canopy space.

Western Power requires a minimum clearance of 2.5 metres to the side, and 2 metres below powerlines. There is no vegetation allowed above powerlines. This limits street tree canopy size significantly on the majority of Vincent's roads and also reduces shade density.

Undergrounding of powerlines appears to be some decades away for Vincent. The City is investigating alternative solutions such as insulated bundling of overhead power cables, which could allow tree canopy to grow around them.

In Town Centres, buildings abutting the footpath and awnings that reach to the curb are desirable as they create an embracing human-scale environment. They also limit street tree canopy spread, which is essential for counteracting the urban heat island effect created by the predominance of thermal mass in Town Centres. Ideally, tall canopy trees would fill the space above the street, but when trees must be pruned

hard on one side to accommodate building facades, they can become unstable and fail to thrive. Wherever possible, the City plants tall, spreading canopy trees in the centre to Town Centre streets to avoid this competition from buildings.

Increased density of plantings to achieve greater canopy cover also increases competition between trees above and below ground. Careful considering is given to mature tree canopy size and root system extent when planning tree densities and spacing. The City's new Tree Selection Tool (see Appendix 2 and further description below) will be instrumental in informing such decisions going forward.

Changing environmental conditions

Modified soil and microclimate plus changing macroclimatic conditions require consideration when selecting plants for greening projects. Some local native species are already struggling under present conditions and may no longer be suitable for large scale planting in future.

Street trees are a particular challenge. Extensive areas of impervious paving and root zone compaction limit the opportunity for rainwater infiltration to root zones. Extreme heat events of increasing duration are combining with lengthy dry periods and declining access to ground water to severely limit plant growth and survival. A broader range of Australian and exotic species suited to Perth's future climatic conditions (including fruit and nut trees) will need to be considered for future habitat and amenity functions.

To facilitate the best possible choice of tree for each type of streetscape and planting environment the City has developed a Tree Selection Tool (see Appendix 2). The Tool will be used by the City's Administration to select trees for planting in the public domain and also to advise developers on suitable species to meet the City's canopy cover requirements for new developments. Maximising biodiversity and canopy coverage are key selection factors within the Tool, which is based on a master list of trees that are proven performers in the local environment, but can also draw upon a trial list of trees that are yet to be tested under local conditions. Depending on the project and planting scenario, the tool can be asked to generate recommendations from either the master list or trial list. Once tested, it is likely that a number of trial list trees will move onto the master list and may become important for the City in future.

A spin-off from the development of the Tool has been the *Choosing a tree for your property* guide. It provides a list of trees suitable for Vincent gardens, describes their key features and shares handy hints for ensuring planting success.

Availability of tree species

There are a number of tree species that the City intends to trial in future, but which are not yet readily available in commercial cultivation. Careful planning, pre-ordering and project timing will be required to ensure that such trees are available and ready for planting at the right time.

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Trees are not only a mitigator of the urban heat island effect but also its victim. Extended heat waves stress and kill trees just as they do people. As our climate continues to warm the City will need to place increasing focus on identifying heat islands and seek additional ways to reduce them. This may include shade structures, choosing lighter colour schemes in the public domain and using planning instruments to require similar measures in private developments.

There are currently only two areas of heat vulnerability identified within Vincent, both located on State Government controlled land and both in the vicinity of East Perth Station. The City has little influence over planting in these areas but will advocate to the relevant state agencies to priorities these areas for future greening.

Timing of projects and coordination of resources

The Vincent Greening Plan is coordinated within the City's infrastructure provision activities, ensuring space for trees, landscape treatments and water sensitive urban design. The practice of green infrastructure crosses many disciplines including planning, engineering, place management, sustainability, parks/environment and community engagement. Since the adoption of Greening Plan 2014, teams and individuals from across the City's directorates have come together in collaborative teams to deliver successful green infrastructure projects in accordance with a five year Implementation Plan.

An updated five year Implementation Plan for Greening Plan 2018 (see Appendix 1) sets out the schedule of works for the projects and programs that will deliver on the updated greening targets. Ongoing management and maintenance of completed projects is factored into the parks team's annual operating budgets and service unit plans. In addition, a Street Tree Master Plan (see Appendix 3) has been developed to prioritise streets for new plantings based on the need for shade and the status of existing street trees.

Water limitations

Ground water allocation is strictly limited and the City works hard to priories water use for its most vital functions, which include the establishment of street trees and public space plantings. Wherever possible, hardy water wise species are chosen and the new Tree Selection Tool will further assist in this regard.

As water allocations are expected to reduce further, the City is starting to explore alternative fit-for-purpose water sources to supplement its irrigation. Water sensitive urban design and other opportunities to obtain additional water supplies through industry and government collaboration will need to be explored.

To this end, the City is undertaking a benchmarking process using the Water Sensitive Cities Index. This will identify gaps and opportunities in the City's approach to dealing with water in the landscape and lay the groundwork for the City to maximise the capture, use and local infiltration of environmental water.

Lifecycle of trees

All trees have a natural lifecycle involving the stages of growth, maturity and decline. Identification and classification of individual trees and their wider context (ecosystems) is imperative. Enhanced understanding of the trees within the City will lead to higher quality management techniques which will, in time, lead to the improved care, value and amenity of urban vegetation.

The work carried out to date in creating the City's Tree Selection Tool has gone some way to provide answers about the characteristics of a range of tree species and their expected performance within the local context. As trees are trialled over the coming years, further information about local performance will be added to the Tool to grow the body of knowledge that will inform tree selection and care into the future.

Data collection and analysis

Measurement of vegetation and tree canopy cover relies on the use of existing mapping technologies. The review of Greening Plan 2014 was informed by aerial imaging obtained through Landgate's Urban Monitor project¹ and by heat island mapping obtained through 202020 Vision².

Additional imaging and measurement technologies will be employed as they become available, including technologies that may enable modelling and projection of future vegetation and canopy cover based on policy settings and expected development.

Targets set within the Vincent Greening Plan will continue to be tracked and performance measured to ensure that its objectives are being achieved.

Vegetation imagery will continue to be collected and mapped every five years to monitor changes. Updated heat island imaging will also be sought.

¹ https://www.environment.gov.au/system/files/resources/23952ac8-31d4-44b0-bad6-3a4179f4e3bb/files/urban-monitor-final-report.pdf

² http://202020vision.com.au/media/162690/wsattg_wa_fa3.pdf

In order to keep abreast of best practice in the regional and wider context, the greening plans, policies and programs of other relevant authorities will continue to be monitored.

Engagement

Effective community engagement is essential for the success of every aspect of the Greening Plan across both public and private domains. The City will therefore need to continue its engagement efforts across all segments of the community.

Over the next five years there will be a strong focus on communicating the benefits of urban vegetation and tree canopy. A variety of incentives and support mechanisms to assist property owners with planting, maintenance and retention will need to be developed and implemented.

To halt the loss of tree canopy to new development, the City will need to ramp up efforts to engage with developers and property industry professionals. The City's Built Form Policy would form the basis of this engagement and be supported by the Tree Selection Tool, which assists with appropriate tree selection for maximum tree canopy and long-term tree survival in development settings.

The City will also need to continue working closely with Town Centre stakeholders to meet their needs whilst achieving the City's greening objectives. Each Town Centre's individual character and function will need to be respected, through appropriate species selection and choice of installations.

Community groups whose activities align with the objectives of the Greening Plan will continue to be important partners in both the ideation and delivery of greening projects and in the dissemination of greening knowledge and inspiration to the wider community. The City will continue to support and collaborate with such groups to maximise community benefit.

The City will also need to maintain its collaborative and advocacy efforts with the Western Australian Government to inform and bring about changes in regulation to further increase the protection of trees.

3. VINCENT GREENING PLAN 2018

Objective 1: Increase Canopy Cover on Public Land

Tree canopy cover is defined as foliage that is 2.5 meters or higher above the ground and therefore provides overhead shade for people and for the surfaces and materials that people interact with in the environment.

A lack of tree canopy in built up urban centres creates a heat island effect, resulting in temperatures at ground level that are significantly hotter during summer than in nearby 'leafy' areas.

In recognition of this, cities around the world are increasing urban tree planting. Targets for urban canopy cover internationally range from 17-34%. Best practice for urban residential and light commercial areas is 25%.

Taking into consideration local factors such as a drying and warming climate, declining access to groundwater and competition for space both above and below ground, the following targets and actions have been created.

Targets:

- Tree canopy cover of 35% on public land by 2050 (interim target: 23.33% by 2023)
- Net increase in canopy cover of 1.88% compared to each previous imaging cycle
- Net year-on-year increase in street tree numbers 100 trees on average per year
- 51 kilometres of greenways established by 2050 (interim target: 26.5 kilometres by 2023)

- Plant more trees than are lost or removed
- Select trees to maximise overall canopy cover for each planting area
- Implement quality pruning & management techniques to maximise the canopy of each individual tree

Objective 2: Enhance Habitat and Promote Biodiversity

The ecological health of urban areas is a function of the abundance and diversity of local flora and fauna. The healthier the natural environment, the more environmental services it can provide, and the better the health and well-being of its local community. Improving urban ecosystems provides both environmental and social benefits to a city.

By protecting, enhancing and expanding out from the City's existing pockets of biodiversity, the abundance of locally-indigenous plants and animals can be increased across Vincent.

Targets:

- Net year-on-year increase in native habitat plantings to continue until 2050 (4,000m² of eco-zoning on average per year)
- Net year-on-year increase in the variety of native habitat plants on the City's planting list

- · Identify existing areas of biodiversity value
- Preserve, enhance and expand existing areas of biodiversity value through supplementary planting
- · Connect existing areas of biodiversity value through additional planting of biodiversity linkages across the City
- · Prioritise the preservation & improvement of native habitat and biodiversity in all greening activities

Objective 3: Greening the Town Centres

Our City's Town Centres are well established urban hubs of vibrant shopping and recreational activity. Since the adoption of Greening Plan 2014 they have also been the focus of intensive greening activity, with the aim of transforming these built up areas into green recreational hubs. As a result, each Town Centre's unique character is now being further enhanced through sensitively integrated greening projects.

The City's Parks and Engineering Services will continue to work closely with Place Managers and Town Teams to identify and prioritise the location, nature and extent of greening activities to maximise function, amenity and environmental benefits. Where appropriate, Town Centre greening activities will continue to extend beyond Town Centre boundaries to adjacent commercial and mixed use zones.

Town Centres are comprised of intermeshed public and private spaces and through their built-up nature tend to limit the space available for tree canopy. This has been taken into consideration in the setting of the following targets.

Targets:

- Average Tree canopy cover of 20% for the Town Centres by 2050 (interim target: 9.7% by 2023)
- Year-on-year enhancement, enlargement or addition of amenity plantings in each of the Town Centres

- Select trees and amenity plantings based on the functional needs of each Town Centre and in consultation with relevant stakeholders
- Proactively engage with and provide technical advice to stakeholders involved in greening activities
- Develop a program of tree planting in City-managed open air car parks to achieve 80% tree canopy cover in accordance with the City's Built Form Policy 7.1.1

Objective 4: Greening Private Land and New Development

Privately owned land accounts for 66% of the Vincent local government area. Infill development in this domain has been the main contributor to decline in Vincent's tree canopy and vegetation cover. The recent introduction of policy provisions to preserve and increase tree canopy and soft landscaping in new developments is one mechanism through which the City aims to reverse this trend. Other approaches will require proactive engagement and advocacy with landowners and state government as set out in the targets and actions below.

Targets:

- Reduced loss of tree canopy cover on privately owned land compared to each previous imaging cycle
- Compliance with the tree retention, deep soil zone and tree canopy provisions of the City's Built Form Policy 7.1.1
- Increased planting of trees and other vegetation on privately owned land

- · Educate the community on the benefits of trees and soft landscaping
- Support and advise residents in choosing appropriate tree and landscaping species
- Engage and educate developers on the value of trees and soft landscaping to developments
- Advise developers in choosing appropriate tree and landscaping species
- Use available planning instruments to mandate and incentivise the retention or reinstatement of vegetation
- Investigate incentives for encouraging tree retention by property owners outside the development approval process
- Advocate for changes to state planning legislation and policy to facilitate protection of both trees on privately owned land and their owners against tree-related liability

Objective 6: Greening the Community

The Vincent community remains the City's single greatest resource for greening the urban landscape. Since the adoption of Greening Plan 2014 the City has encouraged and supported its community's greening efforts and aspirations through a variety of projects, programs and initiatives. Community interest in urban greening has in turn continued to grow.

To reap the highest possible social and environmental benefits of trees and urban vegetation, the City will continue to educate, inspire and resource its community to pursue the possibilities and fulfil the potential inherent in urban greening.

Targets:

- A community that is empowered to contribute to and actively participate in the greening of Vincent
- At least one community-driven greening project per year delivered by the community with financial and in-kind support from the City

- Provide effective communication, education and networking opportunities centred on urban greening
- Invite community input and participation in City driven greening initiatives
- Invite the community to nominate greening projects and initiatives to be delivered by the City
- Support the community to deliver greening projects and initiatives through financial and in-kind support from the City

APPENDICES

Appendix 1 – Implementation Plan

VINCENT GREENING	PLAN - FIVE	YEAR IMPI	LEMENTATI	ON PLAN					
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	21/22	21/22	22/23	Comments
Objective 1. Increase Ca	anopy Cover o	n Public Lan	d						
Greening Plan – tree planting programs (3)	Parks	Engineering	Capital Budget	\$300,000	\$300,000	\$200,000	\$200,000	\$200,000	Annual budget can be adjusted as required to suit additional projects
Street tree replacement program	Parks		Existing Operational	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	Predominantly individual residential requests, not part of Greening Plan program
Investigate options to maximise canopy cover of trees located under power lines (3)	Parks	Engineering	No cost	✓					Revised pruning techniques, clearance allowances and/or modified infrastructure. Budget may need to be considered in subsequent years following outcome of investigation
Investigate options to increase canopy on public land through additional tree planting in car parks (3)	Parks	Engineering, Policy & Place	No cost	√	√	•			Some car park tree planting projects included in Greening Plan planting program 2018 – 2022. Additional opportunities to be investigated and budgets can be adjusted as required
Report on net change in street trees planted each year	Parks		No Cost	~	~	~	~	~	
Adopt a Tree program (5)	Parks			×	×	~	V	~	Promotion of this program to be intensified
Report on net change in canopy cover from 2014- 2019 (3) (4)	Parks	Policy & Place					\$5,000	~	2019 data may become available sooner

VINCENT GREENING PLAN – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	21/22	21/22	22/23	Comments
Objective 2. Enhance Ha	abitat and Pro	mote Biodive	ersity						
Eco-zoning Program	Parks		Capital Budget	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	As per 15 year implementation program 2011-2025
Parks Replanting Program	Parks		Existing Operational	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	Annual program to infill previous plantings as required
Verge and median plantings (3)	Parks	Engineering	Existing Operational/ Additional Cost	TBD	TBD	TBD	TBD	TBD	Budget included for individual projects as required
Adopt a verge program (5)	Parks		Existing Operational	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	Honours student conducting thesis on the success and social aspects of this program
Adopt a verge "Fast Track Program" (5)	Parks		Existing Operational	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	
National Tree Day (5)	Parks		-	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	Recently eco-zoned area planted up with community
Preference local native plants where possible for tree and understorey planting (1)	Parks		No Cost	V	×	V	V	V	
Identify and add new local native plants to the City's planting lists as these species become commercially available.	Parks		No Cost	✓ 	V	×	×	✓	New plants continually investigated/trialled and made available through local plant sales to the community

Initiative/task	Responsible	Support	Cost	18/19	19/20	21/22	21/22	22/23	Comments
	Team	Team/s							
Objective 3. Greening the	Town Centres	S			1		1		
Establish Town Centre tidy teams to better manage and maintain existing green spaces within Town Centres	Engineering Directorate		Existing Operation		TBD	TBD	TBD	TBD	Initial team to be established using existing staff and resources
Continue engagement and ongoing consultation with Town Teams to identify and prioritise Town Centre greening activities	Policy & Place	Parks	Existing Operational	~	v	V	×	×	Place Managers regularly meet with business owners. Parks representatives allocated to each Town Team
Investigate options to increase canopy in Town Centres through additional tree planting in car parks (1)	Parks	Policy & Place	No Cost		×	V			Some car park tree planting projects included in Greening Plan planting program 2018 – 2022
Encourage business owners to maintain existing planter boxes and facilitate the implementation of planter boxes for new businesses	Policy & Place	Parks	No Cost	V	*	Ý	×	*	Program has been implemented with some success
Encourage businesses to install new parklets	Policy & Place	Parks	No Cost	~	~	×	~	~	Greenery must be incorporated into the design of every parklet

Initiative/task	Responsi	Support	Cost	18/19	19/20	21/22	21/22	22/23	Comments
	ble Team	Team/s							
Objective 4. Greening Priva	ate Land an	d New Deve	lopment						
Provide support to landowners to increase canopy cover on and around their property (5)	Parks	Approvals	Existing Operational	✓	✓	V	V	×	Advice, donation of mulch and plants. Provision of native tree stock suitable for private lots at Local Plant sales. Planning advice, and Built Form Policy guidance
Maintain the City's Trees of Significance Inventory and continue to mandate retention and support maintenance of significant trees	Policy & Place	Parks	Existing Operational	~	V	V	V	V	
Review the Trees of significance Policy to 1) clarify its intent, and 2) investigate options for simplifying and incentivising the nomination of trees for inclusion	Policy & Place	Parks	Existing Operational		√				Budget may need to be considered for subsequent years following investigations
Continue to enforce retention of street trees in the development process	Approvals	Parks	Existing Operational	×	~	×	~	×	
Develop a marketing campaign to educate private land owners and developers on the importance and benefits of trees	Policy & Place	Marketing/ Parks	Existing Operational		V				Budget allocation will need to be included following development of the campaign
Roll out a marketing campaign to educate private land owners and developers on the importance and benefits of trees	Policy & Place	Marketing/ Parks	Additional cost			TBD			Specific budget to be determined following investigations in consultation with Marketing
Advocate for changes to State Legislation and State Planning Policies to facilitate tree protection	Policy & Place		Existing Operational	V	~	~	×	×	

VINCENT GREENING PLAN – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	21/22	21/22	22/23	Comments
Objective 5. Greening th	e Community								
Annual Greening Vincent Garden Competition (2) (4)	Parks	Marketing	Existing Operational	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	Very popular annual competition that has been running since Vincent's inception
Native Plant sales (2) (4)	Parks		Existing Operational	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	April and August of each year
Environmental Grants Program	Parks		Existing Operational	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	Annually
Environmentally Focused Workshops (2) (4)	Parks	Policy & Place, Waste	Existing Operational	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	Includes composting/worm farming and Waterwise workshops
Community Budget Submissions (1) (2) (3) (4)			Additional Cost	TBD	TBD	TBD	TBD	TBD	Specific budgets to be included as required following submission assessment
									assessment

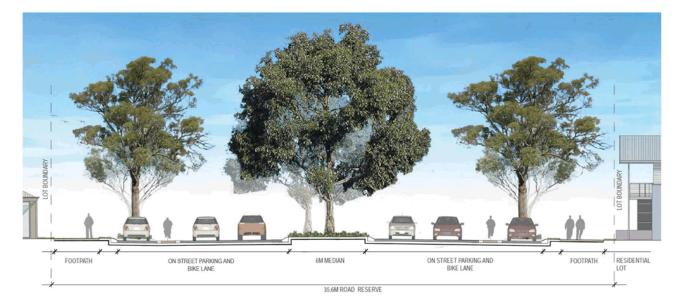
Appendix 2 – Tree Selection Tool

To facilitate the best choice of tree for each type of streetscape and planting environment the City has developed a Tree Selection Tool. Below is an overview of what it is, how it works and what it looks like.

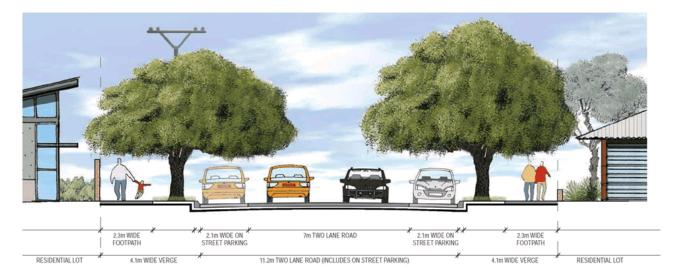
The Tree Selection Tool is essentially a database that has been populated with information about the City's various streetscapes and other key planting scenarios, as well as a comprehensive set of trees, their key features and growing requirements.

Each streetscape and planting scenario has specifications related to road reserve width, footpaths and central medians.

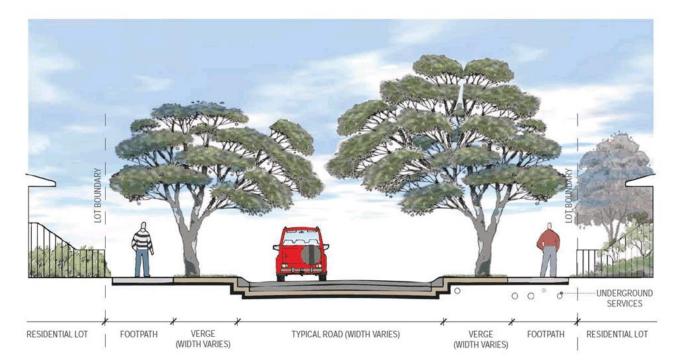
Examples of streetscape typologies identified within the tool:



Boulevard



Neighbourhood Street



Local Street

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The first step in using the Tool is to select the correct streetscape typology or planting scenario:

Streetscape typology	¥
1. Boulevards	^
2. Minor Boulevards	
3. Neighbourhood Streets	
4. Minor Neighbourhood	
5. Local Avenues	
6. Local Streets	
7. Laneways	
Parks	
Private Developments	-

This can be refined further by specifying particular features such as the presence of overhead powerlines, shade from adjacent buildings or compacted soil.

Suitable under powerlines	*
no	
yes	je
(blank)	+
Suitable near footpaths	*
no	
yes	-
Suitable in building shade	\mathbb{R}
no	
yes	
(blank)	+
	w.
Suitable for compacted soil	20
Suitable for compacted soil no	<u>^</u>

The Tool can be directed to draw trees from either a master list of locally proven trees, or from a trial list of trees that are yet to be tested in the local environment but could become important in future as both macro and microclimatic conditions change.

*
^
+

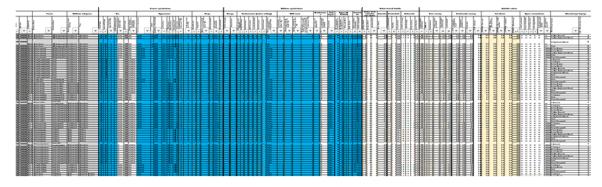
Trees from the trial list may be chosen in instances where only a small number of trees are needed and where failure will not pose a significant risk to the City or its community.

The Tool sorts trees for suitability in each planting scenario in the following order:

- 1) General tree specifications what are the tree's growing requirements and how likely is it to survive in this location
- 2) Additional specifications ecological function (food and habitat for fauna) and ability to adapt to changing conditions
- 3) Urban forest benefits urban heat reduction and shelter, amenity, productivity and contribution to biodiversity



The above image is just a small snapshot of the specifications used in the tool, the complete set is shown below:



Rank	Species
1	Eucalyptus gomphocephala
2	Corymbia eximia
3	Angophora costata
4	Corymbia maculata
5	Platanus x acerifolia

Based on the above considerations, the Tool produces a shortlist of recommendations which looks like this:

This outcome can be further refined based on specific functional need, for example a tree planted close to the north-facing windows of a building (as may occur in a Town Centre setting) should ideally be deciduous to allow for passive solar gain to the building in winter. The tool therefore allows for the specific selection of deciduous trees.

This might change the Tool's recommendation to:

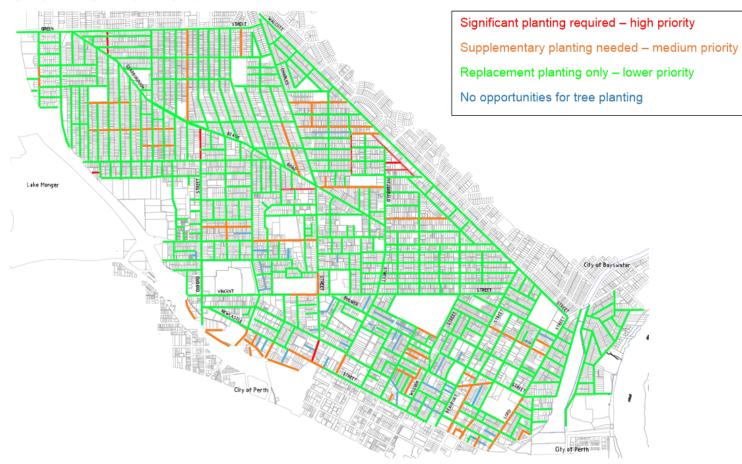
Rank	Species
1	Celtis mississippiensis
2	Koelreuteria bipinnata
3	Liquidamber styraciflua
4	0
5	0

It also allows for the selection of other specific types of foliage and for local native, Australian and exotic trees:

Origin (native / non 🜾			
Australian native 🔶			
Exotic			
Local/near to 🗸 🗸			
Туре 🕅 🕅			
Deciduous			
Sclerophyllous			
Evergreen - Coniferous			
Evergreen- Broadleaf			

Appendix 3 – Street Tree Master Plan 2018

In 2017 the City completed an audit of its streetscapes to identify the streets that are in greatest need of new tree plantings based on the need for shade and improved walkability. The Street Tree Master Plan shown below was created as a result. It prioritises streets based on the urgency and degree of planting required.



6.2 2018 GREENING VINCENT GARDEN AWARDS

TRIM Ref:	D18/64923
Author:	Jeremy van den Bok, Manager Parks & Urban Green
Authoriser:	Andrew Murphy, Director Engineering
Attachments:	Nil

RECOMMENDATION:

That Council:

- 1. NOTES that Administration will arrange a "Greening Vincent Garden Awards" function to be held at the North Perth Town Hall on Wednesday 14 November 2018 commencing at 6pm with invitees including competition entrants/partners and sponsors; and:
- APPROVES a final judging panel comprising of Cr, Cr, Cr, Cr, Cr, Manager Parks and Urban Green, Project Officer Parks and Environment, Adele Gismondi (Water Corporation) and Community Judge Caroline Cohen, (Winner 2017 Catchment Friendly Garden).

PURPOSE OF REPORT:

To consider the appointment of Council members for the final judging panel and to advise Council of the dates and format of the 2018 Greening Vincent Garden Awards.

BACKGROUND:

An annual spring garden competition has been held since the City's inception and this event has proven to be very popular with in excess of 100 individual category entries received every year. The competition is open to all residential and business owner/occupiers that have lived or operated in the area for at least six months.

An awards function is held in November of each year and due to the increased numbers entering this competition, it is proposed to move the function from the Administration building to North Perth Town Hall in 2018.

DETAILS:

The proposed format of the 2018 Greening Vincent Garden Awards is as follows;

Categories:

The proposed categories for the 2018 Greening Vincent Garden Awards are listed below and remain unchanged from 2017.

- Best Residential Front Garden
- Best Kept Verge
- Catchment Friendly Garden
- Best Courtyard or Balcony Garden
- Best Business Garden
- Best Residential Rear Garden
- Best Vegetable or 'Food' Garden

Judging:

The preliminary judging of all categories will be undertaken by the City's horticultural staff and final judging will be undertaken on the morning of Saturday 13 October 2018. It is proposed that the final judging panel comprise of the following members:

- Three Council Members (to be nominated) City of Vincent
- Manager Parks and Urban Green
- Project Officer Parks and Environment
- Adel Gismondi (Water Corporation); and
- Caroline Cohen (Winner 2017 Catchment Friendly Garden)

Awards/Prize Money:

No changes are recommended to the prize money allocations or prizes presented over the categories listed below.

Best Residential Front garden Catchment Friendly Garden

First Prize	\$500 + plaque
Second Prize	\$300 + doormat
Third Prize	\$200 + doormat

Best Residential Rear Garden Best Courtyard or Balcony Garden Best Vegetable or 'Food' Garden Best Kept Verge Best Business Garden

First Prize	\$250 + plaque
Second Prize	\$150 + doormat
Third Prize	\$100 + doormat

In addition to the above, the following two encouragement awards are proposed as was the case last year:

- Mayor's Encouragement Award
- Verge Encouragement Award (Sponsored by John Carey MLA Member for Perth)

A pair of Swiss-made 'Felco' secateurs will again be provided for the above encouragement wards.

Awards Function:

The traditional sit down meal at the awards night works well, with persons able to move around to meet fellow gardening gurus and discuss their gardens and the like.

Due to the ongoing popularity of the competition, there have been some concerns raised in regard to the future use of the function room at the Administration Centre as it is becoming increasingly harder to accommodate the number of attendees.

It is therefore proposed to move the function to the North Perth Town Hall.

CONSULTATION/ADVERTISING:

An advertisement/entry form will be placed in the local community papers during August/September 2018 and a communication and marketing strategy will be prepared and implemented in conjunction with the City's marketing team.

LEGAL/POLICY:

Not applicable.

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013- 2023, Objective 3.1 states:

"Enhance and promote community development and wellbeing".

3.1.5 "Promote and provide arrange of community events to bring people together and to foster a community way of life".

SUSTAINABILITY IMPLICATIONS:

In keeping with the City's commitment to environmental sustainability and water wise principles, all entries are evaluated in accordance with water wise criteria including the use of native plants, suitable mulch, water saving measures and demonstrated responsible use of fertilisers and chemicals.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$22,000 has been included in the draft budget to undertake the 2018 Greening Vincent Garden Awards.

A grant of \$1,250 will again be received from the Water Corporation for the Catchment Friendly Garden category prize money and trophies and it is expected that sponsorship donations will bring in an additional \$2,000 for this event.

COMMENTS:

This event continues to be very popular in the Vincent calendar based on past participation rates and attendance at the awards function.

It is therefore recommended that Council approves the format of the 2018 Greening Vincent Garden Awards as detailed within the report, with entries to close on Friday 5 October 2018.

6.3 LATE REPORT: DRAFT WASTE STRATEGY 2018 - 2023

REPORT TO BE ISSUED PRIOR TO BRIEFING - 19 JUNE 2018

7 CORPORATE SERVICES

7.1 VARIATION OF KIDDIES LEARNING HUB PTY LTD'S LICENCE TO USE BANKS RESERVE PAVILION TO INCLUDE AN ADDITIONAL 1 HOUR ON MONDAYS AND EXTEND THE LICENCE TERM TO 28 JUNE 2019

TRIM Ref:	D18/77797
Author:	Meluka Bancroft, Property Leasing Officer
Authoriser:	Kerryn Batten, Director Corporate Services
Attachments:	Nil

RECOMMENDATION:

That Council:

1. APPROVES the following variations (as shown in mark-up) to Kiddies Learning Hub Pty Ltd.'s licence to use the Banks Reserve Pavilion, located at Lot 500 (No. 60) Joel Terrace, Mt Lawley:

1.1	Term:	5 March 2018 to 14 December 2018 (41 weeks) and 14 January 2019 to
		<u>28 June 2019 (65 weeks);</u>
1.2	Hours of Use:	Monday 7am to 3pm; and
		Tuesday Monday to Friday 7.30am to 4.30pm;
1.3	Fees:	\$4,747 \$4,847 per month paid in advance (inclusive of GST);
1 /	Podovolonmont:	The Licensor may terminate the licence in order to undertake works

- 1.4 <u>Redevelopment</u>: <u>The Licensor may terminate the licence in order to undertake works</u> on the Banks Reserve Pavilion by providing six months' notice in writing.
- 2. 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 Deed of Variation of Licence in 1. above; and
- 3. NOTES that the Banks Reserve Masterplan is scheduled to be presented to Council in July 2018 and therefore the extension and variation of this licence as set out in 1. will be subject to any actions or works that are recommended by the Banks Reserve Masterplan.

PURPOSE OF REPORT:

To consider varying Kiddies Learning Hub Pty Ltd's (Kiddies) licence to use Banks Reserve Pavilion to enable use on Monday afternoons between 3pm and 4.30pm and extending the term by 24 weeks, following the Christmas closure (which ends on 14 January 2019), to provide Kiddies with security of tenure until 28 June 2019.

BACKGROUND:

At the Ordinary Meeting of Council held on 6 February 2018 (Item 12.1) Council resolved as follows:

- "1. That Council APPROVES a licence to Kiddies Learning Hub Pty Ltd to use Banks Reserve Pavilion, located at Lot 500 (No. 60) Joel terrace, Mt Lawley, on the following key terms:
 - 1.1 Term: 5 March 2018 to 14 December 2018 (41 weeks);
 - 1.2 Hours of Use: Monday 7am to 3pm; and
 - Tuesday to Friday 7.30am to 4.30pm;
 - 1.3 Permitted Use: Early learning and child care service;
 - 1.4 Fees: \$4,747 monthly paid in advance (inclusive of GST);
 - 1.5 Adherence to:
 1.5.1 Council Policy No. 2.1.7 Parks, Reserves and Hall facilities Conditions of Hire and Use; and

- 1.5.2 Provider / service approval from Department of Communities;
- 1.6 Storeroom Use: Exclusive use of the storeroom (office) adjacent to the kitchen within the Pavilion for storage, throughout the term of the licence;
- 4. Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and the Director Corporate Services to affix the common seal and execute the licence above."

The City and Kiddies entered into the licence on 4 April 2018.

On 22 April 2018 the ballet group which hired Banks Reserve Pavilion on Mondays between 3pm and 4.30pm notified Kiddies and the City that it would no longer be using the premises. Kiddies subsequently contacted the City to request that its times of use pursuant to the licence be varied to include Mondays between 3pm and 4.30pm, and that it commenced at 7.30am on Mondays, not 7am, which would make its operating hours consistent for the whole of each week.

Kiddies also requested that the term of the licence be extended following the Christmas closure, which ends on 14 January 2019, for 24 weeks, to 28 June 2019, so that it could organise its operations for the 2018/19 financial year.

DETAILS:

Administration confirms that it has had no other requests for the use of Banks Reserve Pavilion on Monday afternoons between 3pm and 4.30pm. On this basis Administration supports Kiddies' request to extend the operating hours on Mondays to align with the operating hours for the remainder of the week. The licence fee will be increased to reflect the additional 1 hour of use each week, making the monthly fee payable \$4,847 (including GST).

In respect to the extension of the licence term, Administration notes that the Banks Reserve Masterplan is nearing completion and recommendations in respect to the future use of Banks Reserve are scheduled to be presented to Council in July 2018. The City is proposing to commence the implementation of the recommendations of the Banks Reserve Masterplan in the 2018/19 financial year, subject to Council approval, however, it is not anticipated that this will impact the use of Banks Reserve Pavilion prior to July 2019. On this basis an extension of the licence term to 28 June 2019, is deemed appropriate. This will provide Kiddies with sufficient security of tenure to organise its operations for the 2018/19 financial year.

While it is not anticipated that the recommendations of the Banks Reserve Masterplan will impact the use of Banks Reserve Pavilion prior to July 2019, Administration proposes to include a new clause in the licence which clarifies that the City may terminate the licence by providing six months' notice, if Council decides to undertake works (which may include demolision or redevelopment) on the Banks Reserve Pavilion in response to the Banks Reserve Master Plan. Administration recommends that providing six months' notice is reasonable as it would provide increased certainty for the licensee. It is noted that the termination of the licence would require Council approval.

CONSULTATION/ADVERTISING:

Administration and Kiddies have discussed and reached consensus on the proposed terms of the extension of licence.

As the proposed licence is for only 65 weeks 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, lease or licence 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)(e) of the *Local Government (Functions and General) Regulations 1996* provides that a lease for a term less than two years and which does not give the lessee exclusive possession of the land at any time is an exempt disposition for the purposes of section 3.58(5) of the Act. Therefore as the proposed licence is for a term of less than two years the City is not required to comply with section 3.58.

RISK MANAGEMENT IMPLICATIONS:

Low Kiddies have demonstrated their ability to successfully operate the early learning and child care service over the last three months.

STRATEGIC IMPLICATIONS:

The proposed licence aligns with the following objectives in 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.
- 3.1.6 Build capacity within the community for individuals and groups to meet their needs and the needs of the broader community:
 - (a) Build the capacity of individuals and groups within the community to initiate and manage programs and activities that benefit the broader community, such as the establishment of men's sheds, community gardens, toy libraries and the like."

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Council's Adopted Schedule of Fees and Charges 2017/18 includes the following rates:

Community Facilities – Category Four (Banks Reserve Pavilion)	Community Rate	Commercial Rate
Off Peak (7am to 6pm)	\$20.00 per hour	\$40.00 per hour
Peak (6pm to 12am)	\$25.00 per hour	\$50.00 per hour

While a rate of \$40.00 would normally be applicable for commercial use of the Banks Reserve Pavilion, a negotiated fee has been proposed for the purposes of this licence agreement in recognition that Kiddies will utilise the facility on a permanent basis between 7.30am and 4.30pm on weekdays until 28 June 2019. Rather than utilising an arbitrary figure, Administration has applied the \$25.00 per hour rate to maintain some alignment with the existing Schedule of Fees and Charges. Therefore the additional 1 hour of use equates to \$4,847 per month.

For information, Administration notes that the proposed fees for the hire of Banks Reserve Pavilion in 2018/19 are as follows:

Community Facilities – Category Four (Banks Reserve Pavilion)	Community Rate	Commercial Rate
Hourly hire fee (yet to be formally adopted)	\$22.50 per hour	\$45.00 per hour

COMMENTS:

Administration recommends that a variation of the licence hours to remove Monday between 7am and 7.30am and include Mondays between 3pm and 4.30pm and an extension of the term by 24 weeks, from 14 January 2019 to 28 June 2019, be granted to Kiddies to maximise the use of Banks Reserve Pavilion and provide security of tenure for Kiddies for 2018/19. The variation of the licence will enable continuation of a service to the community from this location, maintain regular utilisation of a City asset during off peak periods, and maintain budgeted community buildings revenue. Including a new clause in respect to the termination of the licence in the event that the Banks Reserve Pavilion is to be demolished or redeveloped will also ensure the City has the power to implement the recommendations of the Banks Reserve Masterplan at its discretion.

7.2 ACQUISITION OF PRIVATE RIGHTS OF WAY AS CROWN LAND AND VESTING IN CITY -RIGHT OF WAY BETWEEN LONDON AND DUNEDIN STREETS, NORTH PERTH (LOT 60) AND COLVIN LANE, WEST PERTH (LOT 67)

TRIM Ref:	D18/7	74150
Author:	Meluka Bancroft, Property Leasing Officer	
Authoriser:	Kerry	yn Batten, Director Corporate Services
Attachments:	1. 2. 3. 4.	Diagram 3798 depicting Lots 1 - 6 and 60 🕂 🛣 Aerial Plan of Lot 60 🖟 🛣 Plan 2931 showing Colvin Lane & Lot 67 🕂 🛣 Aerial Plan of Colvin Lane & Lot 67 🖞 🛣

RECOMMENDATION:

That Council:

- 1. REQUESTS the Minister for Transport; Planning; Lands to acquire as Crown Land the private right of way between London and Dunedin Streets, North Perth, identified as Lot 60 on Diagram 3798 (as shown in Attachment 1) and being the whole of the land comprised within Certificate of Title Volume 502 Folio 127, pursuant to section 52(1)(b) of the Land Administration Act 1997, subject to the City:
 - 1.1 providing notice to the Lot 60 owner and / or his estate of the proposed acquisition;
 - 1.2 providing notice to the owners and occupiers of 58 to 70 (Lots 1 6) Hobart Street, North Perth of the proposed acquisition;
 - 1.3 advertising the proposed acquisition in the local paper;
 - 1.4 advising all suppliers of public utility services to Lot 60 of the proposed acquisition;
 - 1.5 stating in the notices sent out in 1.1, 1.2, 1.3 and 1.4 above that objections must be lodged within 31 days of the date of the notice;
 - 1.6 considering and responding to any objections received; and
 - 1.7 referring the proposed acquisition to the Department of Planning, Lands and Heritage (Planning division) for comment.
- 2. REQUESTS the Minister for Transport; Planning; Lands to acquire as Crown Land the private right of way between Carr, Strathcona and Newcastle Streets, West Perth, known in part as Colvin Lane and identified as Lot 67 on Plan 2931 (as shown in Attachment 3) and being the whole of the land comprised within Certificate of Title Volume 1554 Folio 327, pursuant to section 52(1)(b) of the Land Administration Act 1997, subject to the City:
 - 2.1 providing notice to the Lot 67 owner (State of Western Australia) of the proposed acquisition;
 - 2.2 providing notice to the owners and occupiers of the lots abutting Lot 67 of the proposed acquisition;
 - 2.3 advertising the proposed acquisition in the local paper;
 - 2.4 advising all suppliers of public utility services to Lot 67 of the proposed acquisition;
 - 2.5 stating in the notices sent out in 2.1, 2.2, 2.3 and 2.4 above that objections must be lodged within 31 days of the date of the notice;

- 2.6 considering and responding to any objections received; and
- 2.7 referring the proposed acquisition to the Department of Planning, Lands and Heritage (Planning division) for comment.
- 3. NOTES that any objections received as outlined in 1. and 2. above will be considered by Administration and incorporated into the respective request to the Minister.
- 4. NOTES that if the Minister grants the requests in 1. and 2. above, the Minister will reserve each parcel of land for the purpose of a public right of way and place the care, control and management of the reserve in the City, pursuant to sections 41 and 46(1) of the Land Administration Act 1997.

PURPOSE OF REPORT:

For Council to consider the acquisition and subsequent vesting in the City of the following private rights of way pursuant to section 52(1)(b) of the Land Administration Act 1999:

- unsealed private right of way between London and Dunedin Streets, North Perth, known as Lot 60 on Diagram 3798 and being the whole of the land comprised within Certificate of Title Volume 502 Folio 127 (Lot 60); and
- 2. sealed private right of way between Carr, Strathcona and Newcastle Streets, West Perth, known as Lot 67 on Plan 2931 and being the whole of the land comprised within Certificate of Title Volume 1554 Folio 327 (Lot 67). The northern section of Lot 67 is known as Colvin Lane.

BACKGROUND:

Lot 60 – ROW between London and Dunedin Streets, North Perth

Lot 60 was created in 1913 when Lots 1 and 2 on Plan 167 were amalgamated and subdivided to create lots 1 - 6 and 60 on Diagram 3798. A copy of Diagram 3798 showing Lot 60 highlighted in green is attached at **Attachment 1**. Lots 1 - 6 (58 – 70 Hobart Street) have an implied right of access over Lot 60 pursuant to section 167A of the *Transfer of Land Act 1893*. This right is noted as an easement benefit on the Certificate of Title for each of the lots. Lot 60 is not a public right of way and therefore only the owners, occupiers and visitors of Lots 1 - 6 may use it as a means of access. Lot 60 is owned in fee simple by Edwin Grundy, who is believed to be deceased as he acquired Lot 60 in 1913.

Lot 60 is currently sealed at the rear of Lot 6, with the remainder being sand and grass. A plan of Lot 60 showing its current condition is attached at **Attachment 2**. This plan also identifies which lots have access over Lot 60.

The request for acquisition of Lot 60 as Crown land comes as a result of a development application submitted on 22 March 2018 by the owner of 43 and 45 (lots 291 – 292) London Street, North Perth (adjacent to Lot 60). The application proposed the construction of six townhouses (Grouped Dwelling) with access from Lot 60. It was determined that Lot 291 does not have any access rights over Lot 60. As the owner of Lot 60 is believed to be deceased it is not possible for the owner of Lot 291 to be granted access rights over Lot 60 (only the registered proprietor as listed on the Certificate of Title can grant access rights).

Lot 67 – between Carr, Strathcona and Newcastle Streets, West Perth

Lot 67 was created on Plan 2931 (marked as a ROW) in 1910 and provided rear access to the adjacent lots facing Carr and Newcastle Streets. Lot 67 and the adjacent lots were all comprised in Certificate of Title Volume 458 Folio 1, which was privately owned by several independent parties. The adjacent lots created on plan 2931 all have an implied right of access over Lot 67 pursuant to section 167A of the *Transfer of Land Act 1893*. Plan 2931 is attached at **Attachment 3** and shows Lot 67 highlighted in blue.

In 1980 Lot 67 was issued with a separate Certificate of Title (Volume 1554 Folio 327) and transferred to Her Majesty Queen Elizabeth. The State of Western Australia is therefore the owner of Lot 67, however, this does

COUNCIL BRIEFING AGENDA

not equate to Lot 67 being Crown land which is available for use by the public. Lot 67 is not a public right of way, and therefore only those lots with an express or implied right of access can use Lot 67 as an access way. The Certificate of Title lists the easement burden for right of carriageway purposes pursuant to section 167A as an encumbrance. Lot 114 (No. 482-484) Newcastle Street (not created on Plan 2931) also has a right of access over Lot 67 pursuant to easement N056276, and this right is also noted on the Certificate of Title as an encumbrance. This easement will terminate when Lot 67 ceases to be a private right of way.

Lot 67 is five metres wide, sealed and provides rear access to a number of lots in the industrial area of West Perth, as shown in the plan attached at **Attachment 4**.

The Department of Planning, Lands and Heritage (Department) has suggested that the City initiates the acquisition process to enable Lot 67 to be reserved and placed in the care, control and management of the City, as this will enable it to serve as a public access way. Pursuant to section 52(1)(b) of the *Land Administration Act 1997* the local authority (City) must make the request to the Minister, regardless of the ownership of the private right of way (the Department cannot request the Minister to acquire the land itself, as it is a local authority responsibility).

DETAILS:

Acquisition and vesting process – Lot 60

Administration is proposing to request that the Minister acquires Lot 60 as Crown land and reserves it as a public right of way vested in the City, so that it can be accessed by the public. This will enable Lot 60 to serve as the means of access for the proposed Grouped Dwellings, and enable the other lots abutting Lot 60 to be redeveloped and use Lot 60 as a means of access.

The process for the Minister to acquire Lot 60 as Crown land is as follows:

- Council resolves that Lot 60 should be acquired by the Minister as Crown land pursuant to section 52(1)(b) of the Land Administration Act 1997, subject to Administration advertising its intention to make the request and considering any objections;
- The City advertises its intention in the local paper and notifies the Lot 60 owner and / or his estate, the adjoining land owners and occupiers (58 70 Hobart Street, North Perth) and the relevant utility providers, and invites submissions / objections for a 31 days period from the date of the notice / advertisement;
- The City considers and responds to any submissions / objections received;
- The City makes a request to the Minister for Transport; Planning; Lands for Lot 60 to be acquired as Crown land, which includes the following details, as required by regulation 6 of the Land Administration Regulations 1998:
 - written confirmation that the City has resolved to make this required;
 - o details of the reasons for the City making this request;
 - o plan of Lot 60 (Diagram 3798 is sufficient);
 - written confirmation that the City has taken all reasonable steps to identify and notify the owner of Lot 60, the adjoining land owners and the utility providers, as specified in section 52(3)(a) of the Land Administration Act 1997;
 - copies of any submissions / objections received in response to the public notice, and the City's comments on these submissions / objections; and
 - written confirmation that the City has complied with section 52(3) of the Land Administration Act 1997.
- The City pays the document lodgement costs, which are estimated to be \$169.

If the Minister grants the City's request Lot 60 will become unallocated Crown land. Unallocated Crown land is not under the local authority's care, control and management and does not have a particular purpose.

The Department of Planning, Lands and Heritage has confirmed that if the Minister grants the request, the land would be reserved as Crown land for the purpose of a public right of way, pursuant to section 41 of the *Land Administration Act 1997*. Once the land is reserved, the Minister would place the care, control and management of the reserve with the City pursuant to section 46(1) of the *Land Administration Act 1997*. This means that Lot 60 would become Crown land vested in the City for the purpose of a public right of way.

Once Lot 60 is vested in the City as a public right of way the proposed Grouped Dwelling development could proceed as intended, with access over Lot 60. The developer would be required to upgrade and seal, at its cost, the portion of Lot 60 proposed to be used as the access way for the Grouped Dwellings.

Administration notes that the City is working towards increasing the width of rights of ways, where appropriate, to at least five metres so that vehicle and service access in both directions is possible, and upgrading the lighting, as set out in the City's Policy No. 2.2.8 '*Laneways and rights of way*' (Policy). The City achieves the widening of rights of ways upon the amalgamation, subdivision or development of the land abutting the right of way. In respect to the amalgamation or subdivision of the land, a portion of the land abutting the right of way can be ceded to the Crown as road as part of the subdivision or amalgamation process. In respect to development of land abutting the right of way, any development is required to be set back from the right of way to enable the future widening and potentially dedication of the right of way. There is no cost to the City associated with these processes. Administration notes that widening rights of way in this way can be a slow process as it relies on the development, subdivision or amalgamation of the adjoining lots.

Rights of way that are in the condition as specified in the Policy can then be dedicated as a public road pursuant to section 56 of the Land Administration Act 1997. If Lot 60 is in future sealed and the width increased to five metres the City could relinquish its management and make a request for Lot 60 to be dedicated as a road pursuant to section 56(1)(a). Upon dedication Lot 60 would become a road which the City has care, control and management of pursuant to section 55(2) of the Land Administration Act 1997.

Acquisition and vesting process – Lot 67

Administration is also proposing that Lot 67 is acquired as Crown land in accordance with the process set out above for Lot 60. If the Minister grants the City's request Lot 67 will become unallocated Crown land. Pursuant to sections 41 and 46(1) of the *Land Administration Act 1997* the Minister would subsequently reserve Lot 67 as a public right of way and place care, control and management in the City.

Administration notes that Lot 67 is sealed and five metres wide, however, it does not currently have lighting, and therefore in accordance with the City's Policy No. 2.2.8 '*Laneways and rights of way*' the City cannot yet make a request for Lot 67 to be dedicated as a road. Administration will continue to monitor the use of Lot 67 and when deemed appropriate install lighting so that the City can relinquish its management order and request that it be dedicated as a road pursuant to section 56(1)(a) of the *Land Administration Act 1997*.

CONSULTATION/ADVERTISING:

It is necessary for Administration to contact the owners of Lot 60 and Lot 67 (that is, Edwin Grundy and / or his estate and the State of Western Australia), the owners and occupiers of the adjoining lots and the relevant utility providers, and provide 31 days for submissions or objections to be received. The City must demonstrate that it has made all reasonable efforts to contact the owners. In the case of Edwin Grundy, Administration will do this by writing to his last known address and obtaining a probate search.

Administration will also advertise the proposed acquisitions in the local paper and on the City's website, and allow 31 days for submissions or objections to be received. Once the advertising and consideration of submissions has been completed, Administration will be in a position to make the requests to the Minister.

Administration notes that it has liaised with the Department to clarify what the relevant processes and requirements are. In respect to Lot 67, the Department has confirmed, on behalf of the owner, State of Western Australia, that it supports the acquisition of Lot 67 as Crown land.

LEGAL/POLICY:

(1)

Section 52 of the Land Administration Act 1997 (Act) sets out the process for requesting the Minister to acquire as Crown land Lot 60 and Lot 67:

52. Local government may ask Minister to acquire as Crown land certain land in district

- Subject to this section, a local government may request the Minister to acquire as Crown land (a) any alienated land designated for a public purpose on a plan of survey or sketch plan lodged with the Registrar; or
 - (b) any private road; or
 - (c) any alienated land in a townsite which the Minister proposes to abolish under section 26, within the district of the local government (in this section called the subject land).
- (2) A request made under subsection (1) is to be accompanied by
 - (a) a plan of survey or sketch plan
 - (i) showing the subject land; and
 - (ii) approved by the Planning Commission; and

- (b) copies of all objections lodged with the local government during the period referred to in subsection (3)(b)(i) or (ii), as the case requires.
- (3) Before making a request under subsection (1), a local government must
 - (a) take all reasonable steps to give notice of that request to
 - (i) the holder of the freehold in the subject land unless the local government holds that freehold; and
 - (ii) the holders of the freehold in land adjoining the subject land unless the local government holds that freehold; and
 - (iii) all suppliers of public utility services to the subject land; and
 - (b) in the case of -
 - (i) alienated land referred to in subsection (1)(a) or a private road referred to in subsection (1)(b), state in the notice a period of not less than 30 days from the day of that notice during which period persons may lodge objections with it against the making of that request; or
 - (ii) any land referred to in subsection (1)(c), advertise or take such steps as may be prescribed to notify interested persons of an intention to make the request and state in the notification a period of not less than 30 days from the day of that notification during which period persons may lodge objections with it against the making of that request.
- (4) The Minister may, on receiving a request made under subsection (1), the accompanying plan of survey or sketch plan referred to in subsection (2)(a) and copies of all objections referred to in subsection (2)(b) —
 - (a) by order grant that request; or
 - (b) direct the local government to reconsider that request, having regard to such matters as he or she thinks fit to mention in that direction; or
 - (c) refuse to grant that request.
- (5) On the registration of an order made under subsection (4)(a), the subject land
 - (a) ceases to belong to the holder of its freehold; and
 - (b) is freed from all encumbrances; and
 - (c) becomes Crown land."

Regulation 6 of the Land Administration Regulations 1998 sets out the requirements for a local government to make a request pursuant to section 52(1)(b) of the Act:

- "(a) must give to the Minister written confirmation that the local government has resolved to make the request, details of the date when the relevant resolution was passed and any other information relating to that resolution that the Minister may require; and
- (b) must give to the Minister written reasons as to why the local government proposes to request the Minister to acquire the subject land; and
- (c) must give to the Minister and to the persons given notice under section 52(3)(a) of the Act a sketch plan showing the proposed future disposition of the subject land after it has been acquired; and
- (d) must give to the Minister written advice that the local government has taken all reasonable steps to identify the persons who are required to be given notice under section 52(3)(a) of the Act; and
- (e) must give to the Minister -
 - (i) copies of any submissions (other than objections given under section 52(2)(b) of the Act) relating to the proposed request to acquire the subject land that, after complying with the requirements to give notice and advertise under section 52(3) of the Act, the local government has received; and
 - (ii) the local government's comments on those submissions; and
- (f) must give to the Minister written confirmation that the local government has complied with section 52(3) of the Act."

Section 41 of the Act provides that the Minister may be order reserve Crown land to the Crown for one or more purposes in the public interest. Section 46(1) provides that the Minister may vest a reserve:

"(1) The Minister may by order place with any one person or jointly with any 2 or more persons the care, control and management of a reserve for the same purpose as that for which the relevant Crown land is reserved under section 41 and for purposes ancillary or beneficial to that purpose and may in that order subject that care, control and management to such conditions as the Minister specifies."

The City's Policy No. 2.2.8 'Laneways and rights of way' governs the requirements for dedicating a right of way, which include:

COUNCIL BRIEFING AGENDA

- "3.3 The preferred width for a Laneway/Rights of Way proposed for dedication is a minimum of 6 metres. However, in certain cases approval may be granted to dedicate a Laneway/Rights of Way which is less than 6 metres wide. It should be noted that the minimum allowable width for a Laneway/Rights of Way proposed to be dedicated under this clause is 5 metres. All existing and future garages perpendicular to the Laneway/Rights of Way are to be set back at least one (1) metre from the property boundary to achieve the required manoeuvring space. Therefore, in some cases dedication of a Laneway/Rights of Way which is less than 6 metres wide but not less than 5 metres wide will be permitted.
- 3.4 If lighting is not already in place in the Laneway/Rights of Way this must be installed prior to dedication, at the expense of the applicant."

RISK MANAGEMENT IMPLICATIONS:

Medium: Lot 60 and Lot 67 are both private rights of way and therefore the City is not responsible for repairs, maintenance or upgrades. The owner of Lot 60 is deceased and therefore it is possible that Lot 60 is not being repaired or maintained. It is in the interests of the City to ensure all rights of way within the City of Vincent are appropriately maintained and upgraded, and therefore these lots should be acquired as Crown land and vested in the City.

STRATEGIC IMPLICATIONS:

The City's Strategic Community Plan 2013-2017 includes the following as strategic objectives:

- "1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.
- 1.1.5 Take action to improve transport and parking in the City and mitigate the effects of traffic."

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

Administration will manage the acquisition process and therefore the only costs the City will be liable to pay are those associated with providing local public notice (newspaper advertisements) and the document lodgement fee of approximately \$169 per acquisition.

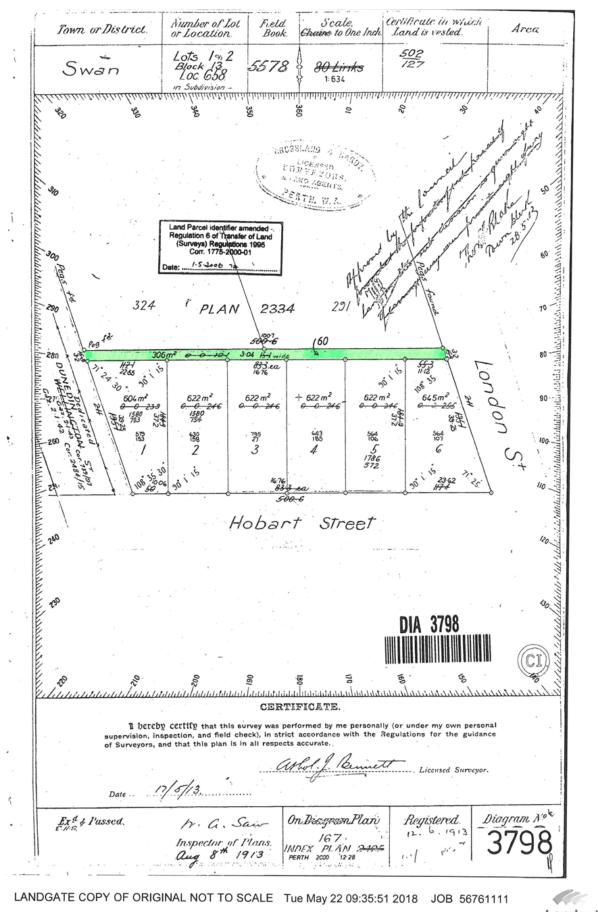
No compensation is payable to the Lot 60 or Lot 67 owners or the adjoining land owners.

COMMENTS:

Lots 60 and 67 are private rights of way which can only be accessed by the adjoining lots which have an implied or express right of access. As the owner of Lot 60 is now deceased it is not possible for access rights over Lot 60 to be granted to other parties. This inhibits the ability of the adjoining land (particularly 43 & 45 London Street) to be developed consistent with the City's Residential R-40 zoning. The private ownership of these rights of way also means repair and maintenance is not the responsibility of the City, and therefore the right of ways may not be kept in a suitable condition.

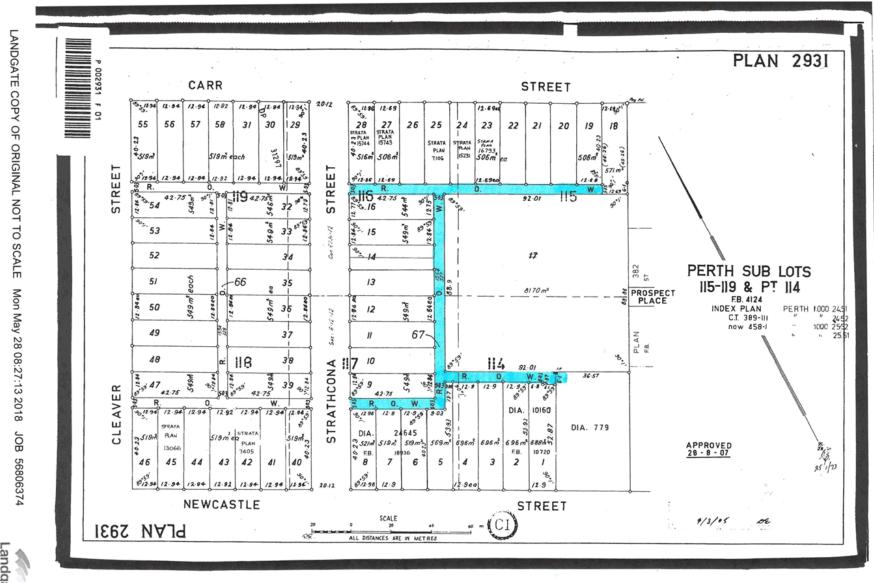
On this basis Administration recommends that the City request the Minister to acquire Lot 60 and Lot 67 as Crown land and subsequently reserve both lots as public rights of way and place care, control and management in the City, as that will enable the land to function as public rights of way. This outcome is consistent with Administration's approach of formalising management and upgrade of laneways and rights of way through acquisition as Crown land and reserving or dedicating as appropriate. Administration notes that there is no requirement for Lot 60 to be immediately sealed if it is vested in the City as a public right of way, however, if it is required to be used as a means of access for a development the developer will be required to upgrade it to the City's satisfaction.

The long term proposal is for the rights of way to be dedicated as road, however, this should only occur when the right of way is in an appropriate condition (sealed), of an appropriate width (at least five metres wide) and has appropriate lighting, as set out in the City's Policy No. 2.2.8 '*Laneways and rights of ways*'.

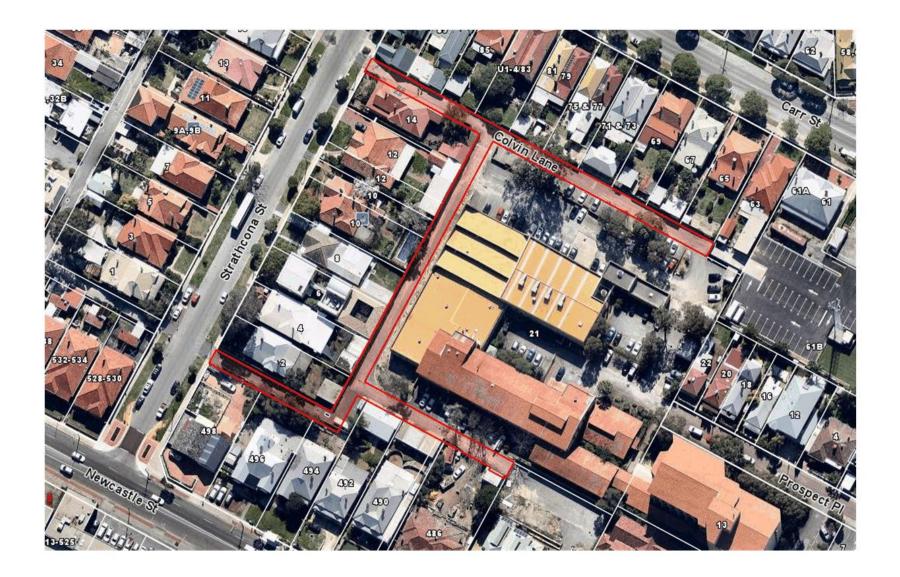


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Landgate



7.3 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 MAY 2018 TO 31 MAY 2018

TRIM Ref:	D18/	77636
Author:	Nikki	Hirrill, Accounts Payable Officer
Authoriser:	Kerry	n Batten, Director Corporate Services
Attachments:	1.	Payments by EFT May 18 🕂 🛣 🔄
	2.	Payments by Cheque May 18 🕂 🛣
	3.	Payments by Credit Card May 18 🕂 🛣

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 May 2018 to 31 May 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82278 - 82348	\$115,577.48
Cancelled cheques 80085, 80931, 82267, 82310 ,82333 and 82341	-\$4,250.90
EFT Documents 2244 - 2256	\$4,254,361.02
Payroll	\$1,831,766.34
Direct Debits	

Lease Fees	\$385.00
Loan Repayments	\$148,531.77
Bank Fees and Charges	\$50,009.33
Credit Cards	\$12,802.01
Total Direct Debit	\$211,728.11
Total Accounts Paid	\$6,409,182.05

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 1 May 2018 to 31 May 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 May 2018 to 31 May 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attach	nment 1, 2 and 3)	
Cheques	82278 - 82348	\$115,577.48
Cancelled Cheques	80085, 80931, 82267, 82310 ,82333 and 82341	-\$4,250.90
EFT Payments	2244 - 2256	\$4,254,361.02
Sub Total		\$4,365,687.60
Transfer of Payroll by EFT	01/05/18	\$609,580.22
	01/05/18 Ad hoc	\$1,932.79
	10/05/18 Ad hoc	\$526.04
	10/05/18 Ad hoc	\$284.36
	15/05/18	\$614,035.47
	22/05/18 Ad hoc	\$3253.03
	29/05/18	\$602,154.43
	May 2018	\$1,831,766.34
Bank Charges and Other I	Direct Debits	
Lease Fees		\$385.00
Loan Repayments		\$148,531.77
Bank Charges – CBA		\$50,009.33
Credit Cards		\$12,802.01

Total Bank Charges and Other Direct Debits (Sub Total)\$211,728.11

Total Payments	\$6,409,182.05
----------------	----------------

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.

		Orediterre Deview	Devenante hy FFT		
		Creditors Report - 01/05/2018 to			
		01/05/2018 to	5 31/05/2018		
Creditor	Date	Payee	Description	-	Amoun
2244.98000-01	08/05/2018	Australian Taxation Office	Payroll deduction	\$	190.267.00
2245.2020-01	08/05/2018	Australian Services Union	Payroll deduction	\$	302.06
2245.2045-01	08/05/2018	Child Support Agency	Payroll deduction	\$	1,099.92
2245.2153-01	08/05/2018	L.G.R.C.E.U.	Payroll deduction	\$	20.50
2245.2213-01	08/05/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$	945.24
2245.2216-01	08/05/2018	City of Vincent Staff Social Club	Payroll deduction	\$	484.00
2245.3133-01	08/05/2018	Depot Social Club	Payroll deduction	\$	80.00
2245.6156-01	08/05/2018	Health Insurance Fund of WA	Payroll deduction	\$	269.50
2245.8120-01	08/05/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$	1,574.86
2246.2008-01	14/05/2018	Alinta Energy	Electricity and gas charges - various locations	\$	15,533.11
2246.2019-01	14/05/2018	Australia Post (Agency Commission)	Commission charges	\$	144.70
2246.2029-01	14/05/2018	Bunnings Building Supplies	Hardware supplies - various departments	\$	286.00
2246.2030-01	14/05/2018	Benara Nurseries	Supply of plants	\$	2,651.00
2246.2033-01	14/05/2018	BOC Gases Australia Limited	Forklift gas - Depot	\$	73.24
2246.2049-01	14/05/2018	City Of Perth	BA/DA archive retrievals	\$	289.77
2246.2051-01	14/05/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers - various locations	\$	7,253.13
2246.2052-01	14/05/2018	Cobblestone Concrete	Concrete path construction - Kalgoorlie Street	\$	31,138.80
2246.2053-01	14/05/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$	4,076.84
2246.2072-01	14/05/2018	Landgate	Gross rental valuations	\$	549.88
2246.2074-01	14/05/2018	Dickies Tree Service	Tree lopping services - Britannia Road Reserve	\$	891.00
2246.2106-01	14/05/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$	9,257.58
2246.2119-01	14/05/2018	Line Marking Specialists	Line marking services - various locations	\$	5,246.83
2246.2126-01	14/05/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$	24,835.25
2246.2136-01	14/05/2018	Mindarie Regional Council	Processable and non processable waste	\$	98,936.64
2246.2189-01	14/05/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$	2,008.63
2246.2192-01	14/05/2018	Sigma Chemicals	Pool chemicals	\$	278.52
2246.2199-01	14/05/2018	Speedo Australia Pty Ltd	Merchandise and staff uniforms - BPLC	\$	1,258.40
2246.2200-01	14/05/2018	Sportsworld Of WA	Merchandise	\$	922.90
2246.2204-01	14/05/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$	1,475.28
2246.2221-01	14/05/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$	4,914.25
2246.2229-01	14/05/2018	W.A. Hino Sales & Service	Truck repairs	\$	5,936.20
2246.2234-01	14/05/2018	Water Corporation	Water charges - various locations	\$	18,342.27
2246.2236-01	14/05/2018	Westcare Industries	Printing services - labels for library	\$	435.60
2246.3001-01	14/05/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$	21,765.70
2246.3030-01	14/05/2018	Rentokil Pest Control	Pest control services - BPLC	\$	3,726.50

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Creditor	Date	Payee	Description	Amount
2246.3038-01	14/05/2018	St John Ambulance Australia	First aid kit supplies - various departments	\$ 790.26
2246.3040-01	14/05/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 748.00
2246.3057-01	14/05/2018	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,426.82
2246.3066-01	14/05/2018	Royal Life Saving Society	Watch Around Water wristbands	\$ 660.00
2246.3091-01	14/05/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 1,639.00
2246.3092-01	14/05/2018	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 3,531.27
2246.3099-01	14/05/2018	Total Packaging WA Pty Ltd	Supply of bin liners	\$ 2,129.60
2246.3128-01	14/05/2018	Intersectional Linemarkers Pty Ltd	Purchase of temporary line marking tape	\$ 1,010.35
2246.3170-01	14/05/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,033.82
2246.3213-01	14/05/2018	Domus Nursery	Supply of plants	\$ 1,134.10
2246.3215-01	14/05/2018	Les Mills	Licence fees for fitness classes	\$ 1,553.41
2246.3239-01	14/05/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 1,933.25
2246.3246-01	14/05/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 2,805.00
2246.3281-01	14/05/2018	Community Newspapers	Advertising services - BPLC	\$ 1,019.88
2246.3299-01	14/05/2018	Baileys Fertilisers	Turf supplies	\$ 5,131.50
2246.3315-01	14/05/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 2,047.00
2246.3320-01	14/05/2018	Nyoongar Patrol System Inc.	Nyoongar patrol services	\$ 13,750.00
2246.3359-01	14/05/2018	Department of Mines, Industry Regulation and Safety	Levy collection	\$ 8,318.27
2246.3424-01	14/05/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle services and repairs - various	\$ 1,183.50
2246.3438-01	14/05/2018	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 6,350.60
2246.3459-01	14/05/2018	State Law Publisher	Government gazette advertising	\$ 1,464.60
2246.3474-01	14/05/2018	CSP Group	Purchase of blowers and whipper snipper	\$ 1,350.00
2246.3492-01	14/05/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 331.33
2246.3560-01	14/05/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 3,333.47
2246.3613-01	14/05/2018	Donegan Enterprises Pty Ltd	Supply and install heritage park bench - Hyde Park	\$ 2,915.00
2246.3628-01	14/05/2018	Crommelins Machinery	Plant repairs	\$ 422.71
2246.3662-01	14/05/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - various locations	\$ 338.36
2246.3750-01	14/05/2018	Primus Telecom	Telephone charges	\$ 32.46
2246.3757-01	14/05/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 488.00
2246.3814-01	14/05/2018	Western Power Corporation	Streetlight upgrade - Wilberforce Street	\$ 3,521.00
2246.3907-01	14/05/2018	A.T. Brine & Sons	Building permit refund - outside ten day timeframe	\$ 275.50
2246.3929-01	14/05/2018	Chittering Valley Worm Farm	Worms and castings	\$ 270.00
2246.3994-01	14/05/2018	Lasso Entertainment & Promotions Pty Ltd	Advertising services - BPLC	\$ 1,430.00
2246.4085-01	14/05/2018	Parks and Leisure Australia	Staff training course - Connecting to the community	\$ 137.50
2246.4103-01	14/05/2018	Asphaltech Pty Ltd	Asphalt supplies - various locations	\$ 209,171.50
2246.4105-01	14/05/2018	Messages on Hold	Ownership agreements	\$ 413.67
2246.4210-01	14/05/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 14,323.76
2246.4214-01	14/05/2018	Kerbing West	Kerbing services - various locations	\$ 10,364.54
2246.4326-01	14/05/2018	Dial-A-Nappy	Merchandise - swimming nappies	\$ 392.00

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Creditor	Date	Payee	Description	Amount
2246.4418-01	14/05/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 282.15
2246.4447-01	14/05/2018	Blackwoods Atkins	Personal protective equipment - Depot	\$ 1,133.35
2246.4492-01	14/05/2018	Main Roads WA	Traffic signal modification - Angove/Fitzgerald Street	\$ 7,161.28
2246.4493-01	14/05/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 4,167.90
2246.4627-01	14/05/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 19,060.37
2246.4637-01	14/05/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 2,698.30
2246.4724-01	14/05/2018	Landmark Operations Limited	Supply of weedkiller and fertiliser	\$ 5,669.40
2246.4744-01	14/05/2018	Carrington's Traffic Services	Refund of obstruction permit, paid twice	\$ 132.00
2246.4768-01	14/05/2018	Optus Billing Services Pty Ltd	Telephone and internet charges; replacement of City handset	\$ 1,183.43
2246.4889-01	14/05/2018	Officeworks Superstores Pty Ltd	Paper supplies	\$ 499.00
2246.4957-01	14/05/2018	WA Profiling	Profiling services - various locations	\$ 98,838.96
2246.4971-01	14/05/2018	Totally Workwear	Uniform supplies - various departments	\$ 1,654.45
2246.5019-01	14/05/2018	Mt Hawthorn Primary School Parent & Citizens Association	Donation - Glow Effect youth event assistance	\$ 300.00
2246.5058-01	14/05/2018	Bolinda Publishing Pty Ltd	Library books	\$ 974.07
2246.5193-01	14/05/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - BPLC	\$ 392.15
2246.5199-01	14/05/2018	Rockwater Proprietary Limited	Geothermal monitoring review - BPLC	\$ 2,659.80
2246.5259-01	14/05/2018	Leederville Toy Library Inc	Community funding grant - toy replacement program	\$ 2,000.00
2246.5294-01	14/05/2018	A Team Printing	Printing services - COV letterheads	\$ 679.80
2246.5301-01	14/05/2018	Kott Gunning	Legal services - general protection claim & contract related	\$ 1,600.83
2246.5368-01	14/05/2018	Tamala Park Regional Council	Account for GST for sale of land	\$ 9,476.65
2246.5398-01	14/05/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 302.95
2246.5468-01	14/05/2018	North Perth Primary School Parent and Citizens	Community funding grant - Harvest 6006 project	\$ 2,000.00
2246.5559-01	14/05/2018	Insurance Commission of WA	Refund of duplicate payment	\$ 168.00
2246.5562-01	14/05/2018	Belgravia Leisure Pty Ltd	Gym equipment maintenance - Loftus Recreation Centre	\$ 1,954.35
2246.5598-01	14/05/2018	Total Eden Pty Ltd	Reticulation supplies - various locations	\$ 97.22
2246.5683-01	14/05/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2246.5737-01	14/05/2018	Massey's Herd Milk Supply	Milk supplies	\$ 642.60
2246.5790-01	14/05/2018	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 750.30
2246.5805-01	14/05/2018	Mount Hawthorn Cardinals Junior Football Club	Kidsport vouchers	\$ 1,460.00
2246.5944-01	14/05/2018	Carramar Resource Industries	Sand supplies	\$ 176.00
2246.6072-01	14/05/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,114.35
2246.6218-01	14/05/2018	Devco Builders	Small maintenance and repairs - various locations	\$ 52,656.74
2246.6258-01	14/05/2018	Sanderson's Outdoor Power Equipment	Hedge trimmer repairs	\$ 155.00
2246.6259-01	14/05/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 3,424.30
2246.6342-01	14/05/2018	Acromat	Games equipment - Loftus Recreation Centre	\$ 7,900.97
2246.6383-01	14/05/2018	WC Convenience Management Pty Ltd	Maintenance exeloos - various locations	\$ 3,992.44
2246.6455-01	14/05/2018	The BBQ Man	BBQ, bin and pressure cleaning services - various locations	\$ 6,597.68
2246.6486-01	14/05/2018	Blue Heeler Trading	Embroidery services - BPLC	\$ 3,893.56
2246.6551-01	14/05/2018	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	\$ 629.65

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Creditor	Date	Payee	Description	Amount
2246.6640-01	14/05/2018	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 245.30
2246.6712-01	14/05/2018	Joe Crisafio Kia	Vehicle service and repairs	\$ 917.00
2246.6733-01	14/05/2018	1905 Coffee on Newcastle	Catering services - Council briefing meetings	\$ 220.00
2246.6766-01	14/05/2018	Iredale Pedersen Hook Architects	Design advisory fees	\$ 440.00
2246.6781-01	14/05/2018	Sean Cappeau	Installation of stickers on signage - NIB stadium	\$ 1,266.00
2246.6815-01	14/05/2018	City Motors (1981) Pty Ltd	Vehicle service & repairs	\$ 725.80
2246.6872-01	14/05/2018	Truck Centre (WA) Pty Ltd	Truck purchase and truck repairs	\$ 417,091.69
2246.6881-01	14/05/2018	Bridgestone Select West Perth/Osborne Park	Tyre services	\$ 71.28
2246.7009-01	14/05/2018	JBA Survey	Surveying services - various locations	\$ 11,220.00
2246.7057-01	14/05/2018	Australian Paper	Envelope supplies	\$ 669.68
2246.7061-01	14/05/2018	Zephyr Building Solutions	Building compliance services - BPLC plant room	\$ 1,705.00
2246.7087-01	14/05/2018	Hans Andresen	Banner installation and removal - Anzac Day	\$ 1,974.50
2246.7118-01	14/05/2018	C Wood Distributors	Beatty Park Café supplies	\$ 290.40
2246.7152-01	14/05/2018	Development Assessment Panels	Amended DAP fees	\$ 14,036.00
2246.7156-01	14/05/2018	FE Technologies Pty Ltd	Software maintenance - Circulation Assist	\$ 495.00
2246.7168-01	14/05/2018	Christou Nominees Pty Ltd	Design advisory fees	\$ 440.00
2246.7189-01	14/05/2018	Steann Pty Ltd	Verge greenwaste collection	\$ 53,064.00
2246.7243-01	14/05/2018	Search Tech Pty Ltd	Image hosting for library website	\$ 1,100.00
2246.7254-01	14/05/2018	Kings Metal Fabrications	Installation of bike racks - BPLC	\$ 466.00
2246.7282-01	14/05/2018	Rubek Automatic Doors	Automatic door repairs - DSR	\$ 301.40
2246.7321-01	14/05/2018	CCA Productions	Stage and PA hire - Anzac Day	\$ 1,900.00
2246.7388-01	14/05/2018	Vorgee Pty Ltd	Merchandise	\$ 1,815.00
2246.7399-01	14/05/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 1,492.43
2246.7420-01	14/05/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution	\$ 17,537.65
2246.7438-01	14/05/2018	Leda Security Products Pty Ltd	Bike repair station security - various locations	\$ 2,396.90
2246.7477-01	14/05/2018	Expo Group	Printing services - various events and departments	\$ 3,837.90
2246.7505-01	14/05/2018	Imagesource	Printing services - BPLC	\$ 477.40
2246.7510-01	14/05/2018	Northsands Resources	Construction waste disposal and sand supplies	\$ 3,676.75
2246.7572-01	14/05/2018	Compu-Stor	Records digitisation and off-site storage	\$ 60.06
2246.7575-01	14/05/2018	Natural Area Holdings Pty Ltd	Banks Reserve foreshore restoration	\$ 27,549.50
2246.7593-01	14/05/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 542.96
2246.7605-01	14/05/2018	Centropak	Beatty Park Café supplies	\$ 1,173.16
2246.7612-01	14/05/2018	Crimea Growers Market	Beatty Park Café supplies	\$ 529.48
2246.7657-01	14/05/2018	Shape Design	Graphic design service - Safe streets flyer	\$ 474.38
2246.7664-01	14/05/2018	Raymond Sleeman	Fitness instructor fees	\$ 397.88
2246.7733-01	14/05/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2246.7777-01	14/05/2018	Daniela Toffali	Fitness instructor fees	\$ 248.00
2246.7845-01	14/05/2018	Mount Hawthorn Hub	Mount Hawthorn Streets and Laneways festival 2018	\$ 49,500.00
2246.7921-01	14/05/2018	Offspring Magazine Pty Ltd	Advertising services - BPLC	\$ 1,430.00

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Creditor	Date	Payee	Description	Amount
2246.7924-01	14/05/2018	Alerton Australia	Maintenance of business management system - BPLC	\$ 2,131.80
2246.7950-01	14/05/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 127.05
2246.7955-01	14/05/2018	Synergy	Electricity charges - various locations	\$ 73,486.15
2246.7967-01	14/05/2018	CS Legal	Debt recovery services	\$ 1,937.38
2246.7993-01	14/05/2018	ARM Security	Security services - Woodville Reserve Pavilion	\$ 743.60
2246.8009-01	14/05/2018	Marketforce Express Pty Ltd	Advertising services - HR	\$ 4,539.11
2246.8035-01	14/05/2018	Seton Australia	Supply of full face respirator - BPLC	\$ 471.30
2246.8040-01	14/05/2018	Wilson Security	Security services - various locations	\$ 6,370.35
2246.8057-01	14/05/2018	North Beach and District Rugby League Football Club Inc	Kidsport voucher	\$ 165.00
2246.8108-01	14/05/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 33,926.64
2246.8118-01	14/05/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2246.8274-01	14/05/2018	A Bargain Bin Service (GBB Services Pty Ltd)	Skip bin hire - Glendowner Street	\$ 430.00
2246.8309-01	14/05/2018	Birubi Art Pty Ltd	Flag badges for Citizenship ceremony	\$ 275.00
2246.8340-01	14/05/2018	Place Laboratory	Landscape architecture service - Axford Park	\$ 12,606.00
2246.8369-01	14/05/2018	Technology One Ltd	GIS consulting services	\$ 1,804.00
2246.8420-01	14/05/2018	Corsign WA Pty Ltd	Car park signs - various locations	\$ 534.60
2246.8490-01	14/05/2018	Subthermal	Geothermal service and maintenance programme	\$ 15,004.00
2246.8498-01	14/05/2018	Wheelers Books	Library books	\$ 637.15
2246.8547-01	14/05/2018	AWB Building Co.	Plumbing services - various locations	\$ 7,644.28
2246.8576-01	14/05/2018	Work Metrics Pty Ltd	Online inductions	\$ 110.00
2246.8578-01	14/05/2018	Mount Lawley-Inglewood Roos Junior Football Club	Kidsport voucher	\$ 150.00
2246.8586-01	14/05/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 3,671.25
2246.8620-01	14/05/2018	Boyan Electrical Services	Electrical services - Braithwaite Park	\$ 673.34
2246.8645-01	14/05/2018	Domain Catering Pty Ltd	Catering services - Urban Mob	\$ 200.00
2246.8672-01	14/05/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 888.24
2246.8683-01	14/05/2018	Supafit Seat Covers	Vehicle seat covers	\$ 276.10
2246.8684-01	14/05/2018	Ip Khalsa Pvt Ltd	Mail delivery service	\$ 86.66
2246.8698-01	14/05/2018	Empire Catering	Catering services - Business advisory group meeting	\$ 155.00
2246.8724-01	14/05/2018	Bamboo Catering	Catering services - various meetings	\$ 5,169.12
2246.8737-01	14/05/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 2,556.49
2246.8756-01	14/05/2018	Kevin Baruffi & Associates	Parking revenue distribution	\$ 26,810.31
2246.8757-01	14/05/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 102,679.73
2246.8763-01	14/05/2018	StrataGreen	Garden equipment supplies	\$ 628.23
2246.8772-01	14/05/2018	Access Icon Pty Ltd	Conversion slabs - various locations	\$ 22,942.70
2246.8784-01	14/05/2018	Boya Equipment	Plant repairs and maintenance	\$ 148.50
2246.8793-01	14/05/2018	Nightlife Music Pty Ltd	Crowd DJ	\$ 560.43
2246.8810-01	14/05/2018	Australia Post	Postage charges	\$ 4,902.60
2246.8820-01	14/05/2018	Inhouse Group Pty Ltd	Trendwise visitor analytics - William Street	\$ 399.98
2246.8821-01	14/05/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 690.86

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Creditor	Date	Payee	Description	Amount
2246.8829-01	14/05/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2246.8843-01	14/05/2018	Shamir OHS Pty Ltd	Supply of safety glasses - Depot	\$ 1,056.00
2246.8845-01	14/05/2018	Gymcare	Gym equipment repairs and maintenance	\$ 2,670.18
2246.8854-01	14/05/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,988.58
2246.8855-01	14/05/2018	Information Proficiency	HPE records management annual maintenance	\$ 6,457.00
2246.8868-01	14/05/2018	Poolwise Living	Water playground maintenance - Hyde Park	\$ 4,437.75
2246.8870-01	14/05/2018	Jessica Wyld Photography	Photography services - Anzac Day	\$ 374.00
2246.8886-01	14/05/2018	Benerin Electrical Services	Supply and install new mesh - various bus shelters	\$ 5,819.00
2246.8893-01	14/05/2018	MM IT Consulting (WA) Pty Ltd	Consultancy fees - IT	\$ 11,880.00
2246.8915-01	14/05/2018	Metal Artwork Creations	Supply of staff name badges - Community engagement	\$ 25.30
2246.8937-01	14/05/2018	People Sense	Counselling services	\$ 1,584.00
2246.8943-01	14/05/2018	Penterpaper	Research and draft for IAP2 Award submission	\$ 2,600.00
2246.8944-01	14/05/2018	RSA Signs Pty Ltd	Parking sign supplies - various locations	\$ 1,810.05
2246.8949-01	14/05/2018	WA Library Supplies	Library supplies	\$ 209.70
2246.8954-01	14/05/2018	M.A. Lalli & Associates	Engineering consultancy - various locations	\$ 1,870.00
2246.8959-01	14/05/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 6,204.66
2246.8976-01	14/05/2018	Stott Hoare	Supply of computer and monitors	\$ 2,148.30
2246.8990-01	14/05/2018	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 11,276.00
2246.8991-01	14/05/2018	Securus	Security services - various locations	\$ 595.69
2246.9018-01	14/05/2018	Cr A Castle	Reimbursement of expenses - child care	\$ 360.00
2246.9030-01	14/05/2018	The Event Mill	Staging - Mount Hawthorn Streets and Lanes Festival 2018	\$ 1,097.80
2246.9046-01	14/05/2018	RUIC Fire	Bushfire management plan - Banks Reserve	\$ 3,400.00
2246.9056-01	14/05/2018	Dalin Electrical Controls	Service and maintenance to geothermal system - BPLC	\$ 4,330.15
2246.9086-01	14/05/2018	Western Australian Cricket Association Inc.	Refund of grounds bond	\$ 300.00
2246.9127-01	14/05/2018	The Fabric Printer	Fabric printing - Waste team T-shirts	\$ 514.80
2246.9130-01	14/05/2018	Frostbland Pty Ltd	Merchandise	\$ 362.94
2246.9163-01	14/05/2018	UDLA	Architectural consultancy - Banks Reserve master plan	\$ 13,090.00
2246.9165-01	14/05/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 37,905.50
2246.9206-01	14/05/2018	Allwest Plant Hire Australia Pty Ltd	Drainage infiltration system - Lawler Street sump	\$ 127,577.51
2246.9224-01	14/05/2018	The Trustee for Kinn & Co Trust	Events management - Leedy Streets Open	\$ 1,716.00
2246.9231-01	14/05/2018	Australian Refrigeration Systems Pty Ltd	Fridge repairs - function room	\$ 88.00
2246.9251-01	14/05/2018	Radiant Earth Creations	Composting workshop	\$ 506.80
2246.9252-01	14/05/2018	Interflow Pty Ltd	Beatty Park Reserve drainage upgrade	\$ 18,551.50
2246.9253-01	14/05/2018	Canvale Pty Ltd T/A Corporate Living	Office fit out - BPLC	\$ 9,532.02
2246.9263-01	14/05/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 209.49
2246.9299-01	14/05/2018	SpacetoCo Pty Ltd	Consultants reporting fees - Community Engagement	\$ 495.00
2246.9316-01	14/05/2018	J Franey	Aboriginal artist - Glow Effect youth event	\$ 470.00
2246.9320-01	14/05/2018	Eco Faeries	Disco party - Glow Effect youth event	\$ 220.00
2246.9349-01	14/05/2018	Ausblue Pty Ltd	Supply of engine additive to reduce carbon emissions	\$ 950.40

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Creditor	Date	Payee	Description	Amount
2246.9353-01	14/05/2018	Sweet Dreams and Goodnight	Supply of teepees - Glow Effect youth event	\$ 335.50
2246.9354-01	14/05/2018	Premium One T/As EON Security	Security services - Glow Effect youth event	\$ 325.60
2246.9362-01	14/05/2018	Business Base (Officeasy Pty Ltd)	Furniture supplies - Loftus Recreation Centre	\$ 14,574.00
2246.9369-01	14/05/2018	K Roach	Fitness instructor fees	\$ 56.84
2246.9370-01	14/05/2018	B Duan	Part refund of Beatty Park Leisure Centre fees	\$ 108.80
2246.9371-01	14/05/2018	J Matthews	Part refund of Beatty Park Leisure Centre fees	\$ 32.48
2246.9372-01	14/05/2018	H Thompson	Part refund of Beatty Park Leisure Centre fees	\$ 819.90
2246.9373-01	14/05/2018	L Biggs	Part refund of Beatty Park Leisure Centre fees	\$ 126.20
2246.9374-01	14/05/2018	S Soltanian	Anti graffiti coating on mural	\$ 210.00
2246.9375-01	14/05/2018	C O'Regan	Part refund of Beatty Park Leisure Centre fees	\$ 542.02
2246.9376-01	14/05/2018	D Costello	Part refund of Beatty Park Leisure Centre fees	\$ 16.27
2246.9377-01	14/05/2018	WA Poets Inc (WAPI)	Community funding grant - Poetry events	\$ 610.00
2246.9381-01	14/05/2018	West Australian Pet Project Inc	Sponsorship - PetFest 2018	\$ 1,500.00
2246.9382-01	14/05/2018	W Hassan (A Music Ting)	Community support grant - A Music Ting	\$ 5,000.00
2246.9383-01	14/05/2018	L M Montgomery	Rates refund	\$ 575.37
2246.9384-01	14/05/2018	Abel Property	Rates refund	\$ 365.02
2246.9393-01	14/05/2018	Wall Art Australia Pty Ltd	Vinyl graphics for vehicle	\$ 171.60
2247.6524-01	15/05/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2247.7143-01	15/05/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2247.7862-01	15/05/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2247.8435-01	15/05/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2247.8438-01	15/05/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2247.8449-01	15/05/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2247.8808-01	15/05/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2247.9018-01	15/05/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2247.9019-01	15/05/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2248.98000-01	22/05/2018	Australian Taxation Office	Payroll deduction	\$ 188,833.00
2249.2020-01	22/05/2018	Australian Services Union	Payroll deduction	\$ 302.06
2249.2045-01	22/05/2018	Child Support Agency	Payroll deduction	\$ 1,099.92
2249.2153-01	22/05/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2249.2213-01	22/05/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 945.24
2249.2216-01	22/05/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 480.00
2249.3133-01	22/05/2018	Depot Social Club	Payroll deduction	\$ 80.00
2249.6156-01	22/05/2018	Health Insurance Fund of WA	Payroll deduction	\$ 269.50
2249.8120-01	22/05/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,574.86
2250.3144-01	21/05/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 29,979.94
2251.2008-01	23/05/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 1,607.50
2251.2204-01	23/05/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 511.61
2251.2234-01	23/05/2018	Water Corporation	Water charges - various locations	\$ 3,970.35

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Creditor	Date	Payee	Description	Amount
2251.7561-01	23/05/2018	Allcare Monitoring Services	After hour calls service - for three months	\$ 5,151.99
2251.7955-01	23/05/2018	Synergy	Electricity charges - various locations	\$ 14,946.05
2252.9401-01	24/05/2018	M A Harris	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9402-01	24/05/2018	T L Jensen	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9403-01	24/05/2018	R J Smith	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9404-01	24/05/2018	P J Harvey	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9405-01	24/05/2018	L J McLeod	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9406-01	24/05/2018	L Norman	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9407-01	24/05/2018	J L Flower	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9408-01	24/05/2018	J MacKenzie	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9409-01	24/05/2018	M A Williams	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9410-01	24/05/2018	T Tagliaferri	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9411-01	24/05/2018	A Jones	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9412-01	24/05/2018	J R Boyle	One off \$40 refund for smaller bin trial	\$ 40.00
2252.9413-01	24/05/2018	S E Pratico	One off \$40 refund for smaller bin trial	\$ 40.00
2253.2008-01	23/05/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 2,746.43
2253.2029-01	23/05/2018	Bunnings Building Supplies	Hardware supplies - various departments	\$ 167.17
2253.2030-01	23/05/2018	Benara Nurseries	Supply of plants	\$ 3,673.99
2253.2033-01	23/05/2018	BOC Gases Australia Limited	Forklift gas - Depot; CO2 for beverage	\$ 667.23
2253.2053-01	23/05/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,903.55
2253.2063-01	23/05/2018	D & A Hot Water And Heating	Repairs to spa heater - BPLC	\$ 517.00
2253.2072-01	23/05/2018	Landgate	Gross rental valuations and land enquiries	\$ 266.21
2253.2074-01	23/05/2018	Dickies Tree Service	Tree lopping services - various locations	\$ 16,120.50
2253.2105-01	23/05/2018	Inner City Newsagency	Newspaper delivery	\$ 162.52
2253.2106-01	23/05/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 9,770.06
2253.2113-01	23/05/2018	Kleenheat Gas	Forklift gas - Depot	\$ 279.27
2253.2119-01	23/05/2018	Line Marking Specialists	Line marking services - various locations	\$ 7,391.94
2253.2122-01	23/05/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 126.50
2253.2126-01	23/05/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 15,646.13
2253.2136-01	23/05/2018	Mindarie Regional Council	Processable and non processable waste	\$ 39,013.92
2253.2165-01	23/05/2018	Perth Patterned Concrete	Concrete stencilling services - Charles/Angove Street	\$ 5,703.50
2253.2166-01	23/05/2018	Pets Meat Suppliers	Pet food supplies for dog pound	\$ 89.95
2253.2175-01	23/05/2018	Pro Turf Services	Plant repairs and maintenance - various	\$ 651.31
2253.2189-01	23/05/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 538.70
2253.2192-01	23/05/2018	Sigma Chemicals	Pool chemicals	\$ 4,169.78
2253.2195-01	23/05/2018	Civica Pty Limited	Licence fee for customer request management system	\$ 46,178.55
2253.2200-01	23/05/2018	Sportsworld Of WA	Merchandise	\$ 2,851.20
2253.2204-01	23/05/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 238.61
2253.2221-01	23/05/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 7,587.25

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Creditor	Date	Payee	Description		Amount
2253.2234-01	23/05/2018	Water Corporation	Water charges - various locations	\$	17,451.81
2253.3001-01	23/05/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$	9,026.61
2253.3057-01	23/05/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$	696.05
2253.3066-01	23/05/2018	Royal Life Saving Society	Watch around Water wristbands	\$	660.00
2253.3091-01	23/05/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$	5,753.00
2253.3099-01	23/05/2018	Total Packaging WA Pty Ltd	Supply of bin liners and dog litter bags	\$	5,561.60
2253.3110-01	23/05/2018	Depiazzi	Supply of mulch and woodchips	\$	4,200.79
2253.3137-01	23/05/2018	WALGA	Staff training - various courses; static image template	\$	1,382.00
2253.3146-01	23/05/2018	K.S. Black (WA) Pty Ltd	Bore/pump maintenance - Mick Michael Reserve	\$	2,027.30
2253.3150-01	23/05/2018	Northshore Unit Inc SES	FESA contribution	\$	17,222.70
2253.3161-01	23/05/2018	Enzed Perth & Enzed Wangara	Plant repairs and maintenance - various	\$	103.80
2253.3170-01	23/05/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$	19,982.47
2253.3187-01	23/05/2018	Local Government Professionals Australia WA	Staff training - CND Homelessness Spotlight Forum	\$	50.00
2253.3213-01	23/05/2018	Domus Nursery	Supply of plants	\$	2,483.59
2253.3222-01	23/05/2018	Securepay Pty Ltd	Web payment fees	\$	1,272.59
2253.3239-01	23/05/2018	Award Contracting Pty Ltd	Locating services - Bike Boulevard	\$	10,543.50
2253.3315-01	23/05/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$	233.75
2253.3337-01	23/05/2018	E Bentley	Reimbursement of expenses - workshop & digital music kit	\$	143.97
2253.3459-01	23/05/2018	State Law Publisher	Government gazette advertising	\$	2,167.20
2253.3474-01	23/05/2018	CSP Group	Purchase of saw and cutting kit	\$	4,702.20
2253.3492-01	23/05/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$	114.06
2253.3511-01	23/05/2018	City of Stirling	Meals on Wheels	\$	956.25
2253.3560-01	23/05/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$	137.75
2253.3613-01	23/05/2018	Donegan Enterprises Pty Ltd	Playground equipment safety inspection & repairs - various	\$	1,298.00
2253.3662-01	23/05/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - BPLC	\$	529.10
2253.3705-01	23/05/2018	PlayRight Australia Pty Ltd	Supply and install playground equipment - Banks Reserve	\$	165.00
2253.3757-01	23/05/2018	J & K Hopkins	Office furniture supplies - Admin	\$	169.00
2253.3790-01	23/05/2018	McSkips	Skip bin hire - Swimming Lane	\$	625.00
2253.3897-01	23/05/2018	Komatsu Australia Pty Ltd	Plant repairs and maintenance	\$	2,432.21
2253.3942-01	23/05/2018	Moore Stephens (WA) Pty Ltd	Staff training - Financial & management report workshop	\$	4,180.00
2253.4017-01	23/05/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$	6,905.25
2253.4103-01	23/05/2018	Asphaltech Pty Ltd	Asphalt supplies - various locations	\$	282,439.67
2253.4214-01	23/05/2018	Kerbing West	Kerbing services - various locations	\$	12,083.06
2253.4221-01	23/05/2018	Suez Recycling & Recovery Pty Ltd	Waste collection services - BPLC	\$	740.03
2253.4272-01	23/05/2018	International Auto Services	Plant repairs and maintenance - various	\$	574.20
2253.4319-01	23/05/2018	Oce-Australia Pty Ltd	Scanner rental	\$	363.00
2253.4335-01	23/05/2018	Reino International Pty Ltd	Maintenance contract - Autocite handheld devices	\$	4,583.55
2253.4367-01	23/05/2018	Academy Services WA Pty Ltd	Cleaning services - various locations;washroom consumables	•	43,019.93
2253.4395-01	23/05/2018	KC Sports Distributors	Uniform supplies - BPLC	\$	3,985.21

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Creditor	Date	Payee	Description	Amount
2253.4418-01	23/05/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 5,265.65
2253.4447-01	23/05/2018	Blackwoods Atkins	Personal protective equipment & hardware supplies - Depot	\$ 1,729.63
2253.4481-01	23/05/2018	QuickMail	Printing services - letters, brochures and envelopes	\$ 5,586.54
2253.4493-01	23/05/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 2,945.25
2253.4595-01	23/05/2018	Carramar Coastal Nursery	Supply of plants	\$ 443.02
2253.4627-01	23/05/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 14,520.68
2253.4637-01	23/05/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - Anzac Road	\$ 427.68
2253.4768-01	23/05/2018	Optus Billing Services Pty Ltd	Telephone and internet charges	\$ 10,162.24
2253.4872-01	23/05/2018	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$ 4,367.74
2253.4957-01	23/05/2018	WA Profiling	Profiling services - Shakespeare Street	\$ 1,952.50
2253.4971-01	23/05/2018	Totally Workwear	Uniform supplies - various departments	\$ 2,132.35
2253.5019-01	23/05/2018	Mt Hawthorn Primary School Parent & Citizens Association Inc.	Donation - Amazing Race	\$ 500.00
2253.5041-01	23/05/2018	Alsco Pty Ltd	Mat supplies	\$ 603.48
2253.5058-01	23/05/2018	Bolinda Publishing Pty Ltd	Library books	\$ 57.42
2253.5082-01	23/05/2018	Pitney Bowes Australia Pty Ltd	Map information maintenance	\$ 894.30
2253.5084-01	23/05/2018	ATF Services Pty Ltd	Security fence - various locations	\$ 1,129.64
2253.5193-01	23/05/2018	Protector Fire Services Pty Ltd	Supply & install fire detection equipment-Admin; maintenance	\$ 29,203.35
2253.5199-01	23/05/2018	Rockwater Proprietary Limited	Geothermal monitoring review - BPLC	\$ 184.80
2253.5294-01	23/05/2018	A Team Printing	Printing services - BPLC	\$ 149.60
2253.5301-01	23/05/2018	Kott Gunning	Legal services - property advice	\$ 4,663.60
2253.5316-01	23/05/2018	McLeods Barristers & Solicitors	Legal services - nuisance trees	\$ 3,442.92
2253.5398-01	23/05/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 737.95
2253.5538-01	23/05/2018	Frediani Milk Wholesalers	Milk supplies	\$ 414.00
2253.5562-01	23/05/2018	Belgravia Leisure Pty Ltd	General repairs and maintenance - Loftus Recreation Centre	\$ 8,195.75
2253.5879-01	23/05/2018	The Language Centre	Library supplies	\$ 719.90
2253.5936-01	23/05/2018	Outsource Business Support Solutions Pty Ltd	Technical support to Authority system	\$ 1,320.00
2253.6041-01	23/05/2018	Battery World Osborne Park	Supply of batteries	\$ 656.70
2253.6072-01	23/05/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,565.25
2253.6218-01	23/05/2018	Devco Builders	Small maintenance and repairs - various locations	\$ 23,076.34
2253.6258-01	23/05/2018	Sanderson's Outdoor Power Equipment	Blower repairs	\$ 138.00
2253.6259-01	23/05/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - DSR	\$ 784.30
2253.6455-01	23/05/2018	The BBQ Man	Pressure cleaning services - Oxford Street	\$ 440.00
2253.6482-01	23/05/2018	Department of Transport	Vehicle ownership searches	\$ 3,805.60
2253.6549-01	23/05/2018	Repeat Plastics WA	Wheel stops and spikes	\$ 1,225.62
2253.6574-01	23/05/2018	PriceMark Pty Ltd	Bar-lok supplies	\$ 566.50
2253.6733-01	23/05/2018	1905 Coffee on Newcastle	Catering services - Council meetings	\$ 443.00
2253.6872-01	23/05/2018	Truck Centre (WA) Pty Ltd	Truck repairs	\$ 2,504.17
2253.6881-01	23/05/2018	Bridgestone Select West Perth/Osborne Park	Tyre services	\$ 27.50
2253.6903-01	23/05/2018	APARC Pty Ltd	Central management system licensing; meter maintenance	\$ 35,057.42

Creditor	Date	Payee	Description	Amount
2253.7009-01	23/05/2018	JBĂ Survey	Surveying services - Shakespeare Street bike boulevard	\$ 9,020.00
2253.7057-01	23/05/2018	Australian Paper	Envelope supplies	\$ 506.88
2253.7118-01	23/05/2018	C Wood Distributors	Beatty Park Café supplies	\$ 1,395.35
2253.7152-01	23/05/2018	Development Assessment Panels	Amended DAP fees	\$ 7,021.00
2253.7282-01	23/05/2018	Rubek Automatic Doors	Automatic door repairs - BPLC	\$ 1,047.20
2253.7327-01	23/05/2018	Madjitil Moorna Incorporated	Choir - Citizenship ceremony	\$ 1,100.00
2253.7335-01	23/05/2018	Canningvale Flooring Xtra	Replace front entrance mat - Depot	\$ 550.00
2253.7382-01	23/05/2018	Turf Developments (WA) Pty Ltd	Returfing works - various locations	\$ 3,838.89
2253.7399-01	23/05/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products; sanipod service	\$ 4,672.30
2253.7400-01	23/05/2018	Taman Diamond Tools	Supply of blades - Depot	\$ 1,306.25
2253.7431-01	23/05/2018	BM Perich	Street tree services - various locations	\$ 11,120.89
2253.7473-01	23/05/2018	Leederville Connect	Fringe festival funding 2018	\$ 15,000.00
2253.7477-01	23/05/2018	Expo Group	Printing services - various events and departments	\$ 15,166.80
2253.7480-01	23/05/2018	F Sauzier	Reimbursement of expenses - Breakfast rumble gift vouchers	\$ 100.00
2253.7481-01	23/05/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 11,956.67
2253.7510-01	23/05/2018	Northsands Resources	Construction waste disposal	\$ 9,893.95
2253.7575-01	23/05/2018	Natural Area Holdings Pty Ltd	Banks Reserve foreshore restoration	\$ 80,668.50
2253.7576-01	23/05/2018	Action Logistics (WA) Pty Ltd t/a Action Couriers	Courier services - various locations	\$ 72.86
2253.7593-01	23/05/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 351.12
2253.7605-01	23/05/2018	Centropak	Beatty Park Café supplies	\$ 632.97
2253.7612-01	23/05/2018	Crimea Growers Market	Beatty Park Café supplies	\$ 430.04
2253.7654-01	23/05/2018	Worldwide Printing Solutions East Perth	Printing services - parking receipt books	\$ 539.00
2253.7670-01	23/05/2018	Garage Sale Trail Foundation Ltd	Garage sale trail membership fee 2018	\$ 7,260.00
2253.7886-01	23/05/2018	North Perth Community Garden	Insurance reimbursement	\$ 1,198.00
2253.7946-01	23/05/2018	Connect Security Systems	Security camera maintenance and repairs	\$ 258.48
2253.7950-01	23/05/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 387.20
2253.7955-01	23/05/2018	Synergy	Electricity charges - various locations	\$ 1,137.95
2253.8009-01	23/05/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 3,776.49
2253.8040-01	23/05/2018	Wilson Security	Security services - Admin	\$ 71.50
2253.8076-01	23/05/2018	Morley Bulldogs Junior Football Club Inc	Kidsport vouchers	\$ 300.00
2253.8108-01	23/05/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 29,282.44
2253.8120-01	23/05/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 368.28
2253.8378-01	23/05/2018	RDA Oakford	Kidsport voucher	\$ 220.00
2253.8398-01	23/05/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 356.00
2253.8418-01	23/05/2018	Lions Cancer Institute	Donation - Special kids day out	\$ 500.00
2253.8420-01	23/05/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 3,247.16
2253.8423-01	23/05/2018	Organic Websites	Subscription - Class manager usage	\$ 231.00
2253.8480-01	23/05/2018	Perth Electric Bike Centre	Repairs to staff electric bike	\$ 49.00
2253.8489-01	23/05/2018	Capic	Water treatment services - BPLC	\$ 211.20

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Creditor	Date	Payee	Description	Amount
2253.8498-01	23/05/2018	Wheelers Books	Library books	\$ 455.00
2253.8542-01	23/05/2018	Window Shading Solutions Pty Ltd	Supply & install blinds - Admin	\$ 2,115.00
2253.8547-01	23/05/2018	AWB Building Co.	Plumbing services - various locations	\$ 16,769.59
2253.8568-01	23/05/2018	Ergolink	Supply of ergonomic desk	\$ 850.55
2253.8586-01	23/05/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 18,282.83
2253.8593-01	23/05/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 188.87
2253.8620-01	23/05/2018	Boyan Electrical Services	Electrical services - Loftus Recreation Centre	\$ 3,710.32
2253.8665-01	23/05/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 540.00
2253.8671-01	23/05/2018	Design Right	Design services - Loftus Recreation Centre	\$ 4,400.00
2253.8672-01	23/05/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 1,222.48
2253.8688-01	23/05/2018	Infocouncil Pty Ltd	Annual helpdesk fee	\$ 7,513.00
2253.8737-01	23/05/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,016.20
2253.8743-01	23/05/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 1,675.99
2253.8746-01	23/05/2018	Shape Urban Pty Ltd	Community engagement campaign	\$ 18,001.50
2253.8757-01	23/05/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 96,077.84
2253.8772-01	23/05/2018	Access Icon Pty Ltd	Conversion slabs - various locations	\$ 5,500.00
2253.8807-01	23/05/2018	Studio Elementa	Graphic design services - sticker for trailer	\$ 160.00
2253.8842-01	23/05/2018	Emerge Associates	Tree selection tool development	\$ 423.50
2253.8843-01	23/05/2018	Shamir OHS Pty Ltd	Personal protective equipment - Depot	\$ 475.20
2253.8854-01	23/05/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 691,90
2253.8870-01	23/05/2018	Jessica Wyld Photography	Photography services - Councillors and directors	\$ 220.00
2253.8899-01	23/05/2018	SJR Civil Consulting Pty Ltd	Design based consultancy services - Bike boulevard	\$ 3,267.00
2253.8911-01	23/05/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,068.41
2253.8946-01	23/05/2018	Market Creations	Website support design and development	\$ 1,507.00
2253.8947-01	23/05/2018	SPP Group WA Pty Ltd	Mechanical, hydraulic & electrical consultancy - various	\$ 10,450.00
2253.8951-01	23/05/2018	Source Separation Systems Pty Ltd	Supply of kitchen bins and compostable envelopes	\$ 7,846.30
2253.8954-01	23/05/2018	M.A. Lalli & Associates	Engineering consultancy - BPLC	\$ 495.00
2253.8959-01	23/05/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 4,210.72
2253.8964-01	23/05/2018	New Dimension Mechanical Services	Refrigeration repairs - BPLC	\$ 291.50
2253.8974-01	23/05/2018	GTA Consultants (WA) Pty Ltd	Consultancy services - Vincent/Oxford Street intersection	\$ 1,760.00
2253.8976-01	23/05/2018	Stott Hoare	Purchase of software for PC rollout & CISCO phones	\$ 50,296.40
2253.8991-01	23/05/2018	Securus	Upgrade access alarm system - Admin	\$ 7,345.03
2253.9003-01	23/05/2018	Monica Defendi Photography	Photography services - Mother's Day campaign	\$ 750.00
2253.9165-01	23/05/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 5,053.00
2253.9167-01	23/05/2018	A Kay	Reimbursement of expenses - food sampling	\$ 51.00
2253.9251-01	23/05/2018	Radiant Earth Creations	Composting workshop demonstration	\$ 301.80
2253.9257-01	23/05/2018	Big Ass Fans Australia Pty Ltd	Supply and install fans - Loftus Recreation Centre	\$ 23,358.50
2253.9259-01	23/05/2018	Park Motor Body Builders (AMC Pty Ltd)	Plant repairs and maintenance	\$ 627.00
2253.9263-01	23/05/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 58.44

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Creditor	Date	Payee	Description		Amount
2253.9282-01	23/05/2018	Urban Indigenous WA Pty Ltd	Community canvas - NAIDOC week celebration	\$	900.00
2253.9299-01	23/05/2018	SpacetoCo Pty Ltd	Consultants reporting fees - Community Engagement	\$	330.00
2253.9319-01	23/05/2018	Commercial Cleaning Equipment	Supply of auto scrubber kit - BPLC	\$	1,265.00
2253.9355-01	23/05/2018	Auscorp IT	Supply of contactless smart card readers	\$	672.10
2253.9360-01	23/05/2018	C Cole	Use of digital images - Lightbox Laneway Gallery	\$	1,000.00
2253.9368-01	23/05/2018	Worldwide Printing - QV1	Printing services - booklets	\$	176.00
2253.9377-01	23/05/2018	WA Poets Inc (WAPI)	Community funding grant - Poetry events	\$	250.00
2253.9380-01	23/05/2018	A Airey	Part refund of Beatty Park Leisure Centre fees	\$	320.15
2253.9388-01	23/05/2018	Element Advisory Pty Ltd	Consultancy fees - parking surveys	\$	2,197.00
2253.9390-01	23/05/2018	Naman Sarna T/As Spicy Chai Cafe	Catering services - Council meetings	\$	806.60
2253.9391-01	23/05/2018	The Backlot Perth	Cinema hire, films & refreshments - Reconciliation week	\$	2.260.00
2253.9392-01	23/05/2018	Data Signs Pty Ltd	Web activation and SIM configuration	\$	334.40
2253.9396-01	23/05/2018	D Michael	Part refund of Beatty Park Leisure Centre fees	\$	315.78
2253.9397-01	23/05/2018	G Friedland	Refund of Beatty Park Leisure Centre fees, deducted in error	\$	1,492.78
2253.9398-01	23/05/2018	T Kat	Part refund of Beatty Park Leisure Centre crèche fees	\$	8.00
2253.9399-01	23/05/2018	L D'Castro	Part refund of Beatty Park Leisure Centre fees	\$	117.50
2253.9418-01	23/05/2018	A Carlin	Social media campaign - North Perth influencer	\$	609.50
2253.9419-01	23/05/2018	L Luong	Refund of overpaid parking ticket	\$	31.10
2253.9421-01	23/05/2018	A R Copple	Part refund of Beatty Park Leisure Centre fees	\$	433.20
2253.9422-01	23/05/2018	T L Box	Part refund of Beatty Park Leisure Centre fees	\$	283.68
2253.9426-01	23/05/2018	N Tartaglia	Refund of infrastructure bond	\$	2,000.00
2253.9427-01 2253.9428-01	23/05/2018	A Princi J Smith	Refund of infrastructure bond Refund of infrastructure bond	\$ \$	2,000.00
2253.9428-01	28/05/2018	C Rizzeri	Refund of Infrastructure bond Refund of works bond	ֆ \$	2,000.00
2255.8744-01	29/05/2018	ZOHO Corporation Pte Ltd	Annual subscription - ManageEngine	\$	3,091.77
2256.1000-01	30/05/2018	WA Local Government Super Plan Pty Ltd	Superannuation	\$ \$	191,905.72
2256.5677-01	30/05/2018	Australian Super Pty Ltd	Superannuation	*	
		Cbus Trustee	•	\$	29,165.52
2256.5728-01 2256.5789-01	30/05/2018 30/05/2018	Retail Employees Superannuation Trust	Superannuation	\$	2,587.14
			Superannuation	\$	13,147.78
2256.5797-01	30/05/2018	AMP Flexible Lifetime Super	Superannuation	\$	280.83
2256.5818-01	30/05/2018	CARE Super Pty Ltd	Superannuation	\$	257.57
2256.5837-01	30/05/2018	Commonwealth Bank Superannuation Savings Account	Superannuation	\$	507.63
2256.5863-01	30/05/2018	Unisuper Limited	Superannuation	\$	5,790.38
2256.5894-01	30/05/2018	Asgard	Superannuation	\$	3,968.31
2256.5904-01	30/05/2018	AMP SuperLeader	Superannuation	\$	815.19
2256.5905-01	30/05/2018	BT Business Super	Superannuation	\$	3,431.02
2256.5966-01	30/05/2018	First State Super	Superannuation	\$	92.78
2256.6040-01	30/05/2018	Bistona Pty Ltd	Superannuation	\$	1,789.74
2256.6117-01	30/05/2018	BT Super For Life	Superannuation	\$	200.60
2256.6137-01	30/05/2018	HostPlus	Superannuation	\$	9,213.75

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Creditor	Date	Payee	Description	Amount
2256.6262-01	30/05/2018	HESTA Super Fund	Superannuation	\$ 1,501.87
2256.6391-01	30/05/2018	Colonial First State	Superannuation	\$ 903.57
2256.6504-01	30/05/2018	ANZ One Answer Personal Super	Superannuation	\$ 464.73
2256.6520-01	30/05/2018	BT Lifetime Super Employer Plan	Superannuation	\$ 224.70
2256.6659-01	30/05/2018	MLC Masterkey Superannuation	Superannuation	\$ 1,185.53
2256.6682-01	30/05/2018	Telstra Super Pty Ltd	Superannuation	\$ 675.78
2256.6685-01	30/05/2018	Fondacaro Superfund	Superannuation	\$ 2,302.98
2256.6769-01	30/05/2018	Concept One the Industry Superannuation Fund	Superannuation	\$ 1,346.74
2256.6836-01	30/05/2018	MLC Navigator Retirement Plan - Superannuation Service	Superannuation	\$ 3,207.72
2256.6918-01	30/05/2018	LUCRF Super	Superannuation	\$ 1,476.63
2256.6925-01	30/05/2018	BT Super for Life	Superannuation	\$ 1,110.41
2256.6926-01	30/05/2018	Colonial First State	Superannuation	\$ 316.82
2256.7013-01	30/05/2018	Spectrum Super	Superannuation	\$ 734.98
2256.7216-01	30/05/2018	Sunsuper Superannuation	Superannuation	\$ 2,513.60
2256.7277-01	30/05/2018	Colonial First State First Choice Personal Super	Superannuation	\$ 756.67
2256.7548-01	30/05/2018	IOOF Portfolio Service Superannuation Fund	Superannuation	\$ 180.87
2256.7632-01	30/05/2018	AMP Flexible Super	Superannuation	\$ 482.59
2256.7640-01	30/05/2018	Commonwealth Personal Superannuation and Rollover Plan	Superannuation	\$ 287.93
2256.7708-01	30/05/2018	Q Super (Employer Express SuperChoice)	Superannuation	\$ 559.10
2256.7720-01	30/05/2018	LGsuper	Superannuation	\$ 3,003.18
2256.7768-01	30/05/2018	Australian Ethical	Superannuation	\$ 277.33
2256.7801-01	30/05/2018	ANZ Smart Choice Super (OnePath MasterFund)	Superannuation	\$ 2,907.26
2256.8029-01	30/05/2018	Kinetic Superannuation	Superannuation	\$ 2,938.73
2256.8060-01	30/05/2018	Essential Super	Superannuation	\$ 1,676.17
2256.8091-01	30/05/2018	Colonial First State - First Choice Employer Super	Superannuation	\$ 516.63
2256.8124-01	30/05/2018	Defence Bank Super	Superannuation	\$ 1,944.23
2256.8189-01	30/05/2018	Enterprise Super	Superannuation	\$ 421.46
2256.8358-01	30/05/2018	AMP CustomSuper	Superannuation	\$ 1,063.06
2256.8405-01	30/05/2018	Wealth Personal Superannuation and Pension Fund	Superannuation	\$ 1,062.00
2256.8543-01	30/05/2018	GESS Superannuation Fund	Superannuation	\$ 786.06
2256.8713-01	30/05/2018	Integra Super	Superannuation	\$ 75.60
2256.8725-01	30/05/2018	Shatahjad Superannuation Fund	Superannuation	\$ 1,481.73
2256.8773-01	30/05/2018	Statewide Superannuation	Superannuation	\$ 62.47
2256.8804-01	30/05/2018	MLC Super Fund	Superannuation	\$ 1,622.79
2256.8863-01	30/05/2018	Netwealth Superannuation Master Fund	Superannuation	\$ 675.78
2256.8881-01	30/05/2018	The Equipsuper Superannuation Fund	Superannuation	\$ 1,081.77
2256.9029-01	30/05/2018	Legal Super	Superannuation	\$ 101.98
2256.9209-01	30/05/2018	Mercer Spectrum	Superannuation	\$ 17,518.39
				 4,254,361.02

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Creditor	Date	Payee	Description	Amount
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 12,802.01
Lease Fees	03/05/2018	Neopost 1659932	Franking machine	\$ 385.00
Loan Repayments	; ;	Treasury Corporation	Department Sport and Recreation Building, Loftus Centre,	\$ 148,531.77
			Loftus Underground Carpark, Beatty Park Leisure Centre	
Bank Fees and Ch	narges	Commonwealth Bank	Bank fees	\$ 50,009.33
Total Direct Debi	t			\$ 211,728.11

	I	Creditors Report - Payme	nts by Cheque	1						
		01/05/2018 to 31/0								
Creditor	Date	Payee	Description		Amoun					
00082278	09/05/2018	BCITF Building & Construction Industry Training Fund	Levy collection	\$	23,152.78					
00082279	09/05/2018	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$	283.95					
00082280	09/05/2018	Petty Cash - Finance	Petty cash recoup	\$	480.25					
00082281	09/05/2018	Petty Cash - Library	Petty cash recoup	\$	72.20					
00082282	09/05/2018	Mt Claremont Settlements Trust Fund	Rates refund	\$	280.11					
00082283	09/05/2018	H Kosovich	Part refund of hall hire payment and hall bond	\$	265.00					
00082284	09/05/2018	J Rocchi	Refund of hall bond	\$	250.00					
00082285	09/05/2018	W Culman	Refund of hall bond	\$	250.00					
00082286	09/05/2018	H Boudewyns	Refund of grounds bond	\$	250.00					
00082287	09/05/2018	V Germano	Refund of hall bond	\$	250.00					
00082288	09/05/2018	V Pryslopsky	Refund of hall bond	\$	250.00					
00082289	09/05/2018	Perth Swing Dance Society	Refund of hall bond	\$	1,000.00					
00082290	09/05/2018	J Josephs	Refund of hall bond	\$	600.00					
00082291	09/05/2018	Mt Hawthorn Primary School Parent & Citizens Association	Refund of hall bond	\$	2,500.00					
00082292	09/05/2018	E Y Cheung	Refund of infrastructure bond	\$	2,000.00					
00082293	09/05/2018	G Giordani	Refund of infrastructure bond	\$	1,000.00					
00082294	09/05/2018	M Gebhardt	Refund of infrastructure bond	\$	275.00					
00082295	09/05/2018	Forte Builders	Refund of infrastructure bond	\$	2,000.00					
00082296	09/05/2018	Perth Builders Pty Ltd	Refund of infrastructure bond	\$	2,000.00					
00082297	09/05/2018	M Baraiolo	Refund of infrastructure bond	\$	2,000.00					
00082298	09/05/2018	Nexus Home Improvements	Refund of infrastructure bond	\$	2,000.00					
00082299	09/05/2018	C Moran	Refund of hall bond	\$	250.00					
00082300	09/05/2018	P Hazelwood	Refund of hall bond	\$	250.00					
00082301	09/05/2018	G Caruso	Refund of hall bond	\$	1.000.00					
00082302	09/05/2018	S Bailey	Refund of hall bond	\$	250.00					
00082303	09/05/2018	L K Duthie	Refund of hall bond	\$	500.00					
00082304	09/05/2018	N Sabatino	Refund of grounds bond	\$	250.00					
00082305	09/05/2018	S Devereux	Refund of hall bond	\$	1,000.00					
00082306	09/05/2018	Helene Gowers Ballet School	Refund of hall bond	\$	250.00					
00082307	09/05/2018	L Lim	Planning application fee refund	\$	1,024.00					
00082308	09/05/2018	Risbec Design	Planning application fee refund	\$	316.80					
00082309	09/05/2018	A M Whitaker	Planning application fee refund	\$	73.50					
00082310	09/05/2018	E Maniatis	Refund of dog sterilisation subsidy	\$	55.00					
00082311	09/05/2018	C & L-A Touyz	Refund of recoverable works overpayment	\$	5,200.00					
00082312	09/05/2018	E Y Cheung	Crossover subsidy	\$	640.00					

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00082313		Payee	Description	Amount
00082313	09/05/2018	M Gebhardt	Crossover subsidy	\$ 350.00
00082314	09/05/2018	M V Quackenbush	Heritage assistance fund	\$ 5,000.00
00082315	09/05/2018	Thomson and Lovegrove Family Trusts	Heritage assistance fund	\$ 5,000.00
00082316	09/05/2018	The Owners of SP38403	Heritage assistance fund	\$ 5,000.00
00082317	09/05/2018	Owners of 144 Lincoln Street SP5065	Heritage assistance fund	\$ 5,000.00
00082318	09/05/2018	The Owners of Musbury Terrace	Heritage assistance fund	\$ 5,000.00
00082319	09/05/2018	Chambers Franklyn Strata Management	Heritage assistance fund	\$ 5,000.00
00082320	09/05/2018	A and T Alps	Heritage assistance fund	\$ 2,864.00
00082321	23/05/2018	Zurich Australian Insurance Ltd	Insurance excess	\$ 500.00
00082322	23/05/2018	S Blechynden	Refund of hall bond	\$ 250.00
00082323	23/05/2018	K Vyas	Refund of hall bond	\$ 250.00
00082324	23/05/2018	R Carro	Refund of hall bond	\$ 500.00
00082325	23/05/2018	Local Strata Services Metro	Refund of grounds bond	\$ 300.00
00082326	23/05/2018	S Srisukho	Refund of bin bond	\$ 250.00
00082327	23/05/2018	Diamond Valley Holdings Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
00082328	23/05/2018	J Von Retzlaff	Refund of infrastructure bond	\$ 1,000.00
00082329	23/05/2018	MCI Building Company	Refund of infrastructure bond	\$ 1,000.00
00082330	23/05/2018	C M Leng	Refund of infrastructure bond	\$ 1,000.00
00082331	23/05/2018	D A Barnard	Refund of infrastructure bond	\$ 1,000.00
00082332	23/05/2018	J Eastoe	Refund of infrastructure bond	\$ 1,750.00
00082333	23/05/2018	C Rizzeri	Refund of works bond	\$ 2,000.00
00082334	23/05/2018	J M Rosenberg	Refund of hall bond	\$ 100.00
00082335	23/05/2018	R Evans	Refund of grounds bond	\$ 1,000.00
00082336	23/05/2018	K Sadlier	Part refund of dog registration	\$ 30.00
00082337	23/05/2018	E Maniatis	Refund of dog sterilisation subsidy	\$ 55.00
00082338	23/05/2018	C Mines	Part refund of dog registration	\$ 30.00
00082339	23/05/2018	P Chadwick	Part refund of dog registration	\$ 30.00
00082340	23/05/2018	A Jensen	Part refund of dog registration	\$ 150.00
00082341	23/05/2018	Magistrates Court Perth WA	Payment of 14 parking prosecution hearing notices	\$ 1,670.90
00082342	23/05/2018	J Dhanaraman	Repayment of parking permits, due to work transfer	\$ 346.40
00082343	23/05/2018	J and A Hondros	Heritage assistance fund	\$ 4,817.85
00082344	23/05/2018	T Sim	Heritage assistance fund	\$ 5,000.00
00082345	23/05/2018	Commonwealth Bank of Australia	Part refund - local development plan application	\$ 2,421.24
00082346	23/05/2018	F Brokensha	Runner up - Art competition prize	\$ 500.00
00082347	23/05/2018	M Chamberlain	Winner - Art competition prize	\$ 1,000.00
00082348	29/05/2018	Magistrates Court Perth WA	Payment of 10 parking prosecution hearing notices	\$ 1,193.50
				\$ 115,577.48

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Creditor	Date	Payee	Description		Amount
Cancelled Ch	eaues				
00080085	07/07/2016	SMF Projects Pty Ltd	Cancelled, to be replaced by EFT payment	-\$	200.00
00080931	15/02/2017	V Perks	Cancelled, to be replaced by EFT payment	-\$	75.00
00082267	24/04/2018	M Parry	Cancelled, to be replaced by EFT payment	-\$	250.00
00082310	09/05/2018	E Maniatis	Cancelled, reissued cheque 82337	-\$	55.00
00082333	23/05/2018	C Rizzeri	Cancelled, replaced by EFT payment	-\$	2,000.00
00082341	23/05/2018	Magistrates Court Perth WA	Cancelled, reissued cheque 82348	-\$	1,670.90
Total Cancell	ed Cheques			-\$	4,250.90
Total Nett Ch	eque Payments			\$	111,326.58

Card Holder	Date	Payee	Description		Amount
Chief Executive Officer	12/04/2018	City of Perth Parking	Parking - Farewell reception for Director General	\$	9.07
		Uchoose Gift Cards	Employee recognition - gift cards	\$	4,048.72
			Refreshments - Mayor & CEO meeting with		
	01/05/2018	Shortlist	incoming Director	\$	12.50
Total				\$	4,070.29
Director Corporate Services					
Total		1		\$	-
Director Engineering					
Total				\$	-
Director Community Engagement				_	
Total				\$	-
				-	
Manager Marketing and Communications	07/04/2018	3D Inspiration Pty Ltd	Anti graffiti paint supplies for various murals	\$	449.86
	07/04/2018	Coles	Hyde Park Reserve opening - BBQ supplies	\$	96.80
	07/04/2018	Primavera Quality Meats	Hyde Park Reserve opening - BBQ supplies	\$	120.00
	08/04/2018	JPS Bakehouse	Hyde Park Reserve opening - BBQ supplies	\$	90.00
	08/04/2018	Bakers Delight	Hyde Park Reserve opening - BBQ supplies	\$	138.90
	08/04/2018	IGA	Hyde Park Reserve opening - BBQ supplies	\$	21.98
	08/04/2018	Mount Lawley Fresh	Hyde Park Reserve opening - BBQ supplies	\$	10.28
	10/04/2018	Mailchimp	Email campaign	\$	194.94
	10/04/2018	International transaction fee	Email campaign	\$	4.87
	11/04/2018	22 Enterprise Pty Ltd	Catering services - Citizenship ceremony	\$	2,885.00
	17/04/2018	Australia Post	Gift card - Food blogger for Mothers Day campaign	\$	155.95
	25/04/2018	Shutterstock Inc	Subscription	\$	108.90
	26/04/2018	Mad Dog Promotional Products Pty Ltd	Mt Hawthorn Streets & Lanes Festival - calico bags	\$	353.01
	30/04/2018	Facebook	Advertising	\$	80.67
	30/04/2018	Facebook	Advertising	\$	35.90
	01/05/2018	Createsend.com	Email campaign	\$	32.78
	04/05/2018	Kmart	Mt Hawthorn Streets & Lanes Festival - art supplies	\$	53.00

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Card Holder	Date	Payee	Description		Amount
Manager Human Resources	20/04/2018	State of Social	Social Media Perth registration - various staff	\$	1,534.50
	26/04/2018	State of Social	Social Media Perth registration - various staff	\$	1,023.00
Total				\$	2,557.50
Human Resources Advisor					
Total				\$	-
Purchasing Officer	07/04/2018	Booktopia	Books for library	\$	62.45
		NCH Software	Local history software - Library	\$	59.42
		Sanity Music	CD for library	\$	30.18
		Financial Services	Refund of seminar registration fee	-\$	25.00
	12/04/2018	APRA Limited	Music licences for community halls	\$	169.92
	19/04/2018	Angus & Robertson	Books and DVDs for library	\$	147.21
	19/04/2018	Lions Roar Magazine	Library magazine subscription	\$	8.59
	19/04/2018	Lions Roar Magazine	Library magazine subscription - refunded	\$	49.42
	19/04/2018	International transaction fee	Library magazine subscription	\$	1.45
	20/04/2018	DMIRS Gateway	Drainage plumbing diagram - Engineering	\$	10.50
	24/04/2018	Lions Roar Magazine	Refund of library magazine subscription	-\$	49.42
	26/04/2018	Glass's Guide	Subscription renewal	\$	250.80
	01/05/2018	Westnet	WiFi Council Chambers	\$	39.95
	02/05/2018	Sanity Music	CDs for library	\$	253.04
	03/05/2018	Coles	Catering - Travelsmart breakfast	\$	78.67
	03/05/2018	Sanity Music	CD for library	\$	20.26
	03/05/2018	Sanity Music	CD for library	\$	25.25
	03/05/2018	Sanity Music	CDs for library	\$	101.01
	04/05/2018	High Voltage	Book and CD for library	\$	48.75
	04/05/2018	Booktopia	Book for library	\$	21.95
	04/05/2018	Dymocks Pty Ltd	Book for library	\$	36.98
Total				\$	1,341.38
Total Corporate Credit Cards				\$	12,802.01

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7.4 INVESTMENT REPORT AS AT 31 MAY 2018

TRIM Ref:	D18/80501
Author:	Sheryl Teoh, Accounting Officer
Authoriser:	Kerryn Batten, Director Corporate Services
Attachments:	1. Investment Report 🕂 🖾

RECOMMENDATION:

That Council NOTES the Investment Report for the month ended 31 May 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 31 May 2018 including on call in the City's operating account were \$30,338,407; compared to \$27,412,051 for the period ending 31 May 2017.

Total Investments for the period ended 31 May 2018 were \$28,712,736 compared to \$31,177,278 for the prior month end, and \$25,718,292 for the period ending 31 May 2017.

Investment comparison table:

Month	2016/17		201	7/18
Ended	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	\$30,338,407	\$28,712,736
June	\$24,670,461	\$23,533,279		

Total accrued interest earned on Investments as at 31 May 2018:

	Revised	YTD	YTD	% of YTD
	Budget	Budget	Actual	Budget
Municipal	\$423,000	\$412,909	\$471,500	114.19%
Reserve	\$220,000	\$204,803	\$220,255	107.54%
Sub-total	\$643,000	\$617,712	\$691,755	111.99%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$128,521	0.00%
Total	\$643,000	\$617,712	\$820,276	132.79%

*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	Direct Investments Maximum % with any one institution		Managed Funds Maximum % with any one institution			% of Total folio
Equivalent	Policy	Actual	Policy	Actual	Policy	Actual
A1+	30%	32.7%	30%	Nil	90%	57.9%
A1	25%	0.0%	30%	Nil	80%	0.0%
A2	20%	20.2%	n/a	Nil	60%	42.1%

*As per subtotals on Attachment 1

RISK MANAGEMENT IMPLICATIONS:

Moderate: Funds are invested with various financial institutions with high long term and short term ratings (Standard & Poor's or equivalent), after obtaining three quotations for each investment. Investment funds are spread across various institutions and invested as term deposits of between one and 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 Administration concludes that appropriate and responsible measures are in place to protect the City's financial assets and to ensure the accountability of management.

COMMENTS:

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.

In relation to direct investments with any one institution, total funds invested with Westpac Banking Corporation exceed 30% by 2.7% at the end of May 2018. This is due to a decrease in total invested funds after the investments maturing with banks in A2 category have progressively been withdrawn for cash flow purposes.

The City has obtained a weighted average interest rate of 2.57% 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 1.96%.

As at 31 May 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income exceed the year to date budget estimate by \$74,043 (11.99%).

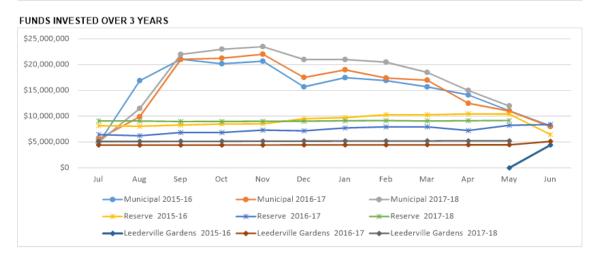
The City's Investment Policy states that preference "*is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions*". The City uses Marketforce.com to assist in assessing whether a bank promotes non-investment in fossil fuel related entities. 42.05% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 31 May 2018.

The investment report (Attachment 1) consists of:

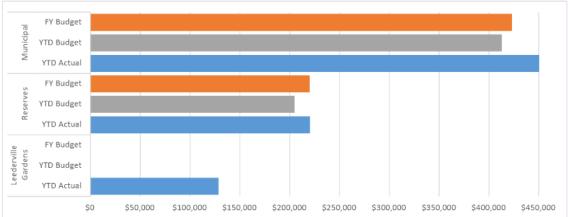
- Investment Performance & Policy Compliance Charts;
- Investment Portfolio;
- Investment Interest Earnings; and
- Current Investment Holding.

CITY OF VINCENT INVESTMENT PERFORMANCE AS AT 31 MAY 2018







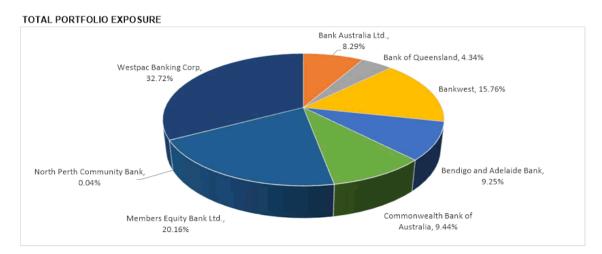


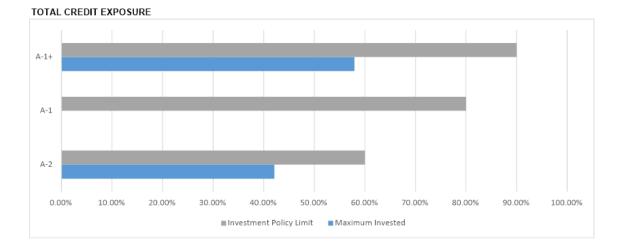


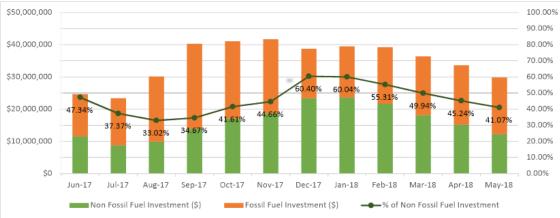
INTEREST RATE COMPARISON

CITY OF VINCENT INVESTMENT POLICY COMPLIANCE AS AT 31 MAY 2018









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 31 MAY 2018



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	1,734,171	(359,510)	251,010	0	1,625,671	5.4%
Term Deposits	12,500,000	9,173,859	1,800,000	5,227,877	28,701,736	94.6%
Shares –	11,000 14,245,171	0 8,814,349	0 2,051,010	0 5, 227,877	11,000 30,338,407	0.0% 100.0%
BY INSTITUTION						
ANZ Banking Group	0	0	0	0	0	0.0%
Bank Australia Ltd.	2,000,000	516,398	0	ů 0	2,516,398	8.3%
Bank of Queensland	2,000,000	1,316,329	ů 0	ő	1,316,329	4.3%
Bankwest	4,000,000	782,110	ů 0	ů 0	4,782,110	15.8%
Bendigo and Adelaide Bank	4,000,000	1,425,097	0	1,381,783	2,806,880	9.3%
Commonwealth Bank of Australia	1,734,171	100,446	251,010	777,485	2,863,112	9.4%
Members Equity Bank Ltd.	1,500,000	2,093,442	500,000	2,023,063	6,116,505	20.2%
National Australia Bank	0	0	0	2,020,000	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	32.7%
	14,245,171	8,814,349	2,051,010	5,227,877	30,338,407	100.0%
Y CREDIT RATINGS (SHORT-TERM ISSUE))					
A-1+	10,734,171	3,463,083	1,551,010	1,823,031	17,571,295	57.9%
A-1	0	0	0	0	0	0.0%
A-2	3,511,000	5,351,266	500,000	3,404,846	12,767,112	42.1%
-	14,245,171	8,814,349	2,051,010	5,227,877	30,338,407	100.0%
BY TERMS						
0-30 days	1,734,171	(359,510)	251,010	0	1,625,671	5.4%
31-90 days	0	0	0	0	0	0.0%
91-180 days	12,000,000	782,110	0	0	12,782,110	42.1%
181-270 days	500,000	0	500,000	0	1,000,000	3.3%
270-365 days	0	8,391,749	1,300,000	3,846,094	13,537,843	44.6%
> 1 year	11,000	0	0	1,381,783	1,392,783	4.6%
-	14,245,171	8,814,349	2,051,010	5,227,877	30,338,407	100.0%
BY MATURITY						
0-30 days	7,234,171	1,119,426	551,010	1,381,783	10,286,390	33.9%
31-90 days	7,000,000	1,413,108	0	0	8,413,108	27.7%
91-180 days	0	1,844,715	500,000	1,045,546	3,390,261	11.2%
181-270 days	0	2,646,462	500,000	2,023,063	5,169,525	17.0%
270-365 days	0	1,790,638	500,000	777,485	3,068,123	10.1%
> 1 year –	11,000 14,245,171	0 8,814,349	0 2,051,010	0 5,227,877	11,000 30,338,407	0.0%
-						
BY FOSSIL FUEL EXPOSURE	10 745 474	2 462 002	1 664 040	1 000 004	17 500 005	E0 00
Fossil Fuel Lending	10,745,171	3,463,083	1,551,010	1,823,031	17,582,295	58.0%
Non Fossil Fuel Lending	3,500,000	5,351,266	500,000	3,404,846	12,756,112	42.0%
-	14,245,171	8,814,349	2,051,010	5,227,877	30,338,407	100.0%

CITY OF VINCENT INVESTMENT INTEREST EARNINGS AS AT 31 MAY 2018



	YTD 31/05/2018 \$	YTD 31/05/2017 \$	FY 2017/18 \$	FY 2016/17 \$
MUNICIPAL FUNDS	*	•	¥	•
Budget	412,909	416,000	423,000	436,000
Interest Earnings	471,500	469,028	471,500	486,092
% Income to Budget	114.19%	112.75%	111.47%	111.49%
RESERVE FUNDS				
Budget	204,803	186,000	220,000	206,000
Interest Earnings	220,255	186,779	220,255	205,608
% Income to Budget	107.54%	100.42%	100.12%	99.81%
EEDERVILLE GARDENS INC SURPLUS TRU	JST			
Budget	0	0	0	0
Interest Earnings	128,521	119,354	128,521	140,391
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	617,712	602,000	643,000	642,000
Interest Earnings	820,276	775,161	820,276	832,091
% Income to Budget	132.79%	128.76%	127.57%	129.61%
Variance	202,564	173,161		190,091
% Variance to Budget	32.79%	28.76%		29.61%
TOTAL (EXCL. LEEDERVILLE GARDENS INC	SURPLUS TRUST)			
Budget	617,712	602,000	643,000	642,000
Interest Earnings	691,755	655,807	691,755	691,700
% Income to Budget	111.99%	108.94%	107.58%	107.74%
Variance	74,043	53,807		49,700
% Variance to Budget	11.99%	8.94%		7.74%

CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 31 MAY 2018



unds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Princip
PERATING ACC	DUNTS					
Municipal	Commonwealth Bank of Australia					1,734,17
Reserve	Commonwealth Bank of Australia					(359,51
Trust	Commonwealth Bank of Australia					251,01
otal Operating Fu	unds					1,625,67
HARES						
Municipal	North Perth Community Bank	23/11/2001				11,00
otal Shares						11,00
Municipal	Members Equity Bank Ltd.	17/11/2017	01/06/2018	196	2.62%	500,00
Trust	Westpac Banking Corp	06/09/2017	04/06/2018	271	2.72%	300,00
Municipal	Bankwest	22/12/2017	05/06/2018	165	2.55%	1,000,00
Leederville Garde	ns In Bendigo and Adelaide Bank	07/06/2017	12/06/2018	370	2.75%	1,381,78
Reserve	Bank of Queensland	25/07/2017	12/06/2018	322	2.70%	696,82
Municipal	Bankwest	22/12/2017	05/06/2018	165	2.55%	500,00
Municipal	Bank Australia Ltd.	22/12/2017	18/06/2018	178	2.70%	2,000,00
Municipal	Westpac Banking Corp	01/02/2018	18/06/2018	137	2.53%	1,000,00
Reserve	Bankwest	17/01/2018	25/06/2018	159	2.55%	782,1
Municipal	Westpac Banking Corp	14/02/2018	25/06/2018	131	2.52%	500,00
Municipal	Members Equity Bank Ltd.	16/01/2018	02/07/2018	167	2.65%	1,000,00
Municipal	Bankwest	17/01/2018	02/07/2018	166	2.55%	1,000,00
Municipal	Westpac Banking Corp	14/02/2018	09/07/2018	145	2.52%	500,00
Reserve	Westpac Banking Corp	25/07/2017	10/07/2018	350	2.73%	696,82
Municipal	Bankwest Bankwest	23/02/2018	16/07/2018 23/07/2018	143 150	2.45%	1,000,00
Municipal		23/02/2018		140	2.50%	500,00
Municipal Reserve	Westpac Banking Corp	12/03/2018 08/08/2017	30/07/2018 06/08/2018	363	2.64% 2.70%	1,000,00 716.28
Municipal	Bendigo and Adelaide Bank Westpac Banking Corp	12/03/2018	07/08/2018	148	2.64%	500,00
Municipal	Westpac Banking Corp	22/03/2018	13/08/2018	140	2.70%	1,000,00
Municipal	Westpac Banking Corp	22/03/2018	20/08/2018	151	2.70%	500,00
Trust	Members Equity Bank Ltd.	14/12/2017	03/09/2018	263	2.62%	500.00
	ns In Westpac Banking Corp	06/09/2017	06/09/2018	365	2.77%	1.045.54
Reserve	Bank Australia Ltd.	14/09/2017	10/09/2018	361	2.80%	516,39
Reserve	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,50
Reserve	Bendigo and Adelaide Bank	09/11/2017	06/11/2018	362	2.65%	708,81
	ns In Members Equity Bank Ltd.	14/12/2017	03/12/2018	354	2.61%	2,023,06
Reserve	Members Equity Bank Ltd.	14/12/2017	10/12/2018	361	2.61%	762,76
Trust	Westpac Banking Corp	12/03/2018	12/12/2018	275	2.64%	500,00
Reserve	Westpac Banking Corp	14/02/2018	14/01/2019	334	2.60%	941,85
Reserve	Westpac Banking Corp	14/02/2018	11/02/2019	362	2.60%	941,85
Trust	Westpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,00
Leederville Garde	ns In Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	777,48
Reserve	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	459,98
Reserve	Members Equity Bank Ltd.	12/04/2018	08/04/2019	361	2.75%	579,93
Reserve	Members Equity Bank Ltd.	08/05/2018	06/05/2019	363	2.80%	750,74
otal Term Deposi	ts					28,701,73

7.5 FINANCIAL STATEMENTS AS AT 31 MAY 2018

TRIM Ref:	D18/81345
Author:	Sheryl Teoh, Accounting Officer
Authoriser:	Kerryn Batten, Director Corporate Services
Attachments:	1. Financial Statement as at 31 May 2018 🕂 🛣

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 May 2018 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the Financial Statements for the period ended 31 May 2018.

BACKGROUND:

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity reporting on the sources and applications of funds, as set out in the budget.

A statement of financial activity report is to be in a form that sets out:

- the annual budget estimates;
- budget estimates for the end of the month to which the statement relates;
- actual amounts of expenditure, revenue and income for the end of the month to which the statement relates;
- material variances between the year-to-date income and expenditure; and
- other supporting notes and other information that the local government considers will assist in the interpretation of the report.

In addition to the above, under Regulation 34 (5) of the *Local Government (Financial Management) Regulations 1996*, each financial year a local government is to adopt a percentage of value, calculated in accordance with AAS 5, to be used in statements of financial activity for reporting material variances.

DETAILS:

The following documents, included as **Attachment 1** represent the Statement of Financial Activity for the period ending 31 May 2018:

Note	Description	Page
1. 2. 3. 4. 5. 6. 7. 8. 9.	Statement of Financial Activity by Program Report and Graph Statement of Comprehensive Income by Nature and Type Report Net Current Funding Position Summary of Income and Expenditure by Service Areas Capital Expenditure and Funding and Capital Works Schedule Cash Backed Reserves Rating Information and Graph Debtor Report Beatty Park Leisure Centre Financial Position	1-3 4 5 6-67 68-82 83 84-85 86 87

The following table provides a summary view of the year to date actual, compared to the Revised and Year to date Budget.

Summary of Financial Activity by Program as at 31 May 2018

	Revised Budget 2017/18	YTD Budget 2017/18	YTD Actual 2017/18	Variance 2017/18	Variance 2017/18
5-1/-1/-	\$	\$	\$	\$	%
REVENUE	22,352,642	20,596,547	20,235,383	(361,164)	-2%
EXPENDITURE	(58,084,120)	(52,097,386)	(50,826,245)	1,271,141	-2%
NET OPERATING EXCLUDING RATES	(35,731,478)	(31,500,839)	(30,590,861)	909,978	-3%
OPERATING ACTIVITIES EXCLUDED FROM E NON-CASH EXPENDITURE AND REVENUE Add deferred Rates Adjustment	0	0	9,237	9,237	0%
Add back Depreciation	10,246,060	9,401,653	9,427,275	25,622	0%
(Profit)/loss on asset disposals	(415,015)	(415,015)	(139,766)	275,249	-66%
"Percent for Art" and "Cash in Lieu" Funds Adjustment	0	0	0	0	0%
AMOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,831,045	8,986,638	9,296,746	310,108	3%
INVESTING ACTIVITIES					
Non-Operating grants, subsidies and contributions	2,733,778	2,136,000	1,662,343	(473,657)	-22%
Capital expenditure	(12,736,797)	(9,630,497)	(6,657,744)	2,972,753	-31%
Proceeds from joint venture operations	333,333	333,333	166,667	(166,666)	-50%
Proceeds from disposal of assets	202,321	202,321	326,173	123,852	61%
	(9,467,365)	(6,958,843)	(4,502,561)	2,456,282	-35%
FINANCING ACTIVITIES					
Repayments loan capital	(881,398)	(805,798)	(805,397)	401	0%
Transfers from Reserves	1,194,291	674,291	594,439	(79,852)	-12%
Transfers to Reserves	(2,401,835)	(1,902,510)	(500,669)	1,401,841	-74%
	(2,088,942)	(2,034,017)	(711,627)	1,322,390	-65%
Plus: Surplus/(Deficiency) brought forward 1 July 2017	4,475,026	4,475,026	4,475,026	1	0%
Surplus/(Deficiency) before General Rates	(32,981,714)	(27,032,035)	(22,033,277)	4,998,759	-18%
Total amount raised from General Rates	32,976,983	32,976,983	33,018,172	41,189	0%
NET CURRENT ASSETS at JUNE 30 C/FWD - SURPLUS/(DEFICIT)	(4,731)	5,944,948	10,984,895	5,039,948	85%

Comments on Summary of Financial Activity by Program:

Operating Revenue

There is a difference in classification of revenue reported by Program and by Nature and Type. Operating revenue by Program reporting includes 'Profit on Sale of Assets', but this is excluded in the Nature and Type report, however 'Rates' revenue is added.

Revenue by Program is showing a negative variance of 2% (\$361k). This is due to lower revenue in "Other Recreation and Culture" of \$345k (\$285k Beatty Park Leisure Centre, \$70k Park Services), "Other Property and Services" \$275k (asset disposals), and "Community Amenities" of \$110k.

Operating Revenue as presented on the 'Nature and Type' report (Page 4 of **Attachment 1**) is showing 0.1% variance.

Operating Expenditure

Expenditure by Program is showing a positive variance of 2% (\$1.27m). This is due to:

- Transport underspend of \$511k;
- Recreation and Culture underspend of \$437k;
- Community Amenities underspend of \$329k;
- Health underspend of \$100k;
- Other Property and Services overspend of \$241k.

Similarly, the operating expenditure listed under the Nature and Type report reflects a corresponding favourable variance of 2%, with the largest variances in:

- Materials and Contracts (\$909k favourable), where the variance is due to timing on waste collection and tipping costs \$348k, consultants \$245k, legal costs \$93k and contractors \$59k;
- Utilities Charges (\$181k favourable) mainly due to timing variance on electricity bills;
- Insurance Expenses (\$146k favourable), where the variance is due to potential savings on workers compensation premium due to actual over forecast outcomes, and property insurance premium.

Transfer from Reserves

Transfer from Reserves is aligned with the timing of capital works projects that are reserve funded. Most of these projects are work in progress or to be carried forward to 2018/19 financial year.

Capital expenditure

The variance is attributed to timing on commencement of projects. Administration has confirmed to Finance that a carry forward of capital projects into 2018-19 will be \$3,609,772 (as at 7 June 2018). For further detail, refer to Note 5 on **Attachment 1**.

Transfer to Reserves

Monthly transfer to reserves commenced in July 2017 except for the Tamala Park Land Sale Reserve which is transferred when actual funds are received.

Opening funding surplus/(deficit)

The surplus opening balance brought forward from 2016/17 was \$4,035,268, compared to the revised budget opening surplus balance of \$3,946,211, after end of year carry forward adjustments. The actual surplus for 2016/17 was \$4,475,026, which reflects an improvement of \$529k over the anticipated end of year result for 2016/17.

Closing surplus/(deficit)

There is currently a surplus of \$10,984,895 compared to the year to date budget surplus of \$5,944,948. This variance is substantially attributed to anticipated operating and capital expenditure for the remainder of 2017/18 (i.e., timing differences to budget) and the known issue of the increase in the opening balance.

Comments on financial performance as set out in the Statement of Financial Activity (**Attachment 1**) and an explanation of each report is detailed below:

1. Statement of Financial Activity by Program Report (Note 1 Page 1)

This statement of financial activity shows operating revenue and expenditure classified by Program.

2. Statement of Comprehensive Income by Nature and Type Report (Note 2 Page 4)

This statement of financial activity shows operating revenue and expenditure classified by nature and type.

3. Net Current Funding Position (Note 3 Page 5)

Net current assets is the difference between the current assets and current liabilities, less committed assets and restricted assets. This amount indicates how much capital is available for day to day activities. The net current funding position as at 31 May 2018 is \$10,984,895.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 6 – 67)

This statement shows a summary of operating revenue and expenditure by Service Unit.

5. Capital Expenditure and Funding Summary (Note 5 Page 68 - 82)

The following table is a summary of the '2017/2018 Capital Expenditure Budget by Program', which compares year to date budget with actual expenditure to date. The full Capital Works Program is listed in detail in Note 5 of Attachment 1.

CAPITAL EXPENDITURE	Revised Budget \$	YTD Budget \$	YTD Actual \$	Remaining Budget %
Land and Buildings	2,018,358	1,599,658	783,099	61%
Infrastructure Assets	8,194,846	6,327,746	4,363,099	47%
Plant and Equipment	1,441,911	841,111	923,179	36%
Furniture and Equipment	1,081,682	861,982	588,366	46%
Total	12,736,797	9,630,497	6,657,744	48%

FUNDING	Revised Budget \$	YTD Budget \$	YTD Actual \$	Remaining Budget %
Own source funding - Municipal	8,606,407	6,617,885	4,074,789	53%
Cash backed Reserves	1,194,291	674,291	594,439	50%
Capital grant and contribution	2,733,778	2,136,000	1,662,343	39%
Other (disposals/trade in)	202,321	202,321	326,173	-61%
Total	12,736,797	9,630,497	6,657,744	48%

Note: Detailed analysis is included on page 68 - 82 of Attachment 1.

6. Cash Backed Reserves (Note 6 Page 83)

The cash backed Reserves schedule details movements in the reserves, including transfers and funds used, comparing actual results with the annual budget. The balance as at 31 May 2018 is \$8,814,349.

7. Rating Information (Note 7 Page 84 – 85)

The notices for rates and charges levied for 2017/18 were issued on 07 August 2017.

The Local Government Act 1995 provides for ratepayers to pay rates by four instalments. The due dates for each instalment were:

First Instalment	12 September 2017
Second Instalment	06 November 2017
Third Instalment	08 January 2018
Fourth Instalment	06 March 2018

To cover the costs involved in providing the instalment program the following charge and interest rates apply:

Instalment Administration Charge	\$13.00 per instalment
(to apply to second, third, and fourth instalment)	
Instalment Interest Rate	5.5% per annum
Late Payment Penalty Interest	11% per annum

Pensioners registered with the City for rate concessions do not incur the above interest or charge.

The Rates debtors balance to be collected as at 31 May 2018 is \$385,723 (this includes deferred rates of \$100,192). This represents 1.10% of collectable income compared to 1.38% at the same time last year.

8. Receivables (Note 8 Page 86)

Receivables of \$3,941,222 are outstanding as at 31 May 2018, of which \$2,895,685 has been outstanding over 90 days. This is comprised of:

- \$2,371,716 (81.9%) relates to unpaid infringements (plus costs) over 90 days. Infringements that
 remain unpaid for more than two months are sent to Fines Enforcement Registry (FER), which
 then collects the outstanding balance and returns the funds to the City for a fee. Administration is
 currently reconciling FER debtors and will be meeting with FER in July to determine the likelihood
 of collection of aged debts, and the amount of any required write off;
- \$340,084 (11.7%) relates to Cash in Lieu Parking. Some Cash in Lieu Parking debtors have special payment arrangements over more than one year; and
- \$144,871 (6.4%) relates to Other Receivables, refer to attachment page 86.

Administration has been following up outstanding items which relate to Other Receivables by issuing reminders when they are overdue and initiating formal debt collection when payments remain outstanding over longer periods of time.

9. Beatty Park Leisure Centre – Financial Position Report (Note 9 Page 87)

As at 31 May 2018 the operating deficit for the centre was \$1,260,318 in comparison to the year to date budgeted deficit of \$1,035,976.

Once the depreciation component has been deducted, the cash position showed a current cash deficit of \$195,915 in comparison to the year to date budget estimate of a cash surplus of \$29,997.

10. Explanation of Material Variances

All material variances as at 31 May 2018 have been detailed in the variance comments report in **Attachment 1**.

The materiality thresholds used for reporting variances are 10% and \$10,000. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year to date budget, where that variance exceeds \$10,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 2017/18 and is used in the preparation of the statements of financial activity when highlighting material variance in accordance with *Financial Management Regulation* 34(1) (d).

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial report for the preceding year and such other financial reports as are prescribed.

Regulation 34 (1) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare each month, a statement of financial activity reporting on the source and application of funds as set out in the adopted Annual Budget.

A statement of financial activity and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statement relates.

Section 6.8 of the *Local Government Act 1995*, specifies that a local government is not to incur expenditure from its Municipal Fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority decision of Council.

RISK MANAGEMENT IMPLICATIONS:

Low: Provision of monthly financial reports fulfils a statutory requirement.

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:

Not applicable.

COMMENTS:

All expenditure included in the Financial Statements is incurred in accordance with Council's revised budget.

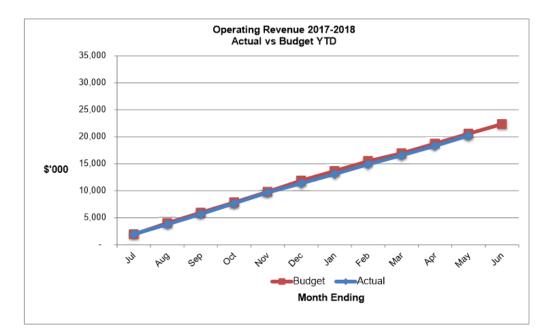
CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY PROGRAM AS AT 31 MAY 2018

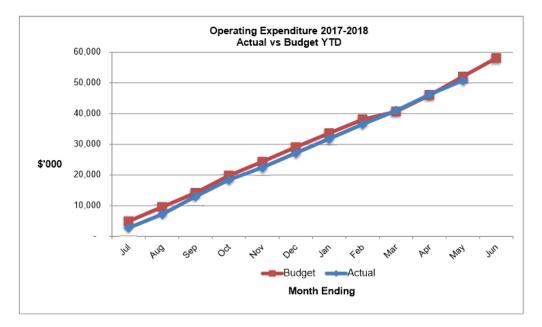


	Revised	YTD	YTD	YTD	YTD
	Budget	Budget	Actual	Variance	Variance
	2017/18 \$	2017/18 \$	2017/18 \$	2017/18 \$	2017/18 %
REVENUE FROM OPERATING ACTIVITIES (EXCLUDING F		•	•	*	70
Governance	142,340	141,540	149,678	8,138	6%
General Purpose Funding	1,874,176	1,830,814	1,944,748	113,934	6%
Law, Order, Public Safety	191,933	175,933	158,466	(17,467)	-10%
Health	356,058	346,803	351,966	5,163	1%
Education and Welfare	201,015	161,337	147,544	(13,793)	-9%
Community Amenities	1,069,740	967,519	857,517	(110,002)	-11%
Recreation and Culture	9,987,529	9,210,247	8,864,978	(345,269)	-4%
Transport Economic Services	7,715,140 242,291	7,010,476 224,402	7,276,999 231,190	266,523 6,788	4% 3%
Other Property and Services	572,420	527,476	252,298	(275,178)	-52%
outer hoperty and betwees	22,352,642	20,596,547	20,235,383	(361,164)	-2%
XPENDITURE FROM OPERATING ACTIVITIES		20,000,010	20,200,000	(001)101)	2.75
Governance	(3,784,927)	(3,451,272)	(3,509,528)	(58,256)	2%
General Purpose Funding	(865,282)	(819,295)	(828,638)	(9,343)	1%
Law, Order, Public Safety	(1,378,747)	(1,235,357)	(1,190,471)	44,886	-4%
Health	(1,268,589)	(1,142,688)	(1,042,321)	100,367	-9%
Education and Welfare	(1,330,146)	(1,199,280)	(1,102,465)	96,815	-8%
Community Amenities	(11,665,687)	(10,133,174)	(9,804,496)	328,678	-3%
Recreation and Culture	(22,559,993)	(20,409,090)	(19,972,400)	436,690	-2%
Transport	(12,703,334)	(11,470,580)	(10,958,687)	511,893	-4%
Economic Services	(774,190)	(695,627)	(634,774)	60,853	-9%
Other Property and Services	(1,753,225)	(1,541,023)	(1,782,465)	(241,442)	16%
	(58,084,120)	(52,097,386)	(50,826,245)	1,271,141	-2%
ET RESULT EXCLUDING GENERAL RATES	(35,731,478)	(31,500,839)	(30,590,861)	909,978	-3%
PERATING ACTIVITIES EXCLUDED FROM BUDGET					
NON-CASH EXPENDITURE AND REVENUE					
Add Deferred Rates Adjustment	0	0	9,237	9,237	0%
(Profit)/Loss on Asset Disposals	(415,015)	(415,015)	(139,766)	275,249	-66%
"Percent for Art" and "Cash in Lieu" Funds	(410,010)	(410,010)	(100,700)	210,240	0070
Adjustment	0	0	0	0	0%
Add Back Depreciation	10,246,060	9,401,653	9,427,275	25,622	0%
MOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,831,045	8,986,638	9,296,746	310,108	3%
WEATING ACTIVITIES					
NVESTING ACTIVITIES Non-Operating Grants, Subsidies and Contributions	2,733,778	2,136,000	1,662,343	(473,657)	-22%
Purchase Land and Buildings	(2,018,358)	(1,599,658)	(783,099)	816,559	-22 /0
Purchase Infrastructure Assets	(8,194,846)	(6,327,746)	(4,363,099)	1,964,647	-31%
Purchase Plant and Equipment	(1,441,911)	(841,111)	(923,179)	(82,068)	10%
Purchase Furniture and Equipment	(1,081,682)	(861,982)	(588,366)	273,616	-32%
Proceeds from Joint Venture Operations	333,333	333,333	166,667	(166,666)	-50%
Proceeds from Disposal of Assets	202,321	202,321	326,173	123,852	61%
	(9,467,365)	(6,958,843)	(4,502,561)	2,456,282	-35%
INANCING ACTIVITIES					
Repayments of Debentures	(881,398)	(805,798)	(805,397)	401	0%
Transfers to Reserves (Restricted Assets)	(2,401,835)	(1,902,510)	(500,669)	1,401,841	-74%
Transfers from Reserves (Restricted Assets)	1,194,291	674,291	594,439	(79,852)	-12%
· · · ·	(2,088,942)	(2,034,017)	(711,627)	1,322,390	-65%
Plus: Surplus/(Deficiency) Brought Fwd 1 July 2017	4,475,026	4,475,026	4,475,026	1	0%
Surplus/(Deficiency) before General Rates	(32,981,714)	(27,032,035)	(22,033,277)	4,998,759	-18%
Total Amount raised from General Rates	32,976,983	32,976,983	33,018,172	4,998,799 41,18 9	-10%
NET CURRENT ASSETS C/FWD - SURPLUS/(DEFICIT)	(4,731)	5,944,948	10,984,895	5,039,948	85%

CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY PROGRAM - GRAPH AS AT 31 MAY 2018

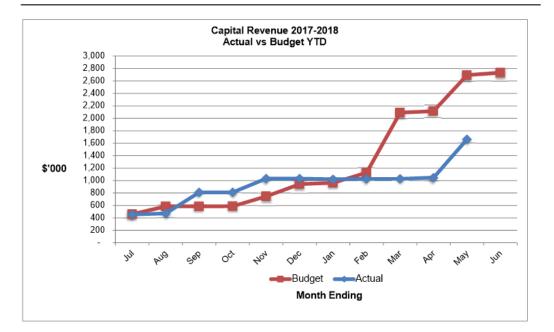


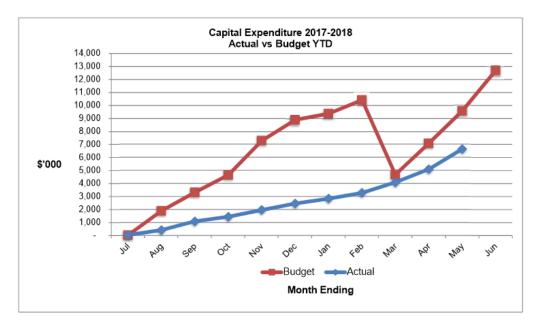




CITY OF VINCENT NOTE 5 - CAPITAL REVENUE / EXPENDITURE PROGRAM AS AT 31 MAY 2018







CITY OF VINCENT NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME BY NATURE AND TYPE AS AT 31 MAY 2018



19 JUNE 2018

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance May-18	YTD Variance May-18
REVENUE	\$	\$	\$	\$	%
Rates	32,976,983	32,976,983	33.018.172	41,189	0%
Operating Grants, Subsidies and Contributions	785,304	722,902	668,925	(53,977)	-7%
Fees and Charges	18.836.398	17,346,732	17.276.090	(70,642)	0%
Interest Earnings	921,700	883,438	965.145	81,707	9%
Other Revenue	1.394.225	1.228,460	1,174,993	(53,467)	-4%
	54,914,610	53,158,515	53,103,324	(55,191)	0%
EXPENDITURE					
Employee Costs	(26,110,063)	(23,889,071)	(23,848,900)	40,171	0%
Materials and Contracts	(17,921,093)	(15,739,150)	(14,829,594)	909,556	-6%
Utilities Charges	(1,955,570)	(1,703,066)	(1,522,387)	180,679	-11%
Interest Expenses	(995,630)	(837,499)	(819,948)	17,551	-2%
Insurance Expenses	(989,760)	(886,860)	(741,346)	145,514	-16%
Depreciation on Non-Current Assets	(10,246,060)	(9,401,653)	(9,427,275)	(25,622)	0%
Other Expenditure	134,056	359,913	373,671	13,758	4%
-	(58,084,120)	(52,097,386)	(50,815,780)	1,281,606	-2%
Non-Operating Grants, Subsidies and Contributions	2,733,778	2,136,000	1,662,343	(473,657)	-22%
Profit on Asset Disposals	415,015	415,015	150,231	(264,784)	-64%
Loss on Asset Disposals	-	-	(10,465)	(10,465)	0%
-	3,148,793	2,551,015	1,802,109	(748,906)	-29%

NET RESULT	(20,717)	3,612,144	4,089,654	477,510	13%
OTHER COMPREHENSIVE INCOME Changes on Revaluation of Non-Current Assets TOTAL OTHER COMPREHENSIVE INCOME	(20,717)	3,612,144	4,089,654	477,510	0% 13%
TOTAL COMPREHENSIVE INCOME	(20,717)	3,612,144	4,089,654	477,510	13%

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CITY OF VINCENT NOTE 3 - NET CURRENT FUNDING POSITION AS AT 31 MAY 2018



	Ref	Actual	Actual
	Note	31-May-18	30-Jun-17
		\$	\$
Current Assets			
Cash - Unrestricted		14,240,570	8,515,883
Cash - Restricted Reserves		8,814,349	8,908,119
Trade and Other Receivables - Rates		385,723	218,492
Trade and Other Receivables - Other Debtors	8	3,941,222	4,748,353
Inventories		213,426	181,244
Total Current Assets		27,595,290	22,572,091
Less: Current Liabilities			
Sundry and Other Creditors		(3,177,111)	(5,102,188)
Provisions - Current		(4,018,935)	(3,486,758)
Total Current Liabilities		(7,196,046)	(8,588,946)
Less:			
Reserves - Restricted Cash		(8,814,349)	(8,908,119)
Trade and Other Receivables - Other Debtors - Restricted Gra	nt	(600,000)	(600,000)
Net Current Funding Position		10,984,895	4,475,026



	Revised Budget 2017/18 \$	May 2018 Budget YTD \$	May 2018 Actual YTD \$	% YTD Budget
Operating Revenue By Service Area				
Chief Executive Officer	(200)	(100)	0	0%
Other Governance	(103,820)	(103,520)	(98,950)	96%
Human Resources	(36,320)	(36,320)	(50,040)	138%
Director Corporate Services	(1,331,396)	(1,266,763)	(1,343,527)	106%
Rates Services	(33,659,083)	(33,641,009)	(33,722,089)	100%
Finance Services	(363)	(363)	(1,179)	325%
Record Management	(2,000)	(1,600)	(688)	43%
Beatty Park Leisure Centre	(7,716,289)	(7,150,859)	(6,865,475)	96%
Library & Local History Services	(19,680)	(18,780)	(22,478)	120%
Community Partnerships	(56,000)	(30,159)	(9,596)	32%
Ranger Services	(7,786,500)	(7,111,936)	(7,352,561)	103%
Health Services	(356,058)	(346,803)	(351,966)	101%
Statutory Planning Services	(592,120)	(512,420)	(432,711)	84%
Compliance Services	(19,355)	(16,855)	(9,318)	55%
Policy and Place Services	(7,440)	(7,340)	(8,092)	110%
Building Services	(240,291)	(222,791)	(230,746)	104%
Engineering Design Services	(88,050)	(52,030)	(74,850)	144%
Environment Services	(24,500)	(20,900)	(18,753)	90%
Parks Services	(2,395,425)	(2,170,247)	(2,094,589)	97%
Waste Management Services	(330,610)	(328,310)	(315,190)	96%
Works & Operations Services	(149,110)	(119,410)	(100,526)	84%
Operating Revenue By Service Area Total	(54,914,610)	(53,158,515)	(53,103,324)	100%

Operating Expenditure By Service Area

Chief Executive Officer	2,255,404	2,062,799	2,001,856	97%
Human Resources	36,320	36,320	50,040	138%
Director Corporate Services	178,200	128,632	189,479	147%
Other Governance	598,435	529,417	549,864	104%
Rates Services	865,282	819,295	828,638	101%
Record Management	2,000	1,600	688	43%
Finance Services	363	363	1,179	325%
Information Systems	0	0	0	0%
Director Community Engagement	0	0	0	0%
Marketing and Communications	894,768	822,736	907,768	110%
Customer Services	0	0	0	0%
Beatty Park Leisure Centre	8,972,095	8,186,835	8,125,793	99%
Community Partnerships	1,978,186	1,784,835	1,733,095	97%
Community Connections	273,389	233,417	240,769	103%
Library & Local History Services	1,873,702	1,691,829	1,585,643	94%
Ranger Services	6,207,011	5,613,216	5,302,664	94%
Director Development Services	0	0	(0)	0%
Health Services	1,268,589	1,142,688	1,042,321	91%
Statutory Planning Services	2,550,333	2,339,624	2,195,303	94%
Compliance Services	670,326	605,314	605,779	100%
Policy and Place Services	1,744,757	1,445,363	1,435,949	99%
Building Services	739,190	669,291	599,979	90%
Director Engineering Services	0	0	0	0%
Engineering Design Services	2,333,833	2,094,345	1,844,625	88%
Environment Services	367,076	334,941	315,256	94%
Parks Services	13,429,006	12,078,585	11,752,365	97%
Waste Management Services	5,997,662	5,100,001	4,918,545	96%
Works & Operations Services	4,848,193	4,375,940	4,588,178	105%
Operating Expenditure By Service Area Total	58,084,120	52,097,386	50,815,780	98%

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Chief Executive Officer						
Chief Executive Officer Expenditure						
Employee Costs	450,130	405,521	357,664	(47,857)	-12%	Variance due to positions not filled and a position being reallocated to Corporate Services.
Other Employee Costs	11,050	9,750	9,715	(35)	0%	
Other Expenses	267,050	255,144	239,159	(15,985)	-6%	
Chief Executive Officer Expenditure Total	728,230	670,415	606,539	(63,876)	-10%	
Chief Executive Officer Indirect Costs						
Allocations	(728,230)	(670,415)	(606,539)	63,876	-10%	
Chief Executive Officer Indirect Costs Total	(728,230)	(670,415)	(606,539)	63,876	-10%	
Chief Executive Officer Total	0	0	0	0		-
Members of Council						
Members Of Council Revenue						
Revenue	(200)	(100)	0	100	-100%	
Members Of Council Revenue Total	(200)	(100)	0	100	-100%	
Members Of Council Expenditure						
Employee Costs	89,440	82,574	79,808	(2,766)	-3%	
Other Employee Costs	10,000	8,800	6,428	(2,372)	-27%	
Other Expenses	460,613	429,913	435,119	5,206	1%	
Members Of Council Expenditure Total	560,053	521,287	521,355	68	0%	
Members Of Council Indirect Costs						
Allocations	1,695,351	1,541,512	1,480,501	(61,011)	-4%	
Members Of Council Indirect Costs Total	1,695,351	1,541,512	1,480,501	(61,011)	-4%	
Members of Council Total	2,255,204	2,062,699	2,001,856	(60,843)	-3%	-

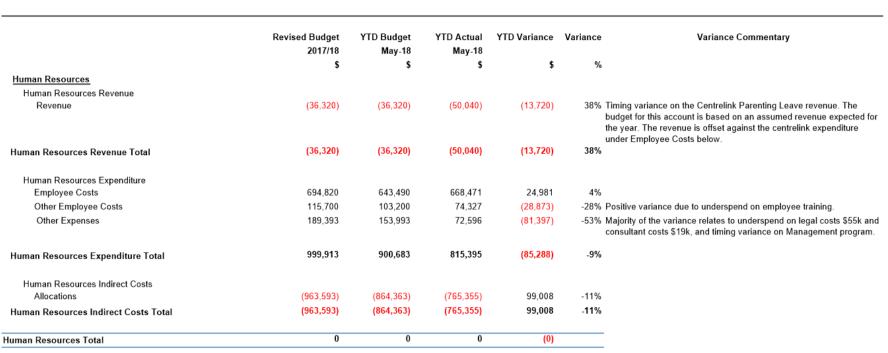


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	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commen
	\$	\$	\$	\$	%	
Other Governance						
Other Governance Revenue						
Revenue	(103,820)	(103,520)	(98,950)	4,570	-4%	
Other Governance Revenue Total	(103,820)	(103,520)	(98,950)	4,570	-4%	
Other Governance Expenditure						
Employee Costs	248,230	228,411	233,111	4,700	2%	
Other Employee Costs	5,200	2,239	3,365	1,126	50%	
Other Expenses	112,630	86,130	92,353	6,223	7%	
Other Governance Expenditure Total	366,060	316,780	328,829	12,049	4%	
Other Governance Indirect Costs						
Allocations	232,375	212,637	221,035	8,398	4%	
Other Governance Indirect Costs Total	232,375	212,637	221,035	8,398	4%	
Other Governance Total	494,615	425,897	450,914	25,017	6%	

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	Revised Budget 2017/18	YTD Budget	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	2017/18	May-18 \$	wiay-io \$	\$	%	
Director Corporate Services	¢.	¢.	4	Þ	70	
Director Corporate Services Director Corporate Services Expenditure						
	440.000	409.610	420.204	20.774	70/	Variance due to a position in Chief Evenutive Officer area being
Employee Costs	440,620	409,610	439,384	29,774	1 %	Variance due to a position in Chief Executive Officer area being reallocated to Corporate Services.
Other Employee Costs	9,530	8,230	6,259	(1,971)	-24%	
Other Expenses	5,040	4,600	3,696	(904)	-20%	
Director Corporate Services Expenditure Total	455,190	422,440	449,339	26,899	6%	
Director Corporate Services Indirect Costs						
Allocations	(455,190)	(422,440)	(449,339)	(26,899)	6%	
Director Corporate Services Indirect Costs Total	(455,190)	(422,440)	(449,339)	(26,899)	6%	
Director Corporate Services Total	0	0	0	0		-
						-
Insurance Premium						
Insurance Premium Expenditure						
Other Expenses	989,760	886,860	741,346	(145,514)	-16%	Positive variance on Workers Compensation Premium \$120k as a result of insurance premium being reviewed, and Property Insurance
						\$19k.
Insurance Premium Expenditure Total	989,760	886,860	741,346	(145,514)	-16%	
Insurance Premium Recovery						
Allocations	(889,760)	(815,628)	(604,653)	210,975	-26%	
Insurance Premium Recovery Total	(889,760)	(815,628)	(604,653)	210,975	-26%	
Insurance Premium Total	100,000	71,232	136,693	65,461	92%	-

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	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	variance	Variance Commentary
	\$	\$	\$	\$	%	
Insurance Claim						
Insurance Claim Recoup						
Revenue	(46,500)	(40,200)	(42,714)	(2,514)	6%	
Insurance Claim Recoup Total	(46,500)	(40,200)	(42,714)	(2,514)	6%	
Insurance Claim Expenditure						
Other Expenses	30,000	23,800	6,385	(17,415)	-73%	Insurance claim excess lower than budgeted due to a reduction in
Incurrence Claim Evenenditure Total	30,000	23,800	6,385	(17,415)	-73%	claims.
Insurance Claim Expenditure Total	50,000	25,000	0,505	(17,413)	-1570	
Insurance Claim Total	(16,500)	(16,400)	(36,329)	(19,929)	122%	-
Mindarie Regional Council						
Mindarie Regional Council Revenue						
Revenue	(92,820)	(59,775)	(59,982)	(207)	0%	
Mindarie Regional Council Revenue Total	(92,820)	(59,775)	(59,982)	(207)	0%	
Mindarie Regional Council Expenditure						
Other Expenses	48,200	33,600	46,401	12,801	38%	Negative variance due to unforseen legal costs.
Mindarie Regional Council Expenditure Total	48,200	33,600	46,401	12,801	38%	
Mindarie Regional Council Total	(44,620)	(26,175)	(13,581)	12,594	-48%	-
General Purpose Revenue						
General Purpose Revenue						
Revenue	(1,192,076)	(1,166,788)	(1,240,831)	(74,043)	6%	
General Purpose Revenue Total	(1,192,076)	(1,166,788)	(1,240,831)	(74,043)	6%	
General Purpose Revenue Total	(1,192,076)	(1,166,788)	(1,240,831)	(74,043)	6%	-

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	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance
	\$	s	s	\$	%
Rates Services	·	·	·	•	
Rates Services Revenue					
Revenue	(33,659,083)	(33,641,009)	(33,722,089)	(81,080)	0%
Rates Services Revenue Total	(33,659,083)	(33,641,009)	(33,722,089)	(81,080)	0%
Rates Services Expenditure					
Employee Costs	261,150	241,203	238,939	(2,264)	-1%
Other Employee Costs	300	200	0	(200)	-100%
Other Expenses	398,900	389,500	397,571	8,071	2%
Rates Services Expenditure Total	660,350	630,903	636,510	5,607	1%
Rates Services Indirect Costs					
Allocations	204,932	188,392	192,128	3,736	2%
Rates Services Indirect Costs Total	204,932	188,392	192,128	3,736	2%
Rates Services Total	(32,793,801)	(32,821,714)	(32,893,451)	(71,737)	0%



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Finance Services						
Finance Services Revenue						
Revenue	(363)	(363)	(1,179)	(816)	225%	
Finance Services Revenue Total	(363)	(363)	(1,179)	(816)	225%	
Finance Services Expenditure						
Employee Costs	743,140	686,518	693,089	6,571	1%	
Other Employee Costs	12,000	10,600	22,544	11,944	113%	External recruitment hired to work on projects.
Other Expenses	80,900	40,020	28,399	(11,621)	-29%	Made up of various favourable variances that are not individually material.
Finance Services Expenditure Total	836,040	737,138	744,033	6,895	1%	,
Finance Services Indirect Costs						
Allocations	(835,677)	(736,775)	(742,853)	(6,078)	1%	
Finance Services Indirect Costs Total	(835,677)	(736,775)	(742,853)	(6,078)	1%	,
Finance Services Total	0	0	0	0		

Information Technology

Employee Costs

Other Expenses

Allocations

Information Technology Total

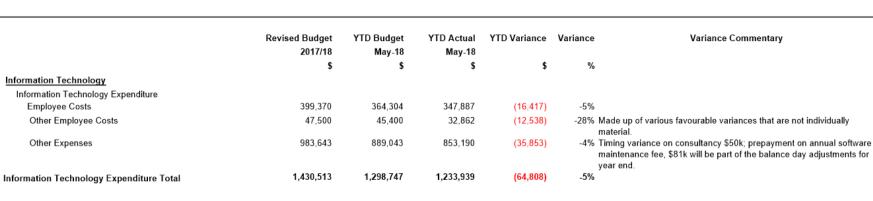
Other Employee Costs

Information Technology Expenditure

Information Technology Indirect Costs

Information Technology Indirect Costs Total

CITY OF VINCENT **NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE** BY SERVICE AREAS AS AT 31 MAY 2018



64,808

64,808

0

-5%

-5%

(1,233,939)

(1,233,939)

0

(1,430,513)

(1,430,513)

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(1,298,747)

(1,298,747)

0



	Revised Budget 2017/18	YTD Budget May₋18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Records Management						
Records Management Revenue						
Revenue	(2,000)	(1,600)	(688)	912	-57%	
Records Management Revenue Total	(2,000)	(1,600)	(688)	912	-57%	
Records Management Expenditure						
Employee Costs	248,470	231,774	234,763	2,989	1%	
Other Employee Costs	18,400	14,000	973	(13,027)	-93%	\$11k budget for agency labour not required.
Other Expenses	144,600	114,000	63,768	(50,232)	-44%	Underspent on contractor costs for the records management operational project.
Records Management Expenditure Total	411,470	359,774	299,504	(60,270)	-17%	
Records Management Indirect Costs						
Allocations	(409,470)	(358,174)	(298,816)	59,358	-17%	
Records Management Indirect Costs Total	(409,470)	(358,174)	(298,816)	59,358	-17%	
Records Management Total	0	0	0	0		



Variance Commentary

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance
	\$	\$	\$	\$	%
Director Community Engagement Expenditure					
Director Community Engagement Expenditure					
Employee Costs	285,290	264,251	284,759	20,508	8%
Other Employee Costs	7,070	6,370	6,264	(106)	-2%
Other Expenses	3,490	3,050	2,694	(356)	-12%
Director Community Engagement Expenditure Total	295,850	273,671	293,718	20,047	7%
Director Community Engagement Expenditure Total	295,850	273,671	293,718	20,047	7%
Director Community Engagement Indirect Costs					
Director Community Engagement Indirect Costs					
Allocations	(295,850)	(273,671)	(293,718)	(20,047)	7%
Director Community Engagement Indirect Costs Total	(295,850)	(273,671)	(293,718)	(20,047)	7%
Director Community Engagement Indirect Costs Total	(295,850)	(273,671)	(293,718)	(20,047)	7%



	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	May-18	May-18			
	\$	\$	\$	\$	%	
Marketing and Communications Expenditure						
Marketing and Communications Expenditure						
Employee Costs	461,460	437,382	528,247	90,865	21%	Variance due to department restructure and voluntary redundancy payments.
Other Employee Costs	2,200	1,650	6,229	4,579	278%	
Other Expenses	257,588	225,990	219,333	(6,657)	-3%	
Marketing and Communications Expenditure Total	721,248	665,022	753,809	88,787	13%	
Marketing and Communications Expenditure Total	721,248	665,022	753,809	88,787	13%	
Marketing and Communications Indirect Costs						-
Marketing and Communications Indirect Costs						
Allocations	173,520	157,714	153,959	(3,755)	-2%	
Marketing and Communications Indirect Costs Total	173,520	157,714	153,959	(3,755)	-2%	
Marketing and Communications Indirect Costs Total	173,520	157,714	153,959	(3,755)	-2%	
Customer Service Centre						-
Customer Services Centre Expenditure						
Employee Costs	456,780	442,621	498,645	56,024	13%	Variance due to department restructure and voluntary redundancy payments.
Other Employee Costs	28,900	26,900	15,751	(11,149)	-41%	Made up of various favourable variances that are not individually material.
Other Expenses	37,400	30,140	36,476	6,336	21%	
Customer Services Centre Expenditure Total	523,080	499,661	550,871	51,210	10%	
Customer Services Centre Indirect Costs						
Allocations	(523,080)	(499,661)	(550,871)	(51,210)	10%	
Customer Services Centre Indirect Costs Total	(523,080)	(499,661)	(550,871)	(51,210)	10%	
Customer Service Centre Total	0	0	0	0		-



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	1
Beatty Park Leisure Centre Administration						
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,527,521)	(2,311,621)	(2,267,521)	44,100	-2%	1
Beatty Park Leisure Centre Admin Revenue Total	(2,527,521)	(2,311,621)	(2,267,521)	44,100	-2%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,527,521	2,311,621	2,267,521	(44,100)	-2%	,
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,527,521	2,311,621	2,267,521	(44,100)	-2%	,
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	855,720	798,581	849,478	50,897	6%	•
Other Employee Costs	13,380	11,980	4,742	(7,238)	-60%	
Other Expenses	342,450	306,650	255,405	(51,245)	-17%	Timing variance on consultants costs.
Beatty Park Leisure Centre Admin Expenditure Total	1,211,550	1,117,211	1,109,625	(7,586)	-1%	,
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,211,550)	(1,117,211)	(1,109,625)	7,586	-1%	,
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,211,550)	(1,117,211)	(1,109,625)	7,586	-1%	,
Beatty Park Leisure Centre Administration Total	0	0	0	(0)		-

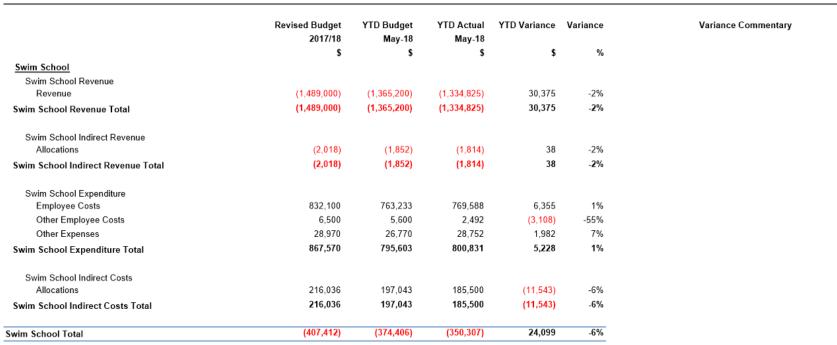
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	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	May-18	May-18			
	5	\$	5	\$	%	
Beatty Park Leisure Centre Building						
Beatty Park Leisure Centre Building Revenue						
Revenue	(159,350)	(144,520)	(145,313)	(793)	1%	
Beatty Park Leisure Centre Building Revenue Total	(159,350)	(144,520)	(145,313)	(793)	1%	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	536,133	481,819	427,680	(54,139)	-11%	Timing variance on contractors and labour costs.
Ground Maintenance	41,500	32,437	23,093	(9,344)	-29%	
Other Expenses	2,109,857	1,891,111	1,889,983	(1,128)	0%	
Beatty Park Leisure Centre Occupancy Costs Total	2,687,490	2,405,367	2,340,756	(64,611)	-3%	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,528,140)	(2,260,847)	(2,195,443)	65,404	-3%	
Beatty Park Leisure Centre Indirect Costs Total	(2,528,140)	(2,260,847)	(2,195,443)	65,404	-3%	
Beatty Park Leisure Centre Building Total	0	0	0	0		-

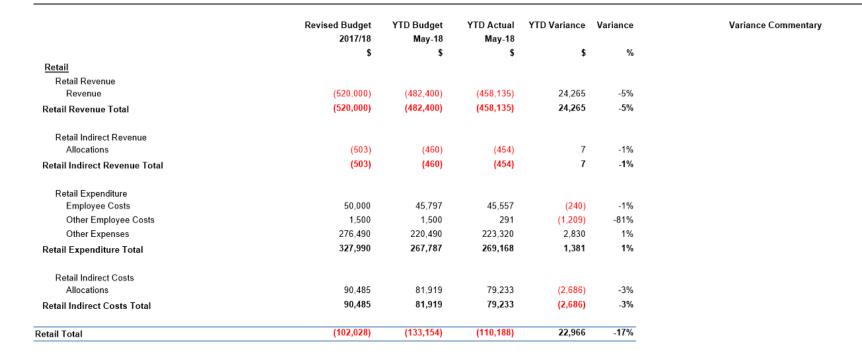


	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18 \$	May₋18 \$	May-18 \$	\$	%	
Swimming Pool Areas	¢	Þ	3	¢	70	
Swimming Pool Areas Revenue						
Revenue	(1,866,475)	(1,767,075)	(1,667,539)	99,536	-6%	
Swimming Pool Areas Revenue Total	(1,866,475)	(1,767,075)	(1,667,539)	99,536	-6%	
Swimming Pool Areas Indirect Revenue						
Allocations	(397,833)	(363,852)	(356,908)	6,944	-2%	
Swimming Pool Areas Indirect Revenue Total	(397,833)	(363,852)	(356,908)	6,944	-2%	
Swimming Pool Areas Expenditure						
Employee Costs	966,550	894,315	911,797	17,482	2%	
Other Employee Costs	20,000	19,000	22,604	3,604	19%	
Other Expenses	211,810	205,510	252,055	46,545		\$12k higher on plant maintenance cost due to reactive maintenance on indoor pool and \$16k higher on Water Treatment Chemicals than anticipated.
Swimming Pool Areas Expenditure Total	1,198,360	1,118,825	1,186,455	67,630	6%	
Swimming Pool Areas Indirect Costs						
Allocations	2,845,408	2,566,381	2,487,694	(78,687)	-3%	
Swimming Pool Areas Indirect Costs Total	2,845,408	2,566,381	2,487,694	(78,687)	-3%	
Swimming Pool Areas Total	1,779,460	1,554,279	1,649,703	95,424	6%	



	Revised Budget 2017/18	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	May₋18 \$	May-18 \$	\$	%	
Café	Ť	÷	•	Ŷ		
Cafe Revenue						
Revenue	(740,407)	(695,107)	(628,436)	66,671		Sales are \$45k lower than budgeted due to patron lower than
						expected in summer and contributions received overbudgeted by \$15k.
Cafe Revenue Total	(740,407)	(695,107)	(628,436)	66,671	-10%	, vol 6
Cafe Indirect Revenue						
Allocations	(2.018)	(1,852)	(1,814)	38	-2%	
Cafe Indirect Revenue Total	(2,018)	(1,852)	(1,814)	38	-2%	
Cafe Expenditure						
Employee Costs	386,640	363,054	390,428	27,374	8%	
Other Employee Costs	500	500	529	29	6%	
Other Expenses	301,480	290,480	293,369	2,889	1%	
Cafe Expenditure Total	688,620	654,034	684,326	30,292	5%	
Cafe Indirect Costs						
Allocations	115,172	104,124	98,192	(5,932)	-6%	
Cafe Indirect Costs Total	115,172	104,124	98,192	(5,932)	-6%	
Café Total	61,367	61,199	152,269	91,070	149%	



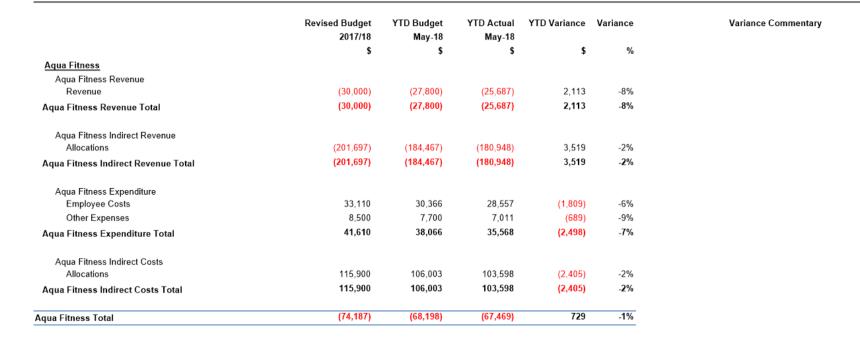


	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Health and Fitness						
Health and Fitness Revenue						
Revenue	(189,000)	(179,000)	(164,192)	14,808	-8%	
Health and Fitness Revenue Total	(189,000)	(179,000)	(164,192)	14,808	-8%	
Health and Fitness Indirect Revenue						
Allocations	(1,407,329)	(1,287,101)	(1,262,555)	24,546	-2%	
Health and Fitness Indirect Revenue Total	(1,407,329)	(1,287,101)	(1,262,555)	24,546	-2%	
Health and Fitness Expenditure						
Employee Costs	554,520	508,779	506,912	(1,867)	0%	
Other Employee Costs	9,000	7,400	2,503	(4,897)	-66%	
Other Expenses	194,040	187,740	185,369	(2,371)	-1%	
Health and Fitness Expenditure Total	757,560	703,919	694,784	(9,135)	-1%	
Health and Fitness Indirect Costs						
Allocations	614,146	554,404	533,714	(20,690)	-4%	
Health and Fitness Indirect Costs Total	614,146	554,404	533,714	(20,690)	-4%	
Health and Fitness Total	(224,623)	(207,778)	(198,250)	9,528	-5%	

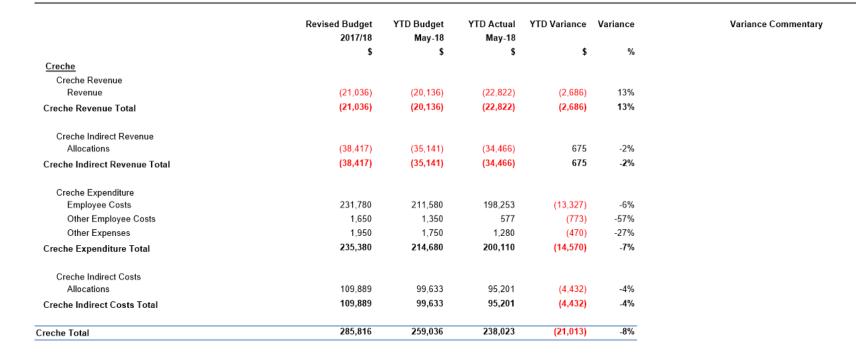




	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18 \$	May-18 \$	May-18 \$	\$	%	
Group Fitness	J.	Þ	J.	¢	70	
Group Fitness Revenue						
Revenue	(173,500)	(158,000)	(151,004)	6,996	-4%	
Group Fitness Revenue Total	(173,500)	(158,000)	(151,004)	6,996	-4%	,
Group Fitness Indirect Revenue						
Allocations	(477,706)	(436,896)	(428,561)	8,335	-2%	
Group Fitness Indirect Revenue Total	(477,706)	(436,896)	(428,561)	8,335	-2%	,
Group Fitness Expenditure						
Employee Costs	275,940	253,135	255,508	2,373	1%	
Other Employee Costs	900	800	4,360	3,560	445%	
Other Expenses	105,020	98,420	85,454	(12,966)	-13%	Made up of various favourable variances that are not individually material.
Group Fitness Expenditure Total	381,860	352,355	345,322	(7,033)	-2%	
Group Fitness Indirect Costs						
Allocations	206,759	187,539	180,781	(6,758)	-4%	
Group Fitness Indirect Costs Total	206,759	187,539	180,781	(6,758)	-4%	,
Group Fitness Total	(62,587)	(55,002)	(53,462)	1,540	-3%	









	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Community Partnership Mgmt Administration						
Community Partnerships Management Administration						
Employee Costs	527,930	480,061	471,176	(8,885)	-2%	
Other Employee Costs	1,150	1,050	938	(112)	-11%	
Other Expenses	192,500	161,200	133,768	(27,432)	-17%	Timing variance on consultants costs.
Community Partnerships Management Administration Total	721,580	642,311	605,882	(36,429)	-6%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	137,975	124,933	116,633	(8,300)	-7%	
Community Partnerships Mgmt Admin Recove	(859,555)	(767,244)	(722,515)	44,729	-6%	
Community Partnerships Mgmt Admin Indirect Costs Total	(721,580)	(642,311)	(605,882)	36,429	-6%	
ommunity Partnership Mgmt Administration Total	0	0	(0)	0		-
Community Connections						
Community Connections Expenditure						
Employee Costs	89,440	81,305	80,048	(1,257)	-2%	
Other Employee Costs	4,910	4,410	4,093	(317)	-7%	
Other Expenses	126,200	99,863	110,188	10,325	10%	
Community Connections Expenditure Total	220,550	185,578	194,329	8,751	5%	
Community Connections Indirect Costs						
Allocations	52,839	47,839	46,440	(1,399)	-3%	
Community Connections Indirect Costs Total	52,839	47,839	46,440	(1,399)	-3%	
Community Connections Total	273,389	233,417	240,769	7,352	3%	-



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	May-10 \$	May-10	\$	%	
Recreation, Arts and Culture						
Recreation, Arts and Culture Revenue						
Revenue	(18,000)	(11,250)	(615)	10,635	-95%	Leederville Hotel to make \$13k Mural/Wall Art contribution
Recreation, Arts and Culture Revenue Total	(18,000)	(11,250)	(615)	10,635	-95%	
Recreation, Arts and Culture Expenditure						
Employee Costs	92,220	90,888	188,549	97,661	107%	Variance due to department restructure and voluntary redundancy payments.
Other Employee Costs	4,950	4,250	3,217	(1,033)	-24%	
Other Expenses	433,370	391,989	327,664	(64,325)	-16%	\$32k savings due to cancellation of Beaufort Street Festival and a total of \$12k underspent on various events.
Recreation, Arts and Culture Expenditure Total	530,540	487,127	519,429	32,302	7%	
Recreation, Arts and Culture Indirect Costs						
Allocations	131,354	118,860	131,762	12,902	11%	
Community Partnerships Mgmt Admin Alloca	386,799	345,259	325,132	(20,127)	-6%	
Recreation, Arts and Culture Indirect Costs Total	518,153	464,119	456,894	(7,225)	-2%	
Recreation, Arts and Culture Total	1,030,693	939,996	975,708	35,712	4%	



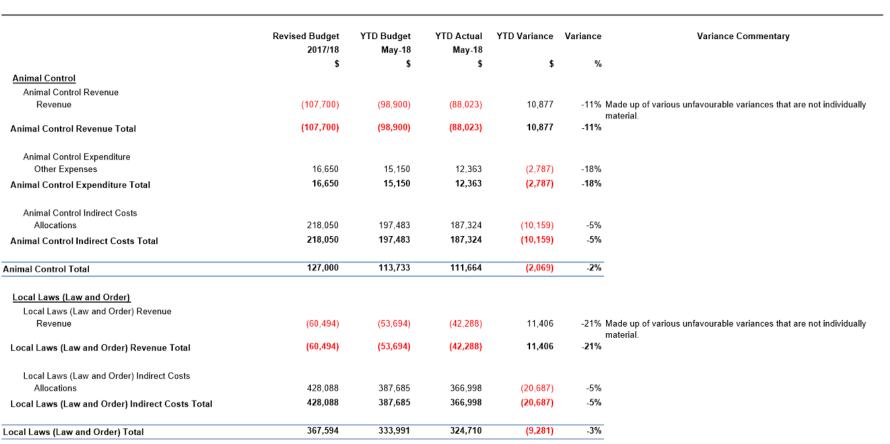
	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18 \$	May-18 \$	May-18 \$	\$	%	
Senior, Disability and Youth Services	÷	Ŷ	•	÷	,,,	
Senior, Disability and Youth Services Revenue						
Revenue	(38,000)	(18,909)	(8,981)	9,928	-53%	Revenue on senior program fee lower than budgeted.
Senior, Disability and Youth Services Revenue Total	(38,000)	(18,909)	(8,981)	9,928	-53%	
Senior, Disability and Youth Services Expenditure						
Employee Costs	178,870	170,070	182,153	12,083	7%	
Other Employee Costs	2,050	1,750	900	(850)	-49%	
Other Expenses	269,470	232,443	169,448	(62,995)		Timing variance on consultant costs \$51k for Public Open Space Strategy, and Donation/Sponsorship \$12k
Senior, Disability and Youth Services Expenditure Total	450,390	404,263	352,502	(51,761)	-13%	
Senior, Disability and Youth Serv Indirect Costs						
Allocations	135,278	122,428	115,265	(7,163)	-6%	
Community Partnerships Mgmt Admin Alloca	343,825	306,898	289,006	(17,892)	-6%	
Senior, Disability and Youth Serv Indirect Costs Total	479,103	429,326	404,271	(25,055)	-6%	
Senior, Disability and Youth Services Total	891,493	814,680	747,792	(66,888)	-8%	

	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2017/18 \$	May₋18 \$	May-18 \$	\$	%
Library Services	Э	3	3	2	70
Library Services Revenue					
Revenue	(19,680)	(18,780)	(22,478)	(3,698)	20%
	(19,680)	(18,780)	(22,478)	(3,698)	20%
Library Services Revenue Total	(15,000)	(10,700)	(22,470)	(3,030)	20 %
Library Services Expenditure					
Employee Costs	912,920	830,801	775,946	(54,855)	-7%
Other Employee Costs	6,490	6,090	4,932	(1,158)	-19%
Other Expenses	88,000	78,184	71,071	(7,113)	-9%
Library Services Expenditure Total	1,007,410	915,075	851,948	(63,127)	-7%
Library Services Indirect Costs					
Allocations	447,809	403,972	374,815	(29,157)	-7%
Community Partnerships Mgmt Admin Alloca	128,931	115,087	108,377	(6,710)	-6%
Library Services Indirect Costs Total	576,740	519,059	483,192	(35,867)	-7%
Library Services Total	1,564,470	1,415,354	1,312,662	(102,692)	-7%
Library Building					
Library Occupancy Costs					
Building Maintenance	93,000	84,361	81,975	(2,386)	-3%
Other Expenses	191,122	168,447	164,049	(4,398)	-3%
Library Occupancy Costs Total	284,122	252,808	246,024	(6,784)	-3%
Library Indirect Costs					
Allocations	5,430	4,887	4,479	(408)	-8%
Library Indirect Costs Total	5,430	4,887	4,479	(408)	-8%
Library Building Total	289,552	257,695	250,503	(7,192)	-3%





	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Varianc	e Variance Commentary
	2017/18 \$	May-18 \$	May-18 \$	\$	9	,
Ranger Services Administration	Ф	Þ	3	Þ	7	0
Ranger Services Administration Revenue						
Revenue	(3,870)	(3,470)	(2,571)	899	-26%	6
Ranger Services Administration Revenue Total	(3,870)	(3,470)	(2,571)	899	-26%	-
Ranger Services Administration Expenditure						
Employee Costs	2,379,630	2,176,007	2,097,204	(78,803)	-49	6
Other Employee Costs	56,680	48,380	35,552	(12,828)	-27%	6 Made up of various favourable variances that are not individually material.
Other Expenses	135,680	99,280	92,996	(6,284)	-6%	
Ranger Services Administration Expenditure Total	2,571,990	2,323,667	2,225,753	(97,914)	-4%	6
Ranger Services Administration Indirect Costs						
Allocations	(2,568,120)	(2,320,197)	(2,223,182)	97,015	-4%	6
Ranger Services Administration Indirect Costs Total	(2,568,120)	(2,320,197)	(2,223,182)	97,015	-4%	6
Ranger Services Administration Total	0	0	0	(0)		-
Fire Prevention						
Fire Prevention Revenue						
Revenue	(2,296)	(2,296)	(3,248)	(952)	41%	6
Fire Prevention Revenue Total	(2,296)	(2,296)	(3,248)	(952)	41%	6
Fire Prevention Indirect Costs						
Allocations	218,050	197,483	188,925	(8,558)	-4%	0
Fire Prevention Indirect Costs Total	218,050	197,483	188,925	(8,558)	-4%	6
Fire Prevention Total	215,754	195,187	185,677	(9,510)	-5%	6



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	Revised Budget 2017/18	YTD Budget May₋18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Abandoned Vehicles						
Abandoned Vehicles Revenue						
Revenue	(26,000)	(23,300)	(19,530)	3,771	-16%	
Abandoned Vehicles Revenue Total	(26,000)	(23,300)	(19,530)	3,771	-16%	
Abandoned Vehicles Expenditure						
Other Expenses	16,000	13,600	7,737	(5,863)	-43%	
Abandoned Vehicles Expenditure Total	16,000	13,600	7,737	(5,863)	-43%	
Abandoned Vehicles Indirect Costs						
Allocations	218,050	197,483	187,324	(10,159)	-5%	
Abandoned Vehicles Indirect Costs Total	218,050	197,483	187,324	(10,159)	-5%	
bandoned Vehicles Total	208,050	187,783	175,532	(12,251)	-7%	-
Inspectorial Control						
Inspectorial Control Revenue						
Revenue	(2,431,800)	(2,208,000)	(2,346,177)	(138,177)	6%	
Inspectorial Control Revenue Total	(2,431,800)	(2,208,000)	(2,346,177)	(138,177)	6%	
Inspectorial Control Expenditure						
Other Expenses	1,093,929	1,025,745	921,271	(104,474)		Timing variance on fines lodgment fees\$68k and software license \$30k, \$34k not yet required for parking ticket supplies, and Bank Charges \$24k higher than budget estimates.
Inspectorial Control Expenditure Total	1,093,929	1,025,745	921,271	(104,474)	-10%	
Inspectorial Control Indirect Costs						
Allocations	2,500,069	2,264,141	2,142,981	(121,160)	-5%	
Inspectorial Control Indirect Costs Total	2,500,069	2,264,141	2,142,981	(121,160)	-5%	
nspectorial Control Total	1,162,198	1,081,886	718,075	(363,811)	-34%	-



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	May-18	May-10	\$	%	
Car Park Control						
Car Park Control Revenue						
Revenue	(2,758,160)	(2,523,728)	(2,528,336)	(4,608)	0%	
Car Park Control Revenue Total	(2,758,160)	(2,523,728)	(2,528,336)	(4,608)	0%	
Car Park Control Expenditure						
Ground Maintenance	193,280	163,675	136,347	(27,328)	-17%	Timing variance on labour costs.
Other Expenses	768,750	683,730	646,686	(37,044)	-5%	
Car Park Control Expenditure Total	962,030	847,405	783,033	(64,372)	-8%	
Car Park Control Total	(1,796,130)	(1,676,323)	(1,745,303)	(68,980)	4%	
Kerbside Parking Control						
Kerbside Parking Control Revenue						
Revenue	(2,396,180)	(2,198,548)	(2,322,390)	(123,842)	6%	
Kerbside Parking Control Revenue Total	(2,396,180)	(2,198,548)	(2,322,390)	(123,842)	6%	
Kerbside Parking Control Expenditure						
Other Expenses	527,075	459,303	499,545	40,242	9%	
Kerbside Parking Control Expenditure Total	527,075	459,303	499,545	40,242	9%	
Kerbside Parking Control Total	(1,869,105)	(1,739,245)	(1,822,845)	(83,600)	5%	
Dog Pound Expenditure						
Dog Pound Expenditure						
Building Maintenance	5,150	4,268	2,594	(1,674)	-39%	
Other Expenses	0	0	0	0		
Dog Pound Expenditure Total	5,150	4,268	2,594	(1,674)	-39%	
Dog Pound Expenditure Total	5,150	4,268	2,594	(1,674)	-39%	



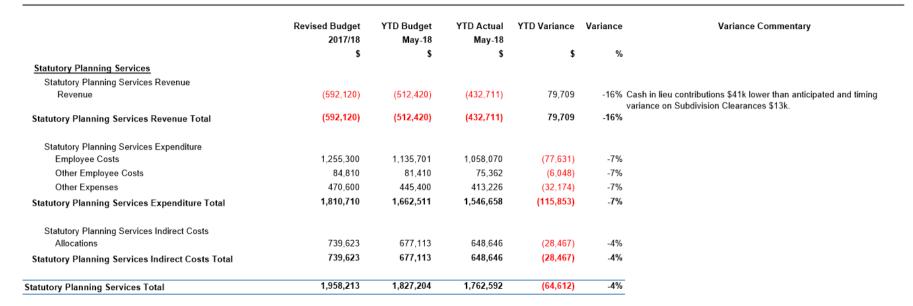
	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Director Development Services						
Director Development Services Expenditure						
Employee Costs	411,410	379,139	380,960	1,821	0%	
Other Employee Costs	2,440	2,140	853	(1,287)	-60%	
Other Expenses	4,830	4,130	3,317	(813)	-20%	
Director Development Services Expenditure Total	418,680	385,409	385,131	(278)	0%	
Director Development Services Indirect Costs						
Allocations	(418,680)	(385,409)	(385,131)	278	0%	
Director Development Services Indirect Costs Total	(418,680)	(385,409)	(385,131)	278	0%	
Director Development Services Total	0	0	0	(0)		



	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	May-18	May-18			
	\$	5	5	\$	%	
Health Administration and Inspection						
Health Administration and Inspection Revenue						
Revenue	(334,978)	(326,478)	(333,427)	(6,949)	2%	
Health Administration and Inspection Revenue Total	(334,978)	(326,478)	(333,427)	(6,949)	2%	
Health Administration and Inspection Expenditure						
Employee Costs	670,120	611,245	585,179	(26,066)	-4%	
Other Employee Costs	22,380	20,580	14,921	(5,659)	-27%	
Other Expenses	105,800	85,725	59,568	(26,157)	-31%	Timing variances and potential savings mainly on Legal Costs \$4k, Syringe Disposal Strategy \$3k, and Equipment Maintenance \$2k.
Health Administration and Inspection Expenditure Total	798,300	717,550	659,668	(57,882)	-8%	
Health Administration and Inspection Indirect Cost						
Allocations	353,333	322,212	295,234	(26,978)	-8%	
Health Administration and Inspection Indirect Cost Total	353,333	322,212	295,234	(26,978)	-8%	
Health Administration and Inspection Total	816,655	713,284	621,474	(91,810)	-13%	-

	Revised Budget 2017/18	YTD Budget	YTD Actual	YTD Variance	Variance
	2017/18	May-18 \$	May-18 \$	\$	%
Food Control	Ŷ	J.	4	4	70
Food Control Revenue					
Revenue	(2,000)	(1,500)	0	1,500	-100%
Food Control Revenue Total	(2,000)	(1,500)	0	1,500	-100%
Food Control Expenditure					
Other Expenses	21,500	18,300	8,628	(9,672)	-53%
Food Control Expenditure Total	21,500	18,300	8,628	(9,672)	-53%
Food Control Total	19,500	16,800	8,628	(8,172)	-49%
Health Clinics					
Health Clinics Revenue					
Revenue	(19,080)	(18,825)	(18,539)	286	-2%
Health Clinics Revenue Total	(19,080)	(18,825)	(18,539)	286	-2%
Health Clinics Expenditure					
Building Maintenance	26,507	23,012	17,779	(5,233)	-23%
Ground Maintenance	0	0	2,367	2,367	
Other Expenses	66,549	59,455	56,662	(2,793)	-5%
Health Clinics Expenditure Total	93,056	82,467	76,807	(5,660)	-7%
Health Clinics Indirect Costs					
Allocations	2,400	2,159	1,985	(174)	-8%
Health Clinics Indirect Costs Total	2,400	2,159	1,985	(174)	-8%
Health Clinics Total	76,376	65,801	60,253	(5,548)	-8%







	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commenta
	\$	\$	\$	\$	%	
Compliance Services						
Compliance Services Revenue						
Revenue	(19,355)	(16,855)	(9,318)	7,537	-45%	
Compliance Services Revenue Total	(19,355)	(16,855)	(9,318)	7,537	-45%	
Compliance Services Expenditure						
Employee Costs	350,100	324,265	344,602	20,337	6%	
Other Employee Costs	6,960	6,060	4,500	(1,560)	-26%	
Other Expenses	57,900	41,900	36,381	(5,519)	-13%	
Compliance Services Expenditure Total	414,960	372,225	385,484	13,259	4%	
Compliance Services Indirect Costs						
Allocations	255,366	233,089	220,296	(12,793)	-5%	
Compliance Services Indirect Costs Total	255,366	233,089	220,296	(12,793)	-5%	
ompliance Services Total	650,971	588,459	596,462	8,003	1%	



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Policy and Place Services						
Policy and Place Services Revenue						
Revenue	(7,440)	(7,340)	(8,092)	(752)	10%	•
Policy and Place Services Revenue Total	(7,440)	(7,340)	(8,092)	(752)	10%	,
Policy and Place Serv Expenditure						
Employee Costs	896,520	820,151	828,603	8,452	1%	•
Other Employee Costs	15,260	13,660	10,345	(3,315)	-24%	•
Other Expenses	457,020	270,150	267,753	(2,397)	-1%	\$21k prepayment on data acquisition, will be part of the balance day adjustments for year end.
Policy and Place Serv Expenditure Total	1,368,800	1,103,961	1,106,701	2,740	0%	
Policy and Place Services Indirect Cost						
Allocations	375,957	341,402	329,249	(12,153)	-4%	•
Policy and Place Services Indirect Cost Total	375,957	341,402	329,249	(12,153)	-4%	•
Policy and Place Services Total	1,737,317	1,438,023	1,427,857	(10,166)	-1%	



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	2017/18	May-18	way-to \$	\$	%	
Building Control	·			Ŧ		
Building Control Revenue						
Revenue	(240,291)	(222,791)	(230,746)	(7,955)	4%	
Building Control Revenue Total	(240,291)	(222,791)	(230,746)	(7,955)	4%	
Building Control Expenditure						
Employee Costs	391,530	350,740	301,096	(49,644)	-14% \$	Salary savings are expected.
Other Employee Costs	10,590	9,790	17,117	7,327	75%	
Other Expenses	26,500	22,800	13,750	(9,050)	-40%	
Building Control Expenditure Total	428,620	383,330	331,963	(51,367)	-13%	
Building Control Indirect Costs						
Allocations	310,570	285,961	268,016	(17,945)	-6%	
Building Control Indirect Costs Total	310,570	285,961	268,016	(17,945)	-6%	
Building Control Total	498,899	446,500	369,233	(77,267)	-17%	

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance		
	\$	\$	\$	\$	%	
Director Engineering Expenditure						
Director Engineering Expenditure	270 000	227 202	200 040	(60.060)	400/	Only and the second second second
Employee Costs	378,680	327,202	266,940	(60,262)		Salary savings are expected.
Other Employee Costs	12,120	11,011	9,640	(1,371)	-12%	
Other Expenses	62,600	36,022	42,487	6,465	18%	
Director Engineering Expenditure Total	453,400	374,235	319,068	(55,167)	-15%	
Director Engineering Indirect Costs						
Allocations	(453,400)	(374,235)	(319,068)	55,167	-15%	
Director Engineering Indirect Costs Total	(453,400)	(374,235)	(319,068)	55,167	-15%	
irector Engineering Expenditure Total	0	0	0	0		-
Engineering Design Services Engineering Design Services Revenue Revenue	(6,050)	(5,151)	(5,630)	(479)	9%	
Engineering Design Services Revenue Total	(6,050)	(5,151)	(5,630)	(479)	9%	
Engineering Design Services Expenditure						
Employee Costs	495,550	463,651	475,826	12,175	3%	
Other Employee Costs	31,100	29,475	41,174	11,699		\$14k spent on agency labour to back fill a position.
Other Expenses	248,750	209,286	162,587	(46,699)	-22%	Timing variance on asset management data collection fees \$13 consultants \$19k and traffic survey \$10k.
Engineering Design Services Expenditure Total	775,400	702,412	679,587	(22,825)	-3%	
Engineering Design Services Indirect Costs						
Allocations	389,774	347,249	316,531	(30,718)	-9%	
Engineering Design Services Indirect Costs Total	389,774	347,249	316,531	(30,718)	-9%	



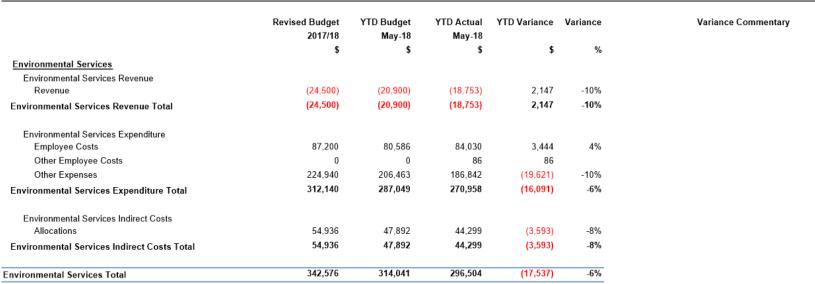
	Revised Budget 2017/18	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	May-18 \$	May-18 \$	\$	%	
Bike Station Expenditure	Þ	Þ	3	Þ	70	
Bike Station Expenditure						
Other Expenses	8,000	7,081	6,880	(201)	-3%	
Bike Station Expenditure Total	8,000	7,081	6,880	(201)	-3%	
Dike Station Experiatarie Total	-,	.,	-,	()		
Bike Station Expenditure Total	8,000	7,081	6,880	(201)	-3%	
Street Lighting						
Street Lighting Revenue						
Revenue	(23,000)	0	(24,607)	(24,607)		
Street Lighting Revenue Total	(23,000)	0	(24,607)	(24,607)		
Street Lighting Expenditure						
Other Expenses	840,000	746,134	567,259	(178,875)	-24%	\$250k timing variance on electricity bills and \$22k underspend on
Street Lighting Expenditure Total	840,000	746,134	567,259	(178,875)	-24%	contractors.
Street Lighting Total	817,000	746,134	542,652	(203,482)	-27%	
Underground Power Project						
Underground Power Project Revenue						
Revenue	0	0	(304)	(304)		
Underground Power Project Revenue Total	0	0	(304)	(304)		
Underground Power Project Total	0	0	(304)	(304)		

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Comm
	\$	\$	\$	\$	%	
Bus Shelter						
Bus Shelter Revenue						
Revenue	(59,000)	(46,879)	(44,309)	2,570	-5%	
Bus Shelter Revenue Total	(59,000)	(46,879)	(44,309)	2,570	-5%	
Bus Shelter Expenditure						
Other Expenses	100,659	92,380	89,563	(2,817)	-3%	
Bus Shelter Expenditure Total	100,659	92,380	89,563	(2,817)	-3%	
Bus Shelter Total	41,659	45,501	45,254	(247)	-1%	
Parking and Street Name Signs Expenditure						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	77,368	76,318	(1,050)	-1%	
Parking and Street Name Signs Expenditure Total	86,000	77,368	76,318	(1,050)	-1%	
Parking and Street Name Signs Expenditure Total	86,000	77,368	76,318	(1,050)	-1%	
Crossovers						
Crossovers Expenditure						
Other Expenses	15,000	13,011	9,195	(3,816)	-29%	
Crossovers Expenditure Total	15,000	13,011	9,195	(3,816)	-29%	
Crossovers Total	15,000	13,011	9,195	(3,816)	-29%	



	Revised Budget 2017/18	YTD Budget May₋18	YTD Actual May-18	YTD Variance	Variance
	\$	\$	\$	\$	%
Roads Linemarking Expenditure					
Roads Linemarking Expenditure					
Other Expenses	65,000	55,443	49,916	(5,527)	-10%
Roads Linemarking Expenditure Total	65,000	55,443	49,916	(5,527)	-10%
Roads Linemarking Expenditure Total	65,000	55,443	49,916	(5,527)	-10%
Tree Lighting Leederville Expenditure					
Tree Lighting Leederville Expenditure					
Other Expenses	50.000	49,267	47,068	(2,199)	-4%
Tree Lighting Leederville Expenditure Total	50,000	49,267	47,068	(2,199)	-4%
Tree Lighting Leederville Expenditure Total	50,000	49,267	47,068	(2,199)	-4%
Parklets Expenditure					
Parklets Expenditure					
Other Expenses	4,000	4,000	2,308	(1,692)	-42%
Parklets Expenditure Total	4,000	4,000	2,308	(1,692)	-42%
Parklets Expenditure Total	4,000	4,000	2,308	(1,692)	-42%

Variance Commentary





	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Property Management Administration						
Property Management Administration Revenue						
Revenue	(2,810)	(2,510)	(5,138)	(2,628)	105%	1 · · · · · · · · · · · · · · · · · · ·
Property Management Administration Revenue Total	(2,810)	(2,510)	(5,138)	(2,628)	105%	
Property Management Administration Expenditure						
Employee Costs	319,640	293,012	288,285	(4,727)	-2%	1 · · · · · · · · · · · · · · · · · · ·
Other Employee Costs	4,060	3,660	3,383	(277)	-8%	
Other Expenses	42,930	39,530	42,651	3,121	8%	1
Property Management Administration Expenditure Total	366,630	336,202	334,319	(1,883)	-1%	,
Property Management Administration Indirect Costs						
Allocations	216,701	192,090	161,769	(30,321)	-16%	
Property Management Administration Indirect Costs Total	216,701	192,090	161,769	(30,321)	-16%	,
Property Management Administration Total	580,521	525,782	490,950	(34,832)	-7%	
Civic Centre Building						
Civic Centre Building Expenditure						
Building Maintenance	247,485	234,904	266,554	31,650	13%	Major variance is assoicated with timing of building maintenance required at the Civic Centre.
Ground Maintenance	73,000	66,075	62,308	(3,767)	-6%	
Other Expenses	721,072	645,063	630,625	(14,438)	-2%	
Civic Centre Building Expenditure Total	1,041,557	946,042	959,487	13,445	1%	,
Civic Centre Building Indirect Costs						
Allocations	(1,041,557)	(946,042)	(959,487)	(13,445)	1%	,
Civic Centre Building Indirect Costs Total	(1,041,557)	(946,042)	(959,487)	(13,445)	1%	,
Civic Centre Building Total	0	0	(0)	0		-



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentar
	\$	s	\$	\$	%	
Child Care Centres and Play Groups						
Child Care Centres and Play Groups Revenue						
Revenue	(21,580)	(15,699)	(10,870)	4,829	-31%	
Child Care Centres and Play Groups Revenue Total	(21,580)	(15,699)	(10,870)	4,829	-31%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	10,250	8,509	5,230	(3,279)	-39%	
Ground Maintenance	0	0	286	286		
Other Expenses	44,899	40,629	40,461	(168)	0%	
Child Care Centres and Play Groups Expenditure Total	55,149	49,138	45,977	(3,161)	-6%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,920	2,627	2,409	(218)	-8%	
Child Care Centres and Play Groups Indirect Costs Total	2,920	2,627	2,409	(218)	-8%	
Child Care Centres and Play Groups Total	36,489	36,066	37,515	1,449	4%	



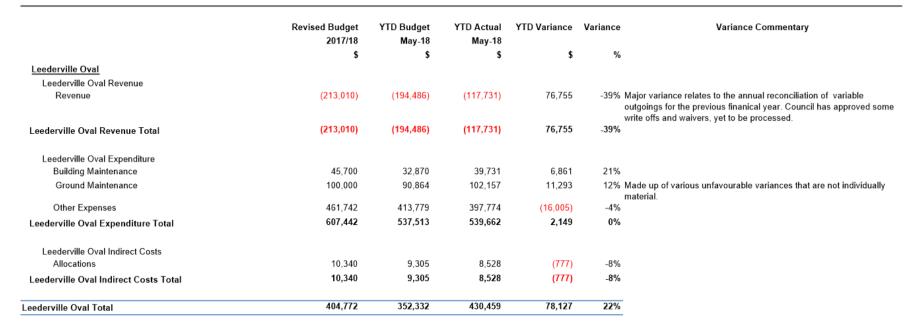
	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commen
	\$	s	s	\$	%	
Pre Schools and Kindergartens	÷	÷				
Pre Schools and Kindergartens Revenue						
Revenue	(53,765)	(46,871)	(47,934)	(1,063)	2%	
Pre Schools and Kindergartens Revenue Total	(53,765)	(46,871)	(47,934)	(1,063)	2%	
Pre Schools and Kindergartens Expenditure						
Building Maintenance	11,275	8,970	2,154	(6,816)	-76%	
Ground Maintenance	400	299	528	229	77%	
Other Expenses	50,945	47,371	47,997	626	1%	
Pre Schools and Kindergartens Expenditure Total	62,620	56,640	50,680	(5,960)	-11%	
Pre Schools and Kindergartens Indirect Costs						
Allocations	2,080	1,872	1,713	(159)	-8%	
Pre Schools and Kindergartens Indirect Costs Total	2,080	1,872	1,713	(159)	-8%	
re Schools and Kindergartens Total	10,935	11,641	4,459	(7,182)	-62%	



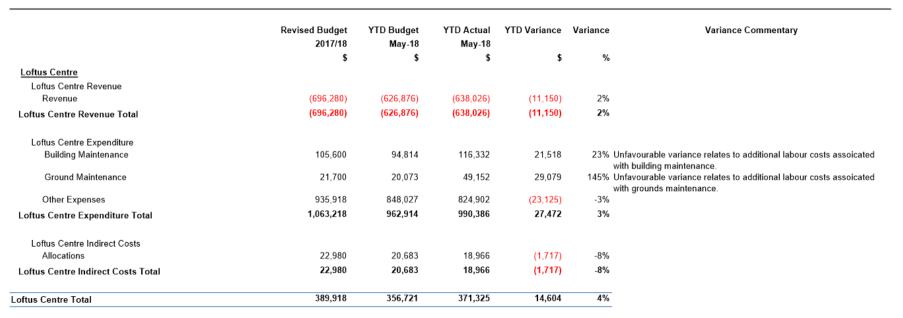
	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentar
	\$	\$	\$	\$	%	
Community and Welfare Centres						
Community and Welfare Centres Revenue						
Revenue	(87,670)	(79,858)	(79,759)	99	0%	
Community and Welfare Centres Revenue Total	(87,670)	(79,858)	(79,759)	99	0%	
Community and Welfare Centres Expenditure						
Building Maintenance	48,450	42,248	33,578	(8,670)	-21%	
Ground Maintenance	5,500	4,125	3,251	(874)	-21%	
Other Expenses	215,814	201,733	201,383	(350)	0%	
Community and Welfare Centres Expenditure Total	269,764	248,106	238,212	(9,894)	-4%	
Community and Welfare Centres Indirect Costs						
Allocations	8,120	7,308	6,702	(606)	-8%	
Community and Welfare Centres Indirect Costs Total	8,120	7,308	6,702	(606)	-8%	
Community and Welfare Centres Total	190,214	175,556	165,155	(10,401)	-6%	



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance
	\$	\$	\$	\$	%
Department of Sports and Recreation Building					
Dept of Sports and Recreation Building Revenue					
Revenue	(759,570)	(700,000)	(716,169)	(16,169)	2%
Dept of Sports and Recreation Building Revenue Total	(759,570)	(700,000)	(716,169)	(16,169)	2%
Dept of Sports and Recreation Building Expenditure					
Building Maintenance	141,620	135,112	132,863	(2,249)	-2%
Ground Maintenance	9,900	8,918	8,581	(337)	-4%
Other Expenses	671,937	586,489	582,283	(4,206)	-1%
Dept of Sports and Recreation Building Expenditure Total	823,457	730,519	723,727	(6,792)	-1%
Dept of Sports and Recreation Building Indirect Costs					
Allocations	14,170	12,754	11,694	(1,060)	-8%
Dept of Sports and Recreation Building Indirect Costs Total	14,170	12,754	11,694	(1,060)	-8%
Department of Sports and Recreation Building Total	78,057	43,273	19,253	(24,020)	-56%
nib Stadium					
nib Stadium Revenue					
Revenue	(27,050)	(27,050)	(27,111)	(61)	0%
nib Stadium Revenue Total	(27,050)	(27,050)	(27,111)	(61)	0%
nib Stadium Expenditure					
Other Expenses	17,800	16,341	16,317	(24)	0%
nib Stadium Expenditure Total	17,800	16,341	16,317	(24)	0%
nib Stadium Total	(9,250)	(10,709)	(10,794)	(85)	1%



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	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	١
	\$	s (10	s	\$	%	
Public Halls	·	÷				
Public Halls Revenue						
Revenue	(168,750)	(153,060)	(154,030)	(970)	1%	
Public Halls Revenue Total	(168,750)	(153,060)	(154,030)	(970)	1%	
Public Halls Expenditure						
Building Maintenance	174,227	159,041	144,837	(14,204)	-9%	
Ground Maintenance	4,000	3,000	4,053	1,053	35%	
Other Expenses	236,111	212,307	201,725	(10,582)	-5%	
Public Halls Expenditure Total	414,338	374,348	350,616	(23,732)	-6%	
Public Halls Indirect Costs						
Allocations	8,120	7,308	6,696	(612)	-8%	
Public Halls Indirect Costs Total	8,120	7,308	6,696	(612)	-8%	
Public Halls Total	253,708	228,596	203,281	(25,315)	-11%	



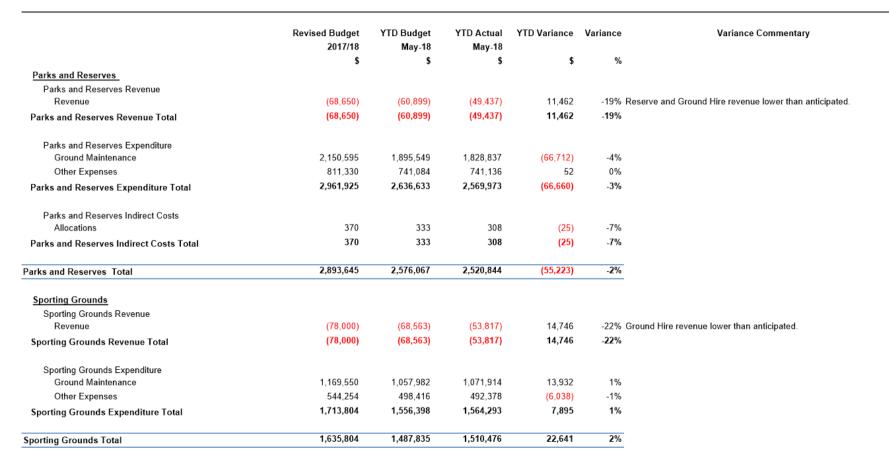
	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Reserves Pavilions and Facilities						
Reserves Pavilions and Facilities Revenue						
Revenue	(71,810)	(62,520)	(61,335)	1,185	-2%	
	(71,810)	(62,520)	(61,335)	1,185	-2%	
Reserves Pavilions and Facilities Revenue Total						
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	452,686	407,227	378,381	(28,846)	-7%	
Ground Maintenance	7,500	6,625	7,392	767	12%	
Other Expenses	310,798	279,643	273,544	(6,099)	-2%	
Reserves Pavilions and Facilities Expenditure Total	770,984	693,495	659,318	(34,177)	-5%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	8,270	7,442	6,835	(607)	-8%	
Reserves Pavilions and Facilities Indirect Costs Total	8,270	7,442	6,835	(607)	-8%	
Reserves Pavilions and Facilities Total	707,444	638,417	604,818	(33,599)	-5%	



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Sporting Clubs Buildings						
Sporting Clubs Buildings Revenue						
Revenue	(139,610)	(126,074)	(129,686)	(3,612)	3%	
Sporting Clubs Buildings Revenue Total	(139,610)	(126,074)	(129,686)	(3,612)	3%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	67,455	58,764	47,334	(11,430)	-19%	Timing variance on contractors costs.
Ground Maintenance	14,500	12,682	7,777	(4,905)	-39%	
Other Expenses	712,020	648,153	657,540	9,387	1%	
Sporting Clubs Buildings Expenditure Total	793,975	719,599	712,650	(6,949)	-1%	
Sporting Clubs Buildings Indirect Costs						
Allocations	25,020	22,515	20,635	(1,880)	-8%	
Sporting Clubs Buildings Indirect Costs Total	25,020	22,515	20,635	(1,880)	-8%	
porting Clubs Buildings Total	679,385	616,040	603,599	(12,441)	-2%	-



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	,
Parks and Reserves Administration						
Parks and Reserves Administration Revenue						
Revenue	(4,870)	(4,170)	(3,102)	1,068	-26%	
Parks and Reserves Administration Revenue Total	(4,870)	(4,170)	(3,102)	1,068	-26%	
Parks and Reserves Administration Expenditure						
Employee Costs	1,110,330	1,025,061	1,020,904	(4,157)	0%	
Other Employee Costs	34,850	33,750	40,282	6,532	19%	
Other Expenses	173,671	155,542	123,825	(31,717)	-20%	Timing variance on consultants \$14k, and Lake Monger stormwate treatment \$13k.
Parks and Reserves Administration Expenditure Total	1,318,851	1,214,353	1,185,011	(29,342)	-2%	
Parks and Reserves Administration Indirect Costs						
Allocations	815,608	734,744	672,688	(62,056)	-8%	
On Costs Recovery	(1,440,000)	(1,320,000)	(1,375,455)	(55,455)	4%	
Parks and Reserves Administration Indirect Costs Total	(624,392)	(585,256)	(702,767)	(117,511)	20%	
Parks and Reserves Administration Total	689,589	624,927	479,142	(145,785)	-23%	-



	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	\$	May-10 \$	May-10	\$	%	
Road Reserves Expenditure	·	Ţ				
Road Reserves Expenditure						
Ground Maintenance	394,250	332,219	286,986	(45,233)	-14%	Timing variance on labour costs.
Other Expenses	16,190	15,518	11,150	(4,368)	-28%	
Road Reserves Expenditure Total	410,440	347,737	298,136	(49,601)	-14%	
Road Reserves Expenditure Total	410,440	347,737	298,136	(49,601)	-14%	
Parks Other						
Parks Other Revenue						
Revenue	(2,000)	(1,611)	(444)	1,167	-72%	
Parks Other Revenue Total	(2,000)	(1,611)	(444)	1,167	-72%	
Parks Other Expenditure						
Other Expenses	2,061,910	1,877,764	1,907,983	30,219	2%	
Money/Monger Street Trees Surgery	22,000	21,904	21,618	(286)	-1%	
Parks Other Expenditure Total	2,083,910	1,899,668	1,929,601	29,933	2%	
Parks Other Total	2,081,910	1,898,057	1,929,157	31,100	2%	-



	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	May-18	May-18	TTD variatice	variance	variance commentary
	\$	\$	\$	\$	%	
Processable Waste Collection						
Processable Waste Collection Revenue						
Revenue	(329,410)	(327,110)	(310,218)	16,892	-5%	
Processable Waste Collection Revenue Total	(329,410)	(327,110)	(310,218)	16,892	-5%	
Processable Waste Collection Expenditure						
Employee Costs	564,130	517,506	517,613	107	0%	
Other Employee Costs	5,000	3,700	0	(3,700)	-100%	
Other Expenses	3,818,955	3,477,366	3,242,576	(234,790)	-7%	
Processable Waste Collection Expenditure Total	4,388,085	3,998,572	3,760,188	(238,384)	-6%	
Processable Waste Collection Indirect Costs						
Allocations	368,827	329,514	304,314	(25,200)	-8%	
On Costs Recovery	(530,000)	(485,826)	(527,087)	(41,261)	8%	
Processable Waste Collection Indirect Costs Total	(161,173)	(156,312)	(222,773)	(66,461)	43%	
Processable Waste Collection Total	3,897,502	3,515,150	3,227,198	(287,952)	-8%	
Other Waste Services						
Other Waste Services Revenue						
Revenue	(1,200)	(1,200)	(4,973)	(3,773)	314%	
Other Waste Services Revenue Total	(1,200)	(1,200)	(4,973)	(3,773)	314%	
Other Waste Services Expenditure						
Other Expenses	673,750	263,941	523,098	259,157	98%	Timing variance on waste collection expenses and waste management programs.
Other Waste Services Expenditure Total	673,750	263,941	523,098	259,157	98%	
Other Waste Services Total	672,550	262,741	518,125	255,384	97%	-

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance		······,
	\$	\$	\$	\$	%	
Recycling Expenditure						
Recycling Expenditure	4 007 000	002.000	050 022	(425,700)	4.40/	The law we have a second law and the second
Other Expenses	1,097,000	993,800	858,032	(135,768)		Timing variance recycling collection costs.
Recycling Expenditure Total	1,097,000	993,800	858,032	(135,768)	-14%	
Recycling Expenditure Total	1,097,000	993,800	858,032	(135,768)	-14%	-
Public Works Overhead						
Public Works Overhead Revenue						
Revenue	(49,110)	(44,410)	(53,112)	(8,702)	20%	
Public Works Overhead Revenue Total	(49,110)	(44,410)	(53,112)	(8,702)	20%	
Public Works Overhead Expenditure						
Employee Costs	503,800	446,689	353,910	(92,779)	-21%	Variance due to a position being vacant.
Other Employee Costs	20,000	18,300	17,258	(1,042)	-6%	
Other Expenses	27,705	23,805	19,316	(4,489)	-19%	
Public Works Overhead Expenditure Total	551,505	488,794	390,485	(98,309)	-20%	
Public Works Overhead Indirect Costs						
Allocations	628,108	561,250	530,170	(31,080)	-6%	
On Costs Recovery	(553,000)	(506,913)	(494,962)	11,951	-2%	
Public Works Overhead Indirect Costs Total	75,108	54,337	35,207	(19,130)	-35%	
Public Works Overhead Total	577,503	498,721	372,580	(126,141)	-25%	-



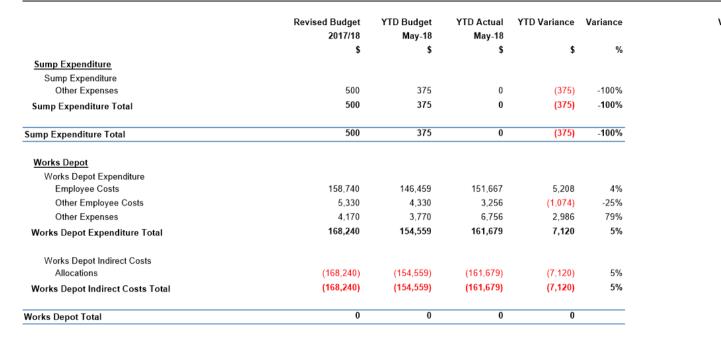
	Revised Budget 2017/18 \$	YTD Budget May₋18 \$	YTD Actual May-18 \$	YTD Variance \$	Variance %	· · · · · · · · · · · · · · · · · · ·
Plant Operating	ð	3	3	Þ	70	
Plant Operating Expenditure Other Expenses	1.657.495	1,525,946	1,593,600	67,654	4%	
Plant Operating Expenditure Total	1,657,495	1,525,946	1,593,600	67,654	4%	
Plant Operating Indirect Costs						
Allocations	(1,837,620)	(1,684,474)	(1,408,870)	275,604	-16%	
Plant Operating Indirect Costs Total	(1,837,620)	(1,684,474)	(1,408,870)	275,604	-16%	
Plant Operating Total	(180,125)	(158,528)	184,730	343,258	-217%	-
Recoverable Works						
Recoverable Works Revenue						
Revenue	(100,000)	(75,000)	(47,414)	27,586	-37%	Timing variance of recoverable works reimbursement.
Recoverable Works Revenue Total	(100,000)	(75,000)	(47,414)	27,586	-37%	-
Recoverable Works Expenditure						
Other Expenses	100,000	75,000	75,694	694	1%	
Recoverable Works Expenditure Total	100,000	75,000	75,694	694	1%	
Recoverable Works Total	0	0	28,280	28,280		-

	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance
	\$	\$	\$	\$	%
Drainage Expenditure					
Drainage Expenditure					
Other Expenses	297,022	274,860	272,387	(2,473)	-1%
Drainage Expenditure Total	297,022	274,860	272,387	(2,473)	-1%
Drainage Expenditure Total	297,022	274,860	272,387	(2,473)	-1%
Footpaths/Cycleways Expenditure					
Footpaths/Cycleways Expenditure					
Other Expenses	845,014	779,806	797,796	17,990	2%
Footpaths/Cycleways Expenditure Total	845,014	779,806	797,796	17,990	2%
Footpaths/Cycleways Expenditure Total	845,014	779,806	797,796	17,990	2%
Rights of Way Expenditure					
Rights of Way Expenditure					
Other Expenses	202,660	182,185	177,372	(4,813)	-3%
Rights of Way Expenditure Total	202,660	182,185	177,372	(4,813)	-3%
Rights of Way Expenditure Total	202,660	182,185	177,372	(4,813)	-3%

Variance Commentary



Revised Budget					
2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
\$	2	2	\$	%	
Ŧ	-	-	Ŧ		
2,071,009	1,896,568	1,899,965	3,397	0%	
2,071,009	1,896,568	1,899,965	3,397	0%	
2,071,009	1,896,568	1,899,965	3,397	0%	
719,000	649,261	637,636	(11,625)	-2%	
719,000	649,261	637,636	(11,625)	-2%	
719,000	649,261	637,636	(11,625)	-2%	
166,000	132,799	116,436	(16,363)	-12%	Timing variance on general maintenance contractors costs.
166,000	132,799	116,436	(16,363)	-12%	
166,000	132,799	116,436	(16,363)	-12%	
500	483	469	(14)	-3%	
500	483	469	(14)	-3%	
500	483	469	(14)	-3%	
	\$ 2,071,009 2,071,009 2,071,009 719,000 719,000 719,000 166,000 166,000 166,000	\$ \$ 2,071,009 1,896,568 2,071,009 1,896,568 2,071,009 1,896,568 2,071,009 1,896,568 2,071,009 1,896,568 719,000 649,261 719,000 649,261 719,000 649,261 166,000 132,799 166,000 132,799 166,000 132,799 166,000 483 500 483	\$ \$ \$ \$ 2,071,009 1,896,568 1,899,965 1,899,965 2,071,009 1,896,568 1,899,965 2,071,009 1,896,568 1,899,965 2,071,009 1,896,568 1,899,965 719,000 649,261 637,636 719,000 649,261 637,636 719,000 649,261 637,636 719,000 649,261 637,636 166,000 132,799 116,436 166,000 132,799 116,436 166,000 132,799 116,436 500 483 469 500 483 469	\$ \$	\$ \$ \$ \$ \$ \$ \$ % 2,071,009 1,896,568 1,899,965 3,397 0% 2,071,009 1,896,568 1,899,965 3,397 0% 2,071,009 1,896,568 1,899,965 3,397 0% 2,071,009 1,896,568 1,899,965 3,397 0% 719,000 649,261 637,636 (11,625) -2% 719,000 649,261 637,636 (11,625) -2% 719,000 649,261 637,636 (11,625) -2% 719,000 649,261 637,636 (11,625) -2% 166,000 132,799 116,436 (16,363) -12% 166,000 132,799 116,436 (16,363) -12% 166,000 132,799 116,436 (16,363) -12% 500 483 469 (14) -3% 500 483 469 (14) -3%



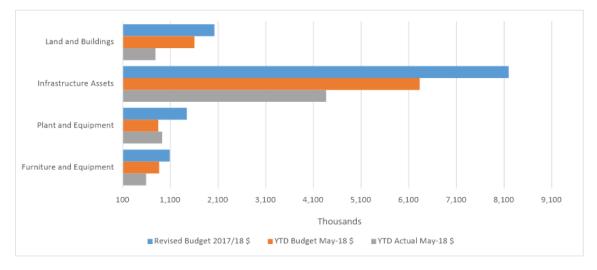
Variance Commentary



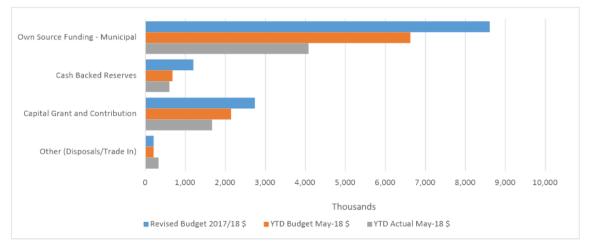
	Revised Budget 2017/18	YTD Budget	YTD Actual May-18	YTD Variance	Variance	Variance Commentary
	2017/18	May-18 \$	wiay-18	\$	%	
Depot Building Depot Occupancy Costs	¥	Ť	Ť	·		
Building Maintenance	92,650	84,531	103,446	18,915	22%	Negative variance due to reactive maintenance.
Ground Maintenance	0	0	2,536	2,536		
Other Expenses	242,288	219,669	218,727	(942)	0%	
Depot Occupancy Costs Total	334,938	304,200	324,709	20,509	7%	
Depot Indirect Costs						
Allocations	(334,938)	(304,200)	(324,709)	(20,509)	7%	
Depot Indirect Costs Total	(334,938)	(304,200)	(324,709)	(20,509)	7%	
Depot Building Total	0	0	0	0		
Net Operating	3,169,510	(1,061,129)	(2,287,545)	(1,226,416)	116%	

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CAPITAL EXPENDITURE	Adopted Budget	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	
	2017/18	2017/18	May-18	May-18			
	\$	\$	\$	\$	\$	%	
Land and Buildings	2,343,358	2,018,358	1,599,658	783,099	(816,559)	-51%	
Infrastructure Assets	8,358,501	8,194,846	6,327,746	4,363,099	(1,964,647)	-31%	
Plant and Equipment	1,597,846	1,441,911	841,111	923,179	82,068	10%	
Furniture and Equipment	1,111,615	1,081,682	861,982	588,366	(273,616)	-32%	
Total	13,411,320	12,736,797	9,630,497	6,657,744	(2,972,753)	-31%	



FUNDING	Adopted Budget 2017/18	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance	
	\$	\$	\$	\$	\$	%	
Own Source Funding - Municipal	9,184,871	8,606,407	6,617,885	4,074,789	(2,543,096)	-38%	
Cash Backed Reserves	1,309,605	1,194,291	674,291	594,439	(79,852)	-12%	
Capital Grant and Contribution	2,712,344	2,733,778	2,136,000	1,662,343	(473,657)	-22%	
Other (Disposals/Trade In)	204,500	202,321	202,321	326,173	123,852	61%	
Total	13,411,320	12,736,797	9,630,497	6,657,744	(2,972,753)	-31%	





	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
LAND & BUILDING ASSETS						
ADMINISTRATION & CIVIC CENTRE						
Fitout and relocation	700	4,500	4,500	4,261	(239)	-5%
Fire compliance upgrade.	100,000	55,000	55,000	44,991	(10,009)	-18% Works completed with surplus.
Administration & Civic Centre, Workforce Accommodation Upgrade	270,000	150,000	118,000	70,087	(47,913)	 -41% Work in progress, remaining budget will be carried forward into 2018/19.
Community Partnerships - Workforce Relocation	30,000	30,000	30,000	28,954	(1,046)	-3%
BEATTY PARK LEISURE CENTRE						
Beatty Park Leisure Centre - Remedial Works (OMC 27/06/2017 - Item 10.3)	398,353	398,353	328,753	151,870	(176,883)	 -54% Work in progress, remaining budget will be carried forward into 2018/19.
Changeroom Tiles replacement	120,000	100,000	100,000	0	(100,000)	-100% Works completed, awaiting invoices.
DEPARTMENT OF SPORTS AND RECREATION						
Zip Unit Renewal	10,000	10,000	10,000	0	(10,000)	-100% Works completed, awaiting invoices.
Carpet replacement	140,000	0	0	0	0	0% Project cancelled.
LOFTUS RECREATION CENTRE						
Leveling Hardstand Escape Route for Drainage	8,000	9,500	9,500	9,422	(78)	-1%
Refrigerated A/C Plant Renewal	100,000	100,000	50,000	0	(50,000)	-100% Works completed, awaiting invoices. Estimated \$10k surplus.
Roof fall restraint system renewal	20,000	16,000	16,000	15,320	(680)	-4%
Renewal of ceiling fabric and upgrade of lights throughout centre	250,000	250,000	150,000	43,799	(106,201)	 -71% Work partially completed, remaining budget will be carried forward into 2018/19.
Escape Gate Upgrade	12,000	9,500	9,500	7,118	(2,382)	-25%
LEEDERVILLE OVAL						
Stadium - Electrical upgrade	70,000	70,000	70,000	0	(70,000)	-100% Work will not commence, funds to be transferred to reserve.



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18	YTD Actual May-18 د	YTD Variance	Variance Variance Commentary
	5	2	\$	\$		
MANDATORY BUILDING COMPLIANCE UPGRADE						
Earlybird Playgroup Centre	4,137	0	0	0	0	0%
Dorrien Gardens (Azzurri Bocce Club)	10,120	10,120	10,120	5,536	(4,584)	-45%
WORKS DEPOT						
Works Depot - Roof fall restraint system renewal	12,000	9,000	9,000	8,958	(42)	0%
Roof sheet and screw renewal	20,000	20,000	20,000	11,773	(8,227)	-41%
Workplace Accomodation Depot staff computer kiosk	5,000	1,500	1,500	1,500	0	0%
MISCELLANEOUS						
Aircon re-gasification - various locations	70,000	70,000	70,000	44,750	(25,250)	-36% Works completed.
Anzac Cottage - Grant Interpretation	2,100	0	0	0	0	0%
Birdwood Square Ablutions - Gas HWS Renewal	6,000	3,100	3,100	3,070	(30)	-1%
Braithwaite Park public toilet block upgrade and refurbishment	270,000	270,000	145,000	27,432	(117,568)	-81% Work partially completed, remaining budget will be carried forward into 2018/19.
Charles Veryard Reserve - Clubroom upgrade	0	0	0	6,117	6,117	100% 2016/17 Project - 50% of retention held for defect liability.
Dorrien Gardens - Perth Soccer Club	57,448	57,448	57,448	57,448	0	0%
Earlybird Playgroup Centre - Replace ceilings	8,000	6,820	6,820	6,820	0	0%
Earlybird Playgroup Centre upgrade	20,000	18,930	15,930	15,748	(182)	-1%
Earlybird Playgroup Centre - Switchboard Renewal	10,000	6,387	6,387	6,387	0	0%
Forrest Park Croquet - Electrical HWS Renewal	4,000	3,000	3,000	2,846	(155)	-5%
Gymnastics WA – Ventilation Upgrade	0	40,000	40,000	18,950	(21,050)	 -53% Work in progress, anticipate to complete by June 2018 with possible savings.
Highgate Child Health Clinic - Switchboard, lights and switches renewal	10,000	1,500	1,500	1,382	(118)	-8%
Highgate Child Health Clinic - Remove/Replace Lino Kitchen	5,000	5,000	5,000	5,000	0	0%
Highgate Child Health Clinic - Replace ceilings	5,000	7,500	7,500	7,425	(75)	-1%
Leederville Child Health Clinic - Additional External Door	2,500	6,200	6,200	6,814	614	10%
Leederville Oval East Ablutions - Switchboard Renewal	4,000	800	800	804	4	0%
Lycopodium - Misc Renewals	100,000	100,000	92,900	98,027	5,127	6%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
Mens Shed - Macerator Sewer Upgrade	50,000	50,000	35,000	3,800	(31,200)	-89% Work in progress, remaining budget will be carried forward into 2018/19.
Menzies Park Pavilion - Electric HWS Renewal	2,000	5,000	5,000	4,614	(386)	-8%
North Perth Basketball club adjustable nets at Loftus Rec	15,000	15,000	15,000	0	(15,000)	-100% Project cancelled.
North Perth Bowling Club - Switchboard supply renewal	10,000	0	0	0	0	0% Project cancelled.
North Perth Tennis Club - Boundary retaining wall	20,000	18,500	18,500	18,491	(9)	0%
Royal Park Hall - Carpet Renewal	12,000	12,500	12,500	12,496	(4)	0%
Royal Park Hall - Electrical Renewal	15,000	15,000	15,000	14,856	(144)	-1%
Woodville Reserve - Power upgrade	40,000	37,200	20,200	5,175	(15,025)	-74% Works completed, awaiting invoices.
Woodville Reserve - Replace slabbed building surrounds with concrete	25,000	25,000	25,000	11,057	(13,943)	-56% Work in progress.
FOR LAND & BUILDING ASSETS	2,343,358	2,018,358	1,599,658	783,099	(816,559)	-51%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
INFRASTRUCTURE ASSETS						
TRAFFIC MANAGEMENT						
Improvements at Vincent/Oxford Streets	40,000	40,000	40,000	10,095	(29,905)	-75% Expenditure is dependent on completion of works by MRWA.
Intersections at Bourke and Loftus Streets	150,000	150,000	0	1,725	1,725	100%
Intersections at Vincent and Fitzgerald Streets	79,560	79,560	79,560	3,957	(75,603)	-95% Awaiting invoices from suppliers.
William and Bulwer Streets Pedestrian Phasing Signals	207,580	206,000	206,000	205,961	(39)	0%
Improved pedestrian crossings at signalised intersections	230,000	230,000	0	0	0	0%
Miscellaneous Traffic Management	80,000	80,000	65,700	67,500	1,800	3%
Mid-block signalised pedestrian 'Pelican' crossings	250,000	250,000	3,000	3,433	433	14%
Replace Fitzgerald Street speed cushions	25,000	25,000	25,000	10,960	(14,040)	-56% Work completed with savings.
Proposed Killarney Street intersection modifications at Scarb Bch Rd	30,000	30,000	30,000	2,549	(27,451)	-92% Project cancelled.
Proposed Anzac Road Traffic Calming	65,000	65,000	65,000	58,052	(6,948)	-11%
BLACK SPOT PROGRAM						
Newcastle and Palmerston Streets	40,000	40,000	40,000	0	(40,000)	-100% Project on hold, in discussion with MRWA.
Walcott and Raglan Streets	0	450	450	450	0	0%
William and Forrest Streets	12,000	0	0	0	0	0%
Green and Matlock Streets	30,000	27,500	27,500	27,296	(204)	-1%
Ruby and Fitzgerald Streets	30,000	30,000	2,000	1,903	(98)	-5%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
STREETSCAPE IMPROVEMENTS						
Axford Park Improvements	5,860	5,860	5,860	5,860	0	0%
Streetscape improvements/Place Making - William Street - Street Furniture Improvements	30,000	30,000	30,000	14,765	(15,235)	-51% Works completed with possible surplus.
Streetscape improvements/Place Making - Miscellaneous Renewals	30,000	30,000	30,000	405	(29,595)	-99% Project cancelled.
Streetscapes - Upgrade of street Litter bins	30,000	29,500	29,500	29,285	(215)	-1%
Greening (Streetscapes)	300,000	300,000	256,000	213,341	(42,660)	-17% On-going work, remaining budget will be carried forward into 2018/19.
North Perth Public Open Space	114,000	114,000	85,700	770	(84,930)	-99% Work in progress, remaining budget will be carried forward into 2018/19.
ROADWORKS - LOCAL ROADS PROGRAM						
Bennelong Street - Oxford St to Cul-de-sac	30,000	31,000	31,000	24,619	(6,381)	-21%
Monmouth Street - York St to William St	30,000	5,000	5,000	6,831	1,831	37%
Gill Street - Charles St to London St	130,000	125,000	125,000	143,269	18,269	15% Work completed above budget.
Ellesmere Street (Stage 1) - Charles St to London St	115,000	110,000	110,000	126,948	16,948	15% Work completed above budget.
Cleaver St - Carr St - Roundabout	50,000	50,000	50,000	0	(50,000)	-100% Project deferred, budget will be carried forward into 2018/19.
Fleet Street - Richmond St to Bourke St	10,000	1,500	1,500	1,346	(154)	-10%
Frame Court - Leederville Pde to Water Corp	30,000	51,500	51,500	52,344	844	2%
Hawthorn Street - Flinders St to Coogee St	30,000	38,500	38,500	38,298	(202)	-1%
Little Walcott Street - Mabel St to Blake St	50,000	50,000	50,000	35,034	(14,966)	-30% Work completed with surplus.
Norfolk Street - Vincent St to Chelmsford Rd	35,000	36,500	36,500	36,486	(14)	0%
Westralia Street - East Pde to Joel Tce	25,000	49,500	49,500	49,976	476	1%
Hutt Street - Grosvenor Rd to Raglan Rd	20,000	26,500	26,500	25,193	(1,307)	-5%
Dover Street - Scarborough Beach Rd to Matlock St	25,000	32,500	32,500	32,511	11	0%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
ROADWORKS - REHABILITATION (MRRG PROGRAM)						
Beaufort/Brisbane Street Intersection Improvements	139,970	139,970	139,970	2,191	(137,779)	-98% Work in progress, anticipate to complete by June 2018.
Brisbane Street - Beaufort to William Street	134,214	134,214	134,214	0	(134,214)	-100% Work in progress, anticipate to complete by June 2018.
Beaufort Street - Brisbane to Parry Street	51,043	51,043	51,043	0	(51,043)	-100% Work in progress, anticipate to complete by June 2018.
Vincent Street - William to Beaufort Street	110,082	9,600	9,600	9,585	(15)	0%
Angove Street - Daphne to Fitzgerald Street	153,200	153,200	153,200	137,488	(15,712)	-10% Work completed, awaiting invoice from suppliers.
Angove Street - Charles to Daphne Street	327,400	327,400	327,400	198,428	(128,972)	-39% Work completed, awaiting invoice from suppliers.
Fitzgerald Street - Raglan Road to Angove Street	142,700	142,700	142,700	124,678	(18,022)	-13% Work completed, awaiting invoice from suppliers.
Scarborough Beach Road - Oxford to Fairfield Street	72,600	72,600	72,600	70,461	(2,139)	-3% Work completed, awaiting invoice from suppliers.
ROADWORKS - ROADS TO RECOVERY PROGRAM						
Newcastle Street - Oxford Street to Carr Place	48,794	48,794	48,794	34,537	(14,257)	-29% Work completed, awaiting invoice from suppliers.
Roads to Recovery Program (Deferred from 2016-17)	201,248	0	0	0	0	0%
Tennyson Street - Oxford St to Scott St	100,000	100,000	72,000	45,199	(26,801)	-37% Work completed, awaiting invoice from suppliers.
Barnet Street - Richmond St to Bourke St	55,145	57,000	57,000	51,663	(5,337)	-9%
Richmond Street - Loftus St to Elven St	100,000	100,000	100,000	118,897	18,897	19% Work completed above budget.
Randell Street - Fitzgerald St to Palmerston St	90,000	90,000	90,000	96,168	6,168	7%
RIGHTS OF WAY						
Nova Lane	98,900	135,900	135,900	133,231	(2,669)	-2%
Solar Lighting of Laneways	29,647	8,147	8,147	0	(8,147)	-100% Project cancelled.
Rights of Way - Cowle/Charles Streets, West Perth	26,000	28,000	28,000	27,817	(183)	-1%
Rights of Way - Ruby/Knutsford Street, North Perth	45,000	47,500	47,500	47,459	(42)	0%
Rights of Way - Rehabilitation	120,000	83,000	66,000	84,460	18,460	28% Work completed above budget.



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May₋18 \$	YTD Variance	Variance Variance Commentary
SLAB FOOTPATH PROGRAM						
Newcastle St - Carr to Watercorp	85,000	85,000	85,000	67,741	(17,259)	-20% Work in progress, anticipate to complete by June 2018.
Install Tactile pavers in Brisbane and Lake Streets, Perth	20,000	20,000	20,000	11,293	(8,707)	-44%
Kalgoorlie Street footpath, Berryman St to Scarborough Beach Road	36,000	46,000	46,000	58,444	12,444	27% Work completed above budget.
Summer St footpath, Joel Terrace to the river	35,000	52,000	52,000	42,065	(9,935)	-19% Work completed, awaiting invoice from suppliers.
Purslowe Street - Brady St to East St	26,500	35,000	35,000	1,306	(33,694)	-96% Work completed, awaiting invoice from suppliers.
Ellesmere Street - Fairfield St to Shakespeare St	35,000	45,000	45,000	43,349	(1,651)	-4%
Barnet Place - Barnet St to Cul-de-sac	6,000	6,000	6,000	7,215	1,215	20%
Gardiner Street - Zebina St to East Pde	10,000	0	0	0	0	0%
Lake Street - Glendower St to Primrose St	3,500	3,500	3,500	2,020	(1,480)	-42%
Alma Street - Fitzgerald St Cul-de-sac	7,000	0	0	0	0	0%
Ambleside Avenue - Lynton St to Cul-de-sac	10,000	0	0	0	0	0%
Angove Street - Albert St to Woodville St	8,000	8,000	8,000	8,654	654	8%
Barlee Street - Roy St to new development (45m)	5,500	0	0	0	0	0%
Brewer Street - Lacey St to Pier St	10,000	0	0	0	0	0%
Emmerson Street - Loftus St to Alto Ln	6,000	0	0	0	0	0%
Farmer Street - Angove St to Pansy St	9,000	9,000	9,000	8,951	(49)	-1%
Fore Street - Beaufort St to 25m west	8,500	8,500	8,500	8,316	(184)	-2%
William Street - Glendower St to Vincent St	5,000	5,000	5,000	0	(5,000)	-100%
Charles Street - Carr St to Newcastle St	90,000	93,000	93,000	70,439	(22,561)	-24% Work in progress, anticipate to complete by June 2018.
Robinson Avenue - Wellman St to William St	10,000	10,000	10,000	11,795	1,795	18%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
BICYCLE NETWORK	15 0.07					
Bike Plan Network 2015-16 Implementation (Palmerston to Lord)	45,007	31,000	31,000	33,580	2,580	8%
Bicycle Network Oxford - Anzac to Scarb Bch Rd	190,000	190,000	0	0	0	0%
Oxford Street Green - Bike Box	25,000	25,000	25,000	1,091	(23,909)	-96% Work in progress, anticipate to complete by June 2018.
Bike Boulevard Stage 2	1,100,000	1,300,000	615,000	386,539	(228,461)	 -37% Work partially completed, remaining budget will be carried forward into 2018/19.
Bike Parking	15,000	14,000	14,000	9,666	(4,334)	-31%
Carr/Cleaver Street - bike lanes	50,000	50,000	50,000	6,153	(43,847)	-88% Work completed, awaiting invoice from suppliers.
CAR PARK DEVELOPMENT						
Beatty Park Reserve car park - Lighting	2,500	2,500	2,500	0	(2,500)	-100%
Berryman and The Boulevard - Angle Parking	90,000	90,000	90,000	85,849	(4,151)	-5%
Brisbane Street Car Park - Lighting	35,000	35,000	35,000	0	(35,000)	-100% Work completed, awaiting invoice from suppliers.
Chelmsford Road Car Park	78,000	78,000	78,000	0	(78,000)	-100% Work completed, awaiting invoice from suppliers.
Glebe Street - Angle Parking	85,000	85,000	85,000	1,200	(83,800)	 -99% Work partially completed, remaining budget will be carried forward into 2018/19.
North Perth ACROD Parking Bays	5,000	5,000	5,000	0	(5,000)	-100%
Pansy Street Car Park - Lighting	1,600	1,600	1,600	0	(1,600)	-100%
Parking Restriction Implementation	143,682	118,682	98,182	37,267	(60,915)	-62% Work partially completed, remaining budget will be carried forward into 2018/19.
Raglan Road Car Park - Resurfacing & Lighting	70,000	70,000	70,000	0	(70,000)	-100% Work in progress, anticipate to complete by June 2018.
DRAINAGE						
Beatty Park Reserve - Flood Mitigation Works	3,033	3,033	3,033	0	(3,033)	-100%
Beatty Park Reserve - Drainage Improvements	150,000	150,000	150,000	0	(150,000)	 -100% Project deferred, pending works to the pavilion. Budget will be carried forward into 2018/19.
Gully Soakwell Program	75,000	75,000	75,000	71,526	(3,474)	-5%
Lawler Street Sump - Infill	198,000	198,000	198,000	159,441	(38,559)	-19% Work in progress, anticipate to complete by June 2018.
Miscellaneous Improvements	55,000	55,000	55,000	45,429	(9,571)	-17% Wroks completed.
Muriel Place Drainage Upgrade	20,000	0	0	0	0	0% Works no longer required.



	Adopted Budget 2017/18	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance Variance Commentary
	\$	\$	\$	\$		
PARKS AND RESERVES						
Axford Park - Redevelopment	200,000	200,000	150,000	14,460	(135,540)	-90% On-going work, remaining budget will be carried forward into 2018/19.
Banks Reserve - Foreshore restoration stage 2	185,300	196,800	152,600	196,545	43,945	29% Project to be completed by June 2018 with possible savings.
Central Control Irrigation System (Stage 3)	60,000	60,000	60,000	54,971	(5,029)	-8%
Charles Veryard Reserve - Full/Partial Dog Exercise Fence & Landscaping	15,000	15,000	15,000	2,863	(12,137)	-81% Work in progress, anticipate to complete by June 2018.
Greening Plan - Oxford St, Scarb Bch Rd, Lord	0	0	0	0	0	0%
Hyde Park - Re-asphalt pathways	72,336	54,000	54,000	53,993	(7)	0%
Kyilla Park - Replace/upgrade in ground reticulation system	65,000	65,000	40,000	32,478	(7,522)	-19%
Leake Street Public Open Space - Eco Zoning	5,000	3,500	3,500	3,536	36	1%
Les Lilleyman Reserve - Basketball and Netball installation	20,000	25,000	25,000	16,940	(8,060)	-32%
Les Lilleyman Reserve - Eco-zoning	30,000	30,000	20,000	18,963	(1,037)	-5%
Loftus Rec Centre - Synthetic Soccer Pitch Surface	0	41,193	41,193	0	(41,193)	-100% Work in progress, anticipate to complete by June 2018.
Menzies Park - Replace groundwater bore	40,000	37,500	37,500	37,036	(464)	-1%
Miscellaneous - Parks and Reserves Upgrade	20,000	21,500	21,500	21,668	168	1%
Parks BBQ installations	9,500	9,500	9,500	9,632	132	1%
Roads to Parks Demonstration Project - Hyde Street Park Mt Lawley	120,000	140,000	125,000	171,067	46,067	37% Work completed ahead of schedule; awaiting invoice from suppliers.
Synthetic Cricket Wicket Surfacing Program	25,000	25,000	18,500	11,430	(7,070)	-38%
Britannia Road Reserve - Playground Equipment Install	0	0	0	2,710	2,710	100%
Venables Park - Re-asphalt pathways and install barrier kerbing	20,000	6,000	6,000	5,712	(288)	-5%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
MISCELLANEOUS						
Axford Park - Uplighting trees	60,000	60,000	60,000	60,000	0	0%
Install a pit and pump at Depot Dog Pound	41,000	0	0	0	0	0%
New Parklets - Mt Hawthorn & North Perth	24,600	24,600	12,300	0	(12,300)	-100% Work in progress, anticipate to complete by June 2018.
Proposed Pedestrian Safety Ballustrade intersection Oxford and Bourke Streets, Leederville	8,000	8,000	8,000	7,273	(727)	-9%
Robertson Park - Restump concrete boardwalk	15,000	15,000	15,000	14,720	(280)	-2%
Bus Shelters	40,000	40,000	33,000	26,615	(6,385)	-19%
Upgrade and install new street lighting	15,000	15,000	0	5,425	5,425	100%
Braithwaite Park - Fence	0	0	0	2,309	2,309	100%
TOTAL EXPENDITURE						
FOR INFRASTRUCTURE ASSETS	8,358,501	8,194,846	6,327,746	4,363,099	(1,964,647)	-31%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary	
PLANT & EQUIPMENT ASSETS							
LIGHT FLEET VEHICLE REPLACEMENT PROGRAM							
Light Fleet - Annual Changeovers	280,500	268,200	268,200	267,703	(497)	0%	
MAJOR PLANT REPLACEMENT PROGRAM							
Road Safety Trailer	29,500	29,500	29,500	29,220	(280)	-1%	
Side Loader Rubbish Compactor	380,000	380,000	0	371,400	371,400	100% Timing variance, Loader delivered earlier than expected.	
Single Axle Truck (Flocon)	200,000	200,000	0	0	0	0%	
Tractor - Parks	120,000	70,000	70,000	69,881	(119)	0%	
Ride-on Rotary mower (zero turn) - Parks	42,000	32,000	32,000	31,201	(799)	-2%	
Electric Bike	0	2,500	2,500	0	(2,500)	-100%	
All Terrain vehicle (ATV) - Hyde Park	30,000	25,000	25,000	24,521	(479)	-2%	
Engineering Tools Trailer	0	15,000	15,000	14,349	(651)	-4%	
Engineering 7X4 Cage trailer	0	1,700	1,700	1,627	(73)	-4%	
Miscellaneous plant replacement	0	10,300	300	9,358	9,058	3019%	



	Adopted Budget 2017/18	Revised Budget 2017/18	YTD Budget May-18	YTD Actual May-18	YTD Variance	Variance Variance Commentary
	\$	\$	\$	\$		
ADMINISTRATION & CIVIC CENTRE						
Beatty Park Server	19,000	0	0	0	0	0%
Upgrade of CCTV	42,800	0	0	0	0	0%
BEATTY PARK LEISURE CENTRE						
Boiler Replacement	199,000	182,401	182,401	0	(182,401)	-100% Budget to be carried forward into 2018/19.
Upgrade fire panel	25,000	25,000	25,000	0	(25,000)	-100% Work completed, awaiting invoice from suppliers.
Ventilation in spa plant room	8,500	8,500	8,500	0	(8,500)	-100%
Switchboard in top level of plantroom	12,500	12,500	12,500	0	(12,500)	-100%
25m pool pump	7,500	7,500	7,500	0	(7,500)	-100% Quotes received, purchase order raised.
Dry Chlorine feeder	12,000	12,000	1,200	0	(1,200)	-100%
POLICY AND PLACE						
Installation of Device Sensors for Town Centre Performance	1,236	400	400	402	2	0%
COMMUNITY SERVICES						
Replace Autocite Units (mobile infringement hardware)	40,000	33,000	33,000	32,682	(318)	-1%
5x 'Pay by Plate' parking ticket machines - Avenue Car Park	6,900	0	0	0	0	0%
Frame Court Car Park - Pay-by-Plate Parking Machines	50,000	35,000	35,000	34,071	(929)	-3%
Parking Machines Asset Replacement Program	40,000	40,000	40,000	35,400	(4,600)	-12% Work completed with savings.
Parking Sensors Pilot Project	51,410	51,410	51,410	0	(51,410)	-100% Project commence in FY18-19. Budget will be carried forward 2018/19.
UMS pits for CCTV	0	0	0	1,364	1,364	100% Installation of UMS pits for CCTV camera on Council request.
TOTAL EXPENDITURE						
FOR PLANT & EQUIPMENT ASSETS	1,597,846	1,441,911	841,111	923,179	82,068	10%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
FURNITURE & EQUIPMENT ASSETS						
CORPORATE SERVICES						
Corporate Systems - Re-Implementation or Replacement	37,500	0	0	0	0	0%
BEATTY PARK LEISURE CENTRE						
Replacement of Gym Equipment for Loftus Centre	54,615	53,750	53,750	53,750	0	0%
Stereo upgrades - RPM studio, Studio 1&2 and Gym (Currently Leased)	41,000	41,000	0	0	0	0%
Pool Lane rope replacement	7,000	7,000	7,000	0	(7,000)	-100% Goods ordered, awaiting delivery.
INFORMATION TECHNOLOGY						
Upgrade of IT Firewall	80,000	80,000	40,000	0	(40,000)	-100% Work partially completed, remaining budget will be carried forward into 2018/19.
Replace IT Servers	50,000	45,000	45,000	40,372	(4,628)	-10%
Replacement PC Fleet (Currently Leased)	350,000	350,000	348,000	335,661	(12,339)	-4% Work completed, awaiting invoice from suppliers.
Redevelopment of Website (stage 2)	30,000	30,000	26,300	20,738	(5,562)	-21%
Upgrade of AV Devices	30,000	30,000	0	0	0	0%
Upgrade IT Network Remote Access Facility	30,000	30,000	0	0	0	0%
SOE Development	15,000	18,000	18,000	17,635	(365)	-2%
Online Lodgement of Applications	100,000	100,000	72,000	11,673	(60,327)	-84% Work partially completed, remaining budget will be carried forward into 2018/19.
Replacement of CARS Systems	60,000	60,000	60,000	39,610	(20,390)	-34% Work completed, awaiting invoice from suppliers.
Upgrade Two Way Radio Fleet	100,000	100,000	100,000	0	(100,000)	-100% Work in progress, anticipate to complete by June 2018.
Uninterruptable Power Supply x2 (BPLC & Library)	0	8,000	8,000	0	(8,000)	-100% Goods ordered, awaiting delivery.
MARKETING & COMMUNICATIONS						
Digital Camera	0	2,532	2,532	2,583	51	2%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget May-18 \$	YTD Actual May-18 \$	YTD Variance	Variance Variance Commentary
LOFTUS RECREATION CENTRE						
Loftus Recreation Equipment replacement	44,000	44,000	44,000	41,925	(2,075)	-5%
Replacement Stereo - Loftus Recreation	15,000	15,000	15,000	0	(15,000)	-100% Work completed, awaiting invoice from suppliers.
Reserves Pavilions and Facilities Sculpture - Homo Sapiens Sapiens - D Mah	0	0	0	2,546	2,546	100%
PUBLIC HALLS						
Renewal of furniture for municipal halls	6,000	6,000	0	0	0	0%
Halls, Pavilions and Operational Buildings - Non Fixed Assets - Renewal	60,000	60,000	21,000	20,513	(487)	-2%
WORKS DEPOT						
New letter folding machine at the depot	1,500	1,400	1,400	1,360	(40)	-3%
TOTAL EXPENDITURE						
FOR FURNITURE & EQUIPMENT ASSETS	1,111,615	1,081,682	861,982	588,366	(273,616)	-32%
TOTAL CAPITAL EXPENDITURE	13,411,320	12,736,797	9,630,497	6,657,744	(2,972,753)	-31%

CITY OF VINCENT NOTE 6 - CASH BACKED RESERVES AS AT 31 MAY 2018



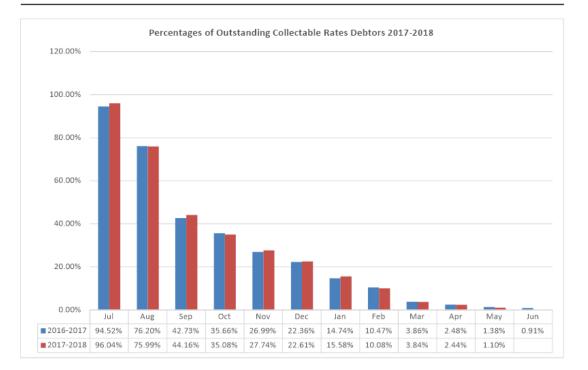
Reserve Particulars	Budget	Actual	FY Budget	YTD Actual	FY Budget	YTD Actual	FY Budget	YTD Actual	Budget	Actual
	Opening	Opening	Transfers	Transfers			Transfers	Transfers	Balance	Balance
	Balance	Balance	From	From	Interest	Interest	То	То		
	01-Jul-17	01-Jul-17	Muni Funds	Muni Funds	Earned	Earned	Muni Funds	Muni Funds	30-Jun-18	31-May-18
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Administration Centre Reserve	11,418	10,587	0	0	178	215	(10,440)	(10,440)	1,156	362
Aged Persons and Senior Citizens Reserve	0	0	0	0	0	0	0	0	0	0
Asset Sustainability Reserve *	3,246,209	3,251,804	551,301	0	92,983	80,067	0	0	3,890,493	3,331,871
Beatty Park Leisure Centre Reserve	252,933	253,819	0	0	4,739	6,476	(155,000)	0	102,672	260,295
Capital Reserve	8,264	7,470	0	0	237	184	0	0	8,501	7,654
Cash in Lieu Parking Reserve	782,114	781,449	60,000	39,694	20,756	19,032	(175,000)	(87,049)	687,870	753,126
Electronic Equipment Reserve	52,666	52,589	0	0	1,509	1,294	0	0	54,175	53,883
Hyde Park Lake Reserve	148,486	148,177	0	0	4,253	3,649	0	0	152,739	151,826
Land and Building Acquisition Reserve	277,340	276,761	0	0	7,944	6,813	0	0	285,284	283,574
Leederville Oval Reserve **	217,145	216,694	0	0	5,217	5,336	(70,000)	0	152,362	222,030
Leederville Tennis Reserve	1,976	1,981	970	976	70	60	0	0	3,016	3,017
Light Fleet Replacement Reserve	0	0	0	0	0	0	0	0	0	0
Loftus Community Centre Reserve	17,899	17,811	6,150	6,163	601	515	0	0	24,650	24,489
Loftus Recreation Centre Reserve	39,329	39,123	57,060	52,361	1,380	1,531	(80,568)	0	17,201	93,015
North Perth Tennis Reserve	42,094	42,049	4,670	4,675	1,273	1,093	0	0	48,037	47,817
Office Building Reserve - 246 Vincent Street	528,131	527,031	0	0	12,979	12,977	(10,000)	0	531,110	540,008
Parking Facility Reserve	98,461	98,182	0	0	2,788	2,490	(2,250)	0	98,999	100,672
Parking Funded City Upgrade Reserve	0	0	0	0	0	0	0	0	0	0
Parking Funded Transport Initiatives Reserve	0	0	0	0	0	0	0	0	0	0
Percentage For Public Art Reserve	0	0	0	0	0	0	0	0	0	0
Plant and Equipment Reserve	303,210	300,763	0	0	4,539	6,200	(267,000)	(97,000)	40,749	209,963
State Gymnastics Centre Reserve	96,746	96,639	10,750	9,876	2,925	2,491	(40,000)	(18,950)	70,421	90,056
Strategic Waste Management Reserve	20,884	20,842	0	0	598	512	0	0	21,482	21,354
Tamala Park Land Sales Reserve ***	1,991,393	2,022,698	1,452,514	166,667	77,298	51,060	(34,033)	(31,000)	3,487,172	2,209,425
Underground Power Reserve	195,835	195,426	0	0	5,609	4,813	0	0	201,444	200,239
Waste Management Plant and Equipment Reserve	543,138	546,224	0	0	10,544	13,449	(350,000)	(350,000)	203,682	209,673
	8,875,671	8,908,119	2,143,415	280,412	258,420	220,257	(1,194,291)	(594,439)	10,083,215	8,814,349

* Funds to be transferred to Asset Sustainability Reserve by 30 June 2018.

** \$70,000 transfer to Muni Funds to be carried forward to 2018/19 financial year.

*** Tamala Park Land Sales Reserve movement is being reviewed.

CITY OF VINCENT NOTE 7 - RATING INFORMATION GRAPH AS AT 31 MAY 2018



CITY OF VINCENT NOTE 8 - RATING INFORMATION FOR THE MONTH ENDED 31 MAY 2018



	Rateable Value	Rate in Dollar	Budget	Actual	Rates Levied to Budget
Data Daman	\$	Cents	\$	\$	%
Rate Revenue General Rate					
12936 Residential	304,582,890	6.289	19,164,597	19,155,218	100.0%
1607 Other	125,576,961	6.489	8,197,230	8,148,690	99.4%
50 Vacant Other	2,659,300	12.236	331,449	325,392	98.2%
Minimum Rate					
3129 Residential @ \$1,100	62,344,682	6.289	4,699,200	4,712,400	100.3%
94 Other @ \$1,100	1,423,005	6.489	136,400	141,900	104.0%
4 Vacant Other @ \$1,414	41,700	12.236	5,656	5,656	100.0%
Interim Rates	0		450,000	501,206	111.4%
Back Rates	0		30,000	27,710	92.4%
Total Amount Made up from Rates	496,628,538	-	33,014,532	33,018,172	
Non Payment Penalties					
Instalment Interest @ 5.5%			176,260	157,461	89.3%
Penalty Interest @ 11%			80,000	118,600	148.2%
Administration Charge - \$13 per instalment			200,000	247,475	123.7%
Legal Costs Recovered			25,000	45,206	180.8%
Other Reimbursements			600	626	104.3%
Interest Write Off			(200)	0	0.0%
Other Revenue		-	33,496,192	33,587,540	
Exempt Bins - Non Rated Properties			147,000	136,778	93.0%
Commercial / Residential Additional Bins			119,000	168,838	141.9%
Swimming Pools Inspection Fees			12,881	12,881	100.0%
		-	33,775,073	33,906,037	
Opening Balance				218,492	
Total Collectable			33,775,073	34,124,529	101.03%
Less					
Cash Received				32,688,456	
Rates writen off				27,838	
Rebates Allowed				1,035,372	
Refunds Allowed				0	
Rates Balance To Be Collected		-	33,775,073	372,863	1.10%
Add					
ESL Debtors				48,969	
Pensioner Rebates Not Yet Claimed				57,193	
ESL Rebates Not Yet Claimed				6,890	
Less					
Deferred Rates Debtors			_	(100,192)	
Current Rates Debtors Balance			_	385,723	

CITY OF VINCENT NOTE 8 - DEBTOR REPORT FOR THE MONTH ENDED 31 MAY 2018



DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	3	2	3	3	2
DEBTOR CONTROL - HEALTH LICENCES	0	0	0	0	0
DEBTOR CONTROL - RUBBISH CHARGES	0	0	0	0	0
DEBTOR CONTROL - CASH IN LIEU CAR PARKING *	(7)	0	0	340,091	340,084
DEBTOR CONTROL - PROPERTY INCOME	130,349	(35,303)	8,117	41,708	144,871
DEBTOR CONTROL - RECOVERABLE WORKS	(14,248)	(0)	(0)	3,480	(10,768)
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	1,001	0	0	0	1,001
DEBTOR CONTROL - OTHER	252,683	(30)	212	31,233	284,097
DEBTOR CONTROL - % ART CONTRIBUTIONS	0	0	0	0	0
DEBTOR CONTROL - GST	(209,187)	209,187	(107,458)	107,458	0
DEBTOR CONTROL - INFRINGEMENT *	154,835	176,298	77,616	2,371,716	2,780,464
PROVISION FOR DOUBTFUL DEBT	0	0	0	0	0
TOTAL DEBTORS OUTSTANDING AS AT 31/05/2018	315,425	350,152	(21,513)	2,895,685	3,539,750
UNDERGROUND POWER					54,250
ACCRUED INCOME					24,055
ACCRUED INTEREST					238,307
PREPAYMENTS					84,860
TOTAL TRADE AND OTHER RECEIVABLES					3,941,222

DATE	DEBTOR OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
13/02/2018	Loton Park Tennis Club	845.00	Pest Treatment	Disputed charge.
24/06/2016	Belgravia Leisure Pty Ltd	47,400.80	Maintenance recoup, Variable Outgoings	Pending 2016/17 VOs reconciliation
01/02/2018	Perth Soccer Club	2,100.12	Quarterly lease fee	New quarterly charge payment pending new lease executed
12/09/2016	Tuart Hill Cricket Club	9,080.00	Charles Veryard Reserve for training/matches	Pending negotiation of ground hire
30/03/2017	Vietnam Veterans Association of Australia	1,162.34	Annual Pest Treatment/Safety Testing	Disputed charge.
18/10/2017	The Proprietors of Strata Plan No. 69431	3,480.13	Recoverable Works - temporary propping	Audit completed, awaiting payment
04/11/2016	C Caferelli	28,600.00	Breaches of Planning Development Act	Referred to Fines Enforcement Registry
BALANCE OF 6	60 DAY DEBTORS OVER \$500.00	92,668.39		

* Administration will be reviewing these debts in July 2018.

CITY OF VINCENT NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION AS AT 31 MAY 2018



	Revised Budget	YTD Budget	YTD Actuals	YTD Actuals	Month Actuals	Month Actuals
	2017/18	May-18	May-18	May-17	May-18	May-17
ADMINISTRATION	\$	\$	\$	\$	\$	\$
Revenue	0	0	0	0	(0)	0
Expenditure	0	0	0	0	0	2,182
Surplus/(Deficit)	0	0	0	0	0	2,182
,						-
SWIMMING POOLS AREA						
Revenue	2,264,308	2,130,927	2,024,447	1,977,888	147,073	139,636
Expenditure	(4,043,768)	(3,685,206)	(3,674,150)	(3,072,278)	(323,119)	(287,042)
Surplus/(Deficit)	(1,779,460)	(1,554,279)	(1,649,703)	(1,094,390)	(176,045)	(147,406)
SWIM SCHOOL						
Revenue	1,491,018	1,367,052	1,336,639	1,350,872	125,861	122,491
Expenditure	(1,083,606)	(992,646)	(986,332)	(984,204)	(92,420)	(94,094)
Surplus/(Deficit)	407,412	374,406	350,307	366,668	33,441	28,397
ant t						
CAFÉ Revenue	742 425	606.050	620.250	622 746	42 511	44.555
	742,425	696,959	630,250	633,716	42,511	44,665
Expenditure	(803,792)	(758,158)	(782,519)	(736,023)	(60,797)	(74,624)
Surplus/(Deficit)	(61,367)	(61,199)	(152,269)	(102,307)	(18,286)	(29,959)
RETAIL SHOP						
Revenue	520,503	482,860	458,589	456,934	23,670	25,605
Expenditure	(418,475)	(349,706)	(348,401)	(363,345)	(26,065)	(23,995)
Surplus/(Deficit)	102,028	133,154	110,188	93,589	(2,395)	1,610
HEALTH & FITNESS						
Revenue	1,596,329	1,466,101	1,426,748	1,398,869	123,699	118,054
Expenditure	(1,371,706)	(1,258,323)	(1,228,498)	(1,241,030)	(99,846)	(97,347)
Surplus/(Deficit)	224,623	207,778	198,250	157,839	23,853	20,707
GROUP FITNESS	054 200	504.000	570 565	562 420	54 626	47.004
Revenue	651,206	594,896	579,565	563,428	51,626	47,261
Expenditure	(588,619)	(539,894)	(526,103)	(480,201)	(52,488)	(41,112)
Surplus/(Deficit)	62,587	55,002	53,462	83,227	(861)	6,148
AQUAROBICS						
Revenue	231,697	212,267	206,636	201,853	17,152	16,325
Expenditure	(157,510)	(144,069)	(139,166)	(124,378)	(11,560)	(10,608)
Surplus/(Deficit)	74,187	68,198	67,469	77,475	5,592	5,718
CRECHE						
Revenue	59.453	55,277	57,289	69,476	4,856	6,535
Expenditure	(345,269)	(314,313)	(295,311)	(296,069)	(25,775)	(27,185)
Surplus/(Deficit)	(285,816)	(259,036)	(238,023)	(226,593)	(20,919)	(20,649)
Net Surplus/(Deficit)	(1,255,806)	(1,035,976)	(1,260,318)	(644,493)	(155,621)	(133,252)
Less: Depreciation	(1,161,147)	(1,065,973)	(1,064,402)	(512,125)	(96,766)	(54,267)
Cash Surplus/(Deficit)	(94,659)	29,997	(195,915)	(132,368)	(58,855)	(78,985)

7.6 DELEGATED AUTHORITY REVIEW 2018

TRIM Ref:	D18/77844					
Author:	Natasha Brooks, Governance and Council Support Officer					
Authoriser:	Kerryn Batten, Director Corporate Services					
Attachments:	 Council Delegated Authority Register 2018/19 - with tracked changes U Council Delegated Authority Register 2018/19 - for Council adoption U 					

RECOMMENDATION:

That Council:

- 1. NOTES the annual review of its delegations in accordance with Section 5.46(2) of the *Local Government Act 1995,* as outlined in this report; and
- 2. DELEGATES BY ABSOLUTE MAJORITY the local government functions listed in the City's Council Delegated Authority Register 2018/19 included as Attachment 2.

PURPOSE OF REPORT:

To consider amendments to the City's Delegated Authority Register (the Register), following a review as required under the *Local Government Act 1995* (the Act).

BACKGROUND:

Powers and duties are conferred on a local government by the Act and other enabling legislation. In the interests of organisational efficiency, it is possible for many of those powers and duties to be delegated from Council to the Chief Executive Officer (CEO). A power can only be delegated if it exists under legislation, and that legislation specifically allows the delegation to take place. Council may impose conditions on the exercise of any powers that they delegate.

All delegations made under the Act must be made by absolute majority as prescribed by Section 5.42 of the Act and the City is required to record delegations in written instruments of delegation contained in the Register.

Sections 5.18 and 5.46(2) of the Act require that the City's delegated statutory authorities be reviewed at least once each financial year by the delegator (Council). The Register was last reviewed by Council at its meeting on 27 June 2017 and the delegations have not yet been reviewed in the 2017/18 financial year.

DETAILS:

The annual review of delegations by Council is necessary (other than as required by legislation) to ensure the delegations remain consistent with legislation and applicable to the City's current operational needs.

The Act does not specify the manner in which Council must 'review' its delegations and simply states that a review must occur.

As a result of the review, a number of changes are being proposed to the current register, including:

1. <u>Minor amendments to financial delegations.</u>

Administration is proposing to add delegations relating to the transfer of money from the City's Trust to Municipal account and for recovering rates and service charges in court. Both of these functions have previously been undertaken by Administration as an "acting through" function under the guidance of the relevant policies. However, on review, it is considered that these policies provide a reasonable amount of discretion to Administration and therefore it is considered that a delegation is appropriate because of the discretion being applied.

2. Addition of a delegation relating to panels of pre-qualified suppliers

The Local Government (Functions and General) Regulations 1996 were amended in 2016 to include additional provisions (Part 4, Division 3) about the establishment and use of panels of pre-qualified suppliers. Supply panels must now be set up in accordance with the regulations and a policy must be in place (these provisions were added in the recent re-adoption of the City's purchasing policy). Contracts with pre-qualified suppliers are exempt from the requirement to call tenders, however the quotation process for the establishment of panels is generally aligned to a tender process. In line with current delegations for tenders, Council can delegate relevant powers under Division 3 in order to streamline processes and enhance operational efficiency.

3. Graffiti Vandalism Act 2016

A new delegation is proposed to allow Administration to take action under this new Act to issues notices and remove graffiti. It is not considered necessary for Council to be involved in the administration of graffiti and its removal.

4. <u>Minor administrative amendments</u>

Minor administrative amendments include - for example - title changes, legislative referencing and additional clarifications. None of these has any effect in terms of the extent of powers and duties delegated.

The specific changes proposed are included as tracked changes as **Attachment 1**. A clean copy of the proposed Council Delegated Authority Register 2018/19 is provided as **Attachment 2**.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Section 5.46(2) of the Act requires Council to carry out a review of its delegations at least once every financial year.

RISK MANAGEMENT IMPLICATIONS:

Medium: Delegating the powers of a local government introduces a risk that those powers may be used in a manner that is contrary to Council's view. This risk is mitigated by imposing conditions on delegations, implementing guiding policies and providing appropriate training, which define clear authorities and accountabilities for City officers.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Plan 2013-2023:

- *"4.1 Provide good strategic decision-making, governance, leadership and professional management;"* and in particular;
 - 4.1.2 Manage the organisation in a responsible, efficient and accountable manner;"

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

A "tracked changes" version of the Register has been provided as **Attachment 1**. The table below shows any delegations that have been removed, added or for which there are proposed increased or decreased levels of delegation:

Delegation	Action	Notes
No. 1.16 Agreement as to Payment of Rates and Service Charges	Amended	It is proposed to delete the condition requiring that the total debt outstanding will be extinguished by 30 June of the current financial year. There are a number of circumstances where such a condition is onerous to the ratepayer and its removal may allow people to repay the debt through an arrangement and without more serious debt collection action being taken.
No: 1.18 – Amending and Determining Objections to the Rates Record	Amended	This delegation has been split into 2 – one for amending the Rates Record and another for determining objections. This has been done to provide clarity and improve readability.
No: 1.24 Trust funds - Transfers	New	As per described in 1. above, the new delegation is proposed because the relevant policies allow an element of discretion.
No: 1.25 Rates or Service Charges Recoverable in Court	New	As above
No: 1.27 Panels of Pre-Qualified Suppliers for Goods and Services	New	Added in response to new legislation. See 2. above.
No: 3.4 Graffiti Vandalism Act 2016 – Local Government Powers	New	Added in response to new legislation. See 3. above.
No: 4.6 Public Health Act 2016 – Designation of Authorised Officers	Amended	Minor change to clarify that the appointment of an Environment Health Officer can occur through this delegation.
No: 6.2 Determination of Various Applications for Development	Amended	1. Addition of a new condition 9 to clarify that where uses are not contemplated in LPP 7.7.1, approvals must be presented to Council.

It is recommended that Council adopt the Council Delegated Authority Register which is included as **Attachment 2** in order to facilitate the smooth functioning of the City on a day-to-day basis.



CITY OF VINCENT

DELEGATED AUTHORITY REGISTER

2018 - 2019

Adopted at the Ordinary Meeting of Council held on TBC

INTRODUCTION

1.1 PURPOSE OF DELEGATING AUTHORITY

The Local Government Act 1995 (the Act) allows for a local government to delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Act in order effectively manage the day to day operations of the City. All delegations made by the Council must be by absolute majority decision $\{S5.42(1)\}$. The CEO in turn is empowered by the Act to on-delegate any of these functions to another employee $\{S5.44(1)\}$.

This Council Delegated Authority Register is reviewed in accordance with the Act on an annual basis by Council.

A separate document entitled "Register of CEO Delegated Authority and Authorisations" is also maintained and reviewed on an annual basis by the Chief Executive Officer.

1.2 MATTERS WHICH CAN NOT BE DELEGATED

The following are decisions that cannot be delegated by Council to the Chief Executive Officer under the Local Government Act 1995 (S5.43).

- any power or duty that requires a decision of an absolute majority or special (75%) majority
 of the local government;
- accepting a tender which exceeds an amount determined by the local government;
- appointing an auditor;
- acquiring or disposing of any property valued at an amount determined by the local government;
- any of the local government's powers under Sections 5.98, 5.98A, 5.99A, 5.99 and 5.100 of the Act;
- borrowing money on behalf of the local government;
- hearing or determining an objection of a kind referred to in Section 9.5;
- any power or duty that requires the approval of the Minister or Governor; or
- such other duties or powers that may be prescribed by the Act.

There is no power for a person other than the CEO to delegate a power. {S5.44(1)}.

1.3 DELEGATION BY THE CHIEF EXECUTIVE OFFICER

The Local Government Act 1995 allows for the Chief Executive Officer to delegate any of the powers to another Employee. {S5.44(1)}. This must be done in writing. {S5.44(2)} The Act allows for the Chief Executive Officer to place conditions on any delegations if desired. {S5.44(4)}. A register of delegations relevant to the Chief Executive Officer and other employees is to be kept and reviewed at least once every financial year. {S5.46(1) & (2)}.

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1.4 EXERCISE OF DELEGATIONS

If a person is exercising a power or duty that they have been delegated, the Act requires that records be kept whenever the delegated authority is used. $\{S 5.46(3)\}$

The record is to contain the following information:

- how the person exercised the power or discharged the duty;
- when the person exercised the power or discharged the duty; and
- the persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty. {Local Government (Administration) Regulations 1996 Cl 19.}

A person to whom a power is delegated under the *Local Government Act* 1995 is considered to be a 'designated employee' under S5.74(b) of the *Local Government Act* 1995 and is required to complete a primary return and also an annual return each year.

Dross

Len Kosova CHIEF EXECUTIVE OFFICER

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PART1 LOCAL GOVERNMENT ACT

No: 1.1 Appointment of an Acting Chief Executive Officer

Function to be performed	The Chief Executive Officer to appoint an Acting Chief Executive Officer.
Legislative power or duty delegated	Local Government Act 1995, Sections 5.36(1)(a)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to appoint an Acting Chief Executive Officer.
Conditions and Reporting Requirements	 Subject to: The Employee being designated a "Senior Employee", as prescribed by the Local Government Act; Appointments being no longer than 30 days; Council Members to be advised of acting Chief Executive Officer; The acting role to be rotated between the Directors (where practicable).

No: 1.2	Making Payments to Employees in Addition to Contract or Award

Function to be performed	A local government can approve of payments to employees in addition to their contract or Award.
Legislative power or duty delegated	Local Government Act 1995 Section 5.50
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local</i> Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to approve of making payment to employees in addition to their contract or Award.
Conditions and Reporting Requirements	Subject to payments being made in accordance with Council Policy. No. 5.7.11 – "Gratuity Payments/Payment to Employees in Addition to Contract or Award on Cessation of Employment".
	Details of approvals are to be recorded on the appropriate file or record.

*Note – Regulation 19A of the Local Government (Administration) Regulations 1996 places limits on any gratuity payments that can be made.

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Commented [A1]: It is proposed that the name of this policy will be changed in the near future.

No: 1.3	Serving of Notices Requiring Certain Things to be Done by Owner or
	Occupier of Land

Function to be performed	The power to give a person a notice in writing relating to the land and do anything that it considers necessary to achieve the purpose for which the notice was given.
Legislative power or duty delegated	Local Government Act 1995, Sections 3.25(1) and 3.26
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	 The Chief Executive Officer is delegated the power to: 1) issue a notice in writing relating to the land requiring the person to do anything specified in Schedule 3.1, Division 1 or for the purpose of remedying or miligating the effects of any offence prescribed in Schedule 3.1, Division 2; and 2) do anything that he considers necessary to achieve, so far as is practicable, the purpose for which the notice was given, including recovering the cost of anything it does as a debt due from the person who failed to comply with the notice.
Conditions and Reporting Requirements	The Chief Executive Officer shall approve of all legal action and sign all legal documents. The information is to be recorded in appropriate record to meet legislative requirements.

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Item 7.6- Attachment 1

No: 1.4	Performing Property	g Particular Things on Land which is not Local Governmen
Function performed	to be	A local government may perform its general functions of the things prescribed in Schedule 3.2 of the Act on land, even though the land is not local government property and the local government does not have consent to do it.
Legislative duty delega	•	Local Government Act 1995, Section 3.27
Delegation 1	from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation 1	to	Chief Executive Officer
Delegation		The Chief Executive Officer is delegated the power to carry out things prescribed in Schedule 3.2 even though the land is not local government property and the local government does not have consent to do it.
Conditions Reporting Requiremen	and	The information is to be recorded in appropriate record.

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Item 7.6- Attachment 1

No: 1.5 Power of Entry

Function to be performed	The power of entry is conferred on a local government which is performing any function under the <i>Local Government Act 1995</i> .
Legislative power or duty delegated	Local Government Act 1995, Section 3.28
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated authority to authorise persons with the powers of entry, when performing any function of the local government.
Conditions and Reporting Requirements	The information is to be recorded in appropriate record to meet legislative requirements.

No: 1.6 Declaring a Vehicle to be an Abandoned Vehicle Wreck

-	h a l	Mathematical device the second of a such late device of the barrier
Function to performed	be	If after seven days from the removal of a vehicle deemed to be an abandoned wreck the owner of the vehicle has not been identified or after seven days from the giving of a notice the owner has not collected the vehicle the local government may declare that the vehicle is an abandoned vehicle wreck.
Legislative power duty delegated	or	Local Government Act 1995, Section 3.40A(4)
Delegation from		Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Officer is delegated authority to declare that a vehicle is an abandoned vehicle wreck under the <i>Local Government Act 1995</i> , Section 3.40A(4) .
Conditions an Reporting Requirements	nd	The declaration is to be recorded in appropriate record to meet legislative requirements.

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No: 1.7 Disposing of Confiscated or Uncollected Goods

Function to be performed	A Local Government may sell or dispose of confiscated or uncollected goods in accordance with s3.47 (1) (2) and s3.47(2a).
Legislative power or duty delegated	Local Government Act 1995, Section 3.47(1),(2),(2a)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local</i> Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to sell or dispose of confiscated or uncollected goods in accordance with $s3.47(1)(2)$ and $s3.47(2a)$.
Conditions and Reporting Requirements	Details of the sale or disposal is to be recorded in the appropriate record.

No: 1.8 Disposal of Sick or Injured Impounded Animals

Function to be performed	If an impounded animal is ill or injured to such an extent that treating it is not practicable, the local government may humanely destroy the animal and dispose of the carcass.
Legislative power or duty delegated	Local Government Act 1995, Section 3.47A(1)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to determine that a sick or injured impounded animal be destroyed pursuant to the <i>Local Government Act 1995</i> , Section 3.47A(1) .
Conditions and Reporting Requirements	The details of sick or injured animals disposed of are to be recorded in the appropriate record.

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No: 1.9 Recovery of Impounding Expenses

Function to be performed	If goods are removed and impounded under Section 3.39 and the offender is convicted, the local government may, if the goods are not sold, recover any expenses incurred in removing and impounded the goods and disposing of them.
Legislative power or duty delegated	Local Government Act 1995, Section 3.48.
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to determine that court action be taken to recover impounding expenses pursuant to the <i>Local Government Act 1995</i> , Section 3.48 .
Conditions and Reporting Requirements	The Chief Executive Officer shall approve of all legal action and sign all legal documents. The actions taken to recover impounding expenses are to be recorded in the appropriate record to meet legislative requirements.

No: 1.10	Closing Certain	Thoroughfares to Vehicles	(Not Exceeding 4 Weeks)
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Function to be performed	A local government may close a thoroughfare to vehicles wholly or partially, for a period not exceeding four weeks.	
Legislative power or duty delegated	Local Government Act 1995, Section 3.50(1)	
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to close a thoroughfare, wholly or partially, pursuant to the <i>Local Government Act 1995</i> , Section 3.50(1) .	
Conditions and Action taken to close thoroughfares must be recorded in ti appropriate register and Council Members advised accordingly. Requirements Action taken to close thoroughfares must be recorded in ti appropriate register and Council Members advised accordingly.		

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No: 1.11 Closing Certain Thoroughfares to Vehicles (Exceeding 4 Weeks)

Function to I performed	be	A local government may, after providing public notice of its intentions and reasons, inviting submissions and then considering submissions, order a thoroughfare to be wholly or partially closed to vehicles for a period exceeding four weeks.
Legislative power or duty delegated		Local Government Act 1995, Sections 3.50(1a) and 3.50(4)
Delegation from		Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Officer is delegated the power to close a thoroughfare, wholly or partially, pursuant to the <i>Local Government Act 1995</i> , Sections 3.50 .
Reporting	nd	The permanent closure of thoroughfares to be referred to the Council for determination.
Requirements		Action taken to close thoroughfares must be recorded in the appropriate register and Council Members to be advised accordingly.

No: 1.12 Closing Certain Thoroughfares to Vehicles (Revocation)

Function to be performed	An order to close a thoroughfare may be revoked by the local government.	
Legislative power or duty delegated	Local Government Act 1995, Section 3.50(6).	
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to revoke an order to close a thoroughfare, pursuant to the <i>Local Government Act</i> 1995, Section 3.50(6) .	
Conditions and Details of the revocation of an order to close thoroughfares mu recorded in the appropriate register and Council Members fadvised accordingly.		

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Commented [A2]: Addition to provide further clarity and specificity.

Function to be performed	A local government may partially and temporarily close a thoroughfare, without giving local public notice, if the closure is for the purpose of carrying out repairs or maintenance and is unlikely to have a significant adverse effect on users of the thoroughfare.
Legislative power or duty delegated	Local Government Act 1995, Section 3.50A
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to partially and temporarily close a thoroughfare, pursuant to the <i>Local Government Act 1995</i> , Section 3.50A .
Conditions and Reporting	 The road closure being limited to a minimum period as is practicable.
Requirements	 All affected persons being advised at least 7 days in advance of closure being carried out
	 Access being maintained to properties.
	Details of the closure to be recorded on the appropriate record.

No. 1.14 Payments from the Municipal Fund and Trust Fund

Function to be performed	The power to approve payments from the municipal fund or the trust
Legislative power or duty delegated	Local Government (Financial Management) Regulations 1996, Regulation 12(1) (a) Payments from municipal fund or trust funds.
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to make payments from the municipal fund or the trust fund, pursuant to the <i>Local Government (Financial Management) Regulations</i> 1996, Regulation 12(1) .
Conditions and Reporting Requirements	Subject to the requirements of the <i>Local Government (Financial Management) Regulations</i> 1996, Regulation 13 .

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Function to be performed	A local government may waive or grant concessions in relation to any amount of money or write off any amount of money that is owed to the local government.
Legislative power o duty delegated	r Local Government Act 1995, Section 6.12(1)(b),(c)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to waive, grant concessions or write off any amount of money owed to the City, pursuant to the <i>Local Government Act 1995</i> , Section 6.12(1).
Conditions and Reporting	The power to waive fees or write off money is subject to the amount not exceeding \$1000.
Requirements	The power to waive fees or write off debts relating to Infringements is subject to the debt not exceeding \$250.
	The power to waive or write off library fees is subject to the debt not exceeding \$50.
	This delegation is not applicable to writing off or waiving rates or service charges.
	The full details of the concession, waiver or write off to be recorded on the appropriate financial record.

No. 1.15 Waive Fees, Grant Concessions or Write Off Debts.

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Commented [A3]: The reality in many cases is that people in arrears on payment plans can only realistically commit to a plan that extends past 30 June the following year.

No. 1.16 Agreement as to Payment of Rates and Service Charges

Function to be performed	A local government may accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.
Legislative power or duty delegated	Local Government Act 1995, Section 6.49
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to make an agreement with a person for payment of rates and service charges, pursuant to the <i>Local Government Act 1995</i> , Section 6.49 .
Conditions and Reporting Requirements	Subject to the arrangements agreed to being on the basis that the total debt outstanding will be extinguished by 30 June next following.
	Subject to Council Policy No. 1.2.12 - "Rates and Service Charges".
	The full details of the <u>determination_agreement</u> to be recorded in the appropriate rate record.

No. 1.17 Require Lessee to Pay Rent in Satisfaction of Rates or Service Charge

Function to be performed	A Local Government has the power to require the payment of rent in satisfaction of rate or service charge, pursuant to the <i>Local</i> <i>Government Act 1995</i> , Sections 6.60(2), (3), (4).
Legislative power or duty delegated	Local Government Act 1995, Section 6.60(2), (3), (4)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to require the payment of rent in satisfaction of rate or service charge, pursuant to the <i>Local Government Act 1995</i> , Sections 6.60(2) and (3) .
Conditions and Reporting Requirements	Subject to recovery action having been taken in accordance with Council Policy No. 1.2.13 – "Collection of Debts, Rates and Service Charges".
	The full details of the determination to be recorded in the appropriate rate record.

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Commented [A4]: Refer to 1.18 and 1.26 – delegation has been split into two for clarity.

Commented [A5]: Part 1 of previous delegation 1.18.

No. 1.18 Amending and Determining Objections to a Rate Record

Function to be performed	The Chief Executive Officer is delegated the power to amend a rate record for the current financial year to ensure that the information contained in the record is current and correct (Section 6.39) and to determine objections to the rate record (Section 6.76).
Legislative power or duty delegated	Local-Government-Act-1995, Section-6.76(4),(5)
Delegation from	Local Government, pursuant to Section 5.42 of the Loca Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to amend a rate record for the current financial year to ensure that the information contained in the record is current and correct and to determine objections to the rate record.
Conditions and Reporting Requirements	The full details of the determination to be recorded in the appropriate rate record.

No: 1.18 Amend the Rates Record

Function to be performed	To amend the rate record up to 5 years preceding the current financial year
Legislative power or	Local Government Act 1995, Section 6.39
duty delegated	
Delegation from	Local Government, pursuant to Section 5.42 of the Local
	Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to amend the
	rate record up to 5 years preceding the current year
Conditions and Reporting Requirements	<u>Nil.</u>

Inviting Tenders for Goods or Services and Related Matters

Function to performed	be	The authority to invite tenders for works and services in the relevant financial year adopted budget, where required in accordance with Section 3.57 of the Local Government Act 1995.
Legislative power	or	Local Government Act 1995,
duty delegated		Section 3.57(1) - Requirement to invite tenders in certain circumstances.
		Local Government (Functions and General) Regulations 1996,
		Regulations 14(2a), 20(1) and (2), 21(1), 23(3).
Delegation from		Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Office is delegated authority pursuant to Local Government (Functions and General) Regulations 1996:
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	 Regulation 14(2a) to determine in writing the criteria for deciding which tender should be accepted.
	2. Regulation 20(1) power, with the approval of the tenderer, to make a minor variation in a contract for goods or services before the City enters the contract with the successful tenderer.
	 Regulation 21(1) to seek expressions of interest with respect to the supply of the goods or services before entering the tender process.
	 Regulation 23(3) to consider any submissions of interest that have not been rejected and decide which ones could satisfactorily supply the goods or services.
Conditions and Reporting	The invitation to tender is to be entered into the Tender Register in the prescribed manner.
Requirements	Selection criteria must be recorded in the appropriate record and comply with the requirements of the Regulations.
	Details of the minor variations must be recorded in the appropriate record.
	Details of the calling of expressions of interest must be recorded in the appropriate record and in the Tender Register.
	The delegation is subject to:
	 tenders called to comply with Council's Policy No. 1.2.2 – "Code of Tendering" and Policy No. 1.2.3 – "Purchasing Policy"; and
	 tenders can only be invited for those goods and services identified in the Annual Budget, Plan for the Future or where the expenditure has been approved in advance by Council;

No: 1.20 Acceptance of Tenders

Function to be performed	A local government must consider any tender that has not been rejected and decide which one to accept. The local government may decline to accept any tender.
Legislative power or duty delegated	Local Government (Functions and General) Regulations 1996. Regulation 18(4),(5), (6), (7)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to accept any tender that has not been rejected or decline all tenders.
Conditions and	The delegation is subject to:
Reporting Requirements	 tenders for the supply of goods or services not exceeding a value of \$250,000;
	 acceptance of tenders is what is to be deemed "the most acceptable and advantageous to the City",
	 tenders called subject to (1) and (2) above, to comply with Council's Policy No. 1.2.2 – "Code of Tendering" and Policy No. 1.2.3 – "Purchasing Policy".

No: 1.21 Dealing with Objections

Function to be performed	Dealing with Objections of the kind referred to in Section 9.5 .
Legislative power or duty delegated	Local Government Act 1995, Section 9.5(2), Section 9.6(5) and 9.9(1)(b)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	 The Chief Executive Officer is delegated the power to: receive an objection and grant an extension of time for an objection to be lodged (Section 9.5(2)). give notice in writing of how it has been decided to dispose of the objection and the reasons for disposing of it in that way. determine that there are reasons why the effect of a decision should not be suspended in line with the provisions of the Local Government Act 1995 Section 9.9(1)(b).
Conditions and Reporting Requirements	Details are to be recorded on the appropriate file or record.

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Function to be performed	Authority to sign documents on behalf of the local government.
Legislative power or duty delegated	Local Government Act 1995, Section 9.49A (4) and (5)
Authorisation from	Local Government, pursuant to Section 9.49A(4) of the Local Government Act 1995
Authorisation to	Chief Executive Officer
Authorisation	The Chief Executive Officer and senior employees are authorised to: (1) Execute a document as a deed on behalf of the City where
	there is a requirement for the document to be executed as a deed;
	All Employees are authorised to:
	(2) Sign documents on behalf of the local government to all matters arising under delegated authority given by the Council under Section 5.42 of the Act and generally as is necessary or appropriate in carrying out his or her function under the Act or under any written law, so long as they do so in accordance with "Policy 4.1.10 - Execution of Documents".
Conditions and Reporting Requirements	Execution of all documents must be in accordance with "Policy 4.1.10 - Execution of Documents"

No: 1.22 Execution of Documents

No: 1.23 Disposing of Property

Function to be	Authority to dispose of property:
performed	 a) to the highest bidder at public auction; or
	b) to the most acceptable public tender; or
	c) by private treaty (subject to section 3.58(3) and (4)).
	c) by private treaty (subject to section 5.56(5) and (4)).
1	Operations of EQ(0) and (0) (appl Operations and Appl 1005
Legislative power or	Sections 3.58(2) and (3) Local Government Act 1995
duty delegated	
Delegation from	Local Government, pursuant to Section 5.42 of the Local
2010 3	Government Act 1995
	Sovenment Add 1990
Delegation to	Chief Executive Officer
Delevation	Authority to diamone of memory in presentance with conting 0.50 of
Delegation	Authority to dispose of property in accordance with section 3.58 of
	the Local Government Act 1995.
Conditions and	The delegation is subject to:
Reporting	 the value of the property not exceeding \$250,000;
Requirements	1. The value of the property not exceeding \$200,000,
-	the disposal of any land and / or building assets being
	specified in the Annual Budget or Corporate Business Plan;
	, , , , , , , , , , , , , , , , , , , ,
	3. the lease of City-owned land being determined by Council.
	e. the leade of only officer and being determined by obtinen.

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No: 1.24 Trust funds		Commented [A6]: Introducing a new delegation because it is recognised that there is discretion being exercised when deciding
Function to be	Determine to transfer to the Municipal Fund money held in the Trust	transfer money from trust.
performed	Fund for 10 years.	
Legislative power or	Local Government Act 1995 Section 6.9(4) Trust Fund	
duty delegated		
Delegation from	Local Government, pursuant to Section 5.42 of the Local	
	Government Act 1995	
Delegation to	Chief Executive Officer	
Delegation	Where money has been held in the trust fund for 10 years it may be	
Delegation	transferred by the local government to the municipal fund.	
Conditions and	The full details of the determination to be recorded in the	
Reporting	appropriate-raterelevant record.	
Requirements		
No: 1.25 Rates or Se Function to be performed	rvice Charges Recoverable in Court	Commented [A7]: Introducing a new delegation because it is recognised that there is discretion being exercised when deciding whether or not to recover costs in court.
	jurisdiction.	
Legislative power or	Local Government Act 1995, Section 6.56	
duty delegated		
Delegation from	Local Government, pursuant to Section 5.42 of the Local	
Delegation from	Government Act 1995	
Delevetien te		
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to recover	
• · · · · · · · · · · · · · · · · · · ·	rates or services charges in a court of competent jurisdiction	
Conditions and	The full details of the determination to be recorded in the	
Reporting Requirements	appropriate rate record.	
Requirements		
No: 1.26 Determining Time to Obj	Objections to a Rate Record and Providing an Extension of	Commented [A8]: Part 2 of previous delegation 1.18.
		Commented [Ao]: Part 2 of previous delegation 1.18.
Function to be	1. To allow or disallow objections to the rate record	
performed	2. To extend the time for a person proposing to make an	
Legislative power or	objection to the rate record Local Government Act 1995, Section 6.76(4),(5)	
duty delegated	Local Government Act 1990, Section 6.16(4),(0)	
Delegation from	Local Government, pursuant to Section 5.42 of the Local	
	Government Act 1995	
	Chief Executive Officer	
Delegation to		
Delegation to Delegation	The Chief Executive Officer is delegated the power to make a determination on the objections to the rate record and to also	
	The Chief Executive Officer is delegated the power to make a determination on the objections to the rate record and to also extend the time requested to make the objection by an individual.	
Delegation Conditions and	The Chief Executive Officer is delegated the power to make a determination on the objections to the rate record and to also extend the time requested to make the objection by an individual. The full details of the determination to be recorded in the	
<u>Delegation</u>	The Chief Executive Officer is delegated the power to make a determination on the objections to the rate record and to also extend the time requested to make the objection by an individual.	

o be	 Authority to determine that a there is a continuing need for the goods or services proposed to be provided by a panel of pre- gualified suppliers [F&G r.24AC(1)(b)]. Authority to, before inviting submissions, determine the written criteria for deciding which application should be for inclusion in a panel of pre-qualified suppliers should be accepted [F&G r.24AD(3)]. Authority to vary panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to each person who has enquired or submitted an application is provided notice of the variation [F&G r.24AD(6)]. Authority to reject an application without considering its merits, where it was submitted at a place and within the time specified, but fails to comply with any other requirement specified in the invitation [F&G r.24AH(2)]. Authority to assess applications, by written evaluation of the extent to which the submission satisfies the criteria for deciding which applicants to accept, and decide which applications to accept as most advantageous [F&G r.24AH(3)]. Authority to request clarification of information provided in a 	(Functions and General) Regulations was introduced prov powers and duries with respect to setting up panels of pre- suppliers. This delegates the ability to set these panels up to the CEO
	 gualified suppliers [F&G r.24AC(1)(b)]. 2. Authority to, before inviting submissions, determine the written criteria for deciding which application should be for inclusion in a panel of pre-qualified suppliers should be accepted [F&G r.24AD(3)]. 3. Authority to vary panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to each person who has enquired or submitted an application is provided notice of the variation [F&G r.24AD(6)]. 4. Authority to reject an application without considering its merits, where it was submitted at a place and within the time specified, but fails to comply with any other requirement specified in the invitation [F&G r.24AH(2)]. 5. Authority to assess applications, by written evaluation of the extent to which the submission satisfies the criteria for deciding which applications to accept, and decide which applications to accept as most advantageous [F&G r.24AH(3)]. 6. Authority to request clarification of information provided in a 	
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	6.Authority to request clarification of information provided in a	
	submission by an applicant [F&G r.24AH(4)].	
	7.Authority to decline to accept any application [F&G r.24AH(5).	
	8. Authority to enter into contract, or contracts, for the supply of	
	goods or services with a pre-qualified supplier, as part of a	
	panel of pre-qualified suppliers for those particular goods or	
	services [F&G r.24AJ(1)].	
wer or	Local Government (Functions and General Regulation) 1996,	
	r.24AB; r.24AC(1)(b); r.24AD(3) & (6); r.24AH(2), (3), (4) & (5).	
1	Local Government pursuant to Section 5.42 of the Local	
2		
and		
and	Panels of pre-qualified suppliers may only be established, where the total consideration under the resulting contract is \$250,000.	
1		r.24AB; r.24AC(1)(b); r.24AD(3) & (6); r.24AH(2), (3), (4) & (5). Local Government, pursuant to Section 5.42 of the Local Government Act 1995 Chief Executive Officer The Chief Executive Officer is delegated the power to establish, manage and maintain -panels of pre-qualified suppliers.

AUTHORISED PERSONS AND LOCAL LAWS PART 2 Power to Appoint Authorised Persons

No: 2.1

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Function to performed	be	Power to appoint authorised officers in writing and issue certificates of authorisation.
Legislative power	or	
duty delegated		Dog Act 1976, Section 29(1);
		Building Act 2011, Section 96(3); and
		City of Vincent Town Planning Scheme No. 1 – clause 52.
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Officer is delegated the power to appoint persons or classes of person to be authorised for the purposes of performing particular functions of the: • Local Government Act 1995; • Dog Act 1976; • Building Act 2011; • City of Vincent Town Planning Scheme No. 1; and • City of Vincent Local Laws.
Conditions a Reporting Requirements	nd	Authorised persons shall be notified in writing and that notification shall be recorded on the appropriate record and the person's personal record.

* Note - the power to authorise officers under the Cat Act 2011 is delegated in No: 3.14.

**Note - the power to authorise officers under the Food Act 2008 is delegated in No: 4.1.

Appointment of Prosecution Officers	
Function to be performed	 For the purposes of this Part, the Registrar may approve a prosecuting authority as a prosecuting authority to which this Part applies.
	(2) The Registrar is not to approve a prosecuting authority unless the authority gives the Registrar written notice of those officers of the authority that are designated as prosecuting officers for the purposes of and in accordance with Sections 16 and 22.
	(3) A prosecuting authority at any time may amend the written notice of designated prosecuting officers.
Designation from	Local Government, pursuant to Section 13(2) of the Fines, Penalties and Infringement Notices Enforcement Act 1994
Designated officers	Chief Executive Officer
	Director Community Engagement
	Manager Community Safety
	Coordinator Prosecutions Officer Prosecutions and Strategy Officer
Designation	Designated officers are nominated as Prosecution Officers for the purposes of the <i>Fines, Penalties and Infringement Notices</i> <i>Enforcement Act 1994</i> , Section 13(2) .
Conditions and Reporting Requirements	Note: In relation to local laws the designation allows: Signing of Enforcement Certificates to initiate prosecution (Section 16):

Fines, Penalties and Infringement Notices Enforcement Act 1994 -Appointment of Prosecution Officers No: 2.2

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Signing of Withdrawal of Proceedings Notices (Section 22) for those matters already registered with Fines Enforcement.
Copies of all decisions made are to be retained on the appropriate file or record.

No: 2.3A Trading in Public Places Local Law 2008 – Issuing Permits

Function to be performed	Issuing permits under the Trading in Public Places Local Law 2008.
Legislative power or duty delegated	Clauses 3.2, 3.4, 3.5, 3.6, 3.8, 3.11, 3.13, 3.14 of the Trading in Public Places Local Law 2008.
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	Clauses 3.2, 3.4 and 3.5 - Issuing a permit.
	Clauses 3.6 and 3.8 – Impose and amend permit conditions.
	Clause 3.11 – Transfer of a permit.
	Clause 3.13 – Cancellation of permit.
	Clause 3.14 – Suspension of permit.
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.

No: 2.3B Trading in Public Places Local Law 2008 – Reinstatement Works

Function to be performed	Various Local Government powers under the Trading in Public Places Local Law 2008.
Legislative power or duty delegated	Clauses 4.2, 5.1 and 6.4 of the Trading in Public Places Local Law 2008.
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	Clause 4.2 – Carry our reinstatement works. Clauses 5.1 – Require reinstatement works to be carried out. Clause 6.4 – Require reinstatement or replacement of local government property.
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.

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Delegation to

Conditions Reporting Requirements

and

Delegation

	Governmen	it
Function performed	to be	Various Local Government powers under the Parking and Parking Facilities Local Law 2007.
Legislative duty delegate		Clauses 2.1, 4.14, 7.3 and 8.10 of the Parking and Parking Facilities Local Law 2007.
Delegation fro	om	Local Government, pursuant to Section 5.42 of the Local Government Act 1995

The exercise of delegation is to be in writing and recorded on the

The Manager Community Safety and Coordinator Ranger Services are authorised to issue pParking permits are to be issued in accordance with the City's Policy No. 3.9.<u>35</u> – "Parking <u>Permits</u> <u>Control"</u>.

Parking and Parking Facilities Local Law 2008 – Powers of a Local No: 2.4

No: 2.5A	Local Government Property Local Law 2008 – Issuing Permits
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Chief Executive Officer

appropriate record.

Clause 2.1 - Erection of signs; Clause 4.14 - Special event parking; Clause 7.3 - Issue of Permits Clause 8.10 - Lock parking stations.

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Function to be performed	The power to issue permits under the Local Government Property Local Law 2008.
Legislative power or duty delegated	Clauses 3.2, 3.2, 3.4, 3.5, 3.9, 4.8, 6.1A, 8.2, 9.2, 9.3, 9.10, 9.14, 10.2, 13.3 and 13.6 of the Local Government Property Local Law 2008.
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	Clauses 3.2 and 3.3 - Issuing a permit.
	Clauses 3.4 and 3.5 – Impose and vary permit conditions.
	Clause 3.9 – Transfer of a permit.
	Clause 6.1A – Approval for advertising sign.
	Clause 10.2 – Grant exemption from compliance.
	Clause 13.6 – Grant exemption from admission fee.
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.

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Function to be performed	Various Local Government powers under the Local Government Property Local Law 2008.
Legislative power or duty delegated	Clauses 4.8, 8.2, 9.2, 9.3, 9.10, 9.14 and 13.3 of the Local Government Property Local Law 2008.
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	Clause 4.8 – Erection of signs.
	Clause 8.2 – Carry our reinstatement works.
	Clauses 9.2 and 9.3 – Require reinstatement works to be carried out.
	Clause 9.10 – Give notice to make good a breach.
	Clause 9.14 – Require removal of redundant vehicle crossings.
	Clause 13.3 – Require reinstatement or replacement of local government property.
Conditions and Reporting	The exercise of delegation is to be in writing and recorded on the appropriate record.

PART 3 RANGERS AND COMMUNITY SAFETY

No: 3.1	Cat Act 2011 – Functions of a Local Government
10.0.1	

Function to be performed	Functions of a Local Government under the Cat Act 2011	
Legislative powers appointed	All functions under the Cat Act 2011	
Delegation from	Local Government, pursuant to Section 44 of the Cat Act 2011	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated authority to perform all duties and functions of the local government under the Cat Act 2011.	
Conditions and Reporting Requirements	Details of actions taken are to be recorded on the appropriate file or record.	

No: 3.2	Litter Act 1979 – Appointment of Persons to Withdraw Infringement Notices
140. 0.2	Enter Act 1315 - Appointment of reisons to Withdraw Infingement Notices

Function to be performed	An infringement notice may, whether or not the prescribed penalty has been paid, be withdrawn, at any time within 28 days after the service of the notice, by the sending of a notice, in the prescribed form, to the alleged offender at his last known place of residence or business, advising the alleged offender that the infringement notice has been withdrawn, and, in that event, the amount of any prescribed penalty that has been paid shall be refunded. A withdrawal notice sent under subsection (4) shall be signed by a person appointed in writing to withdraw infringement notices by the public authority.
Legislative power or duty delegated of appointment	To sign withdrawal of infringement notices under the <i>Litter Act</i> 1979, Section 30(4a)
Appointed persons	Director Community Engagement
	Manager Ranger and Community Safety Services
Conditions and Reporting Requirements	Withdrawal notices are to be retained on the appropriate file or record.

No: 3.3 Bush Fires Act 1954 – Powers and Duties

Function to I performed	be	A local government is empowered with all powers, duties and functions under the <i>Bush Fires Act 1954</i> .
Legislative power duty delegated	or	All powers, duties and functions under the Bush Fires Act 1954.
Delegation from		Local Government, pursuant to Section 48 of the <i>Bush Fires Act</i> 1954
Delegation to		Chief Executive Officer

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Delegation	The Chief Executive Officer is delegated the power to perform all powers, duties and functions of a Local Government under the Bush Fires Act 1954.	
Conditions and Reporting	Excludes powers and duties that are prescribed in the Act with the requirement for a resolution by the local government.	
Requirements	Copies of all notices issued are to be retained on the appropriate file or record.	
	Note: s59A(3) and Bush Fires (Infringements) Regulations 1958, Reg.4(a) provide that only the Mayor or the Chief Executive Officer may withdraw an infringement notice.	
No: 3.4 Graffiti Vai	ndalism Act 2016 – Local Government Powers	Commented [A10]: New delegation in response to the
Function to be	Authority to undertake all of the powers and duties of the local	Grafitti Vandlism Act 2016 which broadly provides powe graffiti on private property.
performed	government under the Graffiti Vandalism Act 2016.	
Legislative power or	Graffiti Vandalism Act 2016,	
duty delegated	Part 3 - Local government powers	
Delegation from	Local Government, pursuant to Section 16 of the Graffiti Vandalism Act 2016	
Delegation to	Director Community Engagement	
	Director Engineering	
	Manager Community Safety	
Delegation	1. Authority to issue notices requiring removal of graffiti.	
	2. Authority issuing notices of an intended entry onto private land.	
	3. Authority to deal with an objection to a notice.	
	4. Authority to recover costs for removal of graffiti.	
	5. Authority to remove of graffiti on land not local government property.	
Conditions and	Graffiti removal is to be undertaken in accordance with Policy 2.1.3	
Reporting Requirements	 Graffiti Control and Removal. 	

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PART4

HEALTH SERVICES

No: 4.1 Food Act 2008 – Functions of an Enforcement Agency	
Function to b performed	 Authority to exercise the powers of the local government, as an enforcement agency under the <i>Food Act 2008</i>, for the following purposes: Serving prohibition orders and clearance certificates; Initiating prosecutions; and Registration of food businesses.
	r Food Act 2008, Sections 110, 112, 122, 125, 126(13) If
Delegation from	Local Government, pursuant to Section 118(2) of the Food Act 2008
Delegation to	 The Chief Executive Officer is delegated the power to carry out the following functions pursuant to the <i>Food Act 2008</i>: a) Section 110 and 112 – Registration of food businesses; b) Section 122 – Appointing authorised officers; c) Section 125 – Initiating prosecutions; d) Section 126(13) – Designating authorised officers to be designated officers for the purposes of issuing/withdrawing infringement notices.
Conditions an Reporting Requirements	

No: 4.2 *Health (Miscellaneous Provisions) Act 1911* – Appointment of Deputy, Discharge of Powers and Duties

Function performed to be A local government may appoint and authorise any person to b Health (Miscellaneous Provisions) Act 1911 deputy to exercise discharge all or any of the powers and functions of the 1 government for such time and subject to such conditions limitations (if any) as the local government shall see fit. S appointment shall not affect the exercise or discharge by the I government itself of any power or function.	
Legislative power or duty delegated	Health (Miscellaneous Provisions) Act 1911, Section 26.
Delegation from	Local Government, pursuant to Section 26 of the <i>Health</i> (<i>Miscellaneous Provisions</i>) Act 1911.
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to be its Health (Miscellaneous Provisions) Act 1911 deputy to exercise and discharge all or any of the powers and functions of the local government for such time and subject to such conditions and limitations (if any) as the local government shall see fit. Such appointment shall not affect the exercise or discharge by the local government itself of any power or function.
Conditions and Reporting Requirements	All actions taken must be recorded in writing in the appropriate file or record.

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No: 4.3 Liquor Control Act 1988 – Issue of Certificates Under Section 39

Function to be performed	The authority to issue a certificate in accordance with Section 39 of the <i>Liquor Control Act 1988</i> .	
Legislative power or duty delegated	Liquor Control Act 1988, Section 39	
Delegation from	Local Government, pursuant to Section 39(1) of the Liquor Control Act 1988	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to issue a certificate on behalf of the City, pursuant to the <i>Liquor Control Act 1988</i> , Section 39 .	
Conditions and Reporting Requirements	Copies of all certificates issued are to be retained on the appropriate file or record.	

No: 4.4 Liquor Control Act 1988 – Issue of Certificates Under Section 40

Function to be performed	The authority to issue a certificate in accordance with Section 40 of the <i>Liquor Control Act</i> 1988.	
Legislative power or duty delegated	Liquor Control Act 1988, Section 40	
Delegation from	Local Government, pursuant to Section 40(1) of the Liquor Control Act 1988	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to issue a certificate on behalf of the City, pursuant to the <i>Liquor Control Act 1988</i> , Section 40 .	
Conditions and Reporting Requirements	Copies of all certificates issued are to be retained on the appropriate file or record.	

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Function to be performed	Powers of an Authorised Officer under Section 23 of the <i>Caravan</i> <i>Parks and Camping Grounds Act 1995</i> for the following purposes:
	 Issuing an infringement; Withdrawing an infringement; and Extending payment of an infringement.
Legislative powers appointed	Caravan Parks and Camping Grounds Act 1995, Section 23(2), (5) and (7)
Authorisation from	Local Government, pursuant to Section 23(11) of the Caravan Parks and Camping Grounds Act 1995
	Note: The Act does not contain a head of power to delegate the appointment of authorised persons to the CEO.
Authorised persons	For the purposes of Sections 23(5) and (7) – withdrawing an infringement or extending payment periods:
	Chief Executive Officer
	Director Community Engagement
	Director Development Services
	Manager Health and BuildingServices
	Manager Community Safety
	Coordinator Ranger and Parking Services
	Coordinator Ranger Services_
	For the purposes of Section 23(2) – issuing an infringement notice:
	Coordinator Environmental Health
	All Environmental Health Officers
	All Building Surveyors (registered)
	All Rangers
Conditions and Reporting Requirements	Persons authorised for the purpose of this delegation shall be in writing and recorded on the appropriate record and the person's personal record.

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No: 4.6 Public Health Act 2016 – Designation of Authorised Officers

Function to be performed	Designate a person(s) or class of persons as authorised officers under the <i>Public Health Act 2016.</i>	
Legislative power or duty delegated	Public Health Act 2016, Sections 17, -24	Commented [A11]: The additional section is not st necessary, but is included to provide clarity that an EH appointed / designated.
Delegation from	Enforcement agency (Local Government), pursuant to section 21 of the <i>Public Health Act 2016</i> .	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the authority to designate a person or class of persons as authorised officers under section 24 of the <i>Public Health Act 2016</i> .	
Conditions and Reporting Requirements	A list of all officers designated as authorised officers must be kept and maintained in accordance with section 27 of the <i>Public Health</i> <i>Act 2016.</i>	
	Each person who is designated as an authorised officer must be issued with certificate of authority as an authorised officer in accordance with section 30 of the <i>Public Health Act 2016</i> .	
	A person cannot be designated as an environmental health officer unless they meet the qualifications determined and published by the Department under section 18 of the <i>Public Health Act 2016</i> .	

*Note – Any person authorised or designated under the Public Health Act 2016 must be issued a certificate of authority that complies with section 30(2) of that act and must bear the person's image (photo) and signature.

No: 4.7 *Health (Asbestos) Regulations 1992* – Appointment of Authorised and Approved Officers

Function to be Authority to issue, extend payments and withdraw inf notices for alleged offences relating to the management or cement products and materials containing asbestos.	
Legislative powers appointed	Appointment as authorised officers for the purposes of issuing infringement notices under the <i>Criminal Procedure Act 2004</i> Part 2 for the offences specified under Schedule 1 of the <i>Health</i> <i>(Asbestos) Regulations 1992.</i>
	Appointment as approved officers for the purposes of the <i>Criminal</i> <i>Procedure Act 2004</i> Part 2 to extend the period to pay or withdraw an infringement notice.
Authorisation from	Local Government, pursuant to <i>Health (Asbestos) Regulations</i> 1992; Regulation 15D(5).
Conditions and Reporting Requirements	All actions taken must be recorded in writing in the appropriate file or record.

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PART 5 BUILDING

No: 5.1 Approve or Refuse to grant Building Permits

Function to be performed	Authority to approve or refuse to grant a certified or uncertified building permit, with or without conditions.
Legislative power or duty delegated	Building Act 2011, Sections 20, 22. Division 2 of Part 2. Divisions 1, 2 and 4 of Part 4.
Delegation from	Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the authority to grant or refuse the issue of a Building Permit in the prescribed form pursuant to <i>Building Act 2011</i> , Section 20, 22 .
Conditions and Reporting Requirements	All building permits issued are to be retained on the appropriate file or record.

Approve or Refuse to grant Occupancy Permit and Building Approval Certificate No: 5.2

Proventions to be	
Function to be performed	Authority to approve or refuse to approve the issue of an occupancy permit with or without conditions, and approve or refuse to approve of a building approval certificate with or without conditions.
Legislative power or duty delegated	Building Act 2011, Sections 58, 59, 62, 65.
Delegation from	Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to issue Certificates of Occupancy, Building Approval certificates and extensions of period of duration of Occupancy Permit or Building Approval Certificate in the prescribed form upon completion of buildings, pursuant to the <i>Building Act 2011</i> , Sections 58, 59, 62, 65.
Conditions and Reporting Requirements	Copies of all permits and certificates issued are to be retained on the appropriate file or record.

No: 5.3 Approve or Refuse a Demolition Permit

Function to be performed	To grant or refuse to approve applications for a Demolition Permit.
Legislative power or duty delegated	Building Act 2011, Sections 21, 22.
Delegation from	Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated authority to grant or refuse a Demolition Permit other than for buildings classified by the
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		National Trust and Council's Heritage Register, pursuant to the Building Act 2011, Sections 21, 22.
Conditions	and	Copies of all Permits issued are to be retained on the appropriate
Reporting		file or record.
Requirements		

No: 5.4	Make a Building Order	
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Function to be performed	 A Permit Authority may make, revoke, give effect to non-compliance of and initiate prosecution relating to an Order (a Building Order) in respect of one or more of the following - (a) particular building work; (b) particular demolition work; and (c) a particular building or incidental structure, whether 	
Legislative power or duty delegated	completed before or after commencement day. Building Act 2011, Sections 110, 111, 117, 118 and 133.	
Delegation from	Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to perform the associated functions relating to Building Orders for works in contravention of the Act, pursuant to the <i>Building Act 2011</i> , Sections 110, 111, 117. 118 and 133 .	
Conditions and Reporting Requirements	 Subject to Sub-Section 112(2)(b) being conditional as follows; "The Order to demolish, dismantie or remove a building or incidental structure that has been, or is being, built or occupied in suspected contravention of a provision of the Building Act 2011, SHALL only be issued where the building is assessed to be in a state that is dangerous and which cannot be easily rectified". 	
	2. Copies of all Building Orders issued are to be retained on the appropriate file or record.	

No: 5.5 Issue Licence to Deposit Material on Street

Function to be performed	No person shall deposit stones, bricks, lime, rubbish, timber, iron, or other materials on a street, way, or other public place, nor make an excavation on land abutting or adjoining a street, way, or other public place, unless authorised to do so by an Act or unless he has first obtained from the local government in whose district the street, way, public place, or land is situated a licence in writing for that purpose, nor unless, in the case of an excavation he has securely fenced off the place where it is to be made from the street, way, or other public place, nor unless he complies with the conditions, if any, of the licence.
Legislative power or duty delegated	Building Regulations 2012, Regulation 64
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to issue licenses for the deposit of materials on a street, way or other
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		public place and to make an excavation on land abutting or adjoining a street, way, or other public place, pursuant to the <i>Local</i> <i>Government (Miscellaneous Provisions) Act 1960</i> , Section 377.
Conditions	and	Licence fee to be set by Council annually.
Reporting Requirements		Copies of all licences issued are to be retained on the appropriate file or record.

No: 5.6 Granting of a Certificate – Form 2	6
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Function to be performed	Issue prescribed Strata Title Local Government Certificate Form 26 Certificate of Approval under the <i>Strata Titles Act 1985</i> , Section 25 .
	Power to determine applications for the issuing of a certificate of approval under the <i>Strata Titles Act</i> 1985, Section 25 for a plan of subdivision, re-subdivision or consolidation, except those applications that:
	(a) propose the creation of a vacant lot;
	 (b) proposed vacant air strata's in multi-tiered strata scheme developments;
	(c) in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relating to:
	(i) a type of development; and/or
	(ii) land within an area,
	which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.
Legislative power or duty delegated	Strata Titles Act 1985, Section 25 Certificate of Commission
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The above Officer is delegated the power to grant a certificate by the local government, pursuant to the <i>Strata Titles Act 1985</i> , Section 25 .
Conditions and Reporting Requirements	A local government that exercises the power referred to in Clause 1 above (Functions to be performed) to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.
	Copies of all certificates issued are to be retained on the appropriate file or record.

PART6	TOWN PLANNING	
No: 6.1	Directions N	Notices and Legal Action
Function performed	to be	If development is undertaken in contravention of a planning scheme, the responsible authority may give a written direction requiring the development to stop, be removed and/or for the land to be restored as near as practicable to its condition immediately before the development started.
Legislative duty delega		Giving of a written direction under section 214(2), (3) and (5) of the <i>Planning and Development Act 2005.</i>
Delegation f	rom	Local Government, pursuant to section 5.42 of the Loca Government Act 1995.
Delegation t	0	Chief Executive Officer
Delegation		 The Chief Executive Officer is delegated the power to: Give a written direction where there has been a breach of the <i>Planning and Development Act 2005</i> that falls within the responsibility of the City;
Conditions Reporting Requiremen	and ts	Any expenses incurred by the City in carrying out the works specified in a direction notice shall be recovered from the person to whom the direction was given.

No: 6.2 Determination of Various Applications for Development	
Function to be performed	The determination of applications for development approval made under City of Vincent Local Planning Scheme No. 2 and the <i>Metropolitan Region Scheme</i> .
	Reconsidering a decision when invited to do so by the State Administrative Tribunal under section 31 of the <i>State Administrative</i> <i>Tribunal Act 2004.</i>
	Determining the requirement for and extent of advertising of applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and <i>Metropolitan Region Scheme</i> .
	Determining the type and extent of accompanying material required to be lodged with applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and <i>Metropolitan Region</i> <i>Scheme</i> and whether an application should be accepted or not;
	The determination of applications to amend or cancel a development approval made under delegated authority or to extend the period within which the development approved must be substantially commenced.
	Waiving or varying a requirement in Part 8 or Part 9 of the <i>Planning</i> and <i>Development (Local Planning Schemes) Regulations 2015</i> in respect of an application where that application is considered to relate to a minor amendment to the development approval.
Legislative power or duty delegated	Determination of an application for development approval under clause 68 of Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations; subclause 29(2) of the Metropolitan Region Scheme; and subsection 31(2) of the State Administrative Tribunal Act 2004.
	Advertising of applications and proposals under subclauses 18(4) , 23(2) and 34(4) of the City of Vincent Local Planning Scheme No. 2; Clauses 18, 34, 50 and 64 and subclauses 66(1) and 77(3) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and subclause 30(1) of the Metropolitan Region Scheme.
	Determining accompanying material requirements for applications for development approval, including refusal to accept an application, under Clauses 11, 63 and 85 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations</i> 2015.
	Amending or cancelling development approval, including waiving or varying a requirement in Part 8 or 9 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> for minor amendments and temporary works or use, under Clause 77 and subclauses 61(1)(f) and 61(2)(d) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i>
Delegation from	Local Government, pursuant to clause 82 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations</i> 2015.
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to:
	 Exercise discretion, determine and apply conditions to all applications for development approval made under the City of
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No: 6.2 Determination of Various Applications for Development

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	Vincent Local Planning Scheme No. 2 and/or Metropolitan Region Scheme;
	 Exercise discretion and affirm, vary or set aside a decision made on an application for development approval following a request by the State Administrative Tribunal for a reconsideration to be made under section 31 of the State
	 Administrative Tribunal Act 2004; Determine the requirement for and extent of advertising of applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and Metropolitan Region
	 Scheme; Determine the type and extent of accompanying material required to be lodged with applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and Metropolitan Region Scheme and whether an application
	 should be accepted or rejected; Exercise discretion, determine and apply conditions to all applications to amend or cancel a development approval previously determined under delegated authority; Exercise discretion, determine and apply conditions to all
	 applications made to extend the period within which a development approved must be substantially commenced; and Waive or vary a requirement in Part 8 or Part 9 of the <i>Planning</i>
	and Development (Local Planning Schemes) Regulations 2015 in respect of an application where that application is considered to relate to a minor amendment to the development approval.
Conditions and Reporting Requirements	 This delegation does not extend to applications for development approval that propose to introduce one of the following land uses listed under Local Planning Scheme No. 2: Cinema/theatre; Club premises; Corrective institution; Educational establishment;
	e. Exhibition centre;
	f. Hospital; g. Hotel;
	h. Motel;
	i. Nightclub;
	j. Place of worship;
	 k. Reception centre; I. Residential Building;
	m. Serviced apartment;
	n. Small bar;
	o. Tavern;
	 This delegation does not extend to applications for development approval that propose a height of three storeys or more;

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4.	This delegation does not extend to applications for telecommunications infrastructure that have received one or more objections;	
5.	This delegation does not extend to applications for a billboard sign or directional sign;	
6.	This delegation does not extend to applications for development approval that propose the demolition of buildings identified in the Heritage List, within a Heritage Area, or on the State Register of Heritage Places;	
7.	This delegation does not extend to applications for development approval that propose a greater shortfall than five car parking bays under the minimum parking requirements of Table 1 of Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements;	
8.	Cash-in-lieu of parking or a reciprocal parking arrangement is required for all of the shortfall in onsite parking under the minimum parking requirements of Table 1 of Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements;	
<u>9.</u>	This delegation does not extend to applications for development approval for land use that is not listed in Table 1	
9.<u>11</u>	of Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements; D. This delegation does not extend to applications for development approval that have received more than five (5) objections during the City's community consultation period;	Commented [A12]: Proposed addition to make it clear that where uses are not contemplated in LPP 7.7.1 that approvals must presented to Council.
40.	11. This delegation does not extend to applications for development approval that propose more than three (3) 'Dwellings (Grouped)' or 'Dwellings (Multiple)' or 'Aged or dependent persons dwellings';	
44-	12. Any application for development approval within a design guideline area, character retention area or heritage area adopted by Council through a local planning policy is to be advertised to all owners and occupiers within that area by the City during the community consultation period, with the exception of the William Street Design Guideline Area and Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area, which shall be advertised in accordance with Policy 4.1.05 - Community Consultation;	
42.1	13. This delegation does not extend to applications to amend or cancel a development approval that was determined by Council; and	
43.	14. This delegation does not extend to requests from the State Administrative Tribunal for a reconsideration of a Council decision under section 31 of the <i>State Administrative Tribunal</i> <i>Act 2004</i> .	

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CITY OF VINCENT

DELEGATED AUTHORITY REGISTER

2018 - 2019

Adopted at the Ordinary Meeting of Council held on TBC

INTRODUCTION

1.1 PURPOSE OF DELEGATING AUTHORITY

The Local Government Act 1995 (the Act) allows for a local government to delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Act in order effectively manage the day to day operations of the City. All delegations made by the Council must be by absolute majority decision $\{S5.42(1)\}$. The CEO in turn is empowered by the Act to on-delegate any of these functions to another employee $\{S5.44(1)\}$.

This Council Delegated Authority Register is reviewed in accordance with the Act on an annual basis by Council.

A separate document entitled "Register of CEO Delegated Authority and Authorisations" is also maintained and reviewed on an annual basis by the Chief Executive Officer.

1.2 MATTERS WHICH CAN NOT BE DELEGATED

The following are decisions that cannot be delegated by Council to the Chief Executive Officer under the *Local Government Act* 1995 {S5.43}.

- any power or duty that requires a decision of an absolute majority or special (75%) majority of the local government;
- accepting a tender which exceeds an amount determined by the local government;
- appointing an auditor;
- acquiring or disposing of any property valued at an amount determined by the local government;
- any of the local government's powers under Sections 5.98, 5.98A, 5.99A, 5.99 and 5.100 of the Act;
- borrowing money on behalf of the local government;
- hearing or determining an objection of a kind referred to in Section 9.5;
- any power or duty that requires the approval of the Minister or Governor; or
- such other duties or powers that may be prescribed by the Act.

There is no power for a person other than the CEO to delegate a power. $\{S5.44(1)\}$.

1.3 DELEGATION BY THE CHIEF EXECUTIVE OFFICER

The Local Government Act 1995 allows for the Chief Executive Officer to delegate any of the powers to another Employee. $\{S5.44(1)\}$. This must be done in writing. $\{S5.44(2)\}$ The Act allows for the Chief Executive Officer to place conditions on any delegations if desired. $\{S5.44(4)\}$.

A register of delegations relevant to the Chief Executive Officer and other employees is to be kept and reviewed at least once every financial year. $\{S 5.46(1) \& (2)\}$.

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Item 7.6- Attachment 2

1.4 EXERCISE OF DELEGATIONS

If a person is exercising a power or duty that they have been delegated, the Act requires that records be kept whenever the delegated authority is used. $\{S 5.46(3)\}$

The record is to contain the following information:

- how the person exercised the power or discharged the duty;
- when the person exercised the power or discharged the duty; and
- the persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty. {Local Government (Administration) Regulations 1996 CI 19.}

A person to whom a power is delegated under the *Local Government Act 1995* is considered to be a 'designated employee' under S5.74(b) of the *Local Government Act 1995* and is required to complete a primary return and also an annual return each year.

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Len Kosova CHIEF EXECUTIVE OFFICER

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PART 1 LOCAL GOVERNMENT ACT

No: 1.1 Appointment of an Acting Chief Executive Officer

Function to be performed	The Chief Executive Officer to appoint an Acting Chief Executive Officer.
Legislative power or duty delegated	Local Government Act 1995, Sections 5.36(1)(a)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to appoint an Acting Chief Executive Officer.
Conditions and Reporting Requirements	 Subject to: The Employee being designated a "Senior Employee", as prescribed by the Local Government Act; Appointments being no longer than 30 days; Council Members to be advised of acting Chief Executive Officer; The acting role to be rotated between the Directors (where practicable).

No: 1.2	Making Payments to Employees in Addition to Contract or Award
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Function to be performed	A local government can approve of payments to employees in addition to their contract or Award.
Legislative power or duty delegated	Local Government Act 1995 Section 5.50
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to approve of making payment to employees in addition to their contract or Award.
Conditions and Reporting Requirements	Subject to payments being made in accordance with Council Policy. Details of approvals are to be recorded on the appropriate file or record.

*Note – Regulation 19A of the *Local Government (Administration) Regulations 1996* places limits on any gratuity payments that can be made.

Occupier of	Lanu
Function to be performed	The power to give a person a notice in writing relating to the land and do anything that it considers necessary to achieve the purpose for which the notice was given.
Legislative power or duty delegated	Local Government Act 1995, Sections 3.25(1) and 3.26
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	 The Chief Executive Officer is delegated the power to: issue a notice in writing relating to the land requiring the person to do anything specified in Schedule 3.1, Division 1 or for the purpose of remedying or mitigating the effects of any offence prescribed in Schedule 3.1, Division 2; and do anything that he considers necessary to achieve, so far as is practicable, the purpose for which the notice was given, including recovering the cost of anything it does as a debt due from the person who failed to comply with the notice.
Conditions and Reporting Requirements	The Chief Executive Officer shall approve of all legal action and sign all legal documents. The information is to be recorded in appropriate record to meet legislative requirements.

No: 1.3 Serving of Notices Requiring Certain Things to be Done by Owner or Occupier of Land

Property	
Function to be performed	A local government may perform its general functions of the things prescribed in Schedule 3.2 of the Act on land, even though the land is not local government property and the local government does not have consent to do it.
Legislative power or duty delegated	Local Government Act 1995, Section 3.27
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to carry out things prescribed in Schedule 3.2 even though the land is not local government property and the local government does not have consent to do it.
Conditions and Reporting Requirements	The information is to be recorded in appropriate record.

No: 1.4	Performing	Particular	Things	on	Land	which	is	not	Local	Government	
	Property										

No: 1.5 Power of Entry

Function to be performed	The power of entry is conferred on a local government which is performing any function under the <i>Local Government Act</i> 1995.
Legislative power or duty delegated	Local Government Act 1995, Section 3.28
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated authority to authorise persons with the powers of entry, when performing any function of the local government.
Conditions and Reporting Requirements	The information is to be recorded in appropriate record to meet legislative requirements.

No: 1.6	Declaring a Vehicle to be an Abandoned Vehicle Wreck
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Function to be performed	If after seven days from the removal of a vehicle deemed to be an abandoned wreck the owner of the vehicle has not been identified or after seven days from the giving of a notice the owner has not collected the vehicle the local government may declare that the vehicle is an abandoned vehicle wreck.
Legislative power or duty delegated	Local Government Act 1995, Section 3.40A(4)
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated authority to declare that a vehicle is an abandoned vehicle wreck under the <i>Local Government Act 1995,</i> Section 3.40A(4).
Conditions and Reporting Requirements	The declaration is to be recorded in appropriate record to meet legislative requirements.

Function to be performed	A Local Government may sell or dispose of confiscated or uncollected goods in accordance with s3.47 (1) (2) and s3.47(2a).
Legislative power or duty delegated	Local Government Act 1995, Section 3.47(1),(2),(2a)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to sell or dispose of confiscated or uncollected goods in accordance with s3.47 (1) (2) and s3.47(2a).
Conditions and Reporting Requirements	Details of the sale or disposal is to be recorded in the appropriate record.

No: 1.7 Disposing of Confiscated or Uncollected Goods

No: 1.8 Disposal of Sick or Injured Impounded Animals

Function to be performed	If an impounded animal is ill or injured to such an extent that treating it is not practicable, the local government may humanely destroy the animal and dispose of the carcass.
Legislative power or duty delegated	Local Government Act 1995, Section 3.47A(1)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to determine that a sick or injured impounded animal be destroyed pursuant to the <i>Local Government Act 1995</i> , Section 3.47A(1) .
Conditions and Reporting Requirements	The details of sick or injured animals disposed of are to be recorded in the appropriate record.

No: 1.9	Recovery of Impounding Expenses
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Function to be performed	If goods are removed and impounded under Section 3.39 and the offender is convicted, the local government may, if the goods are not sold, recover any expenses incurred in removing and impounded the goods and disposing of them.
Legislative power or duty delegated	Local Government Act 1995, Section 3.48.
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to determine that court action be taken to recover impounding expenses pursuant to the <i>Local Government Act 1995</i> , Section 3.48 .
Conditions and Reporting	The Chief Executive Officer shall approve of all legal action and sign all legal documents.
Requirements	The actions taken to recover impounding expenses are to be recorded in the appropriate record to meet legislative requirements.

No: 1.10	Closing Certain Thoroughfares to Vehicles (Not Exceeding 4 Weeks)	
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Function to be performed	A local government may close a thoroughfare to vehicles wholly or partially, for a period not exceeding four weeks.
Legislative power or duty delegated	Local Government Act 1995, Section 3.50(1)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to close a thoroughfare, wholly or partially, pursuant to the <i>Local Government Act 1995</i> , Section 3.50(1) .
Conditions and Reporting Requirements	Action taken to close thoroughfares must be recorded in the appropriate register and Council Members advised accordingly.

No: 1.11 Closing Certain Thoroughtares to Vehicles (Exceeding 4 Weeks	No: 1.11	Closing Certain Thoroughfares to Vehicles (Exceeding 4 Weeks)
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Function to be performed	A local government may, after providing public notice of its intentions and reasons, inviting submissions and then considering submissions, order a thoroughfare to be wholly or partially closed to vehicles for a period exceeding four weeks.			
Legislative power or duty delegated	Local Government Act 1995, Sections 3.50(1a) and 3.50(4)			
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>			
Delegation to	Chief Executive Officer			
Delegation	The Chief Executive Officer is delegated the power to close a thoroughfare, wholly or partially, pursuant to the <i>Local Government Act 1995</i> , Sections 3.50 .			
Conditions and Reporting Requirements	and The permanent closure of thoroughfares to be referred to the Council for determination. Action taken to close thoroughfares must be recorded in the appropriate register and Council Members to be advised accordingly.			

No: 1.12	Closing Certain Thoroughfares to Vehicles (Revocation)
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Function to be performed	An order to close a thoroughfare may be revoked by the local government.				
Legislative power or duty delegated	Local Government Act 1995, Section 3.50(6).				
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>				
Delegation to	Chief Executive Officer				
Delegation	The Chief Executive Officer is delegated the power to revoke an order to close a thoroughfare, pursuant to the <i>Local Government Act 1995</i> , Section 3.50(6) .				
Conditions and Reporting Requirements	Details of the revocation of an order to close thoroughfares must be recorded in the appropriate register and Council Members to be advised accordingly.				

Function to be performed	A local government may partially and temporarily close a thoroughfare, without giving local public notice, if the closure is for the purpose of carrying out repairs or maintenance and is unlikely to have a significant adverse effect on users of the thoroughfare.
Legislative power or duty delegated	Local Government Act 1995, Section 3.50A
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to partially and temporarily close a thoroughfare, pursuant to the <i>Local Government Act 1995</i> , Section 3.50A .
Conditions and Reporting	 The road closure being limited to a minimum period as is practicable.
Requirements	 All affected persons being advised at least 7 days in advance of closure being carried out
	 Access being maintained to properties.
	Details of the closure to be recorded on the appropriate record.

No: 1.13 Par	tial Closure of Thoroughfare for Repairs and Maintenance
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Function to be performed	The power to approve payments from the municipal fund or the trust
Legislative power or duty delegated	Local Government (Financial Management) Regulations 1996, Regulation 12(1) (a) Payments from municipal fund or trust funds.
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to make payments from the municipal fund or the trust fund, pursuant to the <i>Local Government (Financial Management) Regulations 1996</i> , Regulation 12(1) .
Conditions and Reporting Requirements	Subject to the requirements of the <i>Local Government (Financial Management) Regulations 1996</i> , Regulation 13 .

Function to be performed	A local government may waive or grant concessions in relation to any amount of money or write off any amount of money that is owed to the local government.
Legislative power or duty delegated	Local Government Act 1995, Section 6.12(1)(b),(c)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to waive, grant concessions or write off any amount of money owed to the City, pursuant to the <i>Local Government Act 1995</i> , Section 6.12(1) .
Conditions and Reporting	The power to waive fees or write off money is subject to the amount not exceeding \$1000.
Requirements	The power to waive fees or write off debts relating to Infringements is subject to the debt not exceeding \$250.
	The power to waive or write off library fees is subject to the debt not exceeding \$50.
	This delegation is not applicable to writing off or waiving rates or service charges.
	The full details of the concession, waiver or write off to be recorded on the appropriate financial record.

No. 1.15	Waive Fees.	Grant	Concessions	or	Write	Off	Debts.
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Function to be performed	A local government may accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.
Legislative power or duty delegated	Local Government Act 1995, Section 6.49
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to make an agreement with a person for payment of rates and service charges, pursuant to the <i>Local Government Act 1995</i> , Section 6.49 .
Conditions and Reporting Requirements	Subject to Council Policy No. 1.2.12 – <i>"Rates and Service Charges".</i> The full details of the agreement to be recorded in the appropriate rate record.

No. 1.16	Agreement as to Payment of Rates and Service Charges
NO. 1.10	Agreement as to Fayment of Rates and Service Charges

Function to be performed	A Local Government has the power to require the payment of rent in satisfaction of rate or service charge, pursuant to the <i>Local</i> <i>Government Act 1995</i> , Sections 6.60(2), (3), (4).
Legislative power or duty delegated	Local Government Act 1995, Section 6.60(2), (3), (4)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to require the payment of rent in satisfaction of rate or service charge, pursuant to the <i>Local Government Act 1995</i> , Sections 6.60(2) and (3) .
Conditions and Reporting Requirements	Subject to recovery action having been taken in accordance with Council Policy No. 1.2.13 – <i>"Collection of Debts, Rates and Service Charges".</i> The full details of the determination to be recorded in the
	appropriate rate record.

Function to be performed	To amend the rate record up to 5 years preceding the current financial year
Legislative power or duty delegated	Local Government Act 1995, Section 6.39
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to amend the rate record up to 5 years preceding the current year
Conditions and Reporting Requirements	Nil.

No: 1.19 Invit	ing Tenders for Goods or Services and Related Matters
Function to be performed	The authority to invite tenders for works and services in the relevant financial year adopted budget, where required in accordance with Section 3.57 of the Local Government Act 1995.
Legislative power or	Local Government Act 1995,
duty delegated	Section 3.57(1) - Requirement to invite tenders in certain circumstances.
	Local Government (Functions and General) Regulations 1996,
	Regulations 14(2a), 20(1) and (2), 21(1), 23(3).
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995
Delegation to	Chief Executive Officer
Delegation	 The Chief Executive Office is delegated authority pursuant to Local Government (Functions and General) Regulations 1996: 1. Regulation 14(2a) to determine in writing the criteria for deciding which tender should be accepted. 2. Regulation 20(1) power, with the approval of the tenderer, to make a minor variation in a contract for goods or services before the City enters the contract with the successful tenderer. 3. Regulation 21(1) to seek expressions of interest with respect to the supply of the goods or services before entering the tender process. 4. Regulation 23(3) to consider any submissions of interest that have not been rejected and decide which ones could satisfactorily supply the goods or services.
Conditions and Reporting Requirements	The invitation to tender is to be entered into the Tender Register in the prescribed manner. Selection criteria must be recorded in the appropriate record and comply with the requirements of the Regulations.

	etails of the minor variations must be recorded in the appropriate cord.
	etails of the calling of expressions of interest must be recorded in e appropriate record and in the Tender Register.
Th	e delegation is subject to:
1.	tenders called to comply with Council's Policy No. 1.2.2 – <i>"Code of Tendering"</i> and Policy No. 1.2.3 – <i>"Purchasing Policy"</i> ; and
2.	tenders can only be invited for those goods and services identified in the Annual Budget, Plan for the Future or where the expenditure has been approved in advance by Council;

Function to be performed	A local government must consider any tender that has not been rejected and decide which one to accept. The local government may decline to accept any tender.
Legislative power or duty delegated	Local Government (Functions and General) Regulations 1996, Regulation 18(4),(5), (6), (7)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to accept any tender that has not been rejected or decline all tenders.
Conditions and	The delegation is subject to:
Reporting Requirements	 tenders for the supply of goods or services not exceeding a value of \$250,000;
	2. acceptance of tenders is what is to be deemed <i>"the most acceptable and advantageous to the City"</i> ;
	 tenders called subject to (1) and (2) above, to comply with Council's Policy No. 1.2.2 – "Code of Tendering" and Policy No. 1.2.3 – "Purchasing Policy".

No: 1.20 Acceptance of Tenders

No: 1.21 Dealing with Objections

Function to be performed	Dealing with Objections of the kind referred to in Section 9.5 .
Legislative power or duty delegated	Local Government Act 1995, Section 9.5(2), Section 9.6(5) and 9.9(1)(b)
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	 The Chief Executive Officer is delegated the power to: receive an objection and grant an extension of time for an objection to be lodged (Section 9.5(2)). give notice in writing of how it has been decided to dispose of the objection and the reasons for disposing of it in that way. determine that there are reasons why the effect of a decision should not be suspended in line with the provisions of the Local Government Act 1995 Section 9.9(1)(b).
Conditions and Reporting Requirements	Details are to be recorded on the appropriate file or record.

Ho. 1.22 Excedition of Bocalients	
Function to be performed	Authority to sign documents on behalf of the local government.
Legislative power or duty delegated	Local Government Act 1995, Section 9.49A (4) and (5)
Authorisation from	Local Government, pursuant to Section 9.49A(4) of the <i>Local Government Act 1995</i>
Authorisation to	Chief Executive Officer
Authorisation	The Chief Executive Officer and senior employees are authorised to:
	 Execute a document as a deed on behalf of the City where there is a requirement for the document to be executed as a deed;
	All Employees are authorised to:
	(2) Sign documents on behalf of the local government to all matters arising under delegated authority given by the Council under Section 5.42 of the Act and generally as is necessary or appropriate in carrying out his or her function under the Act or under any written law, so long as they do so in accordance with "Policy 4.1.10 - Execution of Documents".
Conditions and Reporting Requirements	Execution of all documents must be in accordance with "Policy 4.1.10 - Execution of Documents"

No: 1.23	Disposing of Property
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Function to be performed	Authority to dispose of property: a) to the highest bidder at public auction; or b) to the most acceptable public tender; or c) by private treaty (subject to section 3.58(3) and (4)).
Legislative power or duty delegated	Sections 3.58(2) and (3) <i>Local Government Act</i> 1995
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	Authority to dispose of property in accordance with section 3.58 of the <i>Local Government Act 1995.</i>
Conditions and	The delegation is subject to:
Reporting Requirements	1. the value of the property not exceeding \$250,000;
	 the disposal of any land and / or building assets being specified in the Annual Budget or Corporate Business Plan;
	3. the lease of City-owned land being determined by Council.

Function to be performed	Determine to transfer to the Municipal Fund money held in the Trust Fund for 10 years.	
Legislative power or duty delegated	Local Government Act 1995 Section 6.9(4) Trust Fund	
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>	
Delegation to	Chief Executive Officer	
Delegation	Where money has been held in the trust fund for 10 years it may be transferred by the local government to the municipal fund.	
Conditions and Reporting Requirements	The full details of the determination to be recorded in the relevant record.	

No: 1.24 Trust funds - Transfers

No: 1.25 Rates or Service Charges Recoverable in Court

Function to be performed	To recover rates or service charges, as well as the cost of proceeding, if any, for that recovery, in a court of competent jurisdiction.	
Legislative power or duty delegated	Local Government Act 1995, Section 6.56	
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to recover rates or services charges in a court of competent jurisdiction	
Conditions and Reporting Requirements	· · ·	

No: 1.26 Determining Objections to a Rate Record and Providing an Extension of Time to Objections

Function to be performed	 To allow or disallow objections to the rate record To extend the time for a person proposing to make an objection to the rate record 	
Legislative power or duty delegated	Local Government Act 1995, Section 6.76(4),(5)	
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to make a determination on the objections to the rate record and to also extend the time requested to make the objection by an individual.	
ConditionsandThe full details of the determination to be recorded in appropriate rate record.Requirementsappropriate rate record.		

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	e-addimed Suppliers for Soods and Services	
Function to be performed	 Authority to determine that a there is a continuing need for the goods or services proposed to be provided by a panel of pre- qualified suppliers [F&G r.24AC(1)(b)]. 	
	2.Authority to, before inviting submissions, determine the written criteria for deciding which application should be for inclusion in a panel of pre-qualified suppliers should be accepted [F&G r.24AD(3)].	
	3.Authority to vary panel of pre-qualified supplier information after public notice inviting submissions has been given, taking reasonable steps to each person who has enquired or submitted an application is provided notice of the variation [F&G r.24AD(6)].	
	4.Authority to reject an application without considering its merits, where it was submitted at a place and within the time specified, but fails to comply with any other requirement specified in the invitation [F&G r.24AH(2)].	
	5.Authority to assess applications, by written evaluation of the extent to which the submission satisfies the criteria for deciding which applicants to accept, and decide which applications to accept as most advantageous [F&G r.24AH(3)].	
	6.Authority to request clarification of information provided in a submission by an applicant [F&G r.24AH(4)].	
	7.Authority to decline to accept any application [F&G r.24AH(5).	
	8.Authority to enter into contract, or contracts, for the supply of goods or services with a pre-qualified supplier, as part of a panel of pre-qualified suppliers for those particular goods or services [F&G r.24AJ(1)].	
Legislative power or duty delegated	Local Government (Functions and General Regulation) 1996, r.24AB; r.24AC(1)(b); r.24AD(3) & (6); r.24AH(2), (3), (4) & (5).	
Delegation from	Local Government, pursuant to Section 5.42 of the Local Government Act 1995	
Delegation to	Chief Executive Officer	
Delegation	The Chief Executive Officer is delegated the power to establish, manage and maintain panels of pre-qualified suppliers.	
Conditions and Reporting Requirements	Panels of pre-qualified suppliers may only be established, where the total consideration under the resulting contract is \$250,000.	

No: 1.27 Panels of Pre-Qualified Suppliers for Goods and Service	No: 1.27	els of Pre-Qualified Suppliers for Goods and Services
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PART 2 AUTHORISED PERSONS AND LOCAL LAWS

No: 2.1 Power to Appoint Authorised Persons

Function to be performed	Power to appoint authorised officers in writing and issue certificates of authorisation.	
Legislative power or duty delegated	Local Government Act 1995, Section 9.10(1); Dog Act 1976, Section 29(1); Building Act 2011, Section 96(3); and City of Vincent Town Planning Scheme No. 1 – clause 52.	
Delegation to	Chief Executive Officer	
Delegation	 The Chief Executive Officer is delegated the power to appoint persons or classes of person to be authorised for the purposes of performing particular functions of the: Local Government Act 1995; Dog Act 1976; Building Act 2011; City of Vincent Town Planning Scheme No. 1; and City of Vincent Local Laws. 	
Conditions and Reporting Requirements	Authorised persons shall be notified in writing and that notification shall be recorded on the appropriate record and the person's personal record.	

* Note – the power to authorise officers under the Cat Act 2011 is delegated in No: 3.1.

**Note – the power to authorise officers under the Food Act 2008 is delegated in No: 4.1.

Function to be performed	(1) For the purposes of this Part, the Registrar may approve a prosecuting authority as a prosecuting authority to which this Part applies.	
	(2) The Registrar is not to approve a prosecuting authority unless the authority gives the Registrar written notice of those officers of the authority that are designated as prosecuting officers for the purposes of and in accordance with Sections 16 and 22.	
	(3) A prosecuting authority at any time may amend the written notice of designated prosecuting officers.	
Designation from	Local Government, pursuant to Section 13(2) of the Fines, Penalties and Infringement Notices Enforcement Act 1994	
Designated officers	Chief Executive Officer	
	Director Community Engagement	
	Manager Community Safety	
	Prosecutions and Strategy Officer	
Designation	Designated officers are nominated as Prosecution Officers for the purposes of the <i>Fines, Penalties and Infringement Notices Enforcement Act 1994</i> , Section 13(2) .	
Conditions and Reporting Requirements	rting Signing of Enforcement Certificates to initiate prosecu	

No: 2.2 Fines, Penalties and Infringement Notices Enforcement Act 1994 -Appointment of Prosecution Officers

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Signing of Withdrawal of Proceedings Notices (Section 22) for those matters already registered with Fines Enforcement.
Copies of all decisions made are to be retained on the appropriate file or record.

Issuing permits under the Trading in Public Places Local Law 2008.	
Clauses 3.2, 3.4, 3.5, 3.6, 3.8, 3.11, 3.13, 3.14 of the Trading in Public Places Local Law 2008.	
Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>	
Chief Executive Officer	
Clauses 3.2, 3.4 and 3.5 - Issuing a permit.	
Clauses 3.6 and 3.8 – Impose and amend permit conditions.	
Clause 3.11 – Transfer of a permit.	
Clause 3.13 – Cancellation of permit.	
Clause 3.14 – Suspension of permit.	
The exercise of delegation is to be in writing and recorded on the appropriate record.	

No: 2.3B Trading in Public	laces Local Law 2008 -	 Reinstatement Works
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Function to be performed	Various Local Government powers under the Trading in Public Places Local Law 2008.	
Legislative power or duty delegated	Clauses 4.2, 5.1 and 6.4 of the Trading in Public Places Local Law 2008.	
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>	
Delegation to	Chief Executive Officer	
Delegation	 Clause 4.2 – Carry our reinstatement works. Clauses 5.1 – Require reinstatement works to be carried out. Clause 6.4 – Require reinstatement or replacement of local government property. 	
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.	

Governmen	t
Function to be performed	Various Local Government powers under the Parking and Parking Facilities Local Law 2007.
Legislative power or duty delegated	Clauses 2.1, 4.14, 7.3 and 8.10 of the Parking and Parking Facilities Local Law 2007.
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	Clause 2.1 – Erection of signs; Clause 4.14 – Special event parking;
	Clause 7.3 - Issue of Permits
	Clause 8.10 – Lock parking stations.
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.
	Parking permits are to be issued in accordance with the City's Policy No. 3.9.3 – "Parking Permits ".

No: 2.4	Parking	and	Parking	Facilities	Local	Law	2008	_	Powers	of	а	Local
	Governn	nent										

No: 2.5A	Local Government Property Local Law 2008 – Issuing Permits
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Function to be performed	The power to issue permits under the Local Government Property Local Law 2008.
Legislative power or duty delegated	Clauses 3.2, 3.2, 3.4, 3.5, 3.9, 4.8, 6.1A, 8.2, 9.2, 9.3, 9.10, 9.14, 10.2, 13.3 and 13.6 of the Local Government Property Local Law 2008.
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	Clauses 3.2 and 3.3 - Issuing a permit.
	Clauses 3.4 and 3.5 – Impose and vary permit conditions.
	Clause 3.9 – Transfer of a permit.
	Clause 6.1A – Approval for advertising sign.
	Clause 10.2 – Grant exemption from compliance.
	Clause 13.6 – Grant exemption from admission fee.
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.

Function to be performed	Various Local Government powers under the Local Government Property Local Law 2008.
Legislative power or duty delegated	Clauses 4.8, 8.2, 9.2, 9.3, 9.10, 9.14 and 13.3 of the Local Government Property Local Law 2008.
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	Clause 4.8 – Erection of signs.
	Clause 8.2 – Carry our reinstatement works.
	Clauses 9.2 and 9.3 – Require reinstatement works to be carried out.
	Clause 9.10 – Give notice to make good a breach.
	Clause 9.14 – Require removal of redundant vehicle crossings.
	Clause 13.3 – Require reinstatement or replacement of local government property.
Conditions and Reporting Requirements	The exercise of delegation is to be in writing and recorded on the appropriate record.

No: 2.5B Local Government Property Local Law 2008 – Reinstatement

PART 3 RANGERS AND COMMUNITY SAFETY

Function to be performed	Functions of a Local Government under the Cat Act 2011
Legislative powers appointed	All functions under the <i>Cat Act 2011</i>
Delegation from	Local Government, pursuant to Section 44 of the <i>Cat Act 2011</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated authority to perform all duties and functions of the local government under the Cat Act 2011.
Conditions and Reporting Requirements	Details of actions taken are to be recorded on the appropriate file or record.

No: 3.1 Cat Act 2011 – Functions of a Local Government

No: 3.2	Litter Act 1979 – Appointment of Persons to Withdraw Infringement Notices

Function to be performed	An infringement notice may, whether or not the prescribed penalty has been paid, be withdrawn, at any time within 28 days after the service of the notice, by the sending of a notice, in the prescribed form, to the alleged offender at his last known place of residence or business, advising the alleged offender that the infringement notice has been withdrawn, and, in that event, the amount of any prescribed penalty that has been paid shall be refunded.
	A withdrawal notice sent under subsection (4) shall be signed by a person appointed in writing to withdraw infringement notices by the public authority.
Legislative power or duty delegated of appointment	To sign withdrawal of infringement notices under the <i>Litter Act</i> 1979, Section 30(4a)
Appointed persons	Director Community Engagement
	Manager Ranger and Community Safety Services
Conditions and Reporting Requirements	Withdrawal notices are to be retained on the appropriate file or record.

No: 3.3	Bush Fires	Act 1954 –	Powers and Duties

Function to performed	o be	A local government is empowered with all powers, duties and functions under the <i>Bush Fires Act 1954</i> .
Legislative po duty delegated	ower or	All powers, duties and functions under the <i>Bush Fires Act 1954.</i>
Delegation from	n	Local Government, pursuant to Section 48 of the <i>Bush Fires Act</i> 1954
Delegation to		Chief Executive Officer

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Delegation		The Chief Executive Officer is delegated the power to perform all powers, duties and functions of a Local Government under the <i>Bush Fires Act 1954</i> .
Conditions Reporting Requirements	and	Excludes powers and duties that are prescribed in the Act with the requirement for a resolution by the local government. Copies of all notices issued are to be retained on the appropriate file or record.
		Note: s59A(3) and Bush Fires (Infringements) Regulations 1958, Reg.4(a) provide that only the Mayor or the Chief Executive Officer may withdraw an infringement notice.

Function to be performed	Authority to undertake all of the powers and duties of the local government under the <i>Graffiti Vandalism Act 2016</i> .			
Legislative power or	Graffiti Vandalism Act 2016,			
duty delegated	Part 3 - Local government powers			
Delegation from	Local Government, pursuant to Section 16 of the <i>Graffiti Vandalism Act 2016</i>			
Delegation to	Director Community Engagement			
	Director Engineering			
	Manager Community Safety			
Delegation	1. Authority to issue notices requiring removal of graffiti.			
	 Authority issuing notices of an intended entry onto private land. 			
	3. Authority to deal with an objection to a notice.			
	4. Authority to recover costs for removal of graffiti.			
	Authority to remove of graffiti on land not local government property.			
Conditions and Reporting	Graffiti removal is to be undertaken in accordance with Policy 2.1.3 – Graffiti Control and Removal.			
Requirements	The information is to be recorded in appropriate record to meet legislative requirements.			

	No: 3.4	Graffiti Vandalism Act 2016 – Local Government Powers
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No: 4.1 Food Act 2	008 – Functions of an Enforcement Agency
Function to be performed	 Authority to exercise the powers of the local government, as an enforcement agency under the <i>Food Act 2008</i>, for the following purposes: Serving prohibition orders and clearance certificates; Initiating prosecutions; and Registration of food businesses.
Legislative power or duty delegated of appointment	Food Act 2008, Sections 110, 112, 122, 125, 126(13)
Delegation from	Local Government, pursuant to Section 118(2) of the <i>Food Act</i> 2008
Delegation to	 The Chief Executive Officer is delegated the power to carry out the following functions pursuant to the <i>Food Act 2008</i>: a) Section 110 and 112 – Registration of food businesses; b) Section 122 – Appointing authorised officers; c) Section 125 – Initiating prosecutions; d) Section 126(13) – Designating authorised officers to be designated officers for the purposes of issuing/withdrawing infringement notices.
Conditions and Reporting Requirements	Nil

PART 4	HEALTH SERVICES

No: 4 1 Food Act 2008 – Functions of an Enforcement Agency

No: 4.2	Health (Miscellaneous Provisions) Act 1911 – Appointment of Deputy,
	Discharge of Powers and Duties

Function to be performed	A local government may appoint and authorise any person to be its Health (Miscellaneous Provisions) Act 1911 deputy to exercise and discharge all or any of the powers and functions of the local government for such time and subject to such conditions and limitations (if any) as the local government shall see fit. Such appointment shall not affect the exercise or discharge by the local government itself of any power or function.
Legislative power or duty delegated	Health (Miscellaneous Provisions) Act 1911, Section 26.
Delegation from	Local Government, pursuant to Section 26 of the <i>Health</i> (<i>Miscellaneous Provisions</i>) <i>Act 1911</i> .
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to be its Health (Miscellaneous Provisions) Act 1911 deputy to exercise and discharge all or any of the powers and functions of the local government for such time and subject to such conditions and limitations (if any) as the local government shall see fit. Such appointment shall not affect the exercise or discharge by the local government itself of any power or function.
Conditions and Reporting Requirements	All actions taken must be recorded in writing in the appropriate file or record.

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Function to be performed	The authority to issue a certificate in accordance with Section 39 of the <i>Liquor Control Act 1988</i> .
Legislative power or duty delegated	Liquor Control Act 1988, Section 39
Delegation from	Local Government, pursuant to Section 39(1) of the <i>Liquor Control Act 1988</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to issue a certificate on behalf of the City, pursuant to the <i>Liquor Control Act 1988</i> , Section 39 .
Conditions and Reporting Requirements	Copies of all certificates issued are to be retained on the appropriate file or record.

No: 4.3	Liquor Control Act 1988 – Issue of Certificates Under Section 39
140. 4.5	Equal Control Act 1900 - Issue of Certificates Officer Occubility

No: 4.4 Liquor Control Act 1988 – Issue of Certificates Under Section	on 40
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Function to be performed	The authority to issue a certificate in accordance with Section 40 of the <i>Liquor Control Act 1988.</i>
Legislative power or duty delegated	Liquor Control Act 1988, Section 40
Delegation from	Local Government, pursuant to Section 40(1) of the <i>Liquor Control Act 1988</i>
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to issue a certificate on behalf of the City, pursuant to the <i>Liquor Control Act 1988</i> , Section 40 .
Conditions and Reporting Requirements	Copies of all certificates issued are to be retained on the appropriate file or record.

Function to be performed	Powers of an Authorised Officer under Section 23 of the <i>Caravan Parks and Camping Grounds Act 1995</i> for the following purposes:
	 Issuing an infringement; Withdrawing an infringement; and Extending payment of an infringement.
Legislative powers appointed	Caravan Parks and Camping Grounds Act 1995, Section 23(2), (5) and (7)
Authorisation from	Local Government, pursuant to Section 23(11) of the Caravan Parks and Camping Grounds Act 1995
	Note: The Act does not contain a head of power to delegate the appointment of authorised persons to the CEO.
Authorised persons	For the purposes of Sections 23(5) and (7) – withdrawing an infringement or extending payment periods:
	Chief Executive Officer
	Director Community Engagement
	Director Development Services
	Manager Health and Building
	Manager Community Safety
	Coordinator Ranger and Parking Services
	For the purposes of Section 23(2) – issuing an infringement notice:
	Coordinator Environmental Health
	All Environmental Health Officers
	All Building Surveyors (registered)
	All Rangers
Conditions and Reporting Requirements	Persons authorised for the purpose of this delegation shall be in writing and recorded on the appropriate record and the person's personal record.

No: 4.5 Caravan Parks and Camping Grounds Act 1995 – Infringement Notices

Function to be performed	Designate a person(s) or class of persons as authorised officers under the <i>Public Health Act 2016</i> .
Legislative power or duty delegated	Public Health Act 2016, Sections 17, 24.
Delegation from	Enforcement agency (Local Government), pursuant to section 21 of the <i>Public Health Act 2016</i> .
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the authority to designate a person or class of persons as authorised officers under section 24 of the <i>Public Health Act 2016</i> .
Conditions and Reporting Requirements	A list of all officers designated as authorised officers must be kept and maintained in accordance with section 27 of the <i>Public Health</i> <i>Act 2016</i> .
	Each person who is designated as an authorised officer must be issued with certificate of authority as an authorised officer in accordance with section 30 of the <i>Public Health Act 2016</i> .
	A person cannot be designated as an environmental health officer unless they meet the qualifications determined and published by the Department under section 18 of the <i>Public Health Act 2016</i> .

No: 4.6 Public Health Act 2016 – Designation of Authorised Officers

*Note – Any person authorised or designated under the *Public Health Act 2016* must be issued a certificate of authority that complies with section 30(2) of that act and must bear the person's image (photo) and signature.

No: 4.7 *Health (Asbestos) Regulations 1992 – Appointment of Authorised and Approved Officers*

Function to be performed	Authority to issue, extend payments and withdraw infringement notices for alleged offences relating to the management of asbestos cement products and materials containing asbestos.
Legislative powers appointed	Appointment as authorised officers for the purposes of issuing infringement notices under the <i>Criminal Procedure Act 2004</i> Part 2 for the offences specified under Schedule 1 of the <i>Health</i> (<i>Asbestos</i>) <i>Regulations 1992</i> .
	Appointment as approved officers for the purposes of the <i>Criminal Procedure Act 2004</i> Part 2 to extend the period to pay or withdraw an infringement notice.
Authorisation from	Local Government, pursuant to <i>Health (Asbestos) Regulations</i> 1992; Regulation 15D(5).
Conditions and Reporting Requirements	All actions taken must be recorded in writing in the appropriate file or record.

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PART 5 BUILDING

No: 5.1 Approve or Refuse to grant Building Permits

No: 5.2 Approve Certificat	or Refuse to grant Occupancy Permit and Building Approval
Function to b performed	e Authority to approve or refuse to approve the issue of an occupancy permit with or without conditions, and approve or refuse to approve of a building approval certificate with or without conditions.
Legislative power of duty delegated	r Building Act 2011, Sections 58, 59, 62, 65.
Delegation from	Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to issue Certificates of Occupancy, Building Approval certificates and extensions of period of duration of Occupancy Permit or Building Approval Certificate in the prescribed form upon completion of buildings, pursuant to the <i>Building Act 2011</i> , Sections 58, 59, 62, 65.
Conditions an Reporting Requirements	d Copies of all permits and certificates issued are to be retained on the appropriate file or record.

No: 5.3	Approve or Refuse a Demolition P	ermit

Function to performed	be	To grant or refuse to approve applications for a Demolition Permit.
Legislative power duty delegated	or	Building Act 2011, Sections 21, 22.
Delegation from		Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Officer is delegated authority to grant or refuse a Demolition Permit other than for buildings classified by the
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		National Trust and Council's Heritage Register, pursuant to the <i>Building Act 2011</i> , Sections 21, 22.
Conditions Reporting Requirements	and	Copies of all Permits issued are to be retained on the appropriate file or record.

No: 5.4 Make a Building Order

Function to be performed	A Permit Authority may make, revoke, give effect to non-compliance of and initiate prosecution relating to an Order (a Building Order) in respect of one or more of the following -
	(a) particular building work;
	(b) particular demolition work; and
	 (c) a particular building or incidental structure, whether completed before or after commencement day.
Legislative power or duty delegated	Building Act 2011, Sections 110, 111, 117, 118 and 133.
Delegation from	Local Government, pursuant to Section 127(1) of the <i>Building Act</i> 2011
Delegation to	Chief Executive Officer
Delegation	The Chief Executive Officer is delegated the power to perform the associated functions relating to Building Orders for works in contravention of the Act, pursuant to the <i>Building Act 2011</i> , Sections 110, 111, 117. 118 and 133 .
Conditions and Reporting Requirements	 Subject to Sub-Section 112(2)(b) being conditional as follows; "The Order to demolish, dismantle or remove a building or incidental structure that has been, or is being, built or occupied in suspected contravention of a provision of the Building Act 2011, SHALL only be issued where the building is assessed to be in a state that is dangerous and which cannot be easily rectified".
	 Copies of all Building Orders issued are to be retained on the appropriate file or record.

No: 5.5 Issue Licence to Deposit Material on Street

Function to performed	be	No person shall deposit stones, bricks, lime, rubbish, timber, iron, or other materials on a street, way, or other public place, nor make an excavation on land abutting or adjoining a street, way, or other public place, unless authorised to do so by an Act or unless he has first obtained from the local government in whose district the street, way, public place, or land is situated a licence in writing for that purpose, nor unless, in the case of an excavation he has securely fenced off the place where it is to be made from the street, way, or other public place, nor unless he complies with the conditions, if any, of the licence.
Legislative power duty delegated	or	Building Regulations 2012, Regulation 64
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Officer is delegated the power to issue licenses for the deposit of materials on a street , way or other
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Item 7.6- Attachment 2

		public place and to make an excavation on land abutting or adjoining a street, way, or other public place, pursuant to the <i>Local</i> <i>Government (Miscellaneous Provisions) Act 1960</i> , Section 377 .
	nd	Licence fee to be set by Council annually.
Reporting Requirements		Copies of all licences issued are to be retained on the appropriate file or record.

No: 5.6 Granting of a Certificate – Form 26

Function to be performed	Issue prescribed Strata Title Local Government Certificate Form 26 Certificate of Approval under the <i>Strata Titles Act 1985</i> , Section 25 .
	Power to determine applications for the issuing of a certificate of approval under the <i>Strata Titles Act 1985</i> , Section 25 for a plan of subdivision, re-subdivision or consolidation, except those applications that:
	(a) propose the creation of a vacant lot;
	 (b) proposed vacant air strata's in multi-tiered strata scheme developments;
	(c) in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relating to:
	(i) a type of development; and/or
	(ii) land within an area,
	which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.
Legislative power or duty delegated	Strata Titles Act 1985, Section 25 Certificate of Commission
Delegation from	Local Government, pursuant to Section 5.42 of the <i>Local Government Act 1995</i>
Delegation to	Chief Executive Officer
Delegation	The above Officer is delegated the power to grant a certificate by the local government, pursuant to the <i>Strata Titles Act 1985</i> , Section 25 .
Conditions and Reporting Requirements	A local government that exercises the power referred to in Clause 1 above (Functions to be performed) to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.
	Copies of all certificates issued are to be retained on the appropriate file or record.

No: 6.1 Direction	s Notices and Legal Action
Function to t performed	If development is undertaken in contravention of a planning scheme, the responsible authority may give a written direction requiring the development to stop, be removed and/or for the land to be restored as near as practicable to its condition immediately before the development started.
Legislative power duty delegated	or Giving of a written direction under section 214(2), (3) and (5) of the Planning and Development Act 2005.
Delegation from	Local Government, pursuant to section 5.42 of the <i>Local Government Act 1995.</i>
Delegation to	Chief Executive Officer
Delegation	 The Chief Executive Officer is delegated the power to: Give a written direction where there has been a breach of the <i>Planning and Development Act 2005</i> that falls within the responsibility of the City;
Conditions ar Reporting Requirements	d Any expenses incurred by the City in carrying out the works specified in a direction notice shall be recovered from the person to whom the direction was given.

PART 6 TOWN PLANNING

Function performed	to be	The determination of applications for development approval made under City of Vincent Local Planning Scheme No. 2 and the <i>Metropolitan Region Scheme</i> .
		Reconsidering a decision when invited to do so by the State Administrative Tribunal under section 31 of the <i>State Administrative Tribunal Act 2004</i> .
		Determining the requirement for and extent of advertising of applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and <i>Metropolitan Region Scheme</i> .
		Determining the type and extent of accompanying material required to be lodged with applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and <i>Metropolitan Region</i> <i>Scheme</i> and whether an application should be accepted or not;
		The determination of applications to amend or cancel a development approval made under delegated authority or to extend the period within which the development approved must be substantially commenced.
		Waiving or varying a requirement in Part 8 or Part 9 of the <i>Planning</i> and <i>Development (Local Planning Schemes) Regulations 2015</i> in respect of an application where that application is considered to relate to a minor amendment to the development approval.
Legislative p duty delegate	oower oi d	Determination of an application for development approval under clause 68 of Schedule 2 of the <i>Planning and Development (Local Planning Scheme) Regulations;</i> subclause 29(2) of the <i>Metropolitan Region Scheme;</i> and subsection 31(2) of the State Administrative Tribunal Act 2004.
		Advertising of applications and proposals under subclauses 18(4) , 23(2) and 34(4) of the City of Vincent Local Planning Scheme No. 2; Clauses 18, 34, 50 and 64 and subclauses 66(1) and 77(3) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ; and subclause 30(1) of the <i>Metropolitan Region Scheme</i> .
		Determining accompanying material requirements for applications for development approval, including refusal to accept an application, under Clauses 11, 63 and 85 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i>
		Amending or cancelling development approval, including waiving or varying a requirement in Part 8 or 9 of the <i>Planning and</i> <i>Development (Local Planning Schemes) Regulations 2015</i> for minor amendments and temporary works or use, under Clause 77 and subclauses 61(1)(f) and 61(2)(d) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i>
Delegation fro	m	Local Government, pursuant to clause 82 of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations</i> 2015.
Delegation to		Chief Executive Officer
Delegation		The Chief Executive Officer is delegated the power to:
		Exercise discretion, determine and apply conditions to all applications for development approval made under the City of
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Conditions and Reporting Requirements	 Vincent Local Planning Scheme No. 2 and/or Metropolitan Region Scheme; Exercise discretion and affirm, vary or set aside a decision made on an application for development approval following a request by the State Administrative Tribunal for a reconsideration to be made under section 31 of the State Administrative Tribunal for a proposals made under the City of Vincent Local Planning Scheme No. 2 and Metropolitan Region Scheme; Determine the type and extent of accompanying material required to be lodged with applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and Metropolitan Region Scheme; Determine the type and extent of accompanying material required to be lodged with applications and proposals made under the City of Vincent Local Planning Scheme No. 2 and Metropolitan Region Scheme; Exercise discretion, determine and apply conditions to all applications to amend or cancel a development approval previously determined under delegated authority; Exercise discretion, determine and apply conditions to all applications made to extend the period within which a development approved must be substantially commenced; and Waive or vary a requirement in Part 8 or Part 9 of the Planning and Development (Local Planning Schemes) Regulations 2015 in respect of an application where that applications for development approval that propose to introduce one of the following land uses listed under Local Planning Scheme No. 2; a. Cinema/theatre; b. Club premises; c. Corrective institution; d. Educational establishment; e. Exhibition centre; f. Hospital; g. Hotel; i. Nightclub; j. Place of worship; k. Reception centre; l. Residential Building; m. Serviced apartment; n. Small bar; o. Tavern; 2. This delegation does not extend to applications for development approval that propose a new non-conforming u
	 Residential Building; m. Serviced apartment; n. Small bar; o. Tavern; This delegation does not extend to applications for development approval that propose a height of three storeys or more; This delegation does not extend to applications for development approval that propose a new non-conforming

4.	This delegation does not extend to applications for telecommunications infrastructure that have received one or more objections;
5.	This delegation does not extend to applications for a billboard sign or directional sign;
6.	This delegation does not extend to applications for development approval that propose the demolition of buildings identified in the Heritage List, within a Heritage Area, or on the State Register of Heritage Places;
7.	This delegation does not extend to applications for development approval that propose a greater shortfall than five car parking bays under the minimum parking requirements of Table 1 of Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements;
8.	Cash-in-lieu of parking or a reciprocal parking arrangement is required for all of the shortfall in onsite parking under the minimum parking requirements of Table 1 of Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements;
9.	This delegation does not extend to applications for development approval for land use that is not listed in Table 1 of Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements;
10.	This delegation does not extend to applications for development approval that have received more than five (5) objections during the City's community consultation period;
11.	This delegation does not extend to applications for development approval that propose more than three (3) 'Dwellings (Grouped)' or 'Dwellings (Multiple)' or 'Aged or dependent persons dwellings';
12.	Any application for development approval within a design guideline area, character retention area or heritage area adopted by Council through a local planning policy is to be advertised to all owners and occupiers within that area by the City during the community consultation period, with the exception of the William Street Design Guideline Area and Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area, which shall be advertised in accordance with Policy 4.1.05 - Community Consultation;
13.	This delegation does not extend to applications to amend or cancel a development approval that was determined by Council; and
14.	This delegation does not extend to requests from the State Administrative Tribunal for a reconsideration of a Council decision under section 31 of the <i>State Administrative Tribunal</i> <i>Act 2004.</i>

7.7 LATE REPORT: ADOPTION OF THE 2018/19 ANNUAL BUDGET

REPORT TO BE ISSUED PRIOR TO THE COUNCIL MEETING 26 JUNE 2018

8 COMMUNITY ENGAGEMENT

8.1 COMMUNITY ENGAGEMENT POLICIES

TRIM Ref:	D18/77230	
Author:	Karen Balm, Community Partnerships - Projects Officer	
Authoriser:	Rosslind Ellis, Manager Marketing and Communications	
Attachments:	1. Draft Revised Policy No. 4.1.30 – Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgement of Country 1	
	2 Draft Revised Policy No. 3 10 11 – Community Funding 🛽 🔀	

- 2. Draft Revised Policy No. 3.10.11 Community Funding U
- 3. Draft Youth Development Grants Information Pack U
- 4. Policy No. 3.10.10 Community Bus Use and Operation U

RECOMMENDATION:

That Council

- 1. AUTHORISES the Chief Executive Officer to advertise Draft Policy No. 4.1.30 Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgment of Country for public comment for a period of 21 days inviting written submissions in accordance with Council Policy No. 4.1.5 Community Consultation;
- 2. NOTES that a further report will be submitted to Council at the conclusion of the public comment period in regard to any written submission being received;
- 3. ADOPTS the Draft Revised Policy No. 3.10.11 Community Funding; and
- 4. **RESCINDS** Council Policy No. 3.10.10 Community Bus Use and Operation.

PURPOSE OF REPORT:

To seek authorisation to advertise the Draft Revised Council Policy relating to Acknowledgement and Welcome to Country, adopt the Draft Revised Community Funding Policy and rescind the Council Policy relating to Community Bus Use and Operation.

BACKGROUND:

Administration reviews Policies at regular intervals to ensure that they reflect current legislative and regulatory requirements, reaffirm, where possible, current practice is similar to activities within the Local Government sector, reflect the needs of Council's stakeholders and ratepayers and meets the functional and operational requirements of Administration in executing the Policies. Given this, the Community Partnerships team have undertaken a review of the following three (3) Policies:

- Policy No. 4.1.30 Protocols for Acknowledgement of Country and Welcome to Country to Recognise Aboriginal Culture and History
- Policy No. 3.10.11 Community Funding Policy; and
- Policy No. 3.10.10 Community Bus Use and Operation;

DETAILS:

Administration has completed a comprehensive review of three (3) Policies that impact the Community Engagement Directorate in order to determine their main purpose, relevance and responsiveness to the community. A summary of the key findings is provided below.

Draft Policy No. 4.1.30 – Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgment of Country

The existing 'Policy No. 4.1.30 - Protocols for Acknowledgement of Country and Welcome to Country to Recognise Aboriginal Culture and History' was adopted in November 2010 and while it has effectively led to improved recognition of Aboriginal people during City of Vincent events, functions, ceremonies and meetings, the Reflect Reconciliation Action Plan (RAP) includes a specific action to review the policy. Administration, in collaboration with the RAP Working Group has now completed that review and proposes a number of policy amendments.

Overall, this review identified that the policy intent and scope remain relevant although several minor amendments are proposed including the following:

- Policy name change to include 'Noongar Boodjar' (the country that covers the entire south western
 portion of Western Australia) and bringing the recognition intent to the front of the policy rather than
 protocol reference;
- Inclusion of a statement within the purpose/objectives reaffirming that the Whadjuk people from the Noongar nation are and always will be the Traditional Owners of the land upon which the City of Vincent is located;
- Inclusion of the Torres Strait Islanders throughout the policy to ensure appropriate acknowledgement of both Aboriginal and Torres Strait Islander people;
- Amendment to the spelling of Noongar (rather than Nyoongar) and Whadjuk (rather than Wadjuk) to ensure consistency with the protocol established through the Reflect RAP;
- Removal of the word 'Indigenous' and replacement with 'Aboriginal' throughout the policy;
- Removal of the word 'custodian' and replacement with 'Traditional Owners' throughout the policy;
- Amendment to the wording 'people' and replace with 'peoples' throughout the policy;
- Inclusion of a requirement for events that received sponsorship or other funding from the City of Vincent to include Acknowledgement of or Welcome to Country;
- Inclusion of a requirement for event organisers to provide the opportunity to display the Aboriginal and Torres Strait Islander flags where a Welcome to Country is being delivered. This will be further reaffirmed through the amended Civic Functions Policy which is currently being prepared; and
- Other minor grammar and formatting changes.

Adoption of this Draft Revised Policy (**Attachment 1**) will enable the City to further refine Acknowledgement of Country and Welcome to Country, and represents completion of another important action within Council's Reflect (RAP).

Policy No. 3.10.11 - Community Funding Policy

This new Policy was adopted by Council in June 2017 and has simply been reviewed to enable an amendment to incorporate new 'Youth Development Grants'. When this new Policy was adopted it did not include any funding category specifically for young people as there was little evidence that the previous youth development grants had a positive impact on the development of young people or their participation in and contribution to the broader Vincent community. At this time, it was resolved "that the Children and Young People Advisory Group would continue to investigate youth development funding options for future inclusion within this Policy".

Administration, in collaboration with the Advisory Group, has prepared a new Youth Development Grant funding category to be incorporated within Council's broader Community Funding Policy. This new funding category aims to support young people within Vincent who are interested in addressing key social, economic and environmental issues. The primary objectives of these proposed grants are to:

- develop the knowledge, confidence and skills of the City's youth; and
- provide opportunities for the City's youth to learn and develop the tools and skills required to assist them in their future endeavours.

Funding of up to \$1,000 will be available in each of four categories identified below:

Category	Focus	Example
Community and Social Entrepreneurship	Initiatives that connect and build communities.	Delivering an education and employment expo for school students to increase their awareness of career pathways.
Environment and Sustainability	Initiatives that benefit the environment and sustainable living at a local level.	Implementing a youth-led neighbourhood composting initiative with resources and education targeted at young people.
Arts and Creative Expression	Initiatives that involve performances and exhibitions within the local community.	Hosting a hip hop dance workshop culminating in a performance at a local community festival.
Leadership and Personal Development	Supporting leadership and personal growth skills amongst young people.	A contribution towards a young person attending a two day youth leadership conference.

An allocation of funding for this new category has been included in the Community Partnerships draft 2018/19 operating budget. Adoption of this Draft Revised Policy (**Attachment 2**) will enable Administration to implement these Youth Development Grants. Note that a Youth Development Grants Information Package comprising guidelines, criteria, examples of the types of projects/events/activities that will be supported, and application form is being finalised by Administration in consultation with the Advisory Group. **Attachment 3** contains the draft documents.

In addition, it is considered timely to make a minor amendment to the Town Team Grants funding category also contained within the Community Funding Policy to provide flexibility given the likely emergence of additional Town Team/s in the short to medium term. **Attachment 3** refers to the minor amendments.

Policy No. 3.10.11 - Community Bus Use and Operation

At the Council Meeting held on 1 May 2018, it was resolved to dispose of the Vincent Community Bus through public auction in accordance with Section 3.58 (2) of the *Local Government Act 1995*. Administration honoured any existing community bus bookings following this Council resolution, and has now listed the bus for sale via public auction on 6 July 2018. As per the Council resolution the North Perth Bendigo Bank has been provided with all relevant auction details to ensure they have the opportunity to participate. On that basis, it is considered timely to now rescind this Policy as it is no longer in effect.

CONSULTATION/ADVERTISING:

In accordance with Policy No. 4.1.5 – Community Consultation it is proposed to invite public comment on draft revised Policy No. 4.1.30.

LEGAL/POLICY:

Policy No. 4.1.5 – Community Consultation.

RISK MANAGEMENT IMPLICATIONS:

Low: Adoption of the proposed amendments to these Policies will provide clear direction to Administration on matters that require the application of Council discretion or the exercise of a function under which authorisation may, or is to, be given or give direction to the City to align with community values and aspirations.

STRATEGIC IMPLICATIONS:

The inclusion of a Youth Development grant within the existing Community Funding Policy aligns with the following action with the City's *Strategic Community Plan 2013 – 2023:*

- '3.1.6 Build capacity within the community for individuals and groups to meet their needs and the needs of the broader community
- (a) Build the capacity of individuals and groups within the community to initiate and manage programs and activities that benefit the broader community, such as the establishment of "men's sheds", community gardens, toy libraries and the like".

Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgment of Country Policy pays important respect to Aboriginal culture and history and aligns with the following Objective within the City's *Strategic Community Plan 2013-2023:*

4.1.5 Focus on stakeholder needs, values, engagement and involvement'.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The inclusion of a Youth Development grant will be included within the Community Funding Policy and will remain subject to the annual budget process.

The Recognition of Noongar Boodjar Culture and History Through Welcome to Country and acknowledgment of Country Policy have no financial/budget implications.

COMMENTS:

The City's Policies are reviewed in order to provide clear direction to Administration on matters that require the application of Council discretion or the exercise of a function under which authorisation may, or is to, be given or give direction to the City to align with community values and aspirations.

Policies set a guiding direction for the management of the City and establish a fair and cohesive approach to solving issues. Policies help to ensure fair and equitable decisions are made and that strategies are established and understood by all.

As a result of the review, a number of Policies have been reviewed with various recommendations made including revocation and in other cases incorporated in new Policies for adoption. This will clarify the governing principles of each Policy and establish clear management practices for the day to day operations of the Community Development Directorate.

CITY OF VINCENT POLICY MANUAL CHIEF-EXECUTIVE-OFFICER--GOVERNANCE <u>COMMUNITY ENGAGEMENT</u> POLICY NO: 4.1.30 PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND <u>ACKNOWLEDGEMENT OF COUNTRY</u>



CITY OF VINCENT

PROTOCOLS FOR "ACKNOWLEGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY

RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

POLICY NO. 4.1.30

(Adopted at the Ordinary Meeting of Council held on ****)

POLICY NO: 4.1.30

CITY OF VINCENT POLICY MANUAL CHIEF EXECUTIVE OFFICER -- GOVERNANCE <u>COMMUNITY ENGAGEMENT</u> POLICY NO: 4.1.30 PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND <u>ACKNOWLEDGEMENT OF COUNTRY</u>

POLICY NO: 4.1.30

PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY

RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

PURPOSE AND OBJECTIVES

- The process of 'Welcome to Country' and 'Acknowledgement of Country' recognises the unique position of Aboriginal <u>and/or Torres Strait Islander</u> peoples in Australian culture and history as <u>Aboriginal people are</u> the <u>original custodians/tT</u>raditional oOwners of the land. It is important this unique position is recognised and incorporated as part of official protocol and events to enable the wider community to share in Aboriginal <u>and Torres Strait Islander</u> culture and heritage, facilitating better relationships between <u>Indigenous Aboriginal and</u> Torres Strait Islander peoples and other Australians.
- This Policy reaffirms that the Whadjuk people from the Noongar nation are and always will be the Traditional Owners of the land upon which the City of Vincent is located. Noongar people have lived in harmony with the natural environment for tens of thousands of years and have a strong spiritual connection to country (Noongar Boodjar). The City acknowledges the significance of the Noongar land and water within Vincent and is committed to gaining kaartdijin (knowledge) and understanding of Noongar Boodjar to ensure we support Aboriginal people, culture and tradition along our journey towards greater reconciliation.
- The purpose of this Policy is to ensure that the correct protocols are used by the City of Vincent for the two ceremonies Welcome to Country' and 'Acknowledgement of Country'.

POLICY STATEMENT

1. SCOPE

These guidelines This Policy applyies to all City of Vincent Officers responsible for organising events/functions/ceremonies/meetings where to ensure 'Acknowledgement of Country' or 'Welcome to Country' ceremonies should be are included in official proceedings.

2. THE 'ACKNOWLEDGEMENT OF COUNTRY'

(i) Definition of Acknowledgement of Country

An 'Acknowledgement of Country' is an acknowledgement of traditional Aboriginal and Torres Strait Islander peoples as custodians/tTraditional eOwners of the land in order to pay respect to them. It is a means by which all people can show respect for the Aboriginal and Torres Strait Islander culture and heritage and the ongoing relationship the tTraditional custodians Owners

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CITY OF VINCENT POLICY MANUAL CHIEF-EXECUTIVE OFFICER - GOVERNANCE <u>COMMUNITY ENGAGEMENT</u> POLICY NO: 4.1.30 PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND <u>ACKNOWLEDGEMENT OF COUNTRY</u>

have with the land. The 'Acknowledgement of Country' can be performed by any person, Aboriginal or non-Aboriginal.

(ii) Appropriate Place

When planning an official event, City of Vincent Officers should ensure that an *Acknowledgment of Country*' is delivered where possible. In particular, <u>aAn</u> *Acknowledgement of Country*' should be given by a speaker at the beginning must always occur at the beginning of the event.

(iii) Events

Events for <u>an</u> 'Acknowledgement of Country' <u>will be</u> included (but <u>are is</u> not limited to) the following <u>events</u>:

- Significant <u>eEvents</u> where members of the public, representatives of governments and/or the media are present;
- Council <u>Briefing Sessions and Council</u> Meetings;
- Forums, Briefing Sessions and Major Workshops where the public are present; or
- Conferences and seminars.
- Festivals and events where the City of Vincent has provided sponsorship or grant funding; and
- Other functions, events, ceremonies or meetings as deemed appropriate.
- (iv) <u>Phraseology</u>

Particular wording used for an '*Acknowledgement of Country*' may differ, and includes (but is not limited to) any of the following suggested wording:

- I would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay respects to Elders past, present and emerging;
- I would like to acknowledge the Whadjuk people from the Nyoongar nation who are the tTraditional oOwners/custodians of this land we are meeting/gathering on today;
- <u>I acknowledge the traditional lands of the Whadjuk Noongar people. We</u> pay our respect to their Elders, past, present and emerging and we recognise their strength and resilience.
- I would like to acknowledge the <u>t</u>raditional <u>custodians</u> <u>Owners</u> of this land, the Nyoongar people, on whose land we are meeting, and pay my respects to the Elders <u>both</u> past, present and <u>future emerging</u> for they hold the memories, the traditions, the culture and hopes of <u>Indigenous</u> <u>Aboriginal and Torres Strait Islander</u> Australia; or
- <u>I would like to acknowledge that this meeting is being held on the</u> <u>traditional lands of the Nyoongar people; or</u>
- I respectfully acknowledge the past and present t<u>T</u>raditional o<u>O</u>wners of this land upon which we are meeting, the Nyoongar people; or
- I would like to acknowledge the indigenous <u>Aboriginal</u> peoples of Perth and particularly honour and thank the t<u>T</u>raditional custodians <u>Owners</u> of the land upon which we meet, the Nyoongar people. Thank you for providing access to this part of your country; or

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CITY OF VINCENT POLICY MANUAL CHIEF EXECUTIVE OFFICER -- GOVERNANCE <u>COMMUNITY ENGAGEMENT</u> POLICY NO: 4.1.30 PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND <u>ACKNOWLEDGEMENT OF COUNTRY</u>

- The City of Vincent affirms that Aboriginal people and Torres Strait Islander peoples are the indigenous peoples <u>Traditional Owners</u> of Australia. Before we proceed with today's meeting, I would like to acknowledge the t<u>T</u>raditional custodians <u>Owners</u> of the land upon which we meet; or
- I would like to acknowledge the traditional custodians of the land, the Nyoongar people, and pay my respects to Elders, past and present.

3. THE 'WELCOME TO THE COUNTRY'

(i) Definition of Welcome to Country

A 'Welcome to the Country' is where the traditional Aboriginal custodians or <u>Torres Strait Islander peoples</u> welcome people to their land by providing historical and cultural information to <u>those</u> the people in attendance. Steps should be taken to ensure that the appropriate representative is invited to perform the 'Welcome', because as it is a significant recognition and a formal process. The 'Welcome to Country' is a right of the local tTraditional eOwners and not a privilege.

(ii) Appropriate Place

A *Welcome to Country*' should <u>must</u> always occur at the opening of the event in question, preferably as the first item in the order of proceedings.

- (ii) Initiation of negotiation to perform a *Welcome to Country*' ceremony is to occur only after receiving the prior approval of the Chief Executive Officer.
- (iii)(iii) Events

Events for a 'Welcome to Country' will be included (but are is not limited to) the following events:

- Significant events involving the State or Federal Government representatives;
- Significant civic functions and launches;
- Opening of new significant buildings and parks;
- Significant launches; and
- <u>Major festivals and events where the City of Vincent has provided</u> significant sponsorship or grant funding; and
- Other <u>events</u>, <u>functions</u>, <u>significant</u> ceremonies <u>and meetings as deemed</u> <u>appropriate</u>.
- (iv) The 'Welcome to the Country' is conducted by a recognised representative/s of the local Aboriginal community (such as an Elder of the Nyoongar people) who welcomes the delegates and all in attendance. If there is uncertainty as to whether an 'acknowledgement' or 'a welcome' is appropriate, advice should be sought from the <u>Chief Executive Officer Community Partnership Team.</u>

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CITY OF VINCENT POLICY MANUAL CHIEF-EXECUTIVE OFFICER - GOVERNANCE <u>COMMUNITY ENGAGEMENT</u> POLICY NO: 4.1.30 PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND "WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND <u>ACKNOWLEDGEMENT OF COUNTRY</u>

- (v) A 'Welcome to the Country' may consist of a single speech by the representative of the local Aboriginal community, or it may also include a performance of some description. Performances may include a:
 - Traditional Welcoming Song;
 - Traditional Dance;
 - Didgeridoo performance;
 - "<u>sS</u>moking" <u>cC</u>eremony; or
 - c<u>C</u>ombination of any of the above. (In most communities, there are performing artists who are regularly available for such occasions).
- (vi) It is necessary for the speaker who follows immediately after the 'Welcome to Country' ceremony to provide a response. Part of the response should acknowledge the person who delivered the 'Welcome to Country'. The following is a recommended response: "I respectfully acknowledge the past and present tTraditional oOwners of this land on which we are meeting, the Nyoongar people. It is a privilege to be standing on Nyoongar country".

4. NEGOTIATING ORGANISING A 'WELCOME TO COUNTRY'

- (i) When planning an official event, organisers should <u>must</u> ensure that a 'Welcome to Country' is delivered, where appropriate to do so. Where it is not possible to have a 'Welcome to Country', an 'Acknowledgement of Country' should must be delivered instead.
- (ii) When organising a 'Welcome to Country' for an event, organisers need to provide the t<u>Traditional oOwners</u> with information on the theme and purpose of the event. Elder/s representing the t<u>Traditional oOwners</u> may choose to include in the 'Welcome' a traditional focus to the theme or purpose of the event. Organisers should also respectfully request that any 'Welcome' made in an Aboriginal language be translated into English so that the audience can understand the welcoming message.
- (iii) The organiser should ensure that appropriate steps are taken to ensure that the presenter is well looked after.
- (iv)(iii) The City representative <u>organiser</u> should make provision for those performing the 'Welcome' and artistic performances to be paid. These fees need to be negotiated prior to the event.
- (v) Other considerations may include the arrangement of transport for the Elder/s and ensuring that refreshments are provided.

54. CULTURAL PROTOCOLS TO BE OBSERVED

There are certain indigenous <u>Aboriginal and Torres Strait Islander</u> protocols that must be observed:

 The practice of not mentioning the name of a deceased Aboriginal <u>and/or</u> <u>Torres Strait Islander</u> person, or displaying photographic images of a deceased person unless agreed and approved by the relevant family;

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CITY OF VINCENT POLICY MANUAL
CHIEF EXECUTIVE OFFICER GOVERNANCE
COMMUNITY ENGAGEMENT
POLICY NO: 4.1.30
PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND
"WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY
RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY

- Sensitivity to knowledge that is specific to gender (commonly referred to as 'Women's Business' or 'Men's Business'; and
- (iii) Appropriate acknowledgement of guest artists that are either from or supported by the local community-
- (iv) In most cases, members of the Aboriginal community will advise staff of intrusive behaviour and/or if they are not permitted to discuss the protocol or ceremony with staff because of age, gender, status etc. If in doubt, advice should be sought from the Chief Executive Officer.

6. DISPLAY OF FLAGS AT EVENTS WITH 'WELCOME TO COUNTRY'

- (i) The organiser should <u>must</u> ensure that the presenter has the opportunity to display the Aboriginal and Torres Strait Islander following flags where he or she delivers a 'Welcome to Country' speech:.
 - an Aboriginal flag;
 - a Torres Strait Islander flag;
 - an Australian flag;
 - a Western Australian flag.
- (ii) Where the above flags are displayed at an event <u>the Australian National Flag</u> <u>Protocols and the City's Flying and Displaying of Flags and Banners Policy</u> <u>No: 4.1.9 apply. The flags shall be placed left to right from the perspective of</u> the audience: the Australian flag, the Western Australian flag, the Aboriginal flag and the Torres Strait Islander flag.

Date Adopted:	November 2010		
Date Amended:	June 2018		
Date Reviewed:	June 2018		
Date of Next Review:	November June 201523		

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CITY OF VINCENT

COMMUNITY FUNDING POLICY NO. 3.10.11

(Adopted at the Ordinary Meeting of Council held on 27 June 2017)

POLICY NO: 3.10.11

COMMUNITY FUNDING

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POLICY NO: 3.10.11

COMMUNITY FUNDING

OBJECTIVES

- To provide financial assistance through grants, sponsorship, donations, waivers and in-kind support which assist groups, organisations and individuals to deliver positive community outcomes
- To utilise community funding as a strategic opportunity to strengthen quality of life within Vincent through improved community engagement, partnerships and participation
- To complement and support both Council and community priorities through a range of community funding initiatives.

POLICY STATEMENT

The City of Vincent recognises that community funding provides a significant opportunity to work collaboratively with the local groups, organisations and individuals to deliver activities which increase social participation, promote social inclusion and strengthen connections within our community. A variety of funding initiatives are offered each year to meet the diverse range of interests, demands and priorities throughout the Vincent community.

1. DEFINITIONS

"Donation" is a cash contribution to an organisation or group for the purpose of assisting an activity, event or program with a charitable, welfare or community service orientated purpose.

"Fees and Charges" are stipulated monetary amounts established through Council's Annual Fees and Charges Schedule and levied where an organisation, group or individual seeks to use of a City of Vincent managed facility or reserve.

"Grant" is a cash contribution made to an organisation or group for the sole purpose of delivering a specific project with mutually agreed outcomes and performance measures. Grants must be fully acquitted at the conclusion of the project.

"*In-kind donation*" is a contribution to an organisation or group through the provision of City of Vincent services, resources and facilities although no monies are physically exchanged.

"Sponsorship" is a cash and/or in-kind contribution to an organisation or group for a specific purpose or event where the City of Vincent receives public recognition for its contribution in a manner negotiated by both parties. Sponsorship must be fully acquitted at the conclusion of the project or event.

2. BACKGROUND

- (a) The City of Vincent regularly receives requests from a range of community groups, organisations and individuals for the provision of financial support towards projects, programs, events and other initiatives. The total sum of these requests exceeds the level of financial support available, and as such, it is not possible to provide support in every instance.
- (b) This Policy outlines the various Community Funding opportunities available from the City of Vincent with the specific funding category purpose and eligibility criteria then guiding the level of financial support that may or may not be provided.
- (c) The Community Funding opportunities outlined in this policy are solely for the purpose of delivering positive outcomes in the City of Vincent for the local community.
- (d) Applicants are not guaranteed funding and no applicant can be guaranteed full funding. Any initiatives previously supported through Community Funding cannot be guaranteed funding in future years and this should be closely considered when developing an application.
- (e) This Policy is supported by specific funding category guidelines, criteria and application forms that Administration may update from time-to-time to ensure Community Funding reflects Council and community priorities.
- (f) The availability of financial support remains subject to Community Funding allocations within Council's Annual Budget that may vary from year-to-year based upon Council and community priorities.
- (g) Council's Advisory Groups may be consulted in the assessment of Community Funding applications based upon their Terms of Reference and specific expertise.

3. COMMUNITY FUNDING CATEGORIES

3.1 Seeding Grants

Seeding Grants aim to support City of Vincent based groups, organisations and individuals seeking to implement a new, innovative project that will benefit the local community. 'Cultural Kickstart' grants are available for new projects related to cultural development, artistic development, community art projects or events. 'Community Innovation' grants are available for new projects related to community development, education or recreation.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. A one-off amount up to **\$5,000** may be available for each individual project through this funding category.

3.2 Community Support Grants

Community Support Grants aim to support City of Vincent based groups, organisations and individuals to deliver programs and services that address key social issues impacting the local community. Grants are available for programs and services that demonstrate outcomes that will build a strong and resilient community as well as initiatives that ensure the ongoing sustainability of community organisations. Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$10,000** may be available for each individual program or service through this funding category.

3.3 Youth Development Grants

Youth Development Grants aim to support young people within the City of Vincent who are dedicated to addressing key social, economic and environmental issues within the local community. Focus areas include community and social entrepreneurship, environment and sustainability, arts and creative expression, and leadership and personal development.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$1,000** may be available for each individual program or service through this funding category.

3.4 Collaborative Grants

Collaborative Grants aim to establish partnerships between the City of Vincent and service delivery agencies that reside and/or operate within our local community in order to effectively respond to a recognised community focus area as determined by Council. This focus area will be reviewed on an annual basis to ensure alignment with Council priorities and community demands.

Funding applications are considered and approved by an Assessment Panel comprising Council representatives. An amount up to **\$85,000** may be available for each individual project, program or service through this funding category.

3.5 Festival and Event Sponsorship

Festival and Event Sponsorship aims to support City of Vincent based groups and organisations to deliver festivals, events and other similar activities which contribute to community vibrancy. Sponsorship will be provided through direct funding and/or in-kind services with the level of support determined by the value to the Vincent community in terms of economic, cultural and social outcomes. Through a formal Sponsorship Agreement applicants are be required to acknowledge support from the City of Vincent.

Sponsorship applications are assessed annually by Council's Arts Advisory Group who provide a recommendation to Council for formal consideration. There is no maximum amount of funding for each festival or event through this funding category with amounts awarded based on alignment with the Guidelines and Criteria as well as Council priorities.

Applicants should also refer to *Council Policy No.* 3.8.3 – *Concerts and Events*.

3.6 Town Team Grants

Town Team Grants aim to support the five recognised Town Teams within the City of Vincent (Beaufort Street Network, Leederville Connect, Mt Hawthorn Hub, North Perth Local and OnWilliam) to deliver initiatives that improve the performance of Town Centres and/or assistance with their ongoing governance and sustainability. <u>Other emerging Town Teams may also be considered eligible for grant support subject to formal establishment as a Town Team and registration as an incorporated body.</u>

Grant applications are assessed and approved by Administration based upon funding category guidelines, Town Centre Place Plans and Town Team Action Plans. An equal amount of funding will be made available to each Town Team annually, subject to Community Funding allocations within Council's Annual Budget.

3.7 Environmental Grants

Environmental Grants are designed to assist and encourage schools, community groups and organisations to implement local projects or initiatives that align with the objectives of the City of Vincent *Sustainable Environment Strategy*.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$2,000** may be available for each individual project, program or service through this funding category.

3.8 Heritage Assistance Fund

The Heritage Assistance Fund provides financial assistance to persons who wish to undertake approved heritage conservation projects on places listed on the City of Vincent Municipal Heritage Inventory. Applicants should also refer to *Council Policy No.* 7.6.9 – *Heritage Assistance Fund.*

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$5,000** may be available as a matched grant of 50% for each individual project through this funding category.

3.9 Heritage Plaques Program

The Heritage Plaques Program provides financial assistance to persons who wish to install a plaque or alterative form of interpretation to recognise and celebrate places of heritage interest in the City of Vincent that are either in situ or have been demolished.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$1,000** may be available as a matched grant of 50% for each individual project through this funding category.

3.10 Active Transport Schools Grants

Active Transport Schools Grants provide financial assistance for schools located within the City of Vincent towards Active Transport Events, Bike Education and/or Partnered Perth Bike Network (PBN) Connecting Schools Grants. The grants should encourage, support and celebrate children, parents and staff in the City to choose active transport options to get to and from school.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$1,000** may be available for each individual program or service through this funding category.

3.11 Active Transport Community Initiatives Grants

Active Transport Community Initiatives Grants provide financial assistance to eligible community groups and not-for-profit organisations to help fund community programs that promote or assists the community to engage in active transport. The grant can be applied to the presentation of a one off event or the development of a program which encourages, supports or celebrates initiatives that promote Vincent residents choosing active transport options.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$2,500** may be available for each individual program or service through this funding category.

3.12 Transport Assistance

Transport Assistance is provided to eligible residents who have difficulty accessing transport to and from medical appointments. Such assistance is provided through direct referral to community based organisations that provide transport services or

through prepaid taxi vouchers.

Requests for assistance are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$100** may be available to individuals and **\$150** may be available to each couple annually, in the form of pre- paid taxi vouchers, through this funding category.

3.13 Special Assistance Welfare

Special Assistance Welfare is provided by the City of Vincent to undertake repairs on a property and/or remove items to prevent the serving of a notice under Section 135 of the *Health Act 1911* "Unfit for Human Habitation" or Schedule 3.1 of the *Local Government Act 1995*. Such support is provided where an individual requires financial assistance to improve the condition of their premises with any funds paid directly to service providers/businesses engaged to undertake the works. No funds are paid to the individual(s) inhabiting the property.

Determinations regarding the provision of Special Welfare Assistance and the amounts required are made by Administration on a case-by-case basis.

3.14 Donations

General donations towards not-for-profit organisations and charities located in or servicing the local community will be considered where such assistance supports the delivery of projects, programs or services. The applicant must identify the specific community need or benefit based upon local research or consultation.

Donation requests are assessed and approved by Administration. An amount up to **\$500** may be available.

3.15 Waiving of Fees (including In-kind Donations)

The waiving or reduction of fees for community groups, organisations and individuals will be considered where such assistance supports the delivery of projects, programs, services or fundraising initiatives. The applicant must identify the specific community benefits associated with their activity and demonstrate their limited financial capacity to pay relevant fees.

This may include (but is not limited to):

- The hire of community facilities and town halls (bonds excluded)
- Banner pole hire
- Road closures/obstructions and special event parking
- The hire of parks, reserves and playing fields
- Street entertainment and busking permits;
- Stall Holder / Trader Permits (except food related stalls)

Waiver requests are assessed and approved by Administration. An amount up to **\$1,000** may be available with any requests above this amount requiring decision making by Council.

Date Adopted:	23 January 2007
Date Amended:	26 October 2010
Date Reviewed:	17 April 2017
Date of Next Review:	March 2019

Table 1: Community Funding Application and Assessment Overview

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Seeding Grants	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$5,000	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities.
Community Support Grants	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$10,000	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Youth Development Grants	<u>Not-for-profit</u> organisations, clubs, associations, social enterprises, registered charities and individuals	<u>Up to</u> \$1,000	Applications accepted throughout the year	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Collaborative Grants	Service delivery agencies, not-for-profit organisations, social enterprises and registered charities	\$85,000	Annually in September or as specific community needs are identified by Council.	Assessment Panel comprising Council and Administration representatives will assess applications based on category guidelines and criteria

Festival and Event Sponsorship	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	N/A	Annually in March	Administration will assess applications based on category guidelines and criteria, and prepare a report for consideration at an Ordinary Meeting of Council
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Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Town Team Grants	Beaufort Street Network, Leederville Connect, Mount Hawthorn Hub, North Perth Local and OnWilliam	Subject to Annual Budget	Applications accepted throughout the year until specific Town Team funds are exhausted	Administration will assess applications based on Town Centre Place Plans, Town Team Action Plans, and category guidelines and criteria
Environmental Grants	Schools, not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$2,000	Annually in March	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Heritage Assistance Fund	Property owners with a place on the City of Vincent Municipal Heritage Inventory and/or State Register of Heritage Places	50% of the total cost of works up to \$5,000 maximum	Applications accepted throughout the year until funds are exhausted or as specific needs are identified by Heritage Officers	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Heritage Plaques Program	Property owners and not- for-profit organisations	50% contribution up to \$1,000 maximum	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Active Transport Schools Grants	Schools	\$1,000	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Active Transport Community Initiatives Grants	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$2,500	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Transport Assistance	Residents with demonstrated difficulty accessing transport to attend medical appointments	\$100 for individuals or \$150 for couples	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, and the availability of alternative Home and Community Care (HaCC) services
Special Assistance Welfare	Residents requiring property repairs to prevent serving of a notice under Section 135 of the <i>Health Act 1911</i> or Schedule 3.1 of the <i>Local</i> <i>Government Act 1995</i> .	N/A	N/A	Administration will assess situations where such assistance is required on a case-by- case basis.

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Donations	Non-profit-organisations and registered charities	\$500	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Waiving of Fees	Not-for-profit organisations, clubs, associations, social enterprises, registered charities and individuals	\$1,000	Applications accepted throughout the year	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities



Community Funding Grants Youth Development Grants



YOUTH DEVELOPMENT GRANTS

The City of Vincent recognises that community funding provides a significant opportunity to work collaboratively with local groups, organisations and individuals to deliver activities which increase social participation, promote social inclusion and strengthen connections within our community. A variety of funding initiatives are offered each year to meet the diverse range of interests, demands and priorities throughout the Vincent community.

Youth Development Grants aim to support young people within the City of Vincent who are dedicated to addressing key social, economic and environmental issues within the local community. Focus areas include community and social entrepreneurship, environment and sustainability, arts and creative expression, and leadership and personal development.

Youth Development Grants Objectives

- Develop the knowledge, confidence and skills of the City's youth; and
- Provide opportunities for the City's youth to learn and develop the tools and skills required to assist them in their future endeavours;

Youth Development Grants of up to \$1,000 may be available for each individual program or service through this funding cateogory:

 Community and Social Entrepreneurship (initiatives that connect and build communities) Example

Delivering an education and employment expo for school students to increase their awareness of career pathways.

Environment and Sustainability (initiatives that benefit the environment and sustainable living at a local level)

Example

Implementing a youth-led neighborhood composting initiative with resources and education targeted at young people.

Arts and Creative Expression (iniatives that involve performances and exhibitions within the local community)

Example

Hositing a hip hop dance workshop culminating in a performance at a local community fesitval.

- Leadership and Personal Development (supporting leadership and personal growth skills amongst young people)
 - Example

Contribution towards a young person attending a 2 day youth leadership conference.

Before starting your application, you must contact the Community Partnerships Team to discuss the proposed activity, event or program to ensure it is eligible.

Community Funding Grants - Youth Development Grants

Guidelines and Criteria

- a resident of the City of Vincent or student attending a local City of Vincent school;
- between the ages of 12 and 25 years of age on the date of commencement of the activity, event or program;
- participating in the activity, event or program; and
- the activity, event or program must have a local focus and provide a benefit to the local community.

Please note that the decision of the City is final.

Funding will not be available for:

- Individuals cannot apply for a grant retrospectively (the application must be received by the City before the activity, event or program);
- Applications for personal financial gain;
- Payment made to administrators, trainers, coaches; and
- Projects involving fundraising, unless the funds go back into the project as determined by the City of Vincent.

Key Dates

Applications for Youth Development Grants can be submitted all year round or until the funding sources are exhausted.

Upon receipt of an application that meets all the requirements, the City will assess the application and individuals who have been successful will receive confirmation in writing.

Acquittal

Financial acquittal and evaluation report will be due within eight (8) weeks of the event, activity or project completion.

Please be aware that you will not be eligible for any further funding from the City of Vincent unless an acquittal has been received following the completion of the project.

For further information regarding Youth Development Grants, the guidelines and criteria, please contact the Community Partnership Team on 9273 6000.

This document can be made available in alternative formats for people with specific requirements. If you would like the application in any of these formats please call the City's Community Partnership Team on 9273 6000 or *mail@vincent.wa.gov.au*

Community Funding Grants – Youth Development Grants

YOUTH DEVELOPMENT GRANT - APPLICATION FORM

Contact Details	
Name	
Address	
Contact Number	
Email	
A = -	
Age	
If applicant is under 18 years of age,	please have your parent or guardian complete the below:
Parents/Guardians Name	
Parents/Guardians Contact Number	
Parents/Guardians Email	

Event, Activity or Program Details
Name of Event, Activity or Program Details
Date and time of Event, Activity or Program
Location of Event, Activity or Program
Please describe your proposed Event, Activity or Program and how it would benefit the Youth in the City of Vincent in 500 words or less
What is your target audience and how many people to you expect?
Please provide details on how young people (12 - 25 years are involved with both the planning and delivery of the event, activity or program?

Community Funding Grants – Youth Development Grants

Please identify the number of young people in each category are involved in the planning and/or delivery of the event

J J J J J J J J J J J J J J J J J J J	Expected number
	of young people involved
Young people with a disability	
Young people from culturally and linguistically diverse b	ackgrounds
Young Aboriginal or Torres Strait Islander people	
All Young People	
Age Group	Expected number
	of young people involved
12 - 15 years	
16 - 20 years	
21 - 25 years	
Please describe how you will show if your project has	been successful including measurable outcomes.

Budget & Financials

What is the amount sought from the City of Vincent?

Attach a full separate budget highlighting how the grant funding will be spent.

Recognition of Council Funding	
As a recipient of the City's Youth Development Grant, successful applicants are required to acknowledge the support of the City for its financial support as follows	
The City must be acknowledged on all promotional material in a prominent place.	
Issue an invitation to a City representative (eg. Mayor or Councillors) to any launch or public event associated with the funding.	
Provide copies of media articles, social media posts.	
Photographs from the activity, event or program.	
Completed evaluation form (provided by the City of Vincent).	

Declaration

I confirm that:

- If my application is successful, I will ensure recognition of City funding/contractual requirements as mentioned above;
- At the completion of the event/program I will provide an acquittal within 6 weeks;

 The information contained herein is to the best of my knowledge, true and correct. 		
Name		
Signature		
Date		

Please return this application form to the Community Partnerships Team either in person, post or email.

- 244 Vincent Street (corner Loftus Street), Leederville 6902
- Community Partnerships, City of Vincent, PO Box Leederville WA 6902

<u>mail@vincent.wa.gov.au</u> (title Community Support Grant)

For further information regarding Community Funding, please contact the Community Partnerships Team on 9273 6000

Community Funding Grants - Youth Development Grants

POLICY NO: 3.10.10

COMMUNITY BUS – USE AND OPERATION

OBJECTIVE

To provide:

- 1. Clear guidelines for the equitable assessment of requests for the use of the Community Bus.
- 2. Guidelines for the assessment of the following categories:
 - Requests for use by eligible residents;
 - Requests for use by not for profit agencies; and
 - Requests for use by private groups and individuals.

POLICY STATEMENT

The City of Vincent can assist residents over the age of 55 years and people with disability who have difficulty accessing transport for to meet their needs. Please note the Community Bus currently in operation is not universally accessible.

Assistance is available through group bookings utilising the community bus.

Applications for the use of the bus will be considered by the City's Administration in accordance with the Policy Guidelines.

Date Adopted:	9 June 2009
Date Amended:	11 March 2014
Date Reviewed:	11 March 2014
Date of Next Review:	February 2019

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GUIDELINES AND POLICY PROCEDURES FOR COMMUNITY BUS POLICY NO. 3.10.10

1. USE OF THE COMMUNITY BUS

The bus is available for the use of groups of residents or from community agencies who reside or provide services in the City of Vincent.

The use of the Community Bus by groups and residents will be charged as set out in point 5.

The bus must only be driven on sealed roads. All passengers are required to wear seatbelts when travelling on the bus. Groups will be responsible for returning the vehicles in a clean condition and with a full tank of fuel.

2. APPLICATION FOR USE OF THE COMMUNITY BUS

A request for the use of the Community Bus may be made by phone, in person or in writing from Monday to Friday, between the hours of 8.00am and 5.00pm.

The request should come directly from the individuals or groups_requiring assistance.

Groups using the vehicles must provide details of hours booked, destination and client group. The nominated driver shall provide evidence of holding the appropriate driver's licence as determined by the State Government Department for Planning and Infrastructure.

3. ELIGIBILITY

The Community Bus will be available for the group transport of well and mobile seniors over the age of 55 years and younger people with a disability who meet one of the following criteria:

- Reside in the City of Vincent. People who do not reside in the City of Vincent will not be eligible for assistance;
- Do not have their own means of transport and cannot conveniently access public transport;
- Experience a lack of alternative transport options;
- Live in a residence that is a distance from shops or services;
- Have the capacity to manage independently once at the destination.
- Hold a current Health Care Card or Pension Card.

The bus may also be used to meet the needs of other identified priority groups and services who meet the eligibility criteria listed above.

The City reserves the right to reject any booking.

Page 2 of 3

4. TYPE OF TRAVEL PERMITTED

The use of the Community Bus will be approved for the following purposes:

- Group travel to a destination within the metropolitan area and no more than 100 km from the City's Administration Centre; and
- Group travel to enable participation in an activity or event which will enhance their well being and quality of life. For example, shopping, attending a local concert or an organised activity.

Preference will be given to supporting access to facilities, services and activities within the City except where those facilities, services and activities are not available in the City.

5. FEES & CHARGES

\$150 a day, \$80 for half a day - minimum hire charge \$80 (self drive only). Bond: \$250 with 100 kilometres per day included, extra kilometres are charged at 20 cents each. (Daily hire charges are calculated from 8am – 3pm). All fuel costs are the hirer's responsibility.

Should there be any damage or collision during the hire, the hirer will be liable for insurance excess costs.

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9 CHIEF EXECUTIVE OFFICER

9.1 REVISED TERMS OF REFERENCE FOR VARIOUS ADVISORY GROUPS

TRIM Ref:	D18/78204
Authors:	Tim Evans, Manager Governance and Risk
	Karen Balm, Community Partnerships - Projects Officer
Authoriser:	Rosslind Ellis, Acting Director Community Engagement
Attachments:	 Revised Terms of Reference - Children and Young People Advisory Group 1 2
	2. Revised Terms of Reference - Reconciliation Action Plan Working Group <u>U</u>
	3. Current Terms of Reference - Safer Vincent Crime Prevention Partnership
	4. Revised Terms of Reference - Safer Vincent Advisory Group 😃 🖺

5. Revised Terms of Reference - Urban Mobility Advisory Group I

RECOMMENDATION:

That Council ADOPTS the Revised Terms of Reference included as Attachments 1, 2, 4 and 5 (respectively) for the following Advisory and Working Groups:

- 1. Children and Young People Advisory Group;
- 2. Reconciliation Action Plan Working Group;
- 3. Safer Vincent Advisory Group; and
- 4. Urban Mobility Advisory Group.

PURPOSE OF REPORT:

To consider revisions to the Terms of Reference for various Advisory Groups.

BACKGROUND:

Council at its meeting held on 14 November 2017 (Items 13.1 and 18.1) appointed Council and Community Members to its various Advisory Groups for a two-year term.

Several of the groups have since met, reviewed the Terms of Reference under which they operate and are proposing a number of amendments for the consideration of Council.

DETAILS:

The proposed revised Terms of Reference are included in **Attachments 1, 2, 4 and 5** (respectively). The changes are described as follows:

Children and Young People Advisory Group

The previous Terms of Reference were presented to the Advisory Group Meeting held on 5 February 2018. Minor amendments were proposed to the overall Terms of Reference such that it includes "tasked with identifying, advocating and exploring" rather than "intended to act in an advisory capacity to identify, advocate for and explore" ways of addressing the issues and needs of children and young people (up to 24 years of age in the city of Vincent". The statement "tasked with identifying, advocating and exploring" provides improved direction and purpose for the Advisory Group.

The removal of the definition of children and young people as defined by the *Commissioner for Children and Young People Act (2006)* to better align with Administrations Youth Portfolio that assists the 12–25 year age group.

The inclusion of "Other individuals, groups and organisations may be invited to attend Advisory Group Meetings for a specific purpose from time to time" to enable the Advisory Group to seek advice and direction from experts within the field with the ability to contribute and provide expert advice.

Reconciliation Action Plan Working Group

With the previous Terms of Reference for this Working Group the primary focus was on the development of the City's inaugural Reconciliation Action Plan (RAP) with the objectives heavily focused on the establishment of a collaborative/consultative process for engaging the community members and staff so as to provide ideas and feedback on the RAP. Moving forward the objectives for the current Terms of Reference for this Working Group will focus on the implementation of the specific actions and deliverables of the City of Vincent 'Reflect' RAP along with the development of a City of Vincent 'Innovate' RAP that aligns with the City's Strategic Community Plan. The amended Terms of Reference were presented to the Advisory Group Meeting held on 12 February 2018.

Safer Vincent Crime Prevention Partnership/Safer Vincent Advisory Group

Administration is recommending a change in name for this Group to better align with other City Advisory Groups and that the name be changed to Safer Vincent Advisory Group. The Terms of Reference for this Group have also been amended to ensure that the Advisory Group's aims align with the City's Strategic Community Plan and Community Safety & Crime Prevention Plan (2015-2018). The Advisory Group will also provide guidance and assistance with the development and delivery of the next Community Safety & Crime Prevention Plan (2019-2022). The objectives within the Revised Terms of Reference have also been refocused to enable the Advisory Group to facilitate and monitor the achievements of City strategies and actions and in turn, will better respond to the changing needs of the City of Vincent community.

Urban Mobility Advisory Group

It is proposed to make a slight amendment to the objective of the Group such that it includes "improve awareness of the rights of vulnerable road users" rather than the rights of "pedestrians and cyclists". The term "vulnerable road users" can include – for example – elderly or inexperienced drivers and moped riders and is consistent with the nomenclature in use within Department of Transport literature.

CONSULTATION/ADVERTISING:

The changes proposed to the Advisory Groups' Terms of Reference have been prepared by Administration in conjunction with the affected Advisory Groups.

LEGAL/POLICY:

All Advisory and Working Groups must operate in accordance with the City's Policy No. 4.2.12 – Advisory Groups. The City's various Advisory Groups and Working Groups can only make recommendations, which are reported to Council for information and/or consideration. Membership of all Advisory Groups expires at each local government election.

RISK MANAGEMENT IMPLICATIONS:

Low: Advisory and Working Groups play an advisory role, however do not have any legal status under the *Local Government Act 1995*. The operation of the Groups must be monitored to ensure compliance with the City's Policy No. 4.2.12 – Advisory Groups.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2013-2023- "Leadership, Governance and Management", in particular, Objective 4.1.2 - "Manage the Organisation in a responsible, efficient and accountable manner".

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The changes proposed to the Advisory Groups' Terms of Reference have been prepared by Administration in conjunction with the Advisory Groups themselves and Administration considers that the changes are in accord with Council's broad intent for the Groups.





TERMS OF REFERENCE

1. AIMS

The Advisory Group is intended to act in an advisory capacity to identify, advocate for and explore tasked with identifying, advocating and exploring ways of addressing the issues and needs of children and young people (up to 24 25 years of age) in the City of Vincent.

Definitions

Children and young people are defined in the Commissioner for Children and Young People Act (2006) as people under 18 years of age.

2. OBJECTIVES

The Objectives of the Advisory Group are is to provide recommendations and advice on relating to:

- 2.1 <u>Initiatives Actions which foster closer relationships and on-going liaison between local schools and the City;</u>
- 2.2 Matters which may impact on schools and/or students in the City;
- 2.3 Promotion and enhancement of the City's services, facilities and programmes, that which relate to children and young people;
- 2.4 Strategies to address the needs of young people in the City; and
- 2.5 Actions to be undertaken to inform, educate and raise awareness in the community with regard to youth issues faced by children and young people.

3. MEMBERSHIP

The membership of the City of Vincent Children and Young People Advisory Group shall comprise the following persons with only those persons appointed under clauses 3.1 and 3.2 being eligible to vote:

3.1 Two (2) Council Members

Two (2) Council Members.

3.2 Up to Six (6) Community Representatives

Up to six (6) Community Representatives from any one or more of the following backgrounds/categories, as determined by Council:

- representatives from the P&C, Board or Council of a local school;
- community member(s) with active involvement in <u>the areas of</u> children and/or youth young people-issues;
- a leading Youth Oorganisation(s) located within or providing services to children and young people in the City of Vincent; and
- an active member(s) of one of the City's Town Teams with involvement in children and/or youth issues.

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3.3 City Officers

The appropriate Director and Manager as determined by the Chief Executive Officer.

Other individuals, groups and organisations may be invited to attend Advisory Group Meetings for a specific purpose from time-to-time.

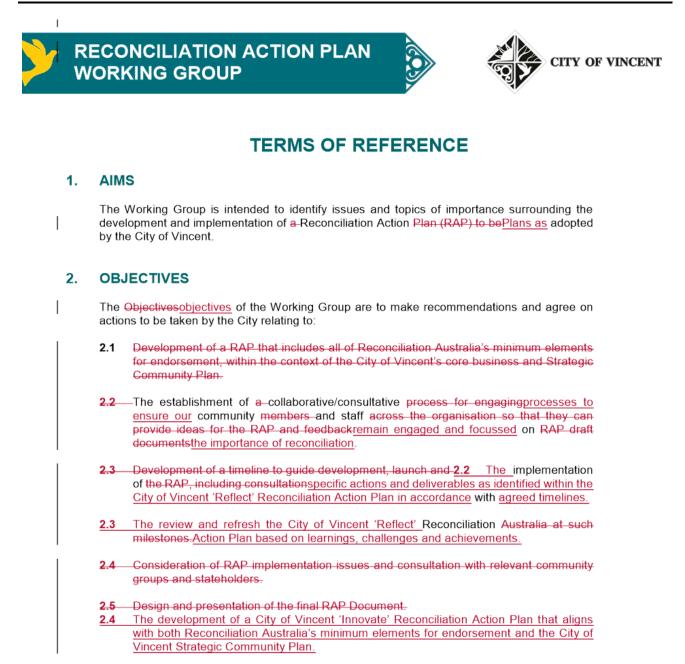
ADVISORY GROUPS

This Advisory Group shall operate at all times in accordance with the City's Policy No. 4.2.12 – Advisory Groups.

Commencement Date:	17 December 2013
Amended:	17 November 2015, 5 April 2016
Review Date:	November 2017



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3. MEMBERSHIP

Community members who identify as Aboriginal and Torres Strait Islander are encouraged to apply, as are non-Aboriginal and Torres Strait Islander community members who are interested/involved in reconciliation. The City of Vincent will seek a diverse range of community members to ensure a broad spectrum of ideas are considered for the RAP.

The maximum number of members is 41 12.

The membership of the <u>City of Vincent Reconciliation Action Plan</u> Working Group shall comprise the following persons with only those persons appointed under clauses 3.1 and 3.2 being eligible to vote:

3.1 Up to Two (2) Three (3) Council Members

3.2 Up to Six (6) Community Representatives

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Up to six (6) Community Representatives who fit one or more of the following Criteriacriteria:

- Aboriginal and Torres Strait Islander community representatives.
- Individuals who work with or who represent the Aboriginal and Torres Strait Islander community on a professional level.
- Any community member who lives or works within the City of Vincent or is regularly engaged with the Vincent community, who is interested in reconciliation and its potential to influence the culture of the Vincent community.

3.3 Up to Three (3) City Officers

The appropriate City Officer and Manager as determined by the Chief Executive Officer, in addition to a third City of Vincent representative. The third City Officer will alternate each meeting. In order for each City of Vincent Administration Team to offer input on the RAP, each City of Vincent Directorate will be offered the chance to nominate a representative from each team.

The City's Director Community Engagement, Manager Community Partnerships and relevant Officer.

4. MEETINGS

Meetings will be held every three (3) weeks while the RAP is being developed and every quarter (every 3 months) after launch to monitor progress.

If a member cannot/does not attend three (3) consecutive meetings, they must send a representative who also meets the membership criteria to the third meeting, or their resignation from the group will be assumed. If a member chooses to leave the group, applications will be sought for a new member.

The Working Group shall meet as required. At the first meeting the Working Group shall determine a Schedule of Meetings dates for the remainder of the years (these dates are to be included in the City's calendar of events).

A minimum of six (6) members must be present to achieve a quorum for meetings.

Commencement Date:	TBA8 March 2016
Amended:	- <u>26 October 2017</u>
Review Date:	20 October 2017



TERMS OF REFERENCE

1. AIMS

The Partnership will play an important role in encouraging and promoting matters relating to safety, security and crime prevention within the City of Vincent so that they are compatible with the City's Vision and Strategic Objectives.

2. OBJECTIVES

The objectives of the Partnership are to:

2.1 Consider the concerns of its residents, and address as many issues as possible that relate to community concerns about safety, security and crime prevention.

This partnership must address community concerns and respond appropriately by facilitating the development of strategies which are based on evidence and information received by the Group, providing suggestions to the City of Vincent Council on possible solutions.

- 2.2 Address the concerns of the residents, ratepayers and visitors to the City, including:
 - the perception of the rate of crime;
 - police effectiveness;
 - crime prevention programs;
 - security lighting;
 - transport security;
 - crime prevention through environmental design;
 - graffiti prevention;
 - development of strategies to combat anti-social behaviour
 - Neighbourhood Watch; and
 - any other issue which is seen to be relevant to safety and security.
- **2.3** Develop, implement and review the Community Safety and Crime Prevention Plan as required under the Community Crime Prevention Partnership Agreement.
- 2.4 Provide advice and make recommendations relating to;
 - 2.4.1 actions to be undertaken to inform, educate and raise awareness in the community with regard to safety, security and crime prevention issues;
 - 2.4.2 public concerns about law and order issues;
 - 2.4.3 security and safety of the community, residents, businesses and visitors within the City;
 - 2.4.4 security and safety of children, particularly in areas surrounding schools;
 - 2.4.5 graffiti Control strategies;
 - 2.4.6 strategies to curb anti-social behaviour (including prostitution, drug use, excessive alcohol consumption and excessive vehicle speeds);
 - 2.4.7 noise control;

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- 2.4.8 Community Policing and Neighbourhood Watch programs; and
- 2.4.9 Local Emergency Management Planning.
- 2.4.10 Crime Prevention through Environmental Design strategies.
- 2.4.11 locations for CCTV monitoring, in conjunction with WA Police and in accordance with Council Policy 3.9.15, "Closed Circuit Television"
- **2.5** Provide a forum for advocacy to the State or Federal Government and non-government organisations, on issues which may affect residents, businesses, ratepayers or visitors to the City.
- 2.6 Develop strategies to address specific issue as they relate to public safety.
- **2.7** Facilitate the preparation of various strategies and initiatives, related to safety, security and crime prevention.
- 2.8 Carry out a review of the Safer Vincent Program, as an ongoing process.
- **2.9** Undertake Community Safety Audits in areas where problems have been identified, as a means to reduce criminal activity and improve safety.
- 2.10 Facilitate the Business Beat Programme, in conjunction with WA Police.

3. MEMBERSHIP

The membership of the Safer Vincent Crime Prevention Partnership shall comprise of the following persons:

3.1 Three (2) Council Members

Three (2) Council Members.

3.2 Up to Seven (7) Community Representatives (including External Organisations/Representatives

Having a knowledge and interest in the safety, security and crime prevention issues within the City of Vincent and able to represent the various ethnic communities in the City, Precinct Groups, resident and business interests and providing a geographic spread from across the City.

3.3 City Officers

- Manager Community Safety
- Co-ordinator Safer Vincent (*Responsible Support Officer)
- Customer Service Officer (Minute Taker)

3.4 Police

- Officer in Charge, Wembley Police Station
- Officer in Charge, Perth Police Station
- Officer in Charge, Bayswater/Morley Police Station
- Office of Crime Prevention

3.5 External Organisations / Representatives

- Ethnic Communities Council of WA (ECCWA)
- Nyoongar Outreach Services

ADVISORY GROUPS:

This Group shall operate at all times in accordance with the City's Policy No. 4.2.12 - Advisory Groups.

Commencement Date:	27 July 2004
Amended:	13 September 2005, 19 December 2006, 18 December 2007, 11 March 2008, 3 November 2009, 9 February 2010, 28 September 2010, 14 June 2011, 11 October 2011, 29 October 2013, 6 February 2018
Review Date:	November 2016

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TERMS OF REFERENCE

1. AIMS

The Advisory Group will play a key role in identifying emerging community safety issues and assisting with the development, implementation and evaluation of community safety initiatives that align with the City's Strategic Community Plan and Community Safety & Crime Prevention Plan.

Definitions

Community safety is the right of all residents and businesses within Vincent to experience an environment free of risk and/or fear of harm or injury, and the shared responsibility of everyone in the community to prevent harm or injury where possible.

Crime prevention is the strategies and actions that seek to reduce the risk of crimes occurring, and the associated harmful effects on individuals and the broader community, by intervening to influence the multiple causes. Such strategies and actions can be implemented by individuals, businesses, non-government organisations and all levels of government to target the various social and environmental factors that increase the risk of crime.

2. OBJECTIVES

The Advisory Group shall:

- 2.1 Facilitate and monitor the achievement of strategies and actions within the Community Safety & Crime Prevention Plan 2015-2018;
- **2.2** Identify changing needs of the Vincent community in relation to community safety and crime prevention;
- 2.3 Assist with coordinated responses to arising community safety concerns and issues;
- 2.4 Support and facilitate the City's engagement with the community on strategies and actions which aim to improve community safety outcomes; and
- **2.5** Inform and guide the development of strategies and actions within the City's future Community Safety & Crime Prevention Plan/s.

3. FUNCTIONS

The Advisory Group shall:

- 3.1 Maintain awareness of current/emerging issues and provide specific advice regarding community safety and crime prevention matters that affect residents, businesses and visitors;
- **3.2** Evaluate the effectiveness of community safety and crime prevention initiatives to assist with the City's planning and review of strategies and actions;
- **3.3** Seek advice from other stakeholders and experts to ensure strategies, actions and outcomes are best practice, well-informed and locally relevant;
- 3.4 Provide a forum for residents, businesses and community groups to present key community safety issues for the purposes of identifying appropriate actions and coordinated responses; and
- **3.5** Inform the development of specific strategies and actions within the Community Safety and Crime Prevention Plan 2015-2018'

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4. MEMBERSHIP

The membership of the Safer Vincent Advisory Group shall comprise of the following persons:

4.1 Two (2) Council Members

Up to three (2) Council Members.

4.2 Up to five (5) community representatives (including external organisations/representatives)

Having a knowledge and interest in key safety, security and crime prevention issues with the ability represent various communities of interest and geographic areas throughout Vincent.

4.3 City Officers

- Director Community Engagement
- Manager Community Safety
- Manager Community Partnerships
- Community Partner (*Responsible Support Officer)

4.4 Police Representative/s

- Wembley Police Station
- Perth Police Station
- Bayswater Police Station
- Community Engagement Division

4.5 External Organisations / Representatives

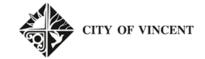
- Nyoongar Outreach Services
- Representatives from various community groups or other agencies to address key issues (as required)

ADVISORY GROUPS:

This Group shall operate at all times in accordance with the City's Policy No. 4.2.12 - Advisory Groups.

Commencement Date:	27 July 2004
Amended:	13 September 2005, 19 December 2006, 18 December 2007, 11 March 2008, 3 November 2009, 9 February 2010, 28 September 2010, 14 June 2011, 11 October 2011, 29 October 2013, (new amended date)
Review Date:	(new review date)





TERMS OF REFERENCE

1. AIMS

The Urban Mobility Advisory Group (UMAG) will play an important role in active transport, traffic management and road safety matters within the City of Vincent. It will aim to support and enhance safe and efficient modes of transport across the City of Vincent, improve awareness of the rights of the rights of vulnerable road users pedestrians and cyclists and encourage responsible driving and riding.

2. OBJECTIVES

The objectives of the Advisory Group are to:

- 2.1 Provide advice and make recommendations relating to:
 - 2.1.1 the development of a City Transport Strategy;
 - 2.1.2 the development of the Vincent Bike Network Plan;
 - 2.1.3 developing guidelines for local area traffic management;
 - 2.1.4 reducing the adverse impacts of road traffic on residents and businesses in the City of Vincent;
 - 2.1.5 the review and promotion of initiatives and infrastructure to enhance and increase safe active transport in the City of Vincent;
 - 2.1.6 the review and promotion of initiatives and infrastructure to enhance road safety and address traffic issues in the City of Vincent;
 - 2.1.7 development and implementation of pedestrian and cycling safety strategies, programs and promotion;
 - 2.1.8 development and implementation of road safety strategies, programs and promotion;
 - 2.1.9 improving the community's knowledge and understanding of walking and cycling networks; and
 - 2.1.10 improvement of the community's knowledge and understanding of the function of the road network and Metropolitan Functional Road Hierarchy.

3. MEMBERSHIP

The Membership of the Urban Mobility Advisory Group shall comprise of the following persons, with voting rights limited to those persons appointed under clauses 3.1 and 3.2;

3.1 Three (3) Council Members

Three (3) Council Members.

3.2 Up to Ten (10) Community Representatives (incl. Business)

Having demonstrated interest in walking and/or cycling and an interest in community affairs of the City of Vincent; and/or

Page 1 of 2

Having local transport, traffic and road safety knowledge and an interest in community affairs of the City of Vincent.

3.3 One Cycling Network Representative

One (1) member of a recognised cycling organisation such as Westcycle, Bicycling Western Australia, or the like.

3.4 WALGA Road Safety Representative

WALGA's Road Safety Advisor for Metropolitan North.

3.5 City Officers

- Director Engineering
- Manager Asset & Design Services
- TravelSmart Officer (*Responsible Support Officer)

ADVISORY GROUPS

This Advisory Group shall operate at all times in accordance with the City's Policy No. 4.2.12 – Advisory Groups.

Commencement Date:	14 November 2017
Amended:	26 June 2018
Review Date:	October 2019
File Ref:	D17/165508

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9.2 APPOINTMENT OF AN ALTERNATE MEMBER FOR MINDARIE REGIONAL COUNCIL – 5 JULY 2018

TRIM Ref:	D18/83700
Author:	Tim Evans, Manager Governance and Risk
Authoriser:	Len Kosova, Chief Executive Officer
Attachments:	Nil

RECOMMENDATION:

That Council APPROVES BY ABSOLUTE MAJORITY the appointment of Councilloras its Alternate Member (Deputy) for the Mindarie Regional Council meeting to be held on 5 July 2018, due to Council's appointed Member, Mayor Emma Cole, requesting Leave of Absence over this period.

PURPOSE OF REPORT:

For the Council to appoint an Alternate Member (Deputy) to the Mindarie Regional Council (MRC) Meeting on 5 July 2018.

BACKGROUND:

It is a requirement of the Mindarie Regional Council Establishment Agreement that Council carries a specific resolution to nominate an Alternate Member for each occasion that the approved Member is unable to act.

DETAILS:

On 24 October 2017, Council appointed Mayor Emma Cole as its nominated representative to the Mindarie Regional Council. The Mayor has submitted a leave of absence request for the period 4 July 2018 to 6 July 2018 and will therefore be unavailable to attend.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

It is a requirement of the Mindarie Regional Council Establishment Agreement that Council carries a specific resolution to nominate an Alternate Member for each occasion that the approved Member is unable to act.

RISK MANAGEMENT IMPLICATIONS:

Medium: The non-attendance of a City representative at the Mindarie Regional Council meeting will result in the City not having any voting entitlement on matters raised at the meeting.

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;"

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil. Council's nominated member to the Mindarie Regional Council receives an annual meeting allowance of \$10,455 from Mindarie Regional Council. No fees are payable to alternate members.

COMMENTS:

It is recommended that Council appoints an Alternate Council Member to attend the upcoming Mindarie Regional Council meeting.

9.3 LATE REPORT: CORPORATE BUSINESS PLAN 2018/19-2021/22

REPORT TO BE ISSUED PRIOR TO COUNCIL MEETING 26 JUNE 2018

9.4 LATE REPORT: COMMUNITY BUDGET SUBMISSIONS 2018/19

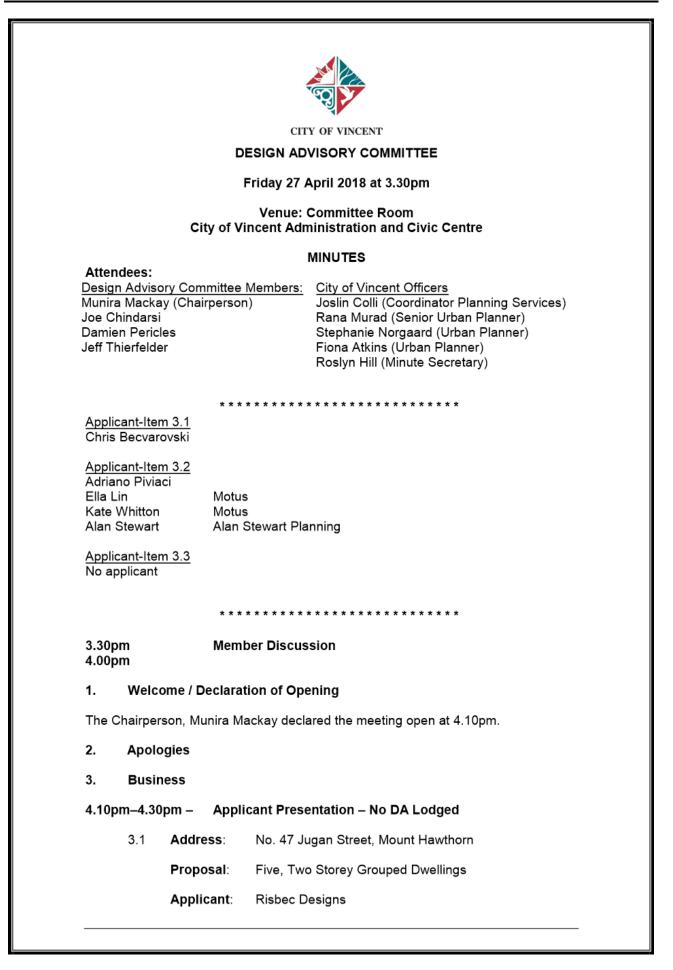
REPORT TO BE ISSUED PRIOR TO COUNCIL BRIEFING 19 JUNE 2018

9.5 INFORMATION BULLETIN

	5/7//77000		
TRIM Ref:	D17/177326		
Author:	Emma Simmons, Governance and Council Support Officer		
Authoriser:	Len Kosova, Chief Executive Officer		
Attachments:	1. Minutes of the Design Advisory Committee Meeting held on 27 April 2018 <u>1</u>		
	 Minutes of the Arts Advisory Group Meeting held on 3 May 2018 Minutes of the Design Advisory Committee Meeting held on 9 May 2018 		
	4. Minutes of the Children and Young People Advisory Group Meeting held on 14 May 2018 4		
	5. Minutes of the Reconciliation Action Plan Working Group Meeting held on 21 May 2018 1		
	 6. Minutes of the Mindarie Regional Council Meeting held on 31 May 2018 		
	7. Letter to WALGA regarding City's Submission to Draft Climate Change Policy Statement 1		
	8. Statistics for Development Applications as at end of May 2018 J		
	9. Monthly Street Tree Removal Information \downarrow		
	10. Register of Legal Action and Prosecutions Register Monthly - Confidential		
	11. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 31 May 2018 1		
	12. Register of Applications Referred to the MetroWest Development Assessment Panel – Current 4		
	13. Register of Applications Referred to the Design Advisory Committee – Current <u>1</u>		
	14. Register of Petitions - Progress Report - June 2018 U		
	15. Register of Notices of Motion - Progress Report - June 2018 🕹 📓		
	16. Register of Reports to be Actioned - Progress Report - June 2018 \bigcup		

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated June 2018.



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).

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: No presentation.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Context and Character	 articulation to look more like individual town houses the creates a repetitive rhythm down the street. Drawing of existing development for design is not necessarily the best approach in this area. Site suits a repeated module with unique unit at the end that addresses both streets. Consider tandem parking to reduce the bulk of garage with two crossovers adjoining from Leeder Street. The would allow outdoor living areas to be relocated and to be north facing instead of where the garages currently at located. The dwellings would have better frontage to the primary street. Consider bringing the brickwork to the ground the ground and first floor interact. The gable end design elements could be further developed and emphasised to provide rhythm and provide a sense of individual identifier each of the townhouses. The narrow townhouse is a good approach, appreciate attempt to address the street Unit 1 becomes a prominent unit on the corner –therefore it needs to be carefully considered, perhaps with its ow design elements for each of the street formation of the street formation of the detail of the street of the street formation of the street formati
	 design elements to depart from repetition of the adjaced units (which should be repeats of one another). Fencing is continuous and repetitive. Consider how th fence could be more informed and altered by redesign of the proposal. If private gardens are shifted to the north side of the buildings, fencing along the street can be reduced in height and made more visually permeable.
	 Concerns regarding lack of response to north facin aspect and Jugan Street and that the garages are see from Jugan Street. Unattractive façade to the driveway Both street elevations are important. Try to get som interaction along both streets
	 If reconsidered access, then the corner dwelling coul move north to achieve a better design outcome an landmark on the corner Roof pitch on all gable ends to increase to min 30 degree

Functionality build qualityand elession interestdesigning boundary fencing and piers. Swap ensuite and Walk In Robe to have more direct relationship to the exterior, increase light into the bathroom and create a bigger bedroom.Principle 5 - SustainabilityProvide native tree and shrub species to enhance locat biodiversity.Principle 6 - AmenityReconsider the orientation of the outdoor living spaces t face North. Dimension of courtyards to be revised and t be compliant. Needs to be at least 4x4 metres minimur dimension as per the R-Codes. Also consider privat backyards as opposed to courtyards in the front setback Flipping design would allow private outdoor living area that are north facing. If private areas were at the rear, th fence could be lowered as there is no need for as muc security/privacy.Principle 7 - LegibilityN/APrinciple 8 - SafetyN/APrinciple 9 - CommunityN/APrinciple 10 - AestheticsN/A	Principle 2 – Landscape quality	 Look at the City's policy requirements in relation to landscaping (deep soil zone, canopy cover etc). The site does not allow for the planting of mature trees to provide canopy cover. Opportunity for street tree planting on Leeder Street. Increase canopy cover to enhance the amenity of the residents. Possibly trees in the backyards. Consider separating the dwellings with some greenery Also consider putting in some greenery along the fence line.
Principle 4 – Functionality • Take into account the position of the mailbox whe designing boundary fencing and piers. Swap ensuite and Walk In Robe to have more dire relationship to the exterior, increase light into the bathroom and create a bigger bedroom. Principle 5 – Sustainability • Provide native tree and shrub species to enhance loca biodiversity. Principle 6 – Amenity • Reconsider the orientation of the outdoor living spaces the face North. Dimension of courtyards to be revised and the be compliant. Needs to be at least 4x4 metres minimur dimension as per the R-Codes. Also consider private backyards as opposed to courtyards in the front setback Flipping design would allow private outdoor living area that are north facing. If private areas were at the rear, the fence could be lowered as there is no need for as muc security/privacy. Principle 7 – Legibility N/A Principle 8 – Safety N/A Principle 9 – Community N/A Principle 9 – Conclusion: N/A Comments N/A Sign put forward. Change materials forms and colou and respond to adjacent uses/view requirements. Conclusion: N/A Address: Nos. 139 – 141 Lake Street, Proposal: 3 Storey Multiple Dwelling Development and Eating House		N/A
Sustainability biodiversity. Principle 6 - Amenity • Reconsider the orientation of the outdoor living spaces t face North. Dimension of courtyards to be revised and t be compliant. Needs to be at least 4x4 metres minimur dimension as per the R-Codes. Also consider privat backyards as opposed to courtyards in the front setback Flipping design would allow private outdoor living area that are north facing. If private areas were at the rear, th fence could be lowered as there is no need for as muc security/privacy. Principle 7 - Legibility N/A Principle 8 - Safety N/A Principle 9 - Community N/A Principle 10 - Aesthetics • Fence line should modulate and provide some increases interest as opposed to the very regular and monotono design put forward. Change materials forms and colou and respond to adjacent uses/view requirements. Comments N/A Conclusion: N/A Address: Nos. 139 – 141 Lake Street, 3.2 Address: Nos. 139 – 141 Lake Street, Proposal: 3 Storey Multiple Dwelling Development and Eating House	Functionality and	 Swap ensuite and Walk In Robe to have more direc relationship to the exterior, increase light into the
Amenity face North. Dimension of courtyards to be revised and the compliant. Needs to be at least 4x4 metres minimure dimension as per the R-Codes. Also consider private backyards as opposed to courtyards in the front setback Flipping design would allow private outdoor living area that are north facing. If private areas were at the rear, the fence could be lowered as there is no need for as muce security/privacy. Principle 7 – N/A Legibility N/A Principle 8 – N/A Safety N/A Principle 9 – N/A Community Fence line should modulate and provide some increase interest as opposed to the very regular and monotonoi design put forward. Change materials forms and colou and respond to adjacent uses/view requirements. Conclusion: N/A Address: Nos. 139 – 141 Lake Street, Proposal: 3 Storey Multiple Dwelling Development and Eating House		 Provide native tree and shrub species to enhance local biodiversity.
Principle 7 – N/A Legibility N/A Principle 8 – N/A Safety N/A Principle 9 – N/A Community - Principle 10 – • Fence line should modulate and provide some increase interest as opposed to the very regular and monotono design put forward. Change materials forms and colou and respond to adjacent uses/view requirements. Comments N/A Conclusion: N/A Amendments to be further referred to DAC. I.35pm–5.25pm – Applicant's Presentation – No DA Lodged 3.2 Address: Nos. 139 – 141 Lake Street, Proposal: 3 Storey Multiple Dwelling Development and Eating House		• Toilet accessed from the kitchen is not supported.
Principle 8 – N/A Safety N/A Principle 9 – N/A Community Principle 10 – Aesthetics • Fence line should modulate and provide some increase interest as opposed to the very regular and monotono design put forward. Change materials forms and colou and respond to adjacent uses/view requirements. Comments N/A Conclusion: N/A Amendments to be further referred to DAC. I.35pm–5.25pm – Applicant's Presentation – No DA Lodged 3.2 Address: Nos. 139 – 141 Lake Street, Proposal: 3 Storey Multiple Dwelling Development and Eating House		
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	Amendments to be further 1.35pm–5.25pm – Applica 3.2 Address: Proposal:	ant's Presentation – No DA Lodged Nos. 139 – 141 Lake Street, 3 Storey Multiple Dwelling Development and Eating House
		-

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).

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	Design does not address the single storey heritage building to the south, therefore consider some stepping
	 down to the adjoining buildings to prevent overpowering Remove this text
	 Corner should be more open. Might be more powerful a
	a floating box - consider blade columns if grounding is needed.
	 Northern elevations preferences both east and west in the angling of the revealssuggest the east for the morning light.
	 Acknowledge Church Street has minimal existing streetscape, however concerned about the stores place along Church Street
	 Lake Street elevation with the broader context should be provided to see how the development sits within this and the lot itself as it currently stands. Have not shown the double storey terraces. What materials and colours textures etc can be drawn on to reduce the bulk and scale?
	 Show street elevation of proposal in context with street and existing heritage listed corner shop to the south. Brick work is supported. Not convinced by uppermost floor - like the different material but the geometry simpl repeated same as below should be reviewed – suggest more sculptural approach as counterpoint for rigidit below.
	 Nice rhythm and simplicity on Church Street elevation which ties into the area – needs to be reinforced and strengthened as per previous notes.
Principle 2 – Landscape quality	 Some support for limited deep soil but ground plane needs to be highly activated, accessible and be very well resolved.
	 Check landscape area calculations are to the requirement of the City's policy or provide justification for the shortfall
	 Relationship to the park requires a more detailed proposal for council and community consideration.
Principle 3 – Built form and scale	Height may be acceptable but keep in mind how the ground plane is considered. Take into account how the ground level will impact on the community and streetscape. Demonstrate how the ground level is of community benefit.
	 Height of the wall on eastern elevation adjacent café is well over head height and impacts negatively on streetscape.
	Nil setback everywhere might be over development of the site
	Page 4 of 6

 Functionality build quality and height is limiting - should consider double storey height void to allow more light, with brick screen treatment into void making more sense located here. Lightwell to west may work ok. Concerned about acoustic impacts where sound may bounce around through lightwell. Consider acoustic glass Consider integrating stores within apartments to free up Church Street frontage for interactive streetscape. Site access - 6 or 7 steps have been introduced which results in disabled access lift being required. Is there any potential to wrap a ramp around to do away with lift or lower level of commercial tenancy to be on grade/street level? Demonstrate how the park interface works out of hours Toilet on the ground floor – with the lobby being publicly accessible, there is concern about how this works particularly at night. Toilet for the commercial in lobby area needs to be handled carefully – demonstrate how this will not be a CPTED issue Consider removing a couple of apartments to get better internal flow, light and orientation – for instance it would 		 Streetscape and lack of massaging of the massing. Maybe emphasise frontage to the park. Feels like the building envelope is just being filled up. Consider playing with the levels rather than filling up the building envelope
Principle 5 – N/A Sustainability • Principle 6 – • Amenity • Consider rotating corner balcony to face north/east rather than south to maximize northern winter sun access where applicable • Look into dropping the café lower – refer note above. • Internal circulation upper floors with no views out – refer note above. Consider extending the central circulation al the way to the western edge of the building to let light in a create vista out. Principle 7 – N/A Legibility • Principle 8 – • Safety • Principle 9 – • Community • Principle 10 – N/A Aesthetics • Comments • • Mindful of services abutting neighbour. Consider the type of fencing to allow bins to be screened from view.	Functionality and	 void to allow more light, with brick screen treatment into void making more sense located here. Lightwell to west may work ok. Concerned about acoustic impacts where sound may bounce around through lightwell. Consider acoustic glass Consider integrating stores within apartments to free up Church Street frontage for interactive streetscape. Site access - 6 or 7 steps have been introduced which results in disabled access lift being required. Is there any potential to wrap a ramp around to do away with lift or lower level of commercial tenancy to be on grade/street level? Demonstrate how the park interface works out of hours Toilet on the ground floor – with the lobby being publicly accessible, there is concern about how this works particularly at night. Toilet for the commercial in lobby area needs to be handled carefully – demonstrate how this will not be a CPTED issue Consider removing a couple of apartments to get better internal flow, light and orientation – for instance it would be nice to be able to see out from windows at ends of
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	Comments	 of fencing to allow bins to be screened from view. Sections not provided – critical to review soil depth

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5. Close / Next Meeting

There being no further business, the Chairperson, Munira Mackay declared the meeting closed 5.25pm.

The next meeting will be held on 9 May 2018.

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CITY OF VINCENT

ARTS ADVISORY GROUP

Thursday, 3 May at 6:00pm

Venue: Committee Room City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors Cr. Jimmy Murphy (Chair) Cr. Joanne Fotakis

Community Representatives Mr Simon Venturi Mr Graham Hay Ms Julie Rosario Ms Sioux Tempestt

Jessica Darlow Ms Laura Warren Ms Claire Stokes Dr Sandy Toussaint

<u>City of Vincent Officers</u> Rosslind Ellis – Manager Marketing and Communications (RE) Loan Pham – Customer Service Officer (Minutes)

<u>Guest Presenter</u> Payam Golestani

1. Welcome / Declaration of Opening – Acknowledgement of Country

Cr Jimmy Murphy opened the meeting at 6.05pm and delivered Welcome to Country.

2. Apologies

Cr Joanne Fotakis Kaye Adonis – Community Representative Michael Quirk – Director Community Engagement Tegan Morey – Acting Arts and Activations Offier

3. Confirmation of Previous Minutes – 5 April 2018

Loan Pham to be added to the Attendees list.

4. Business

- 4.1 Creating a Zoo on Beaufort Street Payam Golestani
- Payam proposes transforming Beaufort Street to become a "zoo".
- Incorporating large animal replicas along Beaufort Street to encourage public interaction and increase foot traffic.
- Discusses the need for improvement of business traffic in the Beaufort Precinct.
- Human beings affiliate ourselves with animals. We interact our commonalities.
- This will turn Beaufort Street into a destination, referring to making a place worth travelling for in hopes to enable an inviting feel for families to activate Beaufort Street.
- Payam has ideas to manufacture the animals overseas.

- Aiming for a humorous feel e.g. Penguin in front of a fish and chip shop
- Simon Venturi Suggests contacting Beaufort Street network for this initiative.
- Beaufort is quite heavy on the food stores and bars. Lack of diversity on Beaufort Street is acknowledged.
- Payam Golestani Creates the opportunity for Beaufort to be approached by families. "Getting kids back in there". With the help of social media there is so much potential for this project to evolve and involve.
- Payam Golestani Leaves meeting.
- Sioux Temptest Not the vision for Beaufort Street, this may be more suited for park areas.
- Jessica Darlow How does animals relate to the Beaufort Precinct?

AAG agree with the issues addressed, though believe that an alternative that supports artists and reflects the community should be put in place as opposed to importing large animals.

- 4.2 Action Log
- Traffic boxes have been distributed out to ECU, Curtin, UWA and Mount Lawley SHS.
- Additional NBN Nodes will be open for use to local schools as well.

4.3 Arts Strategy

- Sub group to be formed for Art Strategy discussion: Simon Venturi, Julie Rosario, Jessica Darlow and Sandy Toussaint.
- · Meeting to be arranged in a fortnight's time to discuss arts strategy and budget.
- Council is about to endorse an additional arts officer.
- Budget of 150-250K budget for the next 18 months.
- Strategy is to be developed over the next 12 months with a budget of 20K.
- Melville's cultural plan 3 years to develop.
- Must work realistically and have consistent direction.
- Percent for Art funds to be included in Strategy outcomes.
- Discussion on funds to be spent on supporting artists over a period of time.

5. Artists in Vincent KPI

- 5.1 Create a Vision for Vincent Balancing Themes
- Push for there to be a criteria.
- Begin establishing projects as a group and have a criteria.
- Work out percentages of different art forms in the City.
- 5.2 Log Public Artworks to Show Works by Community & Professionals
- Online Art Map to be updated frequently.
- Art Advisory Advice Log introduced, showing captured information/knowledge also to be updated frequently and actioned where possible.
- 5.3 <u>297 Vincent Street Project Proposed Temporary Mural</u>
- Look into long term vacant blocks being open for public use, this has been utilised in the U.S. and Town of Victoria Park are currently running a model of this.
- Planning policies may prevent this.

ACTIONS:

- 1) RE prepare initial draft scope seed: PowerPoint Presentation. Refine confirmed budget and allocation of funds.
- 2) Planning policies to be looked into to explore possibility of public open spaces used to fuel the arts.

6. Arts Assessment Panel 61 Form a Group for Discussion and Assessment Have taken feedback, currently drafting up templates. Will need more understanding of artist needs to standardise the feedback. Sub groups to assess multiple applications at a time to support consistent assessment 6.2 EOI for Arts Assessment Panel Consider public formal arts, but also arts in other areas. Photography to be seen as part of the arts. A celebration of creative people. Importance of supporting spaces - support the people, support the area. To consider: Leederville Grand Stand and Tafe. 0 Paper Mountain may possibly be looking for a vacant space to rent. Paper Mountain have the ability to manage a space, City of Vincent should look into supporting Paper Mountain. Benefits can be fed into issues around Beaufort Street. Space needs to be affordable and approachable i.e. Stable Wi-Fi connection and substantial space. 6.3 To Review and Assess Percent for Arts Applications Working towards a once a month review panel. Will also discuss works upon completion as well. 7. **Registration of Advice** 7.1 Arts Advisory Advice Log Capturing all information/knowledge sharing that is posted this allows for actioning where applicable. Imagine Vincent raw data information matrix is shown. Gathering all art related feedback/ideas from the Imagine Vincent Campaign to raise the importance of art within the City of Vincent. 7.2 Registering and Maintenance Art Advisory Advice Log is to be updated frequently by Arts Officer (D18/ 63352). 8. Arts Budget 2018/19 8.1 Review Annual Budget Allocations for 2018/19 Look into artists taking on an apprentice with each project to celebrate the value of mentoring, possibly add an apprentice fund to the budget. To take into consideration the possibility of neighbourhood artist in residence, refer to article posted in AAG Facebook Page "San Jose Artist-in-Residency". 82 Towards Strategy, Open Arts & Guerrilla Arts Councillor Jimmy Murphy to present to Council possible interest in workshopping Guerrilla Arts program. Consider changing the project name to avoid affiliation with 'graffiti', maybe "Open Source Art". ACTION: Form a meeting via Facebook page or email to further discuss Guerrilla Arts Project

The meeting closed at 7.03pm. The next meeting	is to be held on Th	ursday, 7 June 2018.
Signed		
Signed Councillor Jimmy Murphy (Chair)		
Date this day	f	2018
Date thisuuy	01	2010
Summary of Actions	Responsibility	Due Date
Update terms of reference	RE	Completed
To research gaps, competitor analysis and arts projects as part of an initial scoping document and present at next meeting.	RE	Completed
Offering TAFE a traffic box and to investigate developing a partnership with key education facilities (ECU, Curtin, UWA).	RE	Completed
Administration to investigate opportunity including the roof of the Mezz and installation at Hyde Street Reserve.	RE	Completed
Group to consider next installation and appropriate Noongar artists and any further and activation ideas for the space for this this financial year.	Group	Completed
 Banks Reserve Master Plan:- Facebook Group survey. Draft Master Plan to be presented to group for comment/input. 	MQ	Completed
 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	Completed
612 Beaufort Street Artwork Design Appeal:- Arts grant application to be sent to Kaye Guthrie- Adonis.	RE	Completed
 297 Vincent Street Project – Proposed Temporary Mural:- Prepare initial draft – scope – seed: PowerPoint Presentation. Refine confirmed budget and allocation of funds. 	RE	Completed
 Planning Policies to be looked into to explore possibility of public open spaces used to fuel the arts. 	RE	December 2018
Towards Strategy, Open Arts & Guerrilla Arts	RE	Completed



CITY OF VINCENT

DESIGN REVIEW PANEL

Wednesday 9 May 2018 at 4.10pm

Venue: Function Room City of Vincent Administration and Civic Centre

MINUTES

Attendees: Design Advisory Committee Members: City of Vincent Officers James Christou (Chairperson) Munira Mackay Joe Chindarsi Simon Venturi

Tom Griffiths - observer

Sid Thoo - observer

Cathrine Temple (A/Manager Approval Services) Rana Murad (Senior Urban Planner) Remajee Narroo (Senior Urban Planner) Kylie Harrison (Urban Planner) Roslyn Hill (Minute Secretary)

Applicant-Item 3.1 Deon White Emma Van Der Linden Gary Mackintosh Rod Gardiner Steven Postmus Matthew Pike

Applicant-Item 3.2 Greg Moore Hugh Rogers Heath Moloney

Applicant-Item 3.3 Jeff Freeman

S Freeman Henry Betlehem C Bradshaw Rich Hoad

Roberts Day Roberts Day Hames Shanley **Qube Property Group** CAPA Full Circle Design Services

Building Development Group Building Development Group Building Development Group

Jeff Freeman Architects Jeff Freeman Architects Urban Concepts

O Corp

4.10pm

Member Discussion

4.20pm

Welcome / Declaration of Opening 1.

The Chairperson, James Christou declared the meeting open at 4.20pm.

- 2. Apologies
- **Business** 3.

295-307 Stirling Street, Perth Storey Development Comprising of 47 Multiple ings consisting of 26 One Bedroom Dwellings and wo Bedroom Dwellings and Associated Basement Parking- Extension to the Validity of the Planning oval
rts Day
al: The proposal will likely benefit from the referral of the City's Built Form Local Planning Policy 7.1.1
ommittee comments from the meeting on 2 April 2014
deally oriented, however it was previously demonstrated a given the site constraints, <i>however to achieve Desig</i> <i>be made to develop this approach to improve the ameni- he public domain.</i> e single aspect and face east or west. optimise amenity to apartments by increasing the numb orthern light. ed that, as a minimum, at least the northern apartmen ation and open up to northern solar access. On the upp the front block, it was suggested that the end apartmen n size, or reconfigured to one, to provide an appropria balconies and living areas. In doing so, this would als ass to the neighbouring single storey residential. <i>TI</i> <i>ny apartments and instead has introduced balconies to th</i> <i>cause these remain close to the boundary, high privat</i> <i>works against the objective of improving Northern sol</i> DAC had suggested exploring four storeys plus loft in th <i>reluctant to pursue this as it was felt to be a less attraction</i> sider optimising northern solar access via roof for top flo introduced a strip of clerestory windows. Consider making e cross ventilation, which is currently limited. nended providing views out of the corridors to improv- nough to the southern end to obtain light and ventilation <i>sued this.</i> elevations has improved and provides a contemporary ar <i>xt.</i> as been improved. However, as previously recommendes idered as it would benefit the ground floor apartments ar al ventilation to bathrooms. e aspect limiting cross ventilation.

 Many recommendations have been made to improve this proposal and it acknowledged that some improvements have been made, however the applicat has left many unaddressed, prioritising yield. To achieve DAC support and Design Excellence, there are further improvement sought to; improve the level of occupant amenity provide an appropriate building mass that "steps down" between th "supertot" on the corner and the single residential lots adjacent. Improve street engagement Mandatory: Policy No. 35.11 Exercise of Discretion for Development Variations offers development bonuses in return for exemplary design only. Well-designed buildings can optimise yie without negatively impacting on the amenity of residents, neighbours and the publid domain. In order to achieve Design Excellence the design is required to have adequate responded to the DACs 10 Principles of Good Design. To improve resident amenity:	•	The resulting proposal is not ideally oriented, however was demonstrated as being a sensible approach given the site constraints, however to achieve Design Excellence, more effort could be made to develop this approach to improve the amenity of residents, neighbours and the public domain. Currently, mos apartments are single aspect and face east or west.
 To achieve DAC support and Design Excellence, there are further improvement sought to; improve the level of occupant amenity provide an appropriate building mass that "steps down" between th "superiot" on the corner and the single residential lots adjacent. improve street engagement Mandatory: Policy No. 3.5.11 Exercise of Discretion for Development Variations offers development bonuses in return for exemplary design only. Well-designed buildings can optimise yie without negatively impacting on the amenity of residents, neighbourss and the publ domain. In order to achieve Design Excellence the design is required to have adequate responded to the DACs 10 Principles of Good Design. To improve resident amenity; 	•	Many recommendations have been made to improve this proposal and it is acknowledged that some improvements have been made, however the applican
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 Mandatory: Policy No. 3.5.11 Exercise of Discretion for Development Variations offers development bonuses in return for exemplary design only. Well-designed buildings can optimise yie without negatively impacting on the amenity of residents, neighbours and the publi domain. In order to achieve Design Excellence the design is required to have adequate responded to the DACs 10 Principles of Good Design. To improve resident amenity:		 provide an appropriate building mass that "steps down" between the "superlot" on the corner and the single residential lots adjacent.
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Principles):		

 Landscape quality 'place' investigation positively contributes to the development. Confirm / increase deep root zones, canopy coverage and overall landscaping coverage to meet the City's policy requirements. Principle 3 – Built form and scale The proposed setbacks do not meet the City's current Built Form Policy No: 7.1.1. The applicant is to refer to Figure C1.2.5 – Lot boundary setbacks adjoining properties coded R60 and above, in relation to the northern and western boundary setbacks, and respond accordingly. It is noted that the current Built Form Policy currently only allows for 3 storeys, so in principal any consideration of an additional floor how this additional bulk and form is handled to minimise it's impact on the surrounding levels where the future desired character is for 3 storeys. Principle 4 – Functionality and build quality The provision of more natural light and ventilation to the internal passage way is encouraged. It is noted from the previous minutes above that "the DAC previously recommended providing views out of the corridors to improve amenity. Continue corridors through 	Principle 1 – Context and Character	 Further consideration is required in relation to the selection of materials and finishes. Consider neighbouring developments, heritage buildings and the 'place' based study that was undertaken to identify the strong local features that could be reinterpreted into the façade to contribute to and strengthen the identity of the area and immediate neighbouring streetscape. Look at stepping the form back at the upper level. Create a legible three storey podium and the upper level to read as a recessed penthouse. The podium element can relate to the height/scale of the neighbouring developments and reduce the impact of bulk/mass of the building. Also consider a different material/finish and detail at the upper level. The side elevation clearly shows a four storey building with no set back that impacts on the streetscape and adjoining properties. A study of the 45 degree sightline to for a pedestrian at footpath level to the upper storey should assist in determining this setback dimension. The ground level is not activated. The public area should be enhanced rather than relegated. More consideration is needed for the ground level in terms of façade articulation, fence design and relationship to local context. The fence is high and increases as the footpath slants to the south. Possibly look at creating steps to the apartments from the footpath and change of fence height to better relate to the pedestrian footpath. Integrate cues from the landscaping and 'place' based investigation into the architectural language of the procese.
 Principle 3 – Built form and scale The proposed setbacks do not meet the City's current Built Form Policy No: 7.1.1. The applicant is to refer to Figure C1.2.5 – Lot boundary setbacks adjoining properties coded R60 and above, in relation to the northern and western boundary setbacks, and respond accordingly. It is noted that the current Built Form Policy currently only allows for 3 storeys, so in principal any consideration of an additional floor how this additional bulk and form is handled to minimise it's impact on the surrounding levels where the future desired character is for 3 storeys. The provision of more natural light and ventilation to the internal passage way is encouraged. It is noted from the previous minutes above that "the DAC previously recommended providing views out of the corridors to improve amenity. Continue corridors through to the southern end to obtain light and ventilation. The 		 The intent of the landscaping proposal based on a 'place' investigation positively contributes to the development. Confirm / increase deep root zones, canopy coverage and overall landscaping coverage to meet the City's
 Principle 4 – Functionality build quality and build quality It is noted from the previous minutes above that "the DAC previously recommended providing views out of the corridors to improve amenity. Continue corridors through to the southern end to obtain light and ventilation. The 		 The proposed setbacks do not meet the City's current Built Form Policy No: 7.1.1. The applicant is to refer to Figure C1.2.5 – Lot boundary setbacks adjoining properties coded R60 and above, in relation to the northern and western boundary setbacks, and respond accordingly. It is noted that the current Built Form Policy currently only allows for 3 storeys, so in principal any consideration of an additional floor how this additional bulk and form is handled to minimise it's impact on the surrounding levels where the future desired character is
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Principle 5 – Sustainability	N/A
Principle 6 – Amenity	 Improve amenity by access to northern light and cross ventilation into a higher proportion of apartments.
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	 Note that the built form design has not changed in principle and additional information on landscaping and sustainability has been submitted. It is notable that some significant comments from the previous DAC comments have not been addressed, and that the project <u>had not</u> received Design Excellence. Landscaping intent and Sustainability is positive

Conclusion:

Amendments to be further referred to DRP. The comments provided on 2 April 2014 are still valid. Applicant is to address these matters.

4.55pm–5.40pm – Applicant's Presentation – No DA Lodged

- 3.2 Address: Nos. 377 Walcott Street, Coolbinia
 - **Proposal:** Three Storey Multiple Dwelling Development with associated car parking basement
 - Applicant: Building Development Group Pty Ltd

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant's Presentation:

The applicant made a power point presentation.

Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

Principle 1 – Context and Character	 Limited surrounding context shown on floorplans, elevations and perspectives. Show this to illustrate how the proposal responds to the surrounding context. The skillion roof adds to the bulk/mass of the building without providing significant shading to the windows.
Principle 2 – Landscape quality	as outlined in the City's policy.Give regard to the tree in the visitor parking and the need for a pedestrian clearance of 1 metre. This tree

Principlo 2	 Regard should be given to future maintenance requirements for landscaped areas when considering the space provided, positioning of trees and garden beds and also the species of plants being considered. Engage a landscape architect to consider the landscaping in greater detail. 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	N/A
Principle 4 – Functionality and build quality	 A management plan will be needed for the visitor caparking bays. For example, a visitor to Unit 2 could part in front of Unit 4's garage and block access. Reconsider the position of the bin store that is currently too prominent in the front setback. Possibly a different location and access point to the bin store. This could free up the path for more landscaping. Also the proximity of the bin store to Unit 1's outdoor area adversely affects its level of amenity. Store room on the upper level looks like an 'add on' Look at integrating it into the form and materiality of the development. Provide a floorplan of the upper level storage area. Consider the position of services (hot water system, ai condition etc)
Principle 5 –	• Provide greater sun shading to north, east and wes
Sustainability Principle 6 –	 facing windows. Bedroom 1 on the lower levels will receive noise from
Amenity	 traffic through the entry. Acoustic measures will need to be explored. Look at increasing the northern light to the upper units The visitor experience along the side passage to the main entry and from the rear visitor car bays needs to be more articulated. Include lighting details to make it more legible and improve safety. Also examine designing a more legible entry on the ground floor plan notably down the side. The living spaces have a lack of outlook with a numbe of high level windows to these spaces. Consider flipping the bedroom and living areas. This could assist in accessing more northern light into living areas, reducing acoustic issues and possibly fire separation between the bedrooms. Consider larger windows
Principle 7 – Legibility	N/A
Principle 8 – Safety	 Investigate the fire separation issue between the bedrooms facing each other, as well as having openings adjacent to fire-escape pathways. Also give regard to whether the windows are openable to achieve cross ventilation. If these windows are fixed due to fire separation requirements, then they will not be beneficia for cross ventilation.
Principle 9 –	N/A
Community Principle 10 –	N/A

Conclusion: Amendments to be further referred to DRP. 5.45pm-6.20pm – Applicant Presentation – No DA Lodged 3.3 Address: Nos. 37-43 Stuart Street, Perth Proposal: 6 Storey Mixed Use Development (Multiple dwellings and commercial uses at ground floor level) Applicant: Urban Concepts Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 January 2018. Applicant's Presentation: Applicant advised of the answers to the previous DAC comments. Recommendations & Comments by DRP on 17 January 2018: Principle 1 – • Further consideration is required in relation to the selection of	Aesthetics		
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	Principle 1 – Context and Character	 materials and finishes. Consider neighbouring developments and heritage buildings, identify their strong features that could be reinterpreted into the façade to contribute to and strengthen the identity of the area and immediate neighbouring streetscape. The current materiality of the façades proposed, do not relate to the surrounding context. More articulation is required to break down the building mass. 	

	 compliance with the City's landscaping requirements including calculations of hard and soft landscaping areas to achieve compliance with the City's Policy. Consider the requirements of 'Design WA' regarding landscaping provision on structures. A green wall could potentially be used along the full length of the upper car park façade to break up the vertical impact of the façade.
Principle 3 – Built form and scale	 Consider the usage of differing materials, form, colours an building plane to effectively transform the mass into smalle buildings rather than one big development that solely relies or repetition. Examine the use of horizontal elements to mitigate the impart of the flat façade over 5 levels. Look at stepping the form back at the upper levels and creat a podium level. The podium element can relate to the height/scale of the neighbouring developments and reduce the impact of bulk/mass of the building.
Principle 4 – Functionality and build quality	 Consider relocating the car bays and stores to create more space for the commercial tenancies on the ground floor facing the street. Level 1 parking has no interface to the street and provides a blank façade. This is not supported. Consider more articulation, full length vertical landscaping and the use of public art. High water table of the site is acknowledged. Consider the nearby Bottleyard development on Palmerston and Stuart Street as an example where part below ground basement has been provided. Part below ground basement will reduce the length of ramps. Lack of interface, windows and active surveillance from 1^s level to the ground is a concern. The ground level dominated by services and car parking bays. The public area should be enhanced rather than relegated. Consider removing some car bays and reorientate the bays to the base of the base of the base of the street as an example where bar base of the street as an example where part below ground basement will reduce the length of ramps.
Principle 5 – Sustainability	parallel bays and free up some space to front facade.
Principle 6 -	Courtyard windows adjacent to the bedrooms at the rear may
Amenity Principle 7 –	not receive sufficient natural light and ventilation.
Legibility	
Principle 8 – Safety	
Principle 9 –	
Community	
Principle 10 – Aesthetics	 Reference to the Maltings buildings will be helpful to improve the aesthetic outlook, including potential use cooper/brewing references to reinterpret into façace treatment.
Comments	 Further consideration of the City's Design Guidelines is required, especially with reference to the need for activation of both street frontages (laneway and primary street). Given the context of the site in an inner City area a high quality design outcome should be sought that complies with the minimum car parking requirements but does not necessarily result in an oversupply of the car parking at the cost of design, response to context and activation of the main façade at street level. Consider the courtyards to the bedrooms at the rear that are dependent on light and ventilation from the neighbouring

	property to the south which at this stage has not bee developed to the boundary.
Recommendations & C Principles):	comments by DRP (using the Built Form Policy Desi
Principle 1 – Context and Character	 Consider the neighbouring streetscape, heritag buildings as well as context and identify some of the strong features and materials. Reinterpret these, witho necessarily minicking them, into the façades in contemporary manner with the aim of positive contributing to the identity of the local area ar streetscape. The significant character and heritage of the surroundir buildings generate an opportunity to make a meaningf architectural response contributing to the areas uniquisense of place'. Look at stepping the form back at the upper levels ar create a podium level. The podium element can relate the height/scale of the neighbouring developments ar reduce the impact of bulk/mass of the building. Improve streetscape activation by increasing the siz and improving the layout of commercial tenancies imake this more viable. The current plan delivers a pod Urban design outcome Provide more articulation and detailed resolution to the street façade, with particular attention to street leve activation of Stuart Street and Pendal Lane. The additional cross over reduces the interaction. Consider pulling back the sides of the upper floors iminimise the bulk/scale/visual impact from the stree when approaching the building from both directions. The top floor (which exceeds the height permitted) require increased side setbacks. More articulation is needed in breaking up the lor horizontal appearance. Consider introducing vertic elements and consider creating smaller parcel Repetition in the façade creates one long relentes horizontal form which adds to the bulk/scale of the building. There are four twinned apartments around I cores in the overall building can break down th scale of a large development to provide for a mori intimate scale which responds appropriately to the scale of the surrounding buildings. Interface to the heritage building is considere overwhelming and no endeavour is taken to step down this also providing

Principle 2 – Landscape quality	 to screening. Engaging a high quality artist to contribut to the proposal at an early stage is encouraged. It al not considered true interactive frontage at street level. More detailed plans are needed for calculating an assessing required landscaping (canopy cover, dee soil zone etc) to comply with the City's policy. The deep soil zone is built over the cross over whic creates an overhang where the trees are situated. This defeats the purpose of the deep soil zone and prevent
Principlo 2	 the enjoyment of the landscape. It will be viewed from the streetscape but not from the apartments. Engage a landscape architect to contribute to the proposal and confirm compliance with the City's policy.
Principle 3 – Built form and scale	 Note the proposal is significantly over plot ratio and a such needs to make a significant positive contribution the local context and provide a high level of amenity f users.
Principle 4 – Functionality and build quality	 Excess car parking and overdevelopment provided impacting on the ability of the project to activate the streetscape and provide a meaningful amount landscaping. Level 4 unit planning is considered dis-proportional. The living and dining areas are very large with small kitches and bathrooms. Lower level apartment layouts are irregular with living areas being small in the middle and generous at the en WC's off dining rooms with no privacy transitions are in supported
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	 Consider introducing light wells to increase natural lighting into the central areas of apartments. Deep flow plans minimise access to natural light. Living areas adjoining the lifts have negative acous implications. Shielding lifts with bathrooms, laundried store rooms is encouraged. Consideration is needed to the commercial areas relation to being able to change the use of the tenancie (acoustic and viability). Bedroom windows are directly facing the long narrod gun-barrel communal walkways hindering privacy and generating acoustic issues. Provide shielding device using voids, landscaping, screening etc. to enhance amenity and articulation.
Principle 7 – Legibility	N/A
Principle 8 – Safety	 More information is required in relation to the find engineer's analysis of the proposed single egress stair.
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	 The design has changed minimally in principal and ma previous comments from DAC have not been addresse Significant changes to the general organisation of t proposal will be required to address a number of issues Further additional information on landscaping a

sustainability is to be submitted.Access to car parking from Pendal Lane is required

Conclusion:

The DRP does not support the design from an urban design, its ground plane -(its lack of activation of the street) its massing, its detail. Return to DRP.

4. General Business

5. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed 6.20pm.

The next meeting will be held on 23 May 2018.

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CITY OF VINCENT

CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 14 May at 6.00pm

Venue: Committee Room City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors Cr Alex Castle (Chair) Cr Susan Gontaszewski

<u>City of Vincent Officers</u> Sandra Watson – Manager Community Partnerships (SW) Community Representatives Megan Kaino (MK) Joel Birch (JB) John Thomson (JT) Ben Taaffe (YMCA Representative) (BT)

1. Welcome / Declaration of Opening

Cr Castle opened the meeting at 6.05pm and delivered the Acknowledgement of Country on behalf of the Group.

2. Apologies

Andrew Rigg (AR) Karen Balm (KB)

Natalie Tarr (NT)

Michael Quirk (MQ)

3. Confirmation of Previous Minutes & Action Items – 19 March 2018

Moved: John Thomson Seconded: Cr Castle

4. Business

- 4.1 Vincent Youth Network Update
- SW gave an update on the youth network and distributed draft documents for comment including the charter, registration form and information sheet. SW advised that a soft launch of the youth network had occurred during Youth Week and that once the new Community Partner – Youth and Children commences (est. June) this will be their first priority.
- The group had a general discussion about the network and was requested to send any further comments directly to SW.
- Cr Castle suggested that Churchlands SHS and Mt Lawley SHS be targeted in terms of possible membership of the network and also suggested sporting clubs such as the water polo clubs and the Cardinals FC.
- MK suggested targeting the Redbacks Basketball Club based at Loftus Recreation Centre.

ACTION: SW to discuss with new Community Partner commencement of youth network as a priority

Page 1 of 3

4.2 Youth Development Grants Update

- SW gave an update on the Youth Development Grant process and distributed draft documents for comment.
- The group suggested examples be provided of the type of projects/events/activities that will be supported by the grants program.
- SW requested that any further comments be sent through to her as soon as possible and advised that the updated documents will be re-circulated to the group prior to the Council workshop on 5 June.

<u>ACTION</u>: SW to ensure examples are added to the application form for the grants and redistribute to the group for comment prior to the Council workshop on 5 June.

4.3 2018 Youth Week WA update

- SW gave an overview of the various activities the City undertook during Youth Week:
 - Zine Workshop Daniel Juckes presented a session to 10 enthusiastic young people on the creation of Zines. Zines are most commonly a small circulation self-published work of original or appropriated texts and images, usually reproduced via a photocopier.
 - Zombie Workshop Makeup artist, Marian Peck demonstrated the application of zombie effect makeup and explained the different styles and techniques of special effect makeup artistry. The attendees then were given the opportunity to create realistic wounds on themselves using special effects makeup. The 16 young people in attendance gave enthusiastic feedback on how much they enjoyed they workshop.
 - Who Are You' Art Competition SW advised that while a small number of entries were received (5) they were of a high standard and the prizes have been awarded and the entries are on display in the Library in the youth area. The group discussed growing the competition over time and discussed social media promotional opportunities. The group discussed the possibility of the art being available for purchase in the future and/or the City possibly acquiring a piece in the future.
 - Glow Effect Event SW gave an update on this event and advised that 100 children attended, along with 40 parents. The event was enthusiastically received and enjoyed by those in attendance. Cr Gontaszweski asked about the distribution of attendees from local schools.

ACTION: SW to advise group of distribution numbers for the Glow Effect event.

4.4 Community Budget Submissions

- Cr Castle outlined the Community Budget Bid process to the group
- SW advised that a total of 23 submissions were received and that 8 of them were relevant to the CYPAG
- SW gave an overview of the submissions and advised whether they had been supported or not by the Administration. She also advised that at this point no determination had been made whether projects were going to proceed as the final decision lay with the Council.
- General discussion ensued about the various submissions and the general consensus was that the group were satisfied with the responses from the Administration.

ACTION: MQ to advise Council Members that CYPAG has reviewed/discussed Community Budget Submissions relevant to children and young people.

Page 2 of 3

4.5 Public Open Space Strategy

- SW gave an overview of the Public Open Space Strategy project and the progress to date.
- SW advised of the opportunities and ways for the group to get involved in the process including completing the online survey and attending popup events at various parks and spaces around the City.
- Cr Castle asked that the schedule for the popup events be sent to the group.
- BT asked about the skate park and its inclusion and advised that the YMCA would be happy to assist with engaging with young people in and around the Skate Park and HQ.
- JT asked how Town Teams, particularly Leederville Town centre would be involved. General discussion about the strategy and its aims and clarification was given by SW and Cr Gontaszweski about the nature of the strategy and its overall long term aims and objectives, i.e. high level framework and hierarchy that the City can use as a strategic tool going forward.

5. Close

Cr Castle closed the meeting at 7.10pm. The next meeting is to be advised.

Signed

Councillor Alex Castle (Co-Chair)

Date this _____ day of _____ 2018

Summary of Actions	Date
SW to discuss with new Community Partner commencement of youth network as a priority.	TBC (June)
SW to ensure examples are added to the application form for the youth grants and redistribute to the group for comment prior to the Council workshop on 5 June.	By 23 May 2018
SW to advise group of distribution numbers for the Glow Effect event.	By 23 May 2018
SW to email through schedule of popup events as well as broader community engagement activities for feedback from the group.	By 23 May 2018

Page 3 of 3

SW to provide schedule of popup events as well as broader community engagement ACTION: activities for feedback from the group.



CITY OF VINCENT

RECONCILIATION ACTION PLAN WORKING GROUP (RAPWG)

Monday, 21 May 2018 at 6.00pm

Venue: Committee Room City of Vincent Administration and Civic Centre 244 Vincent Street, Leederville

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors Cr Dan Loden (Co-Chair)

Community Representatives Marilyn Lyford (ML)

<u>City of Vincent Officers</u> Sandra Watson – Manager Community Partnerships (SW) Karen Balm – Senior Community Partner (KB) Gayatrii Surendorff – Community Partner (GS)

1. Welcome / Declaration of Opening – Acknowledgement to Country

Cr Loden opened the meeting at 6.07pm and delivered Acknowledgement of Country on behalf of the Group.

2. Apologies

Cr Ros Harley (Co-Chair) Cr Josh Topelberg Michael Quirk – Director Community Engagement <u>Community Representatives</u>: Phillip Walley-Stack; Kathy Kickett; Maria McAtackney; and Sarah Janali.

3. Confirmation of Previous Minutes

Minutes from previous meeting held on 26 March 2018 were approved as a true and correct record.

Business

4.1 Action Item Review

• Weld Square renaming

The City presented to the Whadjuk Working Party on 2 May 2018 regarding the potential remaining of Weld Square. The Party were supportive of changing the name and put forward two names, 'Coolbardie Park' and 'Noongar Park'.

Page 1 of 4

RAPWG Workshop

Notes from the last RAPWG workshop with Danny Ford and Tim Muirhead have been circulated to the RAPWG Members. GS has requested quotes from suitably qualified Consultants to conduct another workshop with the RAPWG.

ACTION: RAPWG Members to provide GS with their availability to attend a weekend workshop by 29 May 2018.

Innovate RAP 2018/19

The Innovate RAP has been included in the City's updated Corporate Business Plan 2018/19 - 2021/22 and funds have been allocated in the 2018/19 draft operating Budget for various reconciliation activities.

Cr Loden queried the Budget allocations towards archaeological research in 2018/19.

ACTION: KB to discuss Budget allocations regarding archaeological research with MQ.

EOI for Aboriginal Cultural Awareness Training

The City received five submissions from suppliers to conduct cultural awareness sessions for all City staff. After review by City administration and members of the RAPWG, a preferred supplier has been selected. Further details will be confirmed at a later date.

Welcome to Country Policy

Feedback from the RAPWG has been requested. GS will collate all feedback and draft changes to the Policy for a Council Workshop.

ACTION: Feedback and suggestions regarding the review of the Welcome to Country Policy are requested back by 25 May 2018.

4.2 Reconciliation Week and NAIDOC Week Event Concept

- Reconciliation Week Activities
 - Cultural Talk and Food with Marissa Verma at the Vincent Library on 23 May 2018.
 - Youth cooking class with Marissa Verma at Foyer Oxford on 25 May 2018.
 - Screening of Bran Nue Dae and Baldja Moort dance performance at Backlot Cinema on 31 May. Screening of The Sapphires and Baldja Moort dance performance at Backlot Cinema on 1 June.
- NAIDOC Week Activities
 - NAIDOC celebrations at Hyde Park on 9 July 2018 from 1.30pm to 4pm including Welcome to Country, Smoking Ceremony, art workshops, music, sand art and dance.
 - Noongar Story Time at the Vincent Library with Bec Garlett on 10 July 2018.
 All ages art class with Jade Dolman at the Vincent Library on 11 July 2018.
 - Children and young people art class with Jade Dolman at Vincent Library on 13 July 2018.
 Children and young people art class with Jade Dolman at Vincent Library on 13 July 2018.
 - Activities will be promoted on Noongar Radio.
- Other Upcoming Activities
 - Charmaine Cole's artwork will be displayed in the Lightbox Laneway from mid-May to July 2018.
 - Denise Cook and Lynette Coomer will present a talk on 'Noongar Camps' at the Vincent Library on 22 August 2018.
 - Jason Barrow is currently compiling information regarding the Noongar Six Seasons that will be available for City use.
 - Jason Barrow is available to run a boomerang workshop for community members.

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4.3	Update on Innovate RAP
	Reconciliation Australia has been informed that the City will extend the current 'Reflect' RAP by approximately 6-12 months to allow for RAPWG Workshop, community consultation, internal consultation, preparation of draft 'Innovate' RAP and approval by Reconciliation Australia and for the 'Innovate' RAP to be endorsed by Council.
	ACTIONS:
	 RAPWG to attend a workshop in June 2018 – date to be determined. GS to engage with an external Consultant to hold community consultation sessions in July 2018.
4.5	Other Business
	Nil.
5.	Close / Next Meeting
	Cr Loden closed the meeting at 6.45pm. Next meeting to be held after the RAPWG weekend workshop.
	Signed
	Signed Councillor Dan Loden (Co-Chair)
	Date this day of 2018

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Summary of Actions	Date
RAPWG Members to provide GS with their availability to attend a weekend workshop by 29 May 2018.	30 May 2018
Feedback and suggestions regarding the review of the City's Welcome to Country Policy requested by 25 May 2018.	25 May 2018
RAPWG Workshop to be held in June 2018.	June 2018
GS to engage with an external Consultant to hold community consultation sessions n July 2018.	July 2018
KB to discuss Budget allocations regarding archaeological research with DCE.	June 2018

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MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.00 PM

31 MAY 2018

CITY OF STIRLING

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo Towns of Cambridge and Victoria Park



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MINDARIE REGIONAL COUNCIL ORDINARY COUNCIL MEETING MINUTES - 31 May 2018

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 6pm.

2 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Councillor Attendance

Cr R Fishwick JP (Chairman) Cr D Boothman JP (Deputy Chairman) Cr E Cole Cr F Cvitan JP Cr A Guilfoyle Cr M Norman Cr S Proud JP Cr K Sargent Cr K Shannon *(entered at 6.05 pm)* Cr K Vernon

City of Stirling City of Vincent City of Wanneroo City of Stirling City of Joondalup City of Stirling City of Stirling Town of Cambridge Town of Victoria Park

City of Perth

City of Wanneroo

City of Joondalup

Apologies Cr E Lumsden

Cr R Driver

Leave of Absence Nil

Absent Nil

MRC Officers

Mr G Hoppe (A/Chief Executive Officer) Mr A Slater (A/Director Corporate Services) Ms S Cherico (Human Resource Officer) Ms D Toward (Executive Support)

MRC Observers

Nil

Member Council Observers

Mr N Claassen (City of Joondalup) Ms R March (City of Joondalup) Ms N Ahern (City of Perth) Mr C Colyer (Town of Cambridge) Mr M Littleton (City of Stirling) Mr H Singh (City of Wanneroo) Mr S Cairns (City of Wanneroo) Mr J Wong (Town of Victoria Park) Mr A Murphy (City of Stirling)

Visitors

Ms M Hanson (LO-GO Appointments)

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Members of the Public Nil

Press Nil

3 DECLARATION OF INTERESTS

Interest Type	Financial Interest
Name and Position of	Gunther Hoppe – Mindarie Regional Council – Acting
Person	CEO
Report Item No. and Topic	14.1 CEO RECRUITMENT PANEL
	RECOMMENDATION
Nature of Interest	One of the Candidates being considered for the role of
	CEO

4 PUBLIC QUESTION TIME

Nil

5 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil

6 APPLICATIONS FOR LEAVE OF ABSENCE

Cr David Boothman requested a Leave of Absence from 7 June 2018 to 11 June 2018 inclusive.

Cr Mike Norman requested a Leave of Absence from 22 July 2018 to 4 August 2018 inclusive.

Moved Cr Sargent, seconded Cr Cvitan RESOLVED

That the application from Cr David Boothman for a leave of absence from 7 June 2018 to 11 June 2018 is granted.

That the application from Cr Mike Norman for a leave of absence from 22 July 2018 to 4 August 2018 is granted.

(CARRIED UNANIMOUSLY 9/0)

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

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8 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 ORDINARY COUNCIL MEETING – 22 MARCH 2018

The Minutes of the Ordinary Council Meeting held on 22 March 2018 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 22 March 2018 be confirmed as a true record of the proceedings.

Moved Cr Boothman, seconded Cr Vernon RESOLVED That the recommendation be adopted (CARRIED UNANIMOUSLY 9/0)

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9 CHIEF EXECUTIVE OFFICER REPORTS

9.1	FINANCIAL STATEMENTS FOR THE MONTHS ENDED 28 FEBRUARY 2018 AND 31 MARCH 2018
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	8 May 2018
Responsible Officer:	Acting Director Corporate Services

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature Combined
- Operating Statement by Nature RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL

The Financial Statements are for the months ended 28 February 2018 and 31 March 2018 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 9 months to 31 March 2018 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

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Summary of results for the nine month period ended 31 March 2018

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	204,524	205,455	(931)
Tonnes – Others	12,178	12,405	(227)
TOTAL TONNES	216,702	217,860	(1,158)
	\$	\$	\$
Revenue – Members	35,796,405	35,973,149	(176,744)
Revenue – Other	5,360,668	4,324,378	1,036,290
TOTAL REVENUE	41,157,073	40,297,527	859,546
Expenses	39,678,649	40,699,786	1,021,137
Profit on sale of assets	8,585	8,586	(1)
Loss on sale of assets	-	-	-
NET SURPLUS	1,487,009	(393,673)	1,880,682

Commentary

Member tonnes for the year to March 2018 are tracking predominantly against budget. Trade and casuals are 227 tonnes behind budget.

The net variance to budget of \$1,880,682 reflects the ongoing reduction in budgeted tonnage and RRF operating expenditures, offset by tonnage related expenditure (DWER Levy). The Mid Year budgets have been posted within this period which reflects the negative budget figure.

This reduction in waste to landfill is consistent with the MRC's vision of 'Winning Back Waste' but will over time see the cost per tonne to landfill for the remaining waste increasing proportionally.

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 28 February 2018 and 31 March 2018 are received.

Moved Cr Norman, seconded Cr Boothman RESOLVED That the recommendation be adopted. (CARRIED UNANIMOUSLY 9/0)

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9.2	LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 28 FEBRUARY 2018 AND 31 MARCH 2018
File No:	FIN/5-06
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	10 May 2018
Responsible Officer:	Acting Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 28 February and 31 March 2018 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 14 September 2017, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
		Cheques	\$7,441,38
28 February 2018	General Municipal	EFT	\$3,504,844.70
-		DP	\$244,661.51
		Inter account transfers	\$2,200,000.00
		Total	\$5,956,947.59
		Cheques	\$5,471.03
31 March 2018	General Municipal	EFT	\$3,147,864.27
		DP	\$228,706.96
		Inter account transfers	\$3,100,000.00
		Total	\$6,482,042.26

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 28 February 2018 and 31 March 2018 be noted.

Moved Cr Cvitan, seconded Cr Proud RESOLVED That the recommendation be adopted. (CARRIED UNANIMOUSLY 9/0)

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10 MEMBERS INFORMATION BULLETIN – ISSUE NO. 41

RESPONSIBLE OFFICER RECOMMENDATION

That the Members Information Bulletin Issue No. 41 be received.

Moved by Cr Norman, seconded by Cr Proud RESOLVED That the recommendation be adopted (CARRIED UNANIMOUSLY 9/0)

6.05 pm Cr Keri Shannon entered the room

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS

Nil

13 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

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14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

This report is **Confidential** in accordance with Section 5.23 (2)(c) of the *Local Government Act 1995* as it is a matter that may result in a contract being entered into.

14.1	CEO RECRUITMENT PANEL RECOMMENDATION
File No:	PER/95
Attachments(s):	Nil
Date:	18 May 2018
Responsible Officer:	Human Resource Officer

Cr Fishwick moved the following motion, Cr Vernon seconded

- In accordance with clause 7.1(e) of the MRC Standing Orders Local Law 2010 and Section 5.23 (2) (c) of the Local Government Act 1995 resolves to close the meeting to members of the public to consider item 14.1 being the CEO Recruitment Panel Recommendation which is a confidential matter.
- Permits the recruitment consultant from LOGO Appointments, Ms Melissa Hanson, and the Human Resource Officer from the MRC, Ms Sonia Cherico, to remain in the Chamber during the discussion on item 14.1 being the CEO Recruitment Panel Recommendation while the meeting is sitting behind closed doors.

The Motion was Put

CARRIED UNANIMOUSLY (10/0)

The Chairperson requested the Gallery and the MRC staff (acting CEO, acting Director of Corporate Services and the Executive Support Officer), to leave the Council Chambers prior to item 14.1 being discussed.

Ms Cherico and Ms Hanson remained in the Chamber.

Doors were closed at 6.09 pm

Motion to reopen the meeting Cr Norman moved, Cr Proud seconded RESOLVED That the meeting be reopened CARRIED UNANIMOUSLY (10/0)

The Gallery and the MRC Staff (acting CEO, the acting Director Corporate Services, and the Executive Support Officer) re-entered the Chambers.

The Chairman declared the meeting reopened at 7.14 pm.

Page 11

The Chairman, Cr Russ Fishwick, read aloud the resolution in relation to item 14.1:

That the Council:

- 1. Appoints Mr Günther Hoppe as the new Chief Executive Officer of the Mindarie Regional Council, subject to the conclusion of successful contract negotiations;
- 2. Approves the Chairman and Deputy Chairman to negotiate a rewards package in accordance with the Salaries and Allowances Tribunal classification for the Mindarie Regional Council, the CEO's total reward package be set at level Band 3 for Regional Council CEO's being set between \$156,356 \$256,711, and in accordance with section 5.36(2)(b) of the Local Government Act 1995 refers the contract to the Council for consideration by absolute majority at a subsequent meeting.

Cr Boothman moved, Cr Proud seconded RESOLVED That the Council recommendation be adopted

(CARRIED 6/4) For: Boothman, Proud, Guilfoyle, Norman, Sargent, Fishwick Against: Cole, Cvitan, Vernon, Shannon

15 NEXT MEETING

The next meeting is to be held on Thursday 5 July 2018 in the Council Chambers at City of Vincent commencing at 6.00 pm.

16 CLOSURE

Prior to closing the meeting, the Chairman, on behalf of the Council, congratulated Mr Hoppe on his appointment.

The Chairman closed the meeting at 7.16pm and thanked the City of Stirling for their hospitality and use of their meeting facilities.

These Minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of the Council held on 31 May 2018.

Signed		 		 	Chairman
Dated t	his	 	.day of	 	2018

OUR REF:

ENQUIRIES TO: Anita Marriott - Sustainability Officer (08) 9273 6013 SC2281-02 (D18/62938)



2 May 2018

Laura Simes - Environment Policy Advisor Western Australian Local Government Association LV1, 170 Railway Parade WEST LEEDERVILLE WA 6007

Dear Laura,

CITY OF VINCENT SUBMISSION – DRAFT CLIMATE CHANGE POLICY STATEMENT

Thank you for the opportunity to provide comment on this matter.

The City of Vincent Council has resolved to support in-principle WALGA's draft Climate Change Policy Statement¹. However the City requests that the following comments be taken into consideration when finalising the Policy.

The City has reservations about the adversarial nature of the language used in the consultation draft and recommends that it be made more neutral in tone, while keeping the content grounded in fact.

It is also the City's view that policies in general should be positive and future-oriented. As such, the City recommends that the focus of the Policy Statement be placed primarily on expressing the intent of local government in relation to climate change, and supported by an overview of actions required at all levels of government to deliver on that intent.

If you have any questions regarding this submission please contact Sustainability Officer Anita Marriott on 9273 6013 or anita.marriott@vincent.wa.gov.au

Yours sincerely,

A. Manott

Anita Marriott SUSTAINABILITY OFFICER

¹ Ordinary Meeting of Council, 1 May 2018, Agenda Item 9.8.

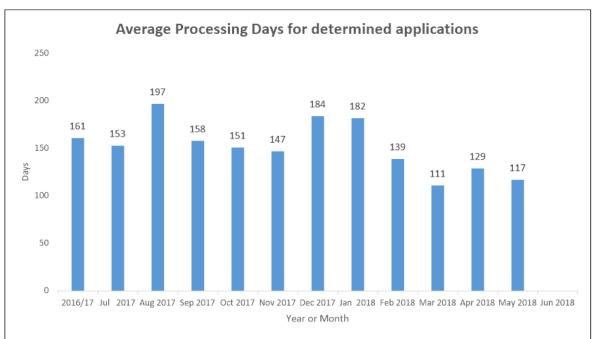
Administration & Civic Centre 244 Vincent Street (Cnr Loftus),

PO Box 82,

Tel: (08) 9273 6000

Email: mail@vincent.wa.gov.au





Statistics for Development Applications
As at the end of May 2018

Processing	2016	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Days	/17	2017	2017	2017	2017	2017	2017	2018	2018	2018	2018	2018	2018
Minimum	7	13	82	71	29	24	3	2	5	3	10	19	
Median	119	140	134	133	110	99.5	118	125	122	92	82	92	
Average	161	153	197	158	151	147	184	182	139	121	129	117	
Maximum	924	341	704	408	1008	602	698	755	640	596	980	587	

 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.

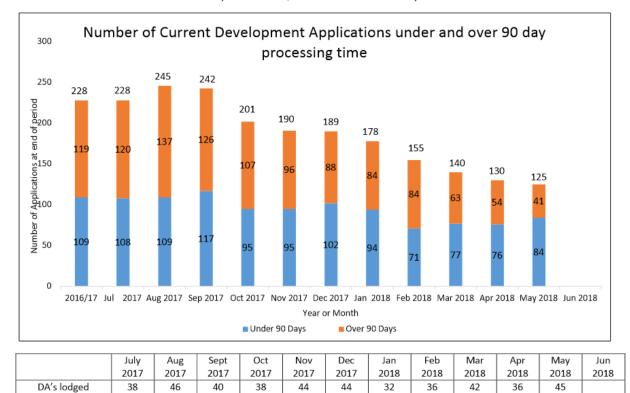


Table 2: No	of DA's lodged and	determined each month.
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Item 9.5- Attachment 8

DA's determined

DA's withdrawn



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





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	Callistemon ' Kings Park Special'	Tree is confirmed dead	Y	Y - Jacaranda mimosifolia
10/04/2018	Resident	32 Broome St, Mt Lawley	Unstable tree, tree falling over	Melaleuca linarifolia	Tree falling over due to earth works	Y	Y - TDB
10/04/2014	Resident	13 Ruth St, Northbridge	Tree is dead	Corymbia ficifolia	Tree is confirmed dead	Y	Y - Melaleuca viridiflora
12/04/2018	Resident	60 View St, North Perth	Development	Agonis flexuosa	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	Agonis flexuosa	Resident has advised in the last month that the tree has split further	Y	Y - Agonis flexuosa
17/04/2018	Resident	20 Buxton St, Mt Hawthorn	Tree is dying	Lophostemon confertus	Tree is 95% dead and will be removed in the 18-19 financial year.	Y	Y - Jacaranda mimosaefolia
24/04/2018	Resident	12 Bourke St North Perth	Severe cedar moth infestation	Melia azederach	(Rogue species) severe cedar moth infestation	Y	Y - Jacaranda mimosaefolia

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	Review in relation to a condition of approval limiting the minimum night stay. 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 4 April 2018 Ordinary Meeting. 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 on 23 May 2018. On 23 May 2018, staff attended mediation and agreed to consider a request for amendment to the conditions of approval through a revised management plan. Applicant is required to submit additional information information and agreed to consider a request for amendment to the conditions of approval through a revised management plan. Applicant is required to submit additional infort to the City by the 6 June 2018 and a report will be prepared for the 24 July 2018 Council meeting. <i>Representation by: City of Vincent Administration</i>
2.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	Review in relation to issue of Building Order to remove unauthorised buildings and structures associated with single house. 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 540m ² 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. 23 May 2018. Following a review of the applicant's progress in removing unauthorised 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>

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 31 MAY 2018

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
3.	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. Mediation was held on 22 May 2018 at which Staff and Council Members attended and the applicant has been directed to submit additional information by the 5 June 2018. A report will be prepared for the 24 July 2018 Council Meeting. <i>Representation by: City of Vincent Administration</i>
4.	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 attended a Mediation session on 8 May 2018. The Mediation was adjourned to a further Mediation session on 5 June 2018 to enable the applicant to confer with their legal representatives. Representation by: JDAP representation
5.	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)). The applicant withdrew the proceedings at the Directions Hearing held on 11 May 2018 and the City was notified in writing by the SAT on 15 May 2018. Completed . <i>Representation by: City of Vincent Administration</i>
6.	No. 209 Vincent Street, West Perth	9 May 2018	Averna Homes on behalf of Kenwin Projects Pty Ltd	An application for review of the decision by Council to refuse the application on 4 April 2018. 25 May 2018 Staff attended a Directions Hearing and consented to the request to proceed to Mediation. Mediation date yet to be confirmed. <i>Representation by: City of Vincent Administration</i>

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 31 MAY 2018

Page 2 of 2

METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP) REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT AS AT 31 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	30 May 2018	The application was approved by the DAP at its meeting 30 May 2018 in accordance with the officer recommendation.
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	The minutes are available <u>here</u> . Deferred to allow the applicant to review the proposal to align with the City's Built Form Policy. The minutes are available here.
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	30 May 2018	Deferred to allow the City to seek legal advice regarding the application of CI.26(6) of the City's LPS2. The minutes are available here.
4.	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
5.	No. 295 Stirling Street, Perth	Applicant: Roberts Day	Multiple Dwellings – Extension of Term to commence development	10 April 2018	5 June 2018	To be confirmed
6.	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
7.	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
8.	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

ETROWEST DEVELOPMEN ISTER OF APPLICATIONS I AS AT		· · ·	
ASAT	JI WAT 2018		

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
9.	Nos. 238 - 246	Applicant:	Amendment to Mixed Use	1 May 2018	To be confirmed	To be confirmed
	Oxford Street,	Planning	development – internal layout			
	Leederville	Solutions				
10.	No. 212 Carr	Applicant:	Mixed Use Development	4 May 2018	To be confirmed	To be confirmed
	Place,	Urbanista Town	comprising 5 commercial			
	Leederville	Planning	tenancies and 10 Multiple			
			Dwellings			
11.	Nos. 9 – 11	Applicant:	Mixed Use Development	11 May 2018	To be confirmed	To be confirmed
	Money Street,	Allerding &	comprising 22 Multiple			
	Perth	Associates	Dwellings and 2 commercial			
			tenancies			

Page 2 of 2

CITY OF VINCENT DESIGN ADVISORY COMMITTEE (DAC) REGISTER OF APPLICATIONS CONSIDERED BY DAC AS AT 31 MAY 2018

No.	ADDRESS	APPLICANT	PROPOSAL	DAC MEETING DATE	REASON FOR REFERRAL
1.	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	9/5/18	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.
2.	No. 377 Walcott Street, Coolbinia	Building Development Group Pty Ltd	Three Storey Multiple Dwelling Development with associated car parking basement	9/5/18	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. 37-43 Stuart Street, Perth	Urban Concepts	6 Storey Mixed Use Development (Multiple dwellings and commercial uses at ground floor level)	9/5/18	For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 17 January 2018. No DA lodged.
4.	Nos. 308 -310 Oxford Street, Leederville	Urbanista/ Cape Q Nominees Pty Ltd	Five Storey Mixed Use Development	31/5/18	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.
5.	Nos. 330-334 Charles Street, North Perth	TPG+Place Match	Forty-Seven Multiple Dwellings (extension of time)	31/5/18	Development has not commenced and approval is sought for an extension of time. Since the approval was issued the built form policy has come into effect and has a reduced deemed-to- comply height. JDAP Lodged.
6.	Nos. 18 Brentham Street, Leederville	Property Development Solutions	20 two-storey Grouped Dwellings	31/5/18	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). JDAP lodged.





REGISTER OF PETITIONS - PROGRESS REPORT – JUNE 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:

Rey much.	
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 M	eeting – 29 May 2018		
29/05/18	Petition received from Mr J Evans of Mabel Street, North Perth, along with 45 signatures from local residents and businesses, opposing the extension and upgrade of the telecommunication facility on Blake Street, North Perth	DDS	Completed. The application was determined following receipt of the petition.
Council M	eeting – 1 May 2018		
11/04/18	 Petition received from Ms G Box of Alma Road, North Perth, along with 42 signatures, requesting that: 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 M	eeting – 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	Completed. Lead Petitioner to be advised of the Council resolution.

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CITY OF VINCENT

REGISTER OF NOTICE	S OF MOTION - P	ROGRE	SS REPORT – JUNE 2018
Directorate:	Chief Executive C	Officer	
Details:			
A status report is submitt	ed to Council as a	n Informa	ation Bulletin item on a monthly basis.
The following Notices of	Motion still require	action o	r are in the process of being actioned.
DCorpS: Director Corpor	nunity Engagement rate Services opment Services		
Details		Action Officer	Comment
4 April 2018 – Submitted b	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 – Subn		-	
Review and Assessmen Building Assets, by March 2		DE	Completed. Reported back to Council on 29 May 2018 - Item 10.3.
22 August 2017 – Submitt	ed by Cr Gontasze	wski	
Strategies to Improve p Accessibility by Women an Vincent Sportsground 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	Completed. Reported back to Council on 29 May 2018 (Item 10.3). (Please note Notice of Motion 14.2 – OMC 12 December 2017 replaced this item.)
5 April 2016 – Submitted by Cr Harley/Cr Co	ole	
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.

[TRIM ID: D17/43059]

Details	Action Officer	Comment
27 October 2015 – Submitted by former May	or 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.

Page 2 of 2

INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT – JUNE 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 – 29 May 2018		
9.6	Amendment 1 to Local Planning Scheme No. 2	DDS	Administration will forward Amendment 1 to the Environmental Protection Authority for its assessment under s.81 of the Planning and Development Act before forwarding to the Western Australian Planning Commission for determination.
10.1	Review of Engineering Policies Relating to Verge Treatments and Street Trees	DE	
11.1	Leases to Department of Health to govern Department's current use of the Child Health Clinics within City of Vincent	DCorpS	Department notified. Leases being drafted. Signs acknowledging City's support to be installed.
13.2	Recruitment of Chief Executive Officer	Human Resources	Completed. Consultant appointed as per Council resolution.
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	DCorpS	Owners notified of decision and requirement to obtain Development Applications. Licence to be reviewed and finalised.
Council	Meeting – 1 May 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.
9.9	Amendment to Policy No. 7.5.15 - Character Retention Areas and Heritage Areas	DDS	Completed. Administration published notice of the final policy amendment in the newspaper 12 May 2018. The Heritage Council of WA was notified of the Janet Street Heritage Area by letter dated 4 May 2018. Landowners in the areas were also notified by letter dated 4 May 2018.
9.10	Outcomes of Advertising - Town Centre Place Plans	DDS	Completed. Administration published the approved Volume 01: Vincent Town Centre Place Plans and Volume 02: North Perth Town Centre Place Plan on the City's website and has notified the town teams and those people who made submissions on the documents.
12.1	Asset Disposal – Vincent Community Bus	DCE	The Vincent Community Bus will be going to Public Auction of 1 June 2018.
13.3	Resignation of Chief Executive Officer	Human Resources	Completed. CEO Recruitment Panel convened. Report to appoint Recruitment Consultant presented to OMC on 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

Item	Report Details	Action Officer	Comments
			Review Panel on the outcome of this decision and undertook an induction on 9 May 2018.
Council	Meeting – 4 April 2018		
9.3	No. 14 (Lot: 1; SP: 12592) Orange Avenue, Perth - Second Storey Addition to Single House	DDS	A revised proposal will be presented to Council for consideration on 26 June 2018.
9.6	North Perth Town Centre Parking Six Month - Review of Parking Restrictions	DDS	Administration advertised the proposed parking restriction changes on Pansy Street and Vine Street between 27 April 2018 and 20 May 2018. A further report will be presented to Council on the results 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 Administration and Clubs held. Agreement was made on waiver and write-off of fees. Revised invoices to be issued.
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	Completed. Further report presented to the Ordinary Meeting of Council held on 29 May 2018
Council	Meeting – 6 March 2018		
9.7	Outcomes of Advertising - Policy No. 7.7.1 - Non-Residential Development Parking Requirements	DDS	Completed. 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 published the notice of final adoption in the Policy in the Voice newspaper on 7 April 2018. Administration incorporated a review of the delegations in relation to waiving cash in lieu of car parking and presented this to Council at the Special Council Meeting on 15 May 2018.
11.4	Draft Financial Reserves Policy	DCorpS	This item will now be adopted through the 2018/19 Budget process.
13.2	Community Budget Submission 2018/19	CEO	Being actioned as per Council resolution.
	Meeting – 14 November 2017		
12.1	Loftus Community Centre – request for Waiver and Write-Off of Fees	DCE	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	The City has joined the Homelessness Framework Committee (comprising the City of Perth and key service providers) to address broad issues that are relevant for Weld Square.
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.
Council	Meeting – 17 October 2017		
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 on 6 June 2018, to be followed by upcoming Council Workshop.
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.
Council	Meeting – 19 September 2017		
9.11	Relocation of the Leederville Town Centre Taxi Zone	DDS	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. 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

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Item	Report Details	Action Officer	Comments
			implement ride share totems and wayfinding signage. Administration have notified Leederville Connect and all residents, landowners and businesses within 500m of the Taxi zone of Council's decision. 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.
Council	Meeting – 22 August 2017		A report will be presented to Council in October 2018 following the implementation of the trial.
11.4		DCorpS	Documents have been lodged at Landgate.
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	<u> 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.
Council	Meeting – 30 May 2017		
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	Water Corporation's current works program within the City of Vincent 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.
Council	Meeting – 7 March 2017		
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.

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Item	Report Details	Action Officer	Comments
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DDS	Health; Property; and Trading in Public Places Local Laws to be reported back to Council in 2018.
Council	Meeting – 7 February 2017		
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.
Council	Meeting – 13 December 2016		
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 Built Form Policy. Administration has commenced a review of the Built Form Policy in conjunction with the review of the landscaping and setback provisions that are subject to the approval of the WAPC and will report back to Council on this matter in 2018. It is proposed that the heights in the Claisebrook area will be reviewed through a detailed and comprehensive planning process for the Claisebrook area as part of Item 9.10 in the Corporate Business Plan to 'Investigate a planning framework for the each of the City's town centres'. This will be put forward for consideration in the Corporate Business Plan 2018/19 – 2021/22 as 'Investigate a planning framework for each of the City's town centres and Claisebrook'.
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.
9.2.5	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 Exec Briefing on 6 June 2018, followed by next available Council Workshop.

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Item	Report Details	Action Officer	Comments
14.1	CONFIDENTIAL REPORT: Lease of Dorrien Gardens, 3 Lawley Street, West Perth – Perth Soccer Club Inc – Lease Fee (SC529)	DCorpS	Completed. 11 May 2018.
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.
Council	Meeting – 20 January 2015		
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 Exec Briefing on 6 June 2018, followed by next available Council Workshop.
Council	Meeting – 18 November 2014		
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DE/ DCE	The option of parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced. 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.
Council	Meeting – 21 October 2014		
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	Report presented to OMC 29 May 2018. Licences to be drafted.
	Meeting – 7 October 2014		
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.

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Item	Report Details	Action Officer	Comments
Council	Meeting – 23 September 2014		
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.
Council	Meeting – 27 May 2014		
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Further discussions ongoing as part of broader discussions with Football Clubs.
Council	Meeting – 12 February 2013		
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.

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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 EXPRESSION OF INTERESTS RECEIVED AND DISPOSITION OPTIONS FOR 245 VINCENT STREET, LEEDERVILLE

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(iii)) a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of 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