

AGENDA

Ordinary Council Meeting 24 July 2018

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

Len Kosova Chief Executive Officer

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PROCEDURE FOR PUBLIC SPEAKING TIME

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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 Ordinary and Special Council Meetings are electronically recorded except when the Council resolves to go behind closed doors;
- All recordings are retained as part of the City's records in accordance with the General Disposal Authority for Local Government Records produced by the Public Records Office;
- A copy of the recorded proceedings and/or a transcript of a particular section or all of a Council meeting is available in accordance with Policy No. 4.2.4 Council Meetings Recording and Web Streaming.
- Ordinary Meetings of Council and Council Briefings are streamed live on the internet in accordance with the City's Policy – 4.2.4 - Council Meetings Recording and Web Streaming. It is another way the City is striving for transparency and accountability in what we do.
- The live stream can be accessed from http://webcast.vincent.wa.gov.au/video.php
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns with the live streaming of meetings, please contact the City's Manager Governance and Risk on 08 9273 6538.

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	Nil		
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	Nil		
19	Closure54		.540

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 JONATHAN HALLETT REQUESTED A LEAVE OF ABSENCE FROM 25-28 JULY 2018 INCLUSIVE FOR PERSONAL REASONS AND FROM 22-25 AUGUST 2018 INCLUSIVE FOR WORK COMMITMENTS.

- 3 (A) PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS
 - (B) **RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
- 4 APPLICATIONS FOR LEAVE OF ABSENCE
- 5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

6 CONFIRMATION OF MINUTES

Ordinary Meeting - 26 June 2018

- 7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)
- 8 DECLARATIONS OF INTEREST

9 DEVELOPMENT SERVICES

9.1 NO. 2/18 (LOT: 2; STR: 42377) ROBINSON AVENUE, PERTH PROPOSED CHANGE OF USE FROM RESIDENTIAL TO UNLISTED USE (SHORT TERM DWELLING)

TRIM Ref:	D18/81766		
Author:	Rana Murad, Senior Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	 Attachment 1 - Consultation and Location Map 1 2 Attachment 2 - Proposed Development Plan 1 2 Attachment 3 - Management Plan 1 2 Attachment 4 - Summary of Submissions and Administration's Comments 1 2 Attachment 5 - Summary of Submissions and Applicant's Comments 1 2 Attachment 6 - Parking Management Plan 1 2 		

7. Attachment 7 - 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 application for the Change of Use from Dwelling (Grouped) to Unlisted Use (Short Term Dwelling) at No. 2/18 (Lot: 2; STR: 42377) Robinson Avenue, Perth, in accordance with plans provided in Attachment 2, subject to the following condition, with the associated determination advice notes in Attachment 7:

- 1. Use of Premises
 - 1.1 The Short Term Dwelling shall accommodate a maximum of six guests at any one time;
 - 1.2 The Short Term Dwelling shall operate in accordance with the Management Plan dated 19 May 2018 and the terms and conditions outlined in the Management Plan shall be provided to guests of the Short Term Dwelling at the time of check-in and displayed in a prominent location within the entrance area of the Short Term Dwelling;
 - 1.3 The Code of Conduct contained in the approved Management Plan shall be provided to guests of the Short Term Dwelling at the time of check-in and displayed in a prominent location within the entrance area of the Short Term Dwelling; and
 - 1.4 The Short Term Dwelling shall operate with a mandatory minimum night stay period of two consecutive nights;
- 2. Car Parking

A minimum of two on-site parking bays shall be made available to guests at all times and be maintained to the satisfaction of the City; and

3. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Grouped Dwelling to Unlisted Use (Short Term Dwelling) at Unit 2, 18 Robinson Avenue, Perth (subject site).

PROPOSAL:

The subject site comprises of a two storey grouped dwelling with three bedrooms and two car bays. The proposal involves the use of the entire dwelling as a Short Term Dwelling for up to six patrons at any one time. The application does not involve any external modifications to the unit or any signage. The development plans are included as **Attachment 2** with the submitted Management Plan and Code of Conduct included as **Attachment 3**. The Management Plan outlines that a maximum of six guests can be accommodated at the subject site at any one time and that guests are required to provide the landowner with details of the nature of their intended stay before a booking is accepted.

BACKGROUND:

Landowner:	Jason Edwards	
Applicant:	Jason Edwards	
Date of Application:	12 February 2018	
Zoning: MRS: Urban		
	LPS2: Zone: Mixed Use R Code: R80	
Built Form Area: Mixed Use Area		
Existing Land Use: Grouped Dwellings		
Proposed Use Class: Unlisted Use (Short Term Dwelling)		
Lot Area:	2,030m ² (total site area)	
Right of Way (ROW): Not applicable		
Heritage List:	No however, adjacent to a Category A heritage listed property	

The subject site is located on the northern side of Robinson Avenue midway between Beaufort Street and William Street in Perth, as shown in **Attachment 1**. The subject site has been developed with 12, two storey grouped dwellings. The locality is characterised by a mix of uses including residential dwellings, a hotel and eating houses. Adjoining the subject site at the rear is a Category A heritage listed building which was the former Brisbane Street post office. The proposal will not impact on the heritage significance of this property as no changes to the façade of the building are proposed.

The subject site has been operating as a Short Term Dwelling without development approval from the City since circa October 2017. The applicant submitted a development application seeking approval for development which has already commenced, at the request of the strata body. The applicant paid a fee that is three times that of a standard application fee, which encompasses the processing fee of the development application and a penalty for commencing development without prior approval, as provided by the *Planning and Development (Local Planning Schemes) Regulations 2015.*

The City has been made aware that the use has continued, notwithstanding the absence of any development approval and that the activity has had a direct, negative impact on the amenity of the permanent residents within the complex. As a result, the City directed the landowner to cease the unapproved use by no later than 10 July 2018 and not recommence until and unless development approval is granted by Council.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City's LPS 2 and the City's Policy No. 7.4.5 – Temporary Accommodation 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
Land Use		\checkmark
Parking & Access	\checkmark	

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Temporary Accommodation Management Plan		\checkmark
Strata Consent		\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 (LPS2)		
"P" Use	Unlisted Use (Short Term Dwelling)	

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 21 days in accordance with the *Planning and Development* (*Local Planning Scheme*) *Regulations 2015*, from 19 March 2018 to 12 April 2018. The method of consultation being a sign on site, a notice in the local newspaper 'The Voice', and 52 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. At the commencement of the advertising period the applicant provided photographic evidence of the sign being erected on the subject site. Subsequently, Administration was notified that the sign has been removed and a site visit conducted on 3 April 2018 confirmed that to be the case. The applicant stated that it is a common occurrence for property left within the front setback area to be stolen.

A total of 12 submissions were received; eight objecting to the proposal and four supporting the proposal. The main concerns raised by the submissions are as follows:

- The lack of car parking on the site and concerns regarding the proposal increasing illegal parking;
- Concerns regarding increased noise as a result of the proposal;
- · Concerns regarding safety of the residents within the complex; and
- The proposal having a negative impact on the amenity of the complex.

A summary of submissions and the City's comments are provided in **Attachment 4**. The applicant has provided a response to the submissions and this is included as **Attachment 5**.

In addition to the formal consultation process, on 19 June 2018, staff met with a group of residents on-site to discuss the existing compliance issues as well as the current application.

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. 7.4.5 Temporary Accommodation.

Delegation to Determine Applications:

This matter is being referred to Council as the application received more than five objections throughout the community consultation undertaken.

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 proposed land use is not specifically identified in the land use table in LPS2 and cannot reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. As such, the proposal is considered as an Unlisted Use. 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.

Council is therefore required to consider if the use is consistent with the objectives and purposes of the Mixed Use zone. LPS2 includes the following objectives for the Mixed Use zone:

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

The proposal, being for short term accommodation, could reasonably be considered to meet the first two objectives as it represents an active use on street level which is potentially compatible with the other uses in the local area. As such, it is considered that the proposed use may be consistent with the objectives of the zone and therefore shall be considered by Council on its individual merits, having regard to any submissions received during the consultation period.

Parking

Throughout the community consultation period a number of submissions were received objecting to the proposal and raising concerns regarding car parking due to on-going issues within the complex and Robinson Avenue. The subject site has two existing car parking bays, one immediately in front of the unit and one lockable garage at the rear of the unit. Robinson Street has on-street parking however, a one hour time restriction applies between 8:00am and 5:30pm Monday to Friday. Clause 5.3.3 of the Residential Design Codes (R Code) requires one car parking bay for the subject site and therefore, the proposal satisfies the deemed-to-comply requirements.

As a result of the community concerns the applicant submitted a parking management plan and this is included as part of **Attachment 6**.

The subject site is located approximately 100 metres from Brisbane Street and William Street and is within 1.0 kilometre from the Perth Underground and Claisebrook train stations. The subject site is located approximately 250 metres from the Brisbane Street car park which has 228 car parking bays. Robinson Avenue has on-street car parking bays adjacent to the subject site which have a time restriction for one hour parking from 8:00am to 5:30pm but no restrictions thereafter. The subject site is considered to be well serviced by off-street and on-street car parking as well as public transport.

The subject site has sufficient area within the courtyard for the storage of bicycles. Robinson Avenue has been constructed with a footpath immediately adjacent to the subject site and therefore, there is an opportunity for occupiers to cycle to and from the site.

In light of the above, it is considered that the subject site has satisfactory access to on site bays as well as public parking and transport.

Temporary Accommodation Management Plan

The applicant has provided a Management Plan and a set of House Rules for the proposed Short Term Dwelling, in accordance with Clause 2.1.3 of the City's Policy No. 7.4.5. The Management Plan addresses issues relating to car parking, noise control, complaints management and the security of guests and residents.

The Management Plan outlines a process to be followed if a complaint is received in relation to the operations of the Short Term Dwelling. As the landowner is often away for work, two other caretakers have been nominated as contacts should the landowner not be available to attend to a breach and/or complaint. The Management Plan has identified that there is a mechanism to evict tenants if needed. The applicant has also provided a copy of the letter which will be posted out to all landowners within the strata development notifying them of the operations of the proposed Short Term Dwelling, as well as providing contact details should any issues arise.

The Management Plan and House Rules submitted as a part of this application are considered to meet the requirements outlined in the City's Policy 7.4.5 – Temporary Accommodation. However, since the lodgement of the application, the City has received a number of complaints regarding the use of the subject site, including the number of occupants exceeding the maximum permissible occupancy rate of 6 people and excessive noise during the evenings. The online advertisement for the short term rental of this property also refers to a maximum occupancy of eight (8) persons at any one time. The other complaints relate to noise, illegal car parking and general anti-social behaviour. On this basis, it is clear that the current Management Plan and House Rules are not being enforced and that current lack of enforcement is having an unreasonable impact on nearby residents.

Whilst the above compliance issues are acknowledged, Council is required to consider the application as submitted by the applicant as opposed to the activity which is alleged to be currently occurring., In the event that development approval is granted and the short term dwelling is not operated in accordance with the terms of the development approval (including a maximum occupancy of six people and strict adherence to the

submitted Management Plan and House Rules), it would be open to the City to undertake formal compliance action.

Strata Approval

The City's Policy No. 7.4.5 – Temporary Accommodation requires the consent of the Council of Owners to be obtained in accordance with the provisions of the *Strata Titles Act 1985* and associated By-Laws. As part of the supporting information submitted with the development application, the applicant provided minutes from a Council of Owners meeting held on 30 November 2017 confirming that the continuation of the Short Term Dwelling was permitted on the conditions that:

- i) That development approval is immediately obtained from the City;
- ii) If a breach was to be reported then the operations would cease immediately; and
- iii) After determination of the development approval by the City, a decision will be made on whether to accept the request to continue the operation of the Air BnB at the subject property by the Council of Owners.

On 13 April 2018, the Council of Owners submitted an objection to the City regarding the proposed development. The letter stated that:

- the Council of Owners did not support the short term accommodation operating at the premises,
- the Council of Owners had given the owner of the subject property the opportunity to prove that it could operate without impinging of the privacy and security of owners and other tenants;
- the landowner had failed to provide the contact details of the keeper for the short term dwelling to the Council of Owners which was originally agreed to;
- the premises was being advertised for 8 guests despite the City's requirement for a maximum of six guests;
- there have been on-going disturbances as a result of gatherings and parties;
- that the property is being used as an Air BnB on a full time basis, and not for a maximum of two weeks as stated previously by the owner;
- access to the complex was obstructed as a result of illegal car parking on a particular day (17 March).

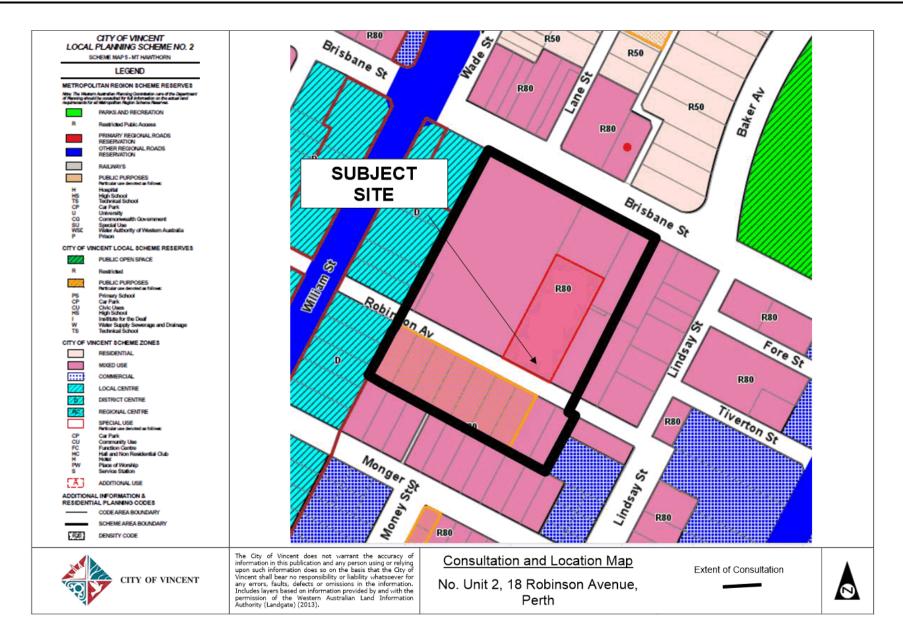
Three formal complaints have subsequently been made to the City by residents and owners from the complex after the consultation period ended. The Council of Owners stated that in light of the objections received during the consultation period and the subsequent formal complaints submitted, the consent has been withdrawn. It must be noted that notwithstanding the lack of Strata Council consent, Council is able to consider the proposal in its individual planning merits. If Council were to approve the current application, such an approval does not impact the ability of the Council of Owners to take action in accordance with the *Strata Titles Act 1985* and/or the associated by-laws.

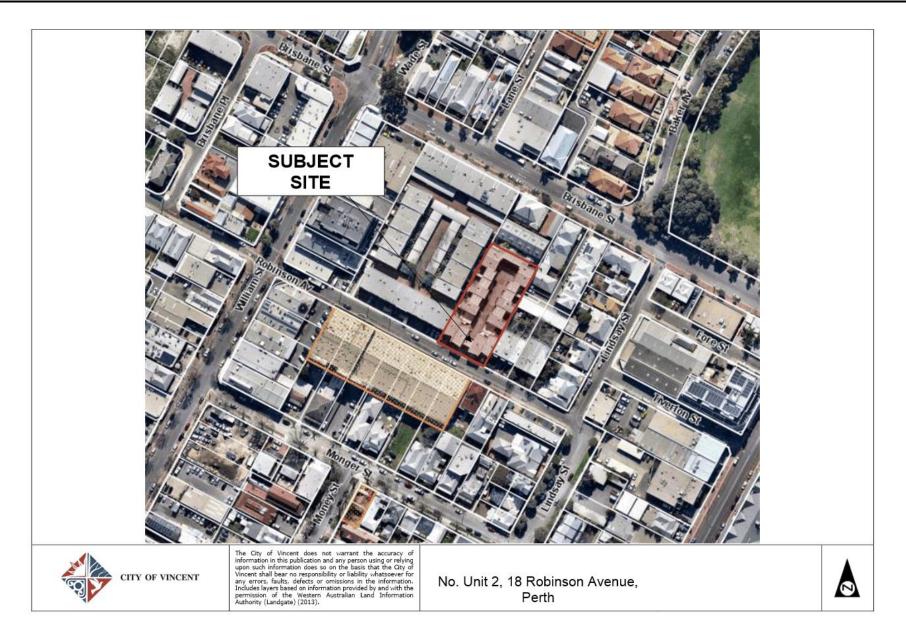
Conclusion

This application for development is seeking approval for the operation of a Short Term Dwelling at the premises located at No. 2/18 Robinson Avenue, Perth. The application was submitted with a supporting Management Plan, House Rules and a copy of the Council of Owners AGM Minutes dated 30 November 2017, in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation.

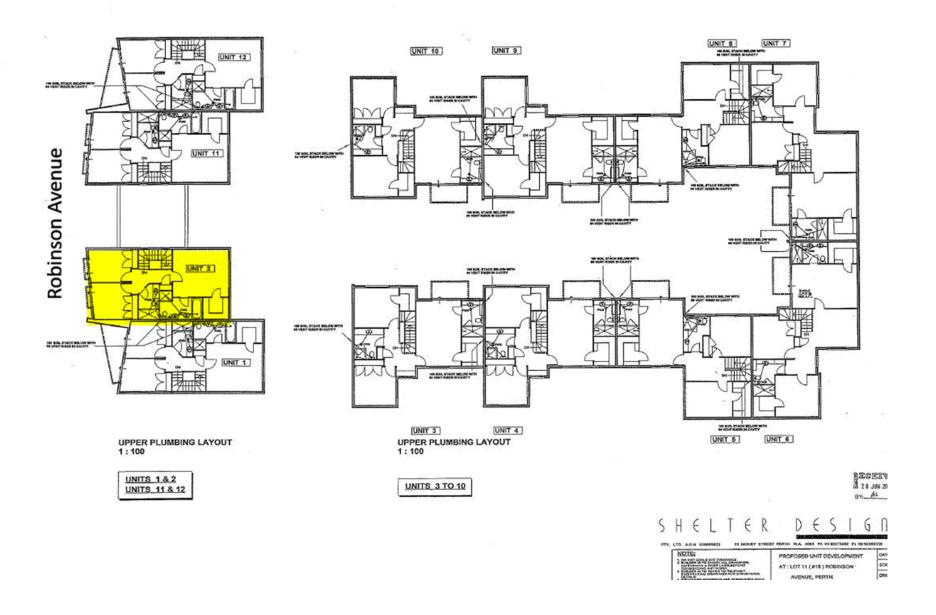
Council is required to exercise its discretion with respect to the proposed land use and the Council of Owners consent. For the purposes of this application the proposed land use of a Short Term Dwelling has been assessed as an unlisted use under the provisions of Clause 18 (4) of LPS2. The land use is considered to be consistent with the Residential R80 zone and reflective of nearby land uses. The supporting Management Plan and House Rules submitted by the applicant are consistent with the expectations and requirements as outlined in the City's Policy No. 7.4.5 whereby appropriate measures are put in place to ensure that impacts on the residential amenity of nearby residents and occupiers are not unduly compromised by the use.

In light of the above, the proposed Short Term Dwelling use is supported, subject to conditions, which would include a requirement to strictly adhere to the submitted Management Plan and House Rules.





RECEIVED 19 May 2018





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19 May 2018

Short Term Leasing, Management Plan

2/18 Robinson Ave Perth

Landowner and Caretaker Contact Details Concealed for Privacy

Objective:

To present an application to The City of Vincent to obtain approval to use my home for Short Term Leasing. Home will be advertised on online platforms to generate income while I am away at work, operating only within the guidelines of Town of Vincent Policy 7.4.5 and those outlined by my building strata committee.

Description of Property

- 3 Bedroom, 2.5 bathrooms, 2 car bays, laundry, living room, dining room, kitchen, private rear courtyard, two-storey layout
- Direct access straight onto the street from front door, no shared facilities or shared access with other strata properties at the address. Front town-house separate from "complex".

Car Parking:

Guests can only use the car bays assigned to my property. Parking instructions and rules are provided to all guests in writing, along with labelled photos identifying the allocated parking. Private bays are easy to access and parking at my property will never pose any issues to the neighbours or the Town of Vincent. Guests are informed in writing prior to check in that breaching the City of Vincent parking rules will result in fines from the City's ranger.

Strata Situation:

At length discussion was held with my strata committee at a recent meeting regarding Short Term Rental use of my property. Strata has no by-laws in place that oppose this, and was agreed to allow me to operate a short-term rental operation provided I obtain approval from The City of Vincent and carry this out under strict guidelines stated in this application.

Noise Control:

The property is separate from the main layout of the complex and has only 1 joining wall, joining my kitchen/laundry with the living room of Unit 1. There is no stereo or music playing device in the property and the downstairs smart TV is set and locked to "Hotel Mode", restricting any loud volume or loud music. House rules have a strict focus on ensuring guests remain quiet and refrain from using the outside courtyard late at night, this preventing any possible disturbance to neighbours and operating well within noise restrictions outlined by the Town of Vincent. I have set a minimum of 2 nights stay to any booking to assist in eliminating "party bookings". My 3-bedroom home attracts mainly international families on vacation and have never accepted a booking that shows signs of a potentially noisy group, with intentions to party during their stay. The respect of my neighbours is of upmost importance to me.

Complaints Management:

As discussed in the relevant strata meeting all my details have been provided to the strata and all neighbours and I have made myself contactable at any time with any issues. I have agreed to meet with neighbours on an ongoing basis to discuss any arising issues or conflicts and maintain a positive relationship with each of them. For the times that I am not contactable or in Perth, I have also assigned 2 other people as my nominated care-takers of the property, who are also contactable 24/7 to assist in the unlikely event of a disturbance. My cleaner/ housekeeper and my father, who both live locally and frequently visit the property on my behalf. The procedure for a significant disturbance would be for the neighbours to contact myself at any time and I will either visit the property myself or allocate my father/ property care-taker to attend immediately. Depending on the issue, I have the power to evict tenants at any time, with support of the short-term rental websites. The tenants will lose security bonds and any

RECEIVED

19 May 2018

other money outlaid for lost booking dates. In cases of a minor noise complaints, I will contact the tenants immediately and ask them to lower the noise levels via the phone.

Security of Guests and Residents:

House has only one exit straight onto the street making it a very unique strata property. Guests and neighbours have no shared facilities or access therefor no issue with security of the rest of the strata residents. Digital key pad dead bolt lock on the front door is self-locking and the pin code changed after each booking by the property manager/owner, providing excellent security to short term guests. With a digital door lock there is no Key/Swipe cards required.

House Rules:

Rules have been developed after lengthy discussion with my strata and the Town of Vincent. As an experienced Short-Term rental host, I have learnt the best way to outline and enforce the House rules, and all guests are required to sign a code of conduct before booking approval. In the case that a guest breaches any house rules or disrupts a neighbour in any way, they will be evicted from the property and will pay the financial penalty of loss of security bond and no refund for remaining days booked. I have found over my time as a host that by having the guests sign this code of conduct and the risk of financial loss is always enough to ensure rules are followed. Rules will be displayed on the website and displayed in the house at all times. Signing of the code of conduct is mandatory before booking approval.

AIRBNB HOUSE RULES/ CODE OF CONDUCT

- Guests must state reason for travel, and list names and age of all guests staying
- No booking requests from guests under the age of 21 will accepted
- No booking requests from Perth based guests will be accepted
- Strictly no extra guests other than those listed to stay
- No smoking at all inside the house or outside in the courtyard as per strata by-laws. Smokers must smoke away from the entire complex
- No loud music to be played at the property
- Strictly no parties/ events or anti-social behaviour
- No use of the outside courtyard area late at night. Guests wishing to stay up late must stay inside with doors/ windows closed to minimise noise to neighbouring homes at night. Outside conversation at night travels a long way and may cause disturbance.
- When entering or exiting the house, please do so in a quiet and respectful manner, regardless of the time of day
- No loitering at the front of property or in driveways of the complex at any time
- Guests must only park in parking allocated to Unit 2. Under no circumstance will use of any bay not
 assigned to Unit 2 or parking in the common driveway/ footpath areas be tolerated. Any parking in
 surrounding areas must be conducted within the laws of The City of Vincent, breaching these rules will
 result in fines from the local council rangers patrolling the area.
- Guests must only use assigned bins for waste disposal located in the courtyard of the property
- Children must be accompanied by adults at all times throughout the stay
- Any damage to property or the house must be reported immediately. Costs of damages may be withheld from security bond

*The peace and quiet of my neighbours is of upmost importance to me. By signing below, you agree to adhere to all house rules outlined in this code of conduct. Any breach of these rules may result in you being evicted from the house immediately. Any monetary loss of booked days will not be recovered and security bond will be withheld. This signed copy must be returned to the property manager via email before check in details will be provided.

Guest Name:_____

Signature:_____

Date:_____

Dear Neighbours,

Please see below the contact details for myself and my property managers/ emergency contacts for any issues regarding my short-term rental guests. Contact myself 24/7 and I will ensure the issue is resolved in person or via my father/property managers. Also feel free to knock on my door at any time while I am home from work with any concerns.

Landowner and Caretaker Contact Details Concealed for Privacy

Regards Jason.

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:
Land Use	
 Perth can only benefit from a well-run accommodation sources that gives travellers options in regards to cost, location and accommodation types. Supports the diversity in accommodation types in the City of Vincent, which is not heavily invested with hotels, but offers many attractions for tourists. 	All comments of support are noted.
Experienced short-stay managers should be supported to assist Vincent to diversify accommodation options and economic activation by tourist expenditure.	

Comments Received in Objection:	Officer Technical Comment:
Land Use	
 Submitter alleges that the proposal has been in operation since circa October 2017 without any approval. The proposal has been advertised to host up to eight people however, the units is designed to sleep two adults and two to three children at most. 	Noted. The City's Policy No. 7.4.5 – Temporary Accommodation permits up to six patrons to be accommodated. Should development approval be granted, a condition has been recommended to be imposed on the approval notice which restricts the maximum number of patrons to six.
Advertising	
The applicant was required to erect a sign notifying surrounding landowners of the proposal during the community consultation and this sign was not erected.	The applicant submitted photographic evidence of the sign being erected on the subject site at the commencement of the advertising period. A site visit conducted on 3 April 2018 by Administration revealed that the sign was no longer erected. The applicant advised that the sign had been removed by an unknown party. The advertising period remains to be in compliance with the City's Policy No. 4.1.5 and written notification to surrounding landowners was sent by Administration. The application was also advertised on the City's website and the local newspaper. In this regard, it is considered that the advertising undertaken was sufficient.

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Comments Received in Objection:	Officer Technical Comment:
Car Parking and Traffic	
 There is one car parking bay for the unit and this causes parking issues when there are multiple adults with more than one vehicle staying the premises. 	The subject site has two existing car parking bays, one immediately in front of the unit and one lockable garage at the rear of the unit.
 On-going parking issues causing obstruction to the footpath and common property. Previous issues have occurred whereby the access to the complex was obstructed from cars and residents not being able to enter the complex. There are existing car parking issues on the road network surrounding 	It is unclear whether the ongoing parking issues described by the submitter relate specifically to the subject site or other vehicles. Notwithstanding, any unauthorised parking should be referred to the City's Rangers for investigation who will infringe in accordance with the City's Local Laws.
 the subject site. The management plan states that there are two car parking bays however, the submitter alleges that there is only one bay as the garage remains locked for security. 	It is considered that the proposed development will generate the same amount of traffic that the dwelling would otherwise result in.
The proposal will result in increased traffic in the locality. Noise	
 There are on-going noise issues from the short term dwelling as a result of too many people at one time. On-going issues with noise as a result of parties on weekends. 	The applicant has provided a Management Plan and House Rules in accordance with City's Policy No. 7.4.5 – Temporary Accommodation to ensure that the impact on surrounding landowners is minimised. Notwithstanding, the proposal is required to comply with <i>Environmental Protection (Noise) Regulations 1997</i> at all times.
Safety	
As long as someone is able break a code of conduct, there will be threats to the security of residents, and having a digital keypad is not fail-proof. Losing a bond after an event is not a guaranteed deterrent, and other people finding out a code is always a possibility. The fact that there is a wall at the rear of the property which can easily be climbed over to give access to the complex, is of concern.	Noted. The applicant has addressed issues relating to security through the Management Plan which is in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation. Any other criminal matters should be referred to the Western Australian Police.
Rubbish	
Concerns raised regarding the storage and disposal of rubbish as the owner of the property does not frequently visit the unit and the bins are not being put out for collection.	It is the landowners responsibility to ensure that bins are on the verge for collection. The applicant has stated that the property is inspected and bins are regularly put out for collection.

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Comments Received in Objection:	Officer Technical Comment:
On-Going Breaches, Issues and Complaint Management	
 The landowners contact number has not been made available to the strata. Submitter alleges that there have been a number of breaches and non-compliances with the proposed management plan including: a) More than six guests have been permitted to stay at the unit; b) Smokers at the front of the unit on the weekend; and c) Use of the courtyard area late at night. 	The applicant has provided a Management Plan and House Rules in accordance with City's Policy No. 7.4.5 – Temporary Accommodation. Should the development be approved a condition has been recommended to ensure the development is complaint with the Management Plan and the House Rules. Should any breaches occur, the City is able to investigate and undertake any necessary compliance action.
Complaints Management	
Strata does not have the applicant's mobile phone number. This was the applicant's initial offer as a suggestion for if/when a disturbance should. Strata Approval	Noted. The applicant has stated in the Management Plan that the contact details of the landowner and a secondary caretaker are available.
 "Strata allowed the applicant to continue the operation on the provisos that his application with the CoV be lodged immediately (which did not occur for a lengthy period), and that if there was a reported disturbance, it would be immediately discontinued. No approval has been given by the CoV as it's obviously still in the public comment stage, and at the time of writing this submission, the applicant will be requested in accordance with the Strata's proviso, to immediately discontinue the operation due to the above-mentioned complaints being received." "It was also discussed at this meeting that the members of the Council of Owners were not in support of him running the business in the complex, however we were prepared to support him for a trial period if he ceased advertising for 8 guests and changed his advertisement to 6 guests. This number is in keeping with the CoV's guidelines. Again he was aware of the stipulated number of guests by CoV and immediately made the change. However, in January it was bought to the attention of the Council of Owners that he had reverted his number of guests back to 8, breaking our agreement and the CoV guidelines. It is still currently advertised as accommodating 8." 	Noted. It is considered that the proposal is capable of satisfying the objectives of the City's Policy No. 7.4.5 – Temporary Accommodation. As discussed above, the applicant has provided a Management Plan and a Code of Conduct which satisfy the City's requirements. In light of this, it is considered that the proposal is capable of being supported without the Council of Owners consent. Any discussions and/or arrangements between the applicant and the strata are unrelated to the determination of this development application which is required to be assessed in accordance with the City's planning framework. A condition is recommended to limit the number of guests to six in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation. It is important to note that Council approval of this application does not impact the ability of the Council of Owners to take action in accordance with the <i>Strata Titles Act 1985</i> and/or the associated by laws.
Loitering	
The submitter alleges that there have been instances of loitering in front of the premises and the entrance.	Noted. It is unclear whether this allegation relates to the prior use of the premises for Short Term Dwelling or other events notwithstanding, any criminal activity should be reported to the Western Australian Police who can investigate and take any necessary action.

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Comments Received in Objection:	Officer Technical Comment:
Impact on Strata Complex	
 The proposal will adversely impact on the harmonious environment within the complex. The layout of the unit results in windows to living area being opened into the main common area of the <u>complex</u>. 	Noted. The proposal is capable of meeting the objectives of the City's Policy No. 7.4.5 – Temporary Accommodation. The proposal is also consistent with the objectives of the Mixed Use zone. The applicant has provided a Management Plan and House Rules in accordance with City's Policy No. 7.4.5 – Temporary Accommodation. In light of this, it is considered that the proposal is capable of being approved in this location.
	The unit can be entered directly from Robinson Avenue with parking bay being
	located immediately in front of the unit. This is considered to reduce the potential impact on the strata complex.
Note: Submissions are considered and assessed by issue rather than by individual sub-	

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

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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:	Applicant's Comment:
Land Use	
 Perth can only benefit from a well-run accommodation sources that gives travellers options in regards to cost, location and accommodation types. Supports the diversity in accommodation types in the City of Vincent, which is not heavily invested with hotels, but offers many attractions for tourists. Experienced short-stay managers should be supported to assist Vincent to diversify accommodation options and economic activation by tourist expenditure. 	- As an active member of the Holiday Rental Industry Association (HRIA) I am aware of the positive impacts that a well ran short-term rental can have on a city and its economy.
Comments Received in Objection:	Applicant's Comment:
 Land Use Submitter alleges that the proposal has been in operation since circa October 2017 without any approval. The proposal has been advertise to host up to eight people however, the units is designed to sleep two adults and two to three children at most. 	 I commenced short-term leasing in October and have run a very well operated property while I am away at work. This is also my home I live in while I am not away working. During this time, I have never created any disturbance to anyone from the strata or neighbouring real estate. The property is 203m2, the number of guests is relevant to the amount of beds within my 3 bedrooms.
Advertising The applicant was required to erect a sign notifying surrounding landowners of the proposal during the community consultation and this sign was not erected.	 The advertising requirements were met, and received by the City of Vincent.
Car Parking and Traffic	
 There is one car parking bay for the unit and this causes parking issues when there are multiple adults with more than one vehicle staying the premises. On-going parking issues causing obstruction to the footpath and common property. Previous issues have occurred whereby the access to the complex was obstructed from cars and residents not being able to enter the complex. There are existing car parking issues on the road network surrounding the subject site. The management plan states that there are two car parking bays however, the submitter alleges that there is only one bay as the garage remains locked for security. 	 My unit is a two car bay unit, however I have only ever had bookings with 1 vehicle so far. Any other vehicles have not been associated with my bookings at my property. There has only been 1 complaint made and that was of a parking obstruction. I hosted a guest for her wedding day and they had a wedding vehicle parked in a position that partially obstructed the driveway for 10 minutes, while the mature group of people took wedding day pictures at the front of the house and around vehicle before heading to the wedding. This was a Saturday morning and does not class as a "disturbance or loitering". Existing issues of parking on road ways in the City of Vincent have no relevance to my proposal.

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Comments Received in Objection:	Applicant's Comment:
The proposal will result in increased traffic in the locality.	 The garage is locked when not in use. As previously stated I have not had anyone book the property with 2 vehicles and have always offered the front bay to these guests with 1 car. This proposal will obviously have no effect on local traffic. It is just a home like any other residence in the City of Vincent.
 Noise There are on-going noise issues from the short term dwelling as a result of too many people at one time. On-going issues with noise as a result of parties on weekends. 	 No complaint of noise has ever been made. Noise levels do not differ to those of any other home in the City of Vincent. There has never been anything remotely close to a party in my property. It's quite clear that these neighbours concerned would have lodged complaints instantly if this was ever the case. My house rules stipulate "no parties" and have been followed.
<u>Safety</u> As long as someone is able break a code of conduct, there will be threats to the security of residents, and having a digital keypad is not fail-proof. Losing a bond after an event is not a guaranteed deterrent, and other people finding out a code is always a possibility. The fact that there is a wall at the rear of the property which can easily be climbed over to give access to the complex, is of concern.	- My front door lock is a high-end secure device. The deadbolt security lock is operated by a 7-digit code changed on a fortnightly basis. My choice of door lock on my home is of no concern or business to any of my neighbours. No cases of anything remotely close to a security threat has ever occurred or been reported by these neighbours. The lay out of my home is perfect for short-term leasing as it has absolutely no effect on neighbours, no shared facilities and only one exit and entry straight onto the streets of Northbridge.
Rubbish Concerns raised regarding the storage and disposal of rubbish as the owner of the property does not frequently visit the unit and the bins are not being put out for collection.	 I am a FIFO worker so of course I am not always home to put my bins out every week. In conjunction with my cleaner, I manage my own rubbish just like any of my neighbours manage theirs. My bins live inside my garage and I have full control over my own waste management.
 On-Going Breaches, Issues and Complaint Management The landowners contact number has not been made available to the strata. Submitter alleges that there have been a number of breaches and non-compliances with the proposed management plan including: a) More than six guests have been permitted to stay at the unit; b) Smokers at the front of the unit on the weekend; and c) Use of the courtyard area late at night 	 I have supplied my number to the strata at a strata meeting in 2017. We have been in contact numerous times. I also have a nominated 24/7 caretaker while I am away at work. The number of guests has been dictated by the number of beds in my property. I have never had a booking exceeding 6 persons. Strata by-laws dictates that smoking is not permitted inside the building complex so as requested have instructed all guests to smoke outside the front of the property and has zero impact on the complex this way. I'm pleased to see the guests are following my effective code of conduct and the "no smoking" sign on display in my courtyard. No complaints have ever been raised to me regarding any form of noise since commencing short-term leasing in October, Including noise from my courtyard. There are no strata by-laws about using your own courtyard at night, nor is there any opposing short-term leasing.

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Comments Received in Objection:	Applicant's Comment:
Complaints Management	
Strata does not have the applicant's mobile phone number. This was the applicant's initial offer as a suggestion for if/when a disturbance should.	- Stata was supplied with my phone number in 2017 at the strata meeting. I have had discussions with neighbours on the phone regarding the internet and other business since moving in back in July 2017.
Strata Approval	· · ·
• "Strata allowed the applicant to continue the operation on the provisos that his application with the CoV be lodged immediately (which did not occur for a lengthy period), and that if there was a reported disturbance, it would be immediately discontinued. No approval has been given by the CoV as it's obviously still in the public comment stage, and at the time of writing this submission, the applicant will be requested in accordance with the Strata's proviso, to immediately discontinue the operation due to the above-mentioned complaints being received."	 As the City of Vincent is aware, this lengthy process involves a lot of research, planning and interaction from both myself and the council. I have been working hard on achieving this approval since it was initially raised to me at the strata meeting. The number of guests that my property is advertised for is stipulated by the number of beds in my property. I have never accepted a booking of greater than 6 persons.
 "It was also discussed at this meeting that the members of the Council of Owners were not in support of him running the business in the complex, however we were prepared to support him for a trial period if he ceased advertising for 8 guests and changed his advertisement to 6 guests. This number is in keeping with the CoV's guidelines. Again he was aware of the stipulated number of guests by CoV and immediately made the change. However, in January it was bought to the attention of the Council of Owners that he had reverted his number of guests back to 8, breaking our agreement and the CoV guidelines. It is still currently advertised as accommodating 8." 	
Loitering	
The submitter alleges that there have been instances of loitering in front of the premises and the entrance.	 The alleged isolated incident of "loitering" was a group photo of a wedding party in the middle of the day on a Saturday. Given the time of day and the Northbridge location, this is far from a disruptive event.

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Comments Received in Objection:	Applicant's Comment:
 Impact on Strata Complex The proposal will adversely impact on the harmonious environment within the complex. The layout of the unit results in windows to living area being opened into the main common area of the complex. 	
	City of Vincent.

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

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

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant	Details
Name:	JASON EDWARDS
Address:	ť
	2/18 ROBINSON AVE, PERTH
Phone:	Landowner Contact Details Concealed for Privacy
Email:	
Applicant Signature:	

Property Details			:	
Lot Number:				
		2.		
Address:				
	2/18	ROBINSON	AVE, PERTH	6000

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.

2.
(BIKES CAN BE PARKED IN COURTYARD)
1/ W
NA.
STREET PARKING AVAILABLE.
AVAILABLE.

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		Parking Allocation			
	Users .	Type / Duration	No. Car spaces	No Bicycle Spaces	No. Other Spaces
E.g. Private Recreation	Staff	Employee (> 3 hours)	2	1	-
Town Centre	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
SHORT TERM RENTAU (HOUSE)	OLUPANTS	PERMANANT PRIVATE BAYS	2	REAR COULTYARD	STREET.

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

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	
i asis i anopeti		
Train	WALKING DISTANCE TO	
	PERTH TRAIN STATION	
Bus	WALK TO PERTH STATIONS -	
,	MULTIPLE BUS ROUTES IN CLOSE PROXIMITY - Page 12 of 14	

Pedestrian	
Paths	ALONG FRONT OF PROPERTY.
Facilities	~
Cycling	
Paths	ALONG FRONT OF PROPERTY AND ALL SURDUNDING STREETS
Facilities	
Secure Bicycle Parking	THROUGHOUT SURROUNDING STREETS, INSIDE REAR OF HOME
Lockers	INSIDE HOME
Showers/Change Room	INSIDE HOME.

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

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			1 HOUR MON-FRI NO RESTRICT ON INECKEM	<i>-101</i> 5
Off Street Parking		RUBLIC CAR PARKS BEAUFORT ST, PERTH CBD		

Parking Management Strategies

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Determination Advice Notes:

1. This approval relates to a change of use from Grouped Dwelling to Unlisted Use (Short Term Dwelling) and shall operate in accordance with the definition of Short Term Dwelling as defined in the City's Policy No. 7.4.5 as the following:

'Short Term Dwelling means the provision of temporary accommodation, lodging or boarding within a residential dwelling for a maximum of six (6) persons, inclusive of the keeper if they reside at the dwelling, for a continuous period of less than six (6) months within any twelve month period.'

- 2. A separate application for approval will be required for any proposed change or addition of a different category of Temporary Accommodation under the City's Policy No. 7.4.5 to that approved under this approval.
- 3. This is a development approval issued under the City of Vincent Town Planning Scheme No. 1 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.
- 4. 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. Any new signage that does not comply with the City's Policy No. 7.5.2 Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage.
- 6. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the Short Term Dwelling under Policy No. 3.9.3 – Parking Permits. This information should be provided to all prospective purchasers and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.

9.2 NO. 12 - 16 CLEAVER STREET, WEST PERTH - PROPOSED CHANGE OF USE FROM WAREHOUSE STORAGE/OFFICE TO RECEPTION CENTRE/EXHIBITION CENTRE/OFFICE/WAREHOUSE STORAGE

TRIM Ref:	D18/82892		
Author:	Stephanie Norgaard, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	 Attachment 1 - Location and Consultation Map 1 2 Attachment 2 - Development Plans 1 2 Attachment 3 - Development Application Report 1 2 Attachment 4 - Car Parking Management Plan 1 2 Attachment 5 - Summary of Submissions 1 2 Attachment 6 - Applicant's Response to Summary of Submissions 1 2 Attachment 7 - 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 Change of Use from Office/Warehouse Storage to Reception Centre/Exhibition Centre/Office/Warehouse Storage at Nos. 12 – 16 (Lot: 26; D/P: 13767) Cleaver Street, West Perth, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

- 1. Use of Premises
 - 1.1 The development shall be used in accordance with the definition of 'Reception Centre', 'Exhibition Centre,' 'Warehouse Storage' and 'Office' as set out in the City's Local Planning Scheme No. 2;
 - 1.2 The number of persons attending the Reception Centre/Exhibition Centre at any one time shall be limited to 100 persons; and
 - 1.3 The operating hours of the Reception Centre/Exhibition Centre shall be limited from 5:30pm to 12:00am (midnight) Fridays and Saturdays and 8:00am to 11:00pm Sundays;
- 2. Acoustic Report
 - 2.1 An Acoustic Report, in accordance with the City's Policy No. 7.5.21 Sound Attenuation and to the satisfaction of the City, shall be lodged with and approved by the City prior to the commencement of the use of the development. All of the recommended measures included in the approved Acoustic Report shall be implemented as part of the development, to the satisfaction of the City prior to the commencement of the use of the development; and
 - 2.2 Certification from an acoustic consultant shall be provided to the City that the recommended measures identified in the approved Acoustic Report have been undertaken to the City's satisfaction, prior to occupancy or use of the development;
- 3. Venue Management Plan

Prior to the commencement of the Reception Centre/Exhibition Centre use, a Venue Management Plan shall be submitted to and approved by the City. The Venue Management Plan shall detail how the development will operate, including management of patrons before and after attendance at events on the site, and shall address noise and anti-social behaviour

to the satisfaction of the City. The premises shall operate in accordance with the approved Venue Management Plan;

4. External Fixtures

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

5. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Office/Warehouse Storage to Reception Centre/Exhibition Centre/Office/Warehouse Storage for a tenancy located at Nos. 12 – 16 Cleaver Street, West Perth (subject site).

PROPOSAL:

This application proposes to change the use of the subject tenancy from Office/Warehouse Storage to Reception Centre/Exhibition Centre/Office/Warehouse Storage. The change of use will allow the applicant to host private events and functions.

The Reception Centre/Exhibition Centre is proposed to operate Fridays and Saturdays 5:30pm to 12:00am and Sundays 8:00am to 11:00pm with a maximum capacity of 100 persons. The applicant intends to use the Reception Centre/Exhibition Centre to host creative events for Cleaver Street and Co., which is the applicant's business that is focused on creative industries and supporting local projects in the arts. The Reception Centre/Exhibition Centre will also be available for private rental from the public. The applicant has provided the following examples of the types of events that they intend on hosting:

- Art and photography exhibitions;
- Video and short film screenings;
- Project launches;
- Presentations, talks and workshops; and
- Social events and fundraising nights.

The tenancy has been used as an Office, specifically a shared office and co-working space, and as Warehouse Storage. The applicant uses approximately 20 square metres of the tenancy to store stock for the applicant's coffee shop located at 50 Cleaver Street, West Perth. The applicant intends to continue to use the premises as an Office and Warehouse Storage during the week.

The applicant does not propose any physical works to the exterior of the building. The applicant's development plans are included as **Attachment 2**. The applicant has also provided an application report and parking management plan, which are included as **Attachment 3** and **Attachment 4**, respectively.

BACKGROUND:

Landowner:	Anita Percudani	
Applicant:	Cade Elington	
Date of Application:	3 May 2018	
Zoning:	MRS: Urban	
_	LPS2: Zone: Commercial	
Built Form Area:	Mixed Use	
Existing Land Use:	Office/Warehouse Storage	
Proposed Use Class:	Reception Centre/Exhibition Centre/Office/Warehouse Storage	

Lot Area:	1,682m ² (tenancy 273.2m ²)
Right of Way (ROW):	No
Heritage List:	No

The subject site is legally described as Nos. 12 - 16 Cleaver Street, West Perth, which comprises of four separate lots (being Lots 26, 27, 102, 103) with a combined area of 4,454 square metres. This application relates to Lot 26 only, which contains four separate premises. Of the four premises located on Lot 26, this application relates to the premises commonly known as No. 14 Cleaver Street, West Perth (the subject tenancy).

The subject tenancy is an existing warehouse which is built boundary to boundary, as shown on the location map included as **Attachment 1**. The site has a single frontage to Cleaver Street to the west and is bound to the north, south and east by warehouses. The broader locality is characterised by a mix of uses including offices/warehouses, vehicle sales and repair premises, recreation centre and a place of worship. The subject site and the surrounding area are zoned 'Commercial' under the City's Local Planning Scheme No. 2 (LPS2).

A 'Warehouse Storage' is a discretionary use within the Commercial zone. The subject site was under the management and control of the City of Perth until 2007. The City was unable to obtain any records of when the site was originally approved or constructed as a warehouse. Notwithstanding this, the applicant has advised that the tenancy has been used as an Office and Warehouse Storage since July 2016 and intends to continue to use the site as an Office/Warehouse Storage. An 'Office' is a permitted use within the Commercial zone under LPS2. In accordance with Clause 61(2)(b) in the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015,* the Office component of the development is exempt from development approval.

This application proposes to change the use of the subject tenancy to also permit Reception Centre and Exhibition Centre. It is noted that the applicant sought an approval for a 'Community Hall' in their application, however, the land use is not defined in LPS2. It is considered that the activities intended to be undertaken by the applicant most reasonably falls within the definitions of Reception Centre and Exhibition Centre. This has been discussed with the applicant, who supports this approach.

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent 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 the Discretion of Council
Land Use		\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	Reception Centre 'D' Use		
	Exhibition Centre 'D' Use		

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

CONSULTATION/ADVERTISING:

Community consultation on the proposal was undertaken in accordance with the *Planning and Development* (Local Planning Scheme) Regulations 2015, for a period of 14 days from 8 June 2018 to 21 June 2018. The method of consultation being 63 letters mailed to all owners and occupiers of the properties

adjoining or adjacent to Nos. 12 - 16 Cleaver Street, West Perth, and the other premises located on Nos. 12 - 16 Cleaver Street, West Perth, as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 - Community Consultation.

The City received two submissions in support of the proposal, two submissions objecting to the proposal and one submission expressing concerns during the community consultation period. The submissions raising concerns and objecting to the proposal raised the following issues:

- Inadequate car parking;
- Anti-social behaviour; and
- Noise generated by the development.

Administration's response to each issue raised during the community consultation period is contained in **Attachment 5** and the applicant's response is provided in **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- Perth Parking Management Act 1999;
- City of Vincent Local Planning Scheme No. 2;
- Perth Parking Policy 2014; and
- Policy No. 4.1.5 Community Consultation.

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

Local Planning Scheme No. 2 (LPS2)

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.

A Reception Centre and an Exhibition Centre are discretionary uses under the LPS2 and requires the Council to exercise discretion when approving the uses.

Perth Parking Management Act 1999

The subject lot is located within the *Perth Parking Management Act 1999*, which establishes the Perth Management Plan Area and the Perth Parking Policy 2014. The Perth Parking Policy 2014 introduces maximum parking limits to all land located within the Perth Management Plan Area. The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements does not apply to land located within the Perth Management Plan Area.

The subject lot is located within a 'Category 4' area under the Perth Parking Management Plan 2014, which requires a maximum of 200 car bays per 10,000m² of lot area. This means that the subject lot is permitted to provide a maximum of 34 car bays for the four tenancies. The subject lot contains nil on-site car bays, which meets the requirements of the Perth Parking Policy 2014.

Delegation to Determine Applications:

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

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The subject site and surrounding area is zoned Commercial under LPS2. The proposal has been considered against the objectives of the Commercial zone as follows:

- The immediate vicinity surrounding the subject site is characterised by a mix of commercial development. This includes warehouse/office, vehicle sales and repair premises, recreation centre and a place of worship. The subject site is located approximately 75 metres south of the closest residential dwellings and separated by Newcastle Street. Based on the established commercial nature of the surrounding development, the development is considered a compatible use for the locality.
- The development will re-use an existing building on-site with minor modifications and upgrades proposed to the interior of the building. The adaptive re-use of an existing building is considered to support sustainable economic development. The development also proposes no alterations to the existing façade of the building, ensuring that the development will maintain the existing streetscape character and amenity of Cleaver Street.

On this basis, the proposal is considered to be consistent with the objectives of the Commercial zone under the LPS2, which envisions a wide range of compatible commercial uses that support sustainable economic development.

Building and Health Considerations

The City's Building Services and Health Services have reviewed the application and provided advice to the applicant on the building permit and public building requirements, should the change of use application be approved. The applicant is aware of the building and health requirements and has advised that the subject site is capable of complying with these relevant requirements.

The development is also considered to be an appropriate scale given the floor area of the tenancy and the proposed number of patrons. The City's Health Services has advised that the proposed floor area of 273 square metres could accommodate up to 200 persons, should the applicant be able to provide a compliant number of exits and bathrooms. Nonetheless, the applicant is seeking approval to accommodate up to 100 patrons and a condition reflecting this has been recommended to be imposed as part of a development approval.

Car Parking

Submissions received during the community consultation period raised concerns relating to the development's impact on the available on-street car parking. Though the subject site provides nil on-site car bays, this is compliant with the requirements of the Perth Parking Management Policy 2014 which permits nil car parking bays to be provided within the Perth Management Plan Area.

Notwithstanding the development's compliance with the Perth Parking Management Policy 2014, Administration considers that parking availability and alternative modes of transport to the site is adequate based on the following:

- The subject tenancy has access to public transport via the Newcastle Street high frequency bus route, which is located 50m north of the site.
- The subject tenancy has access to approximately 19 on-street car bays located within the immediate vicinity along Cleaver Street. These car bays are subject to time limited parking restrictions between 8:00am to 5:30pm Monday to Friday and 8:00am to 12:00pm Saturday only. This means that the car bays will be unrestricted during the proposed hours of operation.
- A high intensity use of the site is proposed on Friday and Saturday evenings and Sunday day and evening, at the same time as the lowest intensity use of the on-street parking along Cleaver Street. These times are 'off-peak' when most of the businesses in the area are not in operation, with the exception of the nearby recreation centre which operates until 8:00pm.
- Though the Perth Parking Management Policy 2014 does not provide any requirements for long term or short term bicycle bays, the applicant has outlined that there is the opportunity to provide six short term and six long term bicycle bays within the development. This provision of additional bicycle facilities enables staff and patrons to cycle to the site as an alternative mode of transport.

The applicant has also submitted a parking management plan, which is contained in Attachment 4.

<u>Noise</u>

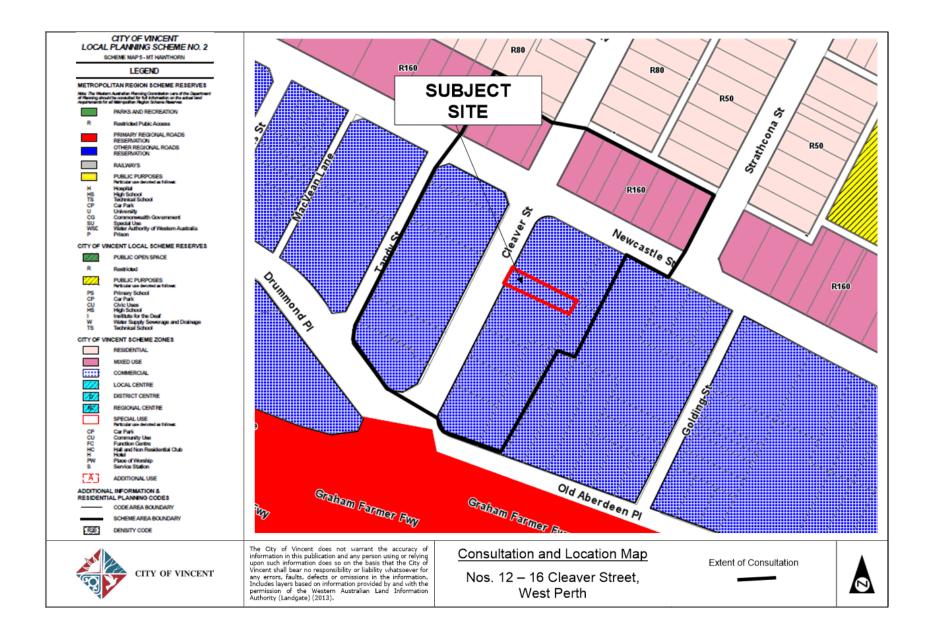
A submission received during community consultation raised concerns relating to the noise impact of the use on the nearby properties. The hours of operation proposed by the applicant will minimise the impact of any noise generated by the development on any nearby commercial properties due to their differing operating hours, whilst the nearest residential dwellings are separated from the site by other commercial tenancies and Newcastle Street. It is also noted that the application does not propose any amplified live music being played from the tenancy. Nonetheless, the development will be required to comply with the *Environmental Protection* (*Noise*) Regulations 1997. In order to ensure this occurs, a condition is recommended to be imposed in the development approval requiring an acoustic report to be prepared and for any required measures to be implemented prior to the commencement of the use of the development.

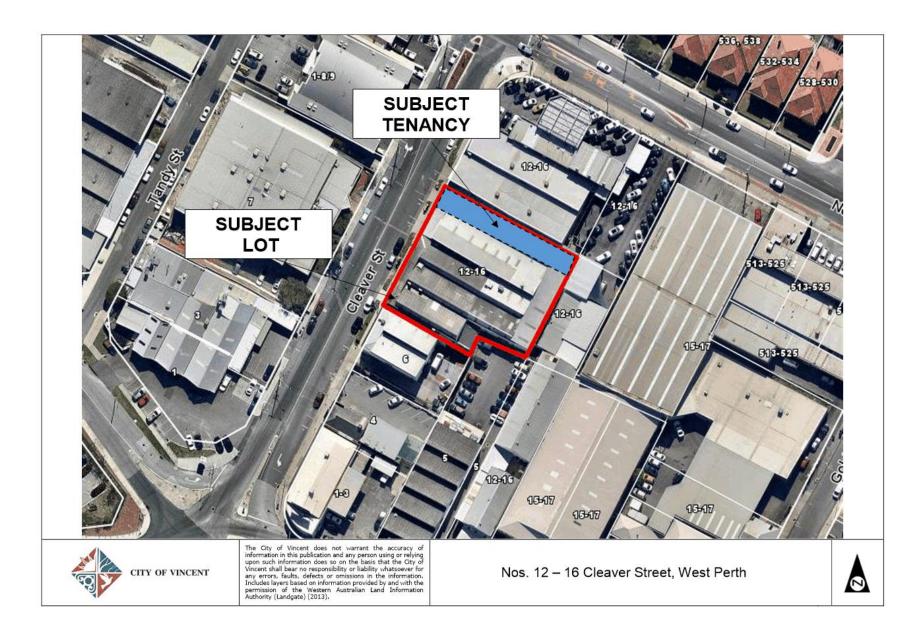
Anti-Social Behaviour

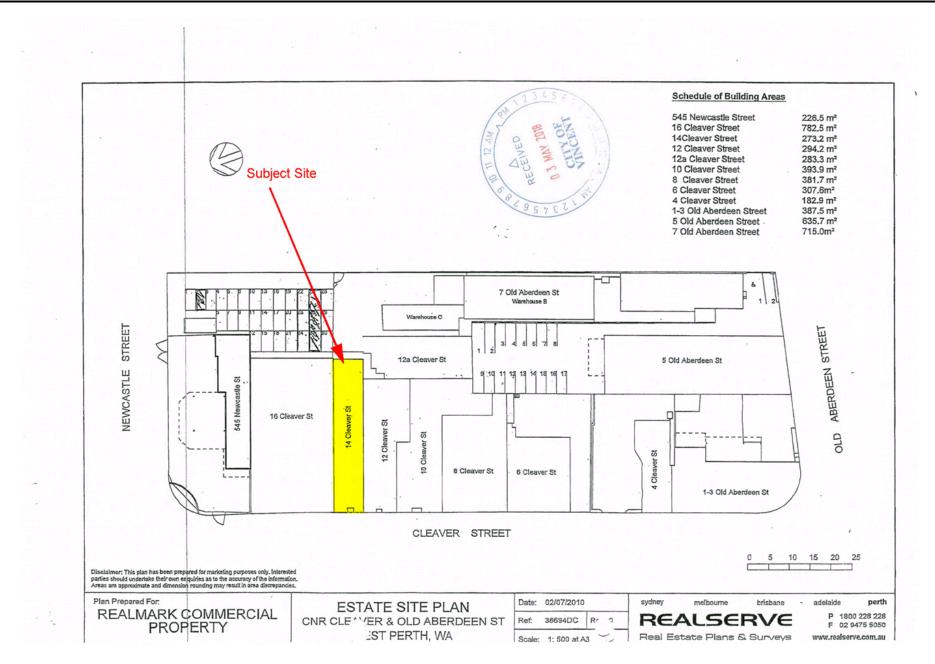
A submission received during community consultation raised concerns relating to the potential for anti-social behaviour from patrons exiting the development. To assist in managing the 100 patrons that may be in attendance at the tenancy at any one time and that potentially will be exiting the premises at the conclusion of an event, a venue management plan is recommended to be imposed as a condition of development approval. The venue management plan will outline how the operators will manage its patrons before and after attendance at events on the site and to address any anti-social behaviour. The venue management plan is recommended to be provided to the City prior to the commencement of the use of the development.

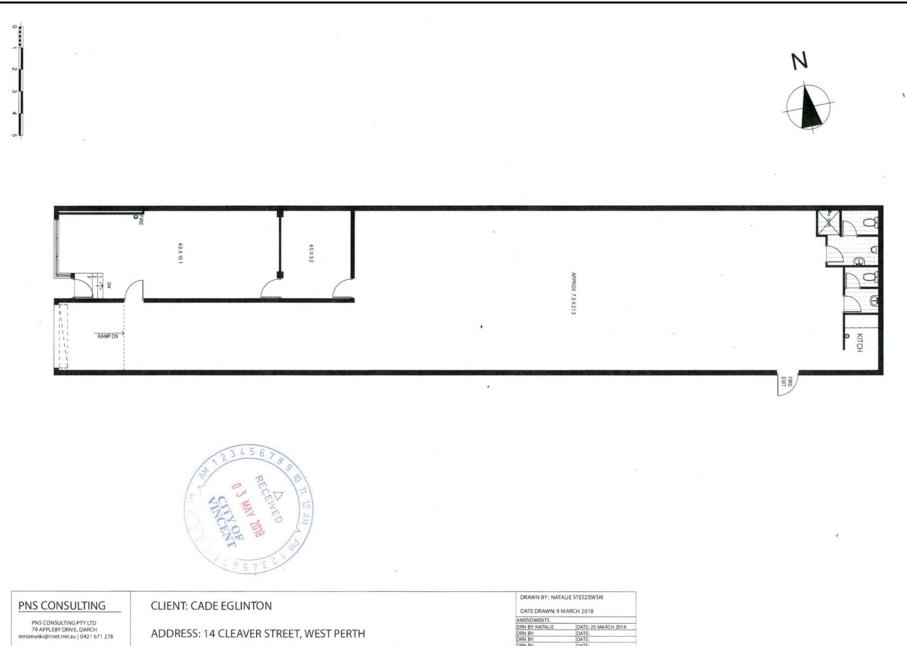
Conclusion

The proposal is considered to be an appropriate use for the site, given the commercial character of the area, and the re-use of the existing warehouse building. The proposal is consistent with the objectives of the Commercial zone under the LPS2 and the parking requirements of the Perth Management Plan 2014. As such, it is recommended that the application be approved subject to conditions.











APPLICATION FOR CHANGE OF USE FOR 14 CLEAVER STREET, WEST PERTH

APPLICATION FOR CHANGE OF USE FOR 14 CLEAVER STREET, WEST PERTH

Under the business name Cleaver Street and Co., we currently hold a lease on the building at 14 Cleaver Street, West Perth and wish to apply to change the current approved land use to allow us to hold events in our space, which we believe will be a benefit to both our business, the local area and residents of The City of Vincent.

As Cleaver Street & Co., we also own and run The Cleaver Street Coffee Shop at 50 Cleaver Street. We opened the coffee shop in July 2015 and it has since become a well regarded local institution, with an incredibly loyal customer base from the surrounding community who patron the coffee shop every day. It's not uncommon to see many customers there at the same time every morning catching up on their previous day with the staff and other regulars who frequent the shop. With the proposed changes to our building at 14 Cleaver Street, we're hoping to create the same community minded space to bring people together from the local area.

CURRENT USAGE

Currently the approved land use for 14 Cleaver Street is "office/warehouse". Since becoming the lease-holders of the property in July 2016, the space has been operating as a shared office/ co-working space and as a storage space for our coffee shop located at 50 Cleaver Street. At present the space is primarily accessed during business hours during the week and generally has 1 - 10 people in the space on an average day. We're seeking to change the approved land use to "commercial hall" (the suggested applicable land use from our previous meeting with staff from the City of Vincent's Health, Planning and Building departments) and gain a capacity permit of 100 people as a means of holding events in the space to complement our current use as a co-working space.

PROPOSED CHANGES & DEVELOPMENT

We have been working with a building surveyor over the past 6-12 months to assess the building and advise on the building upgrades that will be required in order to certify 14 Cleaver Street as a public building. We have contractors who have assessed and quoted on upgrades to the building, Such as (but not limited to):

•The addition of a disabled access toilet & washroom to meet our increased capacity

Applicable emergency lighting & electrical upgrades

•Appropriate disabled access to the site and ammendments to emergency exits.

We're confident that if the change of land use approval is put forward that we will be able to be meet the BCA and health standards and that a certificate of construction compliance can be provided to the City of Vincent's building department.

INTENDED OPERATION OF 14 CLEAVER STREET - AFTER CHANGE OF USE

Our aim with this application is to change the building's approved land use from office/warehouse to "commercial hall" as a means of running small (less than 100 people) public and private events. These sorts of events of an increased capacity will primarily be held after 5:30 pm and never between the hours of 12:00 am and 6:00 am. We also intend to continue to run 14 Cleaver Street as a shared co-working space during the week, and as such any events of increased capacity will generally be on Friday and Saturday evenings rather than weeknights.

We would expect that some of the functions taking place in the building would be selling or providing liquor and would require a temporary "occasional licence" from the Department of Racing, Gaming and Liquor on the dates these take place.

EXAMPLES OF POTENTIAL FUNCTION TYPES

Art & Photography exhibitions
Video & Short film screenings
Project launches (fashion, music, product or brand launches)
Presentations, Talks and Workshops
Social events

Fundraiser nights

•Please note these events will not involve amplified live music and we have no intention of becoming a live music venue.

Since taking on the lease, we have been very interested in running these sorts of events in the space as Cleaver Street & Co. is now moving into areas focused on the creative industries and supporting local projects in the arts. Along with the complementary element to our own business, allowing functions such as these creates a vibrant, positve atmosphere in the local area, in disused industrial spaces that would otherwise remain empty.

Along with running our own events we would also be interested in hiring the space out to others to make use of. Since taking over the lease and completely restyling the building at 14 Cleaver (which was previously an aluminium and glass fabrication workshop), we've been inundated with emails from people who have seen photos of the space and have been looking for unique spaces to hold functions such as exhibitions, receptions and launch events. While we've had to decline these requests, it would be great to allow others to make use of a particularly unique space which is quite rapidly disappearing from the Perth landscape.

CAPACITY, PATRONS & STAFF

As previously noted, we are seeking a capacity of 100 people on the premises. The main open area of the building is approximately 200 square metres (total site square meterage of 273.2). As advised by our building surveyor, this floor space could potentially allow for above 200 person capacity limit, however we have modest aims in terms of the kinds of functions we wish to run and a reduced capacity of 100 allows for plenty of space for patrons to move.

There are currently 2 staff members for the space (currently only 1 on site day-to-day). For any functions involving the selling of alcohol, 1-2 RSA approved bar staff will be on site, along with 1 security contractor monitoring both the entrance and the patrons within the building.

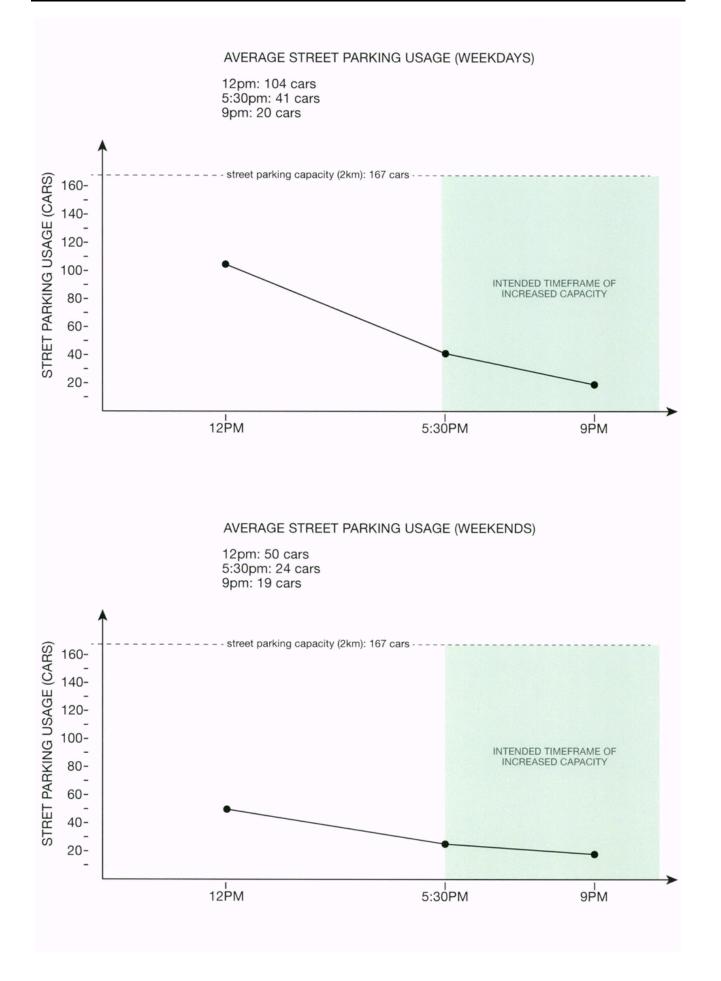


PARKING SURVEY & CONSIDERATIONS

STREET PARKING AVAILABILTY

As displayed on the above diagram, within 200 metres of the site at 14 Cleaver Street, there is available street parking bays on Cleaver Street, Old Aberdeen Place, Golding Street, Strathcona Street, Kingston Avenue, Drummond Place and Newcastle Street. The total amount of street parking bay space within this radius is approximately 1,173.8 metres. Taking the standard parralel street parking bay allotment of 7 metres as outlined in AS2890, we're left with an approximate street parking capacity in the immediate area of 167 cars.

These street parking bays are time limited between the hours of 8 am - 5:30 pm Monday to Friday, 8 am - 12 pm Saturdays, and no time limit on Sundays. Our period of increased capacity will be between the hours 5.30pm and 12pm, and typically on weekends, and as such will not impede on the time restrictions placed on these parking areas.



PUBLIC TRANSPORT FACILITIES IN IMMEDIATE AREA

Within 200 metres of the site at 14 Cleaver Street, 4 bus stops are located (Newcastle after Cleaver, Newcastle before Golding, Cleaver after Carr, Cleaver after Kingston) servicing the number 15, 402, 403 and 404 buses. Within 500 metres of 14 Cleaver Street is the City West train station, and within less than a kilometre is the Leederville train station.

STAFF PARKING

Picton Press, a neighbouring business located across the road at 7 Cleaver Street has agreed to provide access to 3 private car bays on their property, should they be required for Cleaver Street & Co. staff

SUMMARY: POINTS OF DIFFERENCE TO CONSIDER

• Lower requested capacity (100 pax) in relation to floor space - Total floor space of 273.2 m2, open space floor area of approximately 200 m2. 1 persons per 2 square metres as opposed to a potential 1 person per 0.75 square metres.

• No amplified live music - The space will operate as a meeting and function space with no intentions of becoming a live music venue.

• Any events of increased capacity will be outside the hours of business operations in the area (primarily weekends, occasionally week nights) and as such will not impede on peak parking periods or time limited parking bay restrictions. 167 parking bays in the immediate area provides more than 1 car bay per person at maximum capacity.

• As illustrated by the large amount (approximately 330) of signatures of support from residents provided with this document (the vast majority of which are residents in the immediate area of the City of Vincent) there is a great deal of enthusiasm for activating disused spaces with projects that will benefit the local community.

and the second	Details		
Name:	CTDE EGLINGTON		
Address:	Applicant's privacy	contact details concealed for	
Phone:			
Email:			
Applicant Signature:	A		
Property Details		and the second	
Lot Number:	26	cherty (43)	2.4
Address:	14 CLEAVE	R STREET, WEST PE,	RTH.
Parking Allocatio	m		
Total Number Ca	r Parking Spaces:	0	
Total Number Sh Parking Spaces:	ort Term Bicycle	6	
Total Number Lo Parking Spaces:	ng Term Bicycle	6	
Total Number Ot	her Bays:	3	es.
		athering	

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
Hinas .	Staff	ENSTRI	COLEN D	a al	
	Customers		-		
	Other	F39 3	4 65		and the
					Rangta

Alternative Transport:

Transport Option	Type & Level of Service
Public Transport	
Train	Læderville: Within 1km of building City West: Within 500 metres of build
Bus	4 bus stops within 500 metres (Number 15, 402, 403, 404 buses)
Pedestrian	
Paths	Extensive network surrounding.
Facilities	
Cycling	
Paths	Dedicated Bike paths within 200 men including extensive Freeway network
Facilities	
Secure Bicycle Parking	
Lockers	
(And A A	Page 2 of 3

howers/Change Room	n		
0			

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	167	Within 2 km radius of building	
Off Street Parking	0		

Page 3 of 3

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 area in Neither Support of Objection	Officer Technical Comment:
Car Parking	
Concerns raised regarding the nil parking provided on site and the development's impact on the already constrained availability of on-street parking within the locality.	The subject site is located within the <i>Perth Parking Management Act</i> 1999 and is subject to the Perth Parking Policy 2014. The provision of nil car bays on the subject site complies with the requirements of the Perth Parking Policy 2014, which permits nil car bays to be provided on the site.
Concerns raised regarding unauthorised parking on the surrounding lots during the proposed hours of operations of the Reception Centre/Exhibition Centre.	The occurrence of unauthorised parking on private property cannot be managed through the development approval process.

Comments Received in Support:	Officer Technical Comment:
Noise	
Support provided for the proposal subject to the development complying with the applicable noise requirements.	A condition of approval has been recommended to require the applicant to submit an acoustic report. The acoustic report will need to demonstrate compliance with the City's Policy No. 7.5.21 – Sound Attenuation and the <i>Environmental Protection (Noise) Regulations 1997</i> , to the satisfaction of the City.

Comments Received in Objection:	Officer Technical Comment:
Car Parking	
Concerns raised with the nil parking provided on site and the development's impact on the already constrained availability of on-street parking within the locality.	The subject site is located within the <i>Perth Parking Management Act 1999</i> and is subject to the Perth Parking Policy 2014. The provision of nil car bays on the subject site complies with the requirements of the Perth Parking Policy 2014, which permits nil car bays to be provided on the site.
Anti-Social Behaviour	
Concerns raised regarding the sale of alcohol and the potential for property damage to occur from customers exiting the development during the proposed hours of operations. Note: Submissions are considered and assessed by issue rather than by individual sub-	A condition of approval has been recommended for a venue management plan. The venue management plan will outline how the applicant will manage the property during the hours of operation.

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

Page 1 of 1

Response to outcome of advertising - 14 Cleaver Street west Pertn.

Carparking

(Street-parking availability):

As per change of use application, a thorough car parking survey of the immediate (2km radius) area surroung the site was undertaken. Within this radius is street parking spaces for 167 cars, with the peak time of constrained availability being weekdays around midday (average 104 cars). This number dropped to an average of 50 cars at the same time on weekends, and an average of 20 cars by 9pm at night.

Our intended time of increased capacity is outside of business hours - (between 5:30 and midnight), on evenings and primarily weekend evenings. Residents' concerns about the impact on parking availability should be eased by the fact that times of increased patronage at our site would not be during peak use hours. Events will occur at times when there is 80-90% of street parking unoccupied (evenings and weekends).

For more thorough figures and details pertaining to the issue of car parking please refer pages 3,4 and 5 of our initial cover letter application document.

Carparking

(Unauthorised parking on surrounding lots):

Given the ample on-street parking at our proposed hours of increased patronage (evenings and weekends), the close proximity to public transport (City West Train Station, multiple bus routes) and the fact that neighbouring lots are properly secured after hours, we have no reason to believe unauthorised parking by patrons will be an issue. However, we will be providing maps and information encouraging public transport usage and suitable car parking options in the area for any functions occuring at 14 Cleaver Street. These will be provided direct to patrons and available on our website.

Noise:

All functions will cease at 12 midnight, comply to all noise/decibel requirements and we have no intention of becoming a live music venue with amplified live music.

Anti-social behaviour:

The site at 14 Cleaver Street is the face of our brand, and running events in the space is primarily a means of building exposure for our brand and building relationships with the community for our future business projects. As such we have the utmost commitment to maintaining our existing professional, community-focused and friendly image when running events in the space, as projecting any perceived anti-social behaviour would only be counter to our business goals.

While we have no intention of obtaining a liquor license for the building or running the space as a bar, any functions that do happen to involve the provision of alcohol will obtain the proper temporary permits from racing gaming and liquor, only be provided by service staff with an RSA (and as such, adhere to all laws concering who can be served) and have a contracted security personnel to prevent any anti-social behaviour inside or outside the venue.

The nature of all functions occurring in the space will be civilised, approachable and friendly (no live rock and roll, raves etc) with the purpose of fostering the arts and community goals of our brand, and our patrons/demographic will reflect that. We firmly believe the development will have a strong social benefit to the area rather than encouraging any anti-social elements.

We appreciate and acknowledge the concerns of the local residents that have put forward their thoughts, while taking these into account please also acknowledge the over 330 signatures of support for this development from residents in the City of Vincent which has been provided with our original application.

Determination Advice Notes:

- 1. All signage that does not comply with the City's Policy No. 7.5.2 Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
- 2. A Building Permit/Occupancy Permit is required for the proposed change of use/classification in accordance with Section 43 and 49(b) of the *Building Act 2011* and Regulation 47 of the *Building Regulations 2012*. The change of use/classification requires the building to comply with the current version of the BCA (Building Code of Australia), the applicant is required to identify the Building Code requirements to achieve compliance with the BCA and obtain all necessary approvals under the Building Act and Building Regulations.
- 3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
- 4. The development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- 5. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- 6. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

9.3 NO. 462 (LOT 2; D/P: 3824) BEAUFORT STREET (CORNER OF BROOME STREET) HIGHGATE - PROPOSED AMENDMENT TO CONDITION OF APPROVAL - SIGNAGE AND PAID CAR PARK TO SHOP

TRIM Ref:	D18/84459		
Author:	Kylie Harrison, Senior Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	1. Attachment 1 - Consultation and Location Map 😃 🖺		
	2. Attachment 2 - Previous Planning Approval - 20 December 2011 😃 🖺		
	3. Attachment 3 - Revised Landscaping and Car_Park Layout Plan 😃 🛣		
	4. Attachment 4 - Parking Management Plan U		

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application to amend the approval period for a Paid Car Park at No. 462 (Lot 2; D/P: 3824) Beaufort Street, corner of Broome Street, Highgate for development approval 5.2011.235.1 granted by Council on 20 December 2011, subject to the following conditions:

- 1. All other conditions, requirements and advice notes detailed on the development approval 5.2011.235.1 granted on 20 December 2011 included in Attachment 2 continue to apply to this approval, with the exception of the following:
 - 1.1 Condition 3.1 is amended as follows:

"The approval for the fee paying car park is valid for a period of five (5) years only with the approval expiring on 24 July 2023, following which the use shall revert back to a nonfee paying car park."

1.2 Condition 3.4 is amended as follows:

"The operating hours of the eighteen (18) paid car parking bays are 7:00am to 10:00pm Monday to Thursday and Sunday, and 7:00am to 12:00am (midnight) Friday and Saturday."

1.3 That the nominated tree species (*Robinia pseudoacacia*) be replaced with *Platanus orientalis* (Oriental Plane) and be planted in the three locations as shown on the revised Landscaping and Car Park Layout Plan included as Attachment 3, as well as the proposed weekly hand watering system being implemented to the City's satisfaction, and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers.

PURPOSE OF REPORT:

To consider an application for development approval for amendments to two conditions of the previous approval (development approval 5.2011.235.1) for signage and a paid car park to shop (pharmacy). The two conditions in the previous approval proposed to be amended are as follows:

- "3.1 The approval for the fee paying car park is valid for a period of five (5) years only, following which, the use shall revert back to a non-fee paying car park;
- 3.4 The operating house of the eighteen (18) paid car parking bays are 7.00am to 10.00pm Monday to Thursday and 7.00am to 12.00pm Friday to Saturday."

PROPOSAL:

The application proposes to extend the existing approval period for five years for the operation of a paid car park facility at No. 462 Beaufort Street (corner of Broome Street), Highgate (subject site) (as shown in **Attachment 1**).

Approval for the paid car park use was granted on 20 December 2011 and was valid for a period of five years (refer to **Attachment 2**). The approval for the paid car park use lapsed on 20 December 2016. There are no changes proposed to the approved plans dated 20 December 2011 with the exception of:

- Additional information being provided to comply with Condition 5.2 of the previous approval in relation to shade trees reflected in a plan showing the location, species and proposed watering system (refer to **Attachment 3**); and
- Confirmation of allocated bays (seven) for the pharmacy use on-site as required by Condition 2.4 of the previous approval.

The car park was approved to operate as a fee paying car park for 18 of the 25 car parking bays located on the subject site. Seven of the car bays were required under the previous approval to be allocated specifically for use by customers and employees of the pharmacy between 7:00am to 10:00pm Monday to Sunday.

The applicant also noted in their supporting submission for this proposed amendment that there was a typographical error in Condition 3.4 of the previous approval relating to operating times. Specifically, the operating hours for the fee paying car park read as '7:00am to 12:00pm' for Fridays and Saturdays, rather than '7:00am to 12:00am'. In this way, the applicant is seeking the hours of operation to be corrected as part of this application as follows:

- Monday to Thursday and Sunday: 7:00am to 10:00pm;
- Friday and Saturday: 7:00am to 12:00am

There are no changes to operating hours of the paid car park aside from this.

A parking management plan has been submitted as part of this application and provides an overview in relation to parking arrangements (refer to **Attachment 4**).

Landowner:	Michael Ronald Hopkins / Braxton Pty Ltd
Applicant:	Rowe Group
Date of Application:	12 April 2018
Zoning:	MRS: Urban
_	LPS2: Commercial
Built Form Area:	Activity Corridor
Existing Land Use:	Car Park and Shop (Pharmacy)
Proposed Use Class:	Car Park: "D"
Lot Area:	1083m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not listed

BACKGROUND:

The subject site is located on the corner of Beaufort Street and Broome Street, Highgate. The total area of the subject site is 1083 square metres. The subject site currently contains a pharmacy and car park with associated landscaping and footpaths.

Council at its Ordinary Meeting on 27 September 2011 resolved to conditionally approve an application for proposed signage and paid car park to the existing shop (pharmacy). The applicant contested a number of the conditions imposed as part of the approval granted on 27 September 2011 through an appeal to the State Administrative Tribunal (SAT). In relation to the term of approval for the paid car parking, this appeal included Condition 6 of the approval as follows:

"6. PRIOR TO THE FIRST USE OF THE FEE PAYING CAR PARK ON-SITE, the owner(s) shall enter into a legal agreement with the City and lodge an appropriate assurance bond/bank guarantee of \$1750 =, that addresses the following undertaking to the satisfaction of the City, that the part fee paying car park shall cease within five (5) years with the expiry date being 27 September 2016. The legal agreement shall be secured by a caveat on the Certificate(s) of Title of the subject land. The legal documentation shall be prepared by the City's solicitors or other solicitors agreed upon by the City. All costs associated with this condition, including the cost of the City's solicitors checking the documentation if prepared by the other solicitors, shall be borne by the applicant/owner(s);".

The applicant was of the view that the condition was unnecessary and superfluous, as the five (5) year term of approval for the paid parking was set out in Condition 3.1 of the approval. Subsequently, Council reconsidered the matter and resolved at its Ordinary Meeting on 20 December 2011 to conditionally approve the application for proposed signage and paid car park to existing shop (pharmacy). As part of this decision, it was resolved by Council to remove Condition 6 as detailed above.

The paid car parking was proposed by the applicant as a means to stop illegal parking occurring on the site. The applicant advised that given the site's strategic location within the Beaufort High Street, the prevalence of illegal parking on-site to service other uses within the vicinity was creating a car parking issue for the existing pharmacy. The paid car park has been managed by a private operator.

It is noted that the paid car parking use has continued to operate following 20 December 2016, being the expiration of the five year approval period. The City brought the matter to the attention of the landowner and the applicant has subsequently sought to amend the terms of the previous approval to enable the continuation of the paid car park use.

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

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		\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	Car Park 'D' Use		

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 25 May 2018 to 7 June 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, no submissions were received.

Design Advisory Committee (DAC):

Referred to DAC: No

The proposal relates to a land use issue and does not involve any proposed built form development.

LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 Community Consultation; and
- Policy No. 7.1.1 Built Form Policy.

Delegation to Determine Applications:

This matter is being referred to Council as the proposal was previously determined by Council and the application is seeking an extension of time to the previous approval.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The subject site is zoned Commercial under LPS 2 and is located in the Activity Corridor area under the City's Policy NO. 7.1.1 – Built Form. The maximum number of storeys permissible in this built form area is six storeys with a nil setback on primary and secondary streets for the first three storeys. The existing pharmacy with associated 25 parking bays is a single storey retail development, with the building located in the south-eastern corner of the site. It is noted that future redevelopment of the site will be required to reflect the City's desired built form and scale ultimately intended for this location under Policy No. 7.1.1 – Built Form. Notwithstanding this, the subject application relates to the paid car parking of this existing development only.

The proposal to use 18 of the existing 25 car bays on the subject site for five years as paid car parking is considered acceptable and will not have a detrimental impact for the following reasons:

• Condition 3.3 of the previous approval is as follows: "The paid parking is subject to the operation of the existing pharmacy. Should the pharmacy use cease, or the property be sold, the paid parking situation shall also cease operation and all associated signage and pay machines shall be removed within twenty-eight (28 days)."

This effectively ties the paid car parking use to the operation of the existing pharmacy and means that once the pharmacy use ceases, as will the paid parking.

• It is not anticipated that the paid car parking will become a long term commercial use given the attractiveness of the site for redevelopment. In this way and should the future planning for the site progress within the term of the five (5) years approval for the paid car parking, it is anticipated that the landowner will seek to optimise the development potential for this site and develop the site consistent with the desired built form for this area.

- The existence of this land use and the five year approval being sought does not preclude or prejudice the land from being redeveloped for a more intensive Commercial land use if the landowner chooses to do so.
- The application does not propose any changes to the existing built form and therefore does not detrimentally affect the existing amenity of the site.
- No objections were received during the advertising of this application and there have been no complaints about the car parking land use in the time period in which the car park has been operating.

On this basis, the continuation of the land use, while not representative of the built form and scale the City ultimately intends in this location, is considered to be a suitable interim use, and the proposed time extension to the existing approval for a further five years for the paid car park use should be supported.

Typographical Error in Condition 3.4 of Previous Approval

It is acknowledged that the previous approval had a typographical error in relation to the operating times for the car park on Fridays and Saturdays, denoting the closing time for the car park on these two days as being "12:00pm". It is recommended that this error should be rectified and the condition be amended to reflect the closing time of "12:00am" should the approval be granted.

Landscape and Car Park Layout Plan

As part of this application seeking an extension of time to the approval period for the paid car park land use, the applicant has taken the opportunity to demonstrate compliance with Conditions 2.4 and 5.2 of the previous approval. Specifically, these conditions related to:

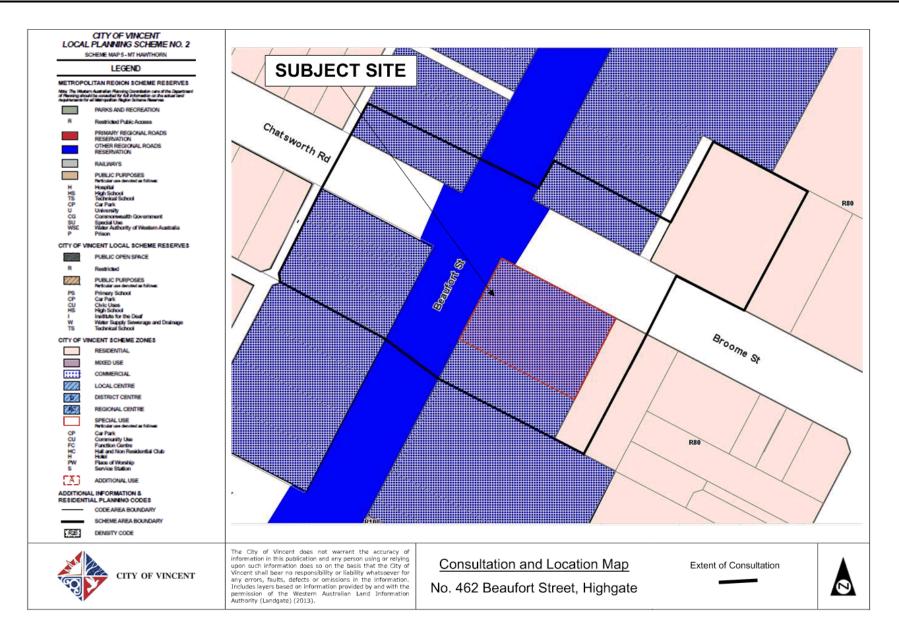
- The provision of a seventh car bay that is solely dedicated for the existing shop (pharmacy) and not subject to parking fees; and
- The provision of three shade trees being provided in the open car parking area, including detailing the tree species and proposed watering management system.

These matters are reflected in the revised Landscaping and Car Park Layout Plan submitted to the City and as contained in **Attachment 3**. The car parking layout denotes a seven car parking bays being allocated solely for the existing pharmacy use. The information provided with respect to the shade trees was referred to the City's Parks Services for comment and it was recommended that the landscaping plan be revised to indicate replacement of the nominated tree species of *Robinia pseudoacacia* (Robinia) with the recommended tree species of *Platanus orientalis* (Oriental Plane) in the three locations noted on the plan. With respect to the watering system of hand watering, Parks Services also noted that this will be acceptable provided that a weekly schedule be put in place as proposed. In lieu of the trees not being hand watered on a weekly basis, Parks Services recommended that the trees be placed on a reticulation scheme.

The Landscaping and Car Park Layout Plan submitted is considered to adequately address Conditions 2.4 and 5.2 of the previous approval, provided that a condition be imposed requiring the species of trees to be *Platanus orientalis* (Oriental Plane).

Conclusion

In light of the above assessment, it is recommended that the application for development to allow for an extension of time for the existing paid car park land use, the requested correction to the previous condition of approval relating to operating times, and the revised Landscaping and Car Park Layout Plan subject to the requirement to change the nominated species be approved.





- 2 -

THIS IS NOT A BUILDING LICENCE

Fifth Schedule Clause 42 For Office Use Only Serial No. 5.2011.235.1

CITY OF VINCENT TOWN PLANNING SCHEME <u>APPROVAL</u> TO COMMENCE DEVELOPMENT

LOT:	2 D/P: 3824	STRATA LOT: N/A
PROPERTY ADDRESS:		No. 462 Beaufort Street, HIGHGATE
OWNER:		M R Hopkins & Braxton Pty Ltd PO Box 8305 PERTH BUSINESS CENTRE PERTH WA 6849

Approval to commence development in accordance with the application for City Planning Approval dated 25 January 2011 for Signage and Paid Carpark to Existing Shop (Pharmacy) and the attached plans dated 6 July 2011 was GRANTED in accordance with the provisions of the City of Vincent Town Planning Scheme and the Metropolitan Region Scheme subject to the following conditions:

1. Building

Any new street wall, fence and gate within the Beaufort Street and Broome Street setback areas, including along the side boundaries within these street setback areas, shall comply with the City's Policy provisions relating to Street Walls and Fences;

2. Car Parking

- 2.1 Six (6) car parking bays shall be solely dedicated for the existing shop (Pharmacy) and are not to be subject to parking fees. The six (6) car parking bays shall be used only by employees, tenants, and visitors directly associated with the existing shop (Pharmacy);
- 2.2 The car parking area on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first use of the paid car park and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;
- 2.3 All car parking bays shall comply with the minimum specifications and dimensions specified in the City's Policy No. 3.7.1 relating to Parking and Access and Australian Standards AS2890.1 - "Off Street Parking"; and

- 3 -

- 2.4 The provision of a 7th car bay offered by the applicant as per the SAT mediation process shall be solely dedicated for the existing shop (Pharmacy) and is not to be subject to parking fees. The 7th car parking bay shall be used only by employees, tenants, and visitors directly associated with the existing shop (Pharmacy);
- 3. Paid Parking
 - 3.1 The approval for the fee paying car park is valid for a period of five (5) years only, following which, the use shall revert back to a non-fee paying car park;
 - 3.2 The desired outcome for the site is for mixed use development. If a planning application is submitted, approved and consequently implemented for a mixed use development, this shall take precedence over the paid car parking approval;
 - 3.3 The paid parking is subject to the operation of the existing pharmacy. Should the pharmacy use cease, or the property be sold, the paid parking situation shall also cease operation and all associated signage and pay machines shall be removed within twenty-eight (28) days; and
 - 3.4 The operating hours of the eighteen (18) paid car parking bays are 7.00am to 10.00pm Monday to Thursday as well as Sunday, and 7.00am to 12.00pm Friday and Saturday;
- 4. Signage
 - 4.1 All signage that does not comply with the City's Policy No. 3.5.2 relating to Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Licence application being submitted and approved prior to the erection of the signage;
 - 4.2 The signage shall not have flashing or intermittent lighting; and
 - 4.3 All signage shall be kept in a good state of repair, safe, non-climbable, and free from graffiti for the duration of its display on-site;
- 5. PRIOR TO THE COMMENCEMENT OF THE FEE PAYING CAR PARK, the following shall be completed to the satisfaction of the City:
 - 5.1 Car Parking Layout Plan

A Car Parking Layout Plan and a fully comprehensive Car Parking Management Plan prepared by a duly qualified consultant shall be submitted and approved by the City. The car parking layout shall show dimensioned car parking bays proposed for the paid-parking and those designated to the shop (pharmacy) being in accordance with Australian Standards AS2890 and the City's Parking and Access Policy. The Car Parking Management Plan shall detail the full operation of the fee - 4 -

paying car park, addressing matters relating to signage, location of the pay terminal for the ticket entry, internal circulation of motor vehicle traffic within the fee paying car park and the pharmacy, ensuring that there is no spill of cars being banked up along Beaufort and Broome Streets, awaiting entry into the fee paying car park, signage indicating car park being full, signage and number of car bays allocated for pharmacy car parking; and

5.2 Shade Trees

The provision of three (3) shade trees (equivalent to one (1) tree per eight (8) car parking spaces) shall be provided in the open car parking area. For the purpose of this condition, a plan detailing the tree species and proposed watering system shall be submitted to and approved by the City's Parks Services;

ADVISORY NOTE:

ADVISES the applicant that the City of Vincent;

- 1. is not responsible for the issuing of illegal parking infringements. This on-site consideration will be implemented by the landowner and their relevant car parking agency; and
- 2. does not support "wheel clamping" as an enforcement method and recommends that an alternative method be used to control the car park.

NOTES:

THE RELEVANT ENVIRONMENTAL HEALTH, ENGINEERING AND BUILDING REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT IS CONTAINED IN THE ATTACHMENTS.

PLEASE NOTE THAT ANY AMENDMENTS PROPOSED IN THE BUILDING LICENCE APPLICATION PLANS, WHICH DIFFER FROM THE PLANNING APPROVAL PLANS, MAY RESULT IN THE REQUIREMENT FOR A NEW PLANNING APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND DETERMINATION. SHOULD THIS BE THE CASE, THE OWNER/BUILDER/DEVELOPER IS ADVISED TO FACTOR IN AN ADDITIONAL TIME PERIOD INTO THE DEVELOPMENT/BUILDING PROCESS.

PLEASE NOTE THAT ANY ADDITIONAL PROPERTY NUMBERING TO THE ABOVEMENTIONED ADDRESS, WHICH IS RESULTANT FROM THIS APPLICATION, IS TO BE ALLOCATED BY THE CITY OF VINCENT AND NO OTHER PARTIES. IT IS RECOMMENDED THAT YOU LIAISE WITH THE CITY'S PLANNING SECTION ON THE ABOVE MATTER, DURING THE BUILDING LICENCE STAGE. - 5 -

PERSON(S), OWNER(S), BUILDER(S) AND DEVELOPER(S) UNDERTAKING DEVELOPMENT/CONSTRUCTION OF ANY KIND ARE HEREBY ADVISED OF A RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE DISABILITY DISCRIMINATION ACT 1992. FOR FURTHER INFORMATION ON THIS ACT, ENQUIRIES SHOULD BE DIRECTED TO THE DISABILITY SERVICES COMMISSION ON TELEPHONE NUMBER (08) 9426 9200 OR TTY ON (08) 9426 2325.

SHOULD THE APPLICANT BE AGGRIEVED BY THE DECISION A RIGHT OF APPEAL MAY EXIST UNDER THE PROVISIONS OF THE TOWN PLANNING SCHEME OR THE METROPOLITAN REGION SCHEME.

This approval is valid for a period of TWO years only. If the development is not substantially commenced within this period, a fresh approval must be obtained before commencing or continuing the development.

DATE OF DECISION: DATE OF ISSUE: 20 December 2011 03 January 2012

ACTING MANAGER PLANNING AND BUILDING SERVICES

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ENGINEERING SPECIFIC REQUIREMENTS

The following requirements are also applicable to the above development, in addition to the actual planning conditions contained in the attached Approval to Commence Development Serial No. 5.2011.235.1:

- (1) A Road, Verge security bond or bank guarantee of \$1750 payable by the builder shall be lodged with the City prior to the commencement of work of sealing and line marking of the Car Park and be held until all building/development works have been completed and/or any disturbance of, or damage to, the City's infrastructure, including street verge trees, has been repaired/reinstated to the satisfaction of the City's Technical Services Division. An application for the refund of the security bond or bank guarantee must be made in writing. This bond is non-transferable.
- (2) No street verge tree(s) shall be REMOVED. The street verge tree/s is to be RETAINED and PROTECTED from any damage including unauthorized pruning.
- (3) WITHIN TWENTY EIGHT (28) DAYS OF THE ISSUE DATE OF THE APPROVAL TO COMMENCE DEVELOPMENT, a car parking layout plan is to be submitted to the City's Technical Services Section showing dimensioned car parking bays proposed for the paid-parking and those designated to the shop (pharmacy) being in accordance with Australian Standards AS2890 and the City's Parking and Access Policy.
- (4) The City accepts no liability for the cost of relocating any services that may be required as a consequence of this development. The applicant/owner(s) shall ensure that all services are identified prior to submitting a Building Licence application and that the cost of any service relocations is to be borne by the applicant/owner(s).
- (5) All pedestrian access and vehicle driveway/crossover levels shall match into existing verge/footpath and Road levels.
- (6) All storm water produced on the subject land shall be retained on site to the satisfaction of the City's Technical Services Division. No further consideration will be given to the disposal of stormwater without the submission of a geotechnical report from a qualified consultant. Plans detailing stormwater disposal shall be lodged prior to the issue of a Building Licence.

- 7 -

- (7) Resealing of the crossover/s shall be constructed in accordance with the City's Standard Crossover Specification/s which, in particular, specify that the portion of the existing footpath traversing the proposed crossover, subject to the existing footpath being in a good condition as determined by the City's Technical Services Division, must be retained such that it forms a part of the proposed crossover and the proposed crossover levels shall match the level/s of the existing footpath. Crossovers may be constructed by a private contractor provided they are constructed in accordance with the above specifications and a security bond of \$275.00 is paid prior to crossover approval. Application for the refund of the bond must be submitted in writing.
- (8) The movement of all path users, with or without disabilities, within the road reserve shall not be impeded during building works. The area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width of 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised by either construction damage or a temporary obstruction then appropriate warning signs (in accordance with AS1742.3) are to be erected. If a continuous path cannot be maintained, temporary pedestrian facilities suitable for all users shall be installed. Prior approval must be obtained from the City's Ranger & Community Safety Services if scaffolding, site fencing or the like is to be erected, or building materials stored, within the road reserve.
- (9) Standard visual truncations, in accordance with the City's policy and/or to the satisfaction to the City's Technical Services Division, are to be provided at the intersection of the road reserve boundary and all internal vehicular access ways to ensure that the safety of pedestrians and other road users is not compromised. Details of all required visual truncations shall be included on final drawings for Building Licence requirements.

- 8 -

ENVIRONMENTAL HEALTH SPECIFIC REQUIREMENTS

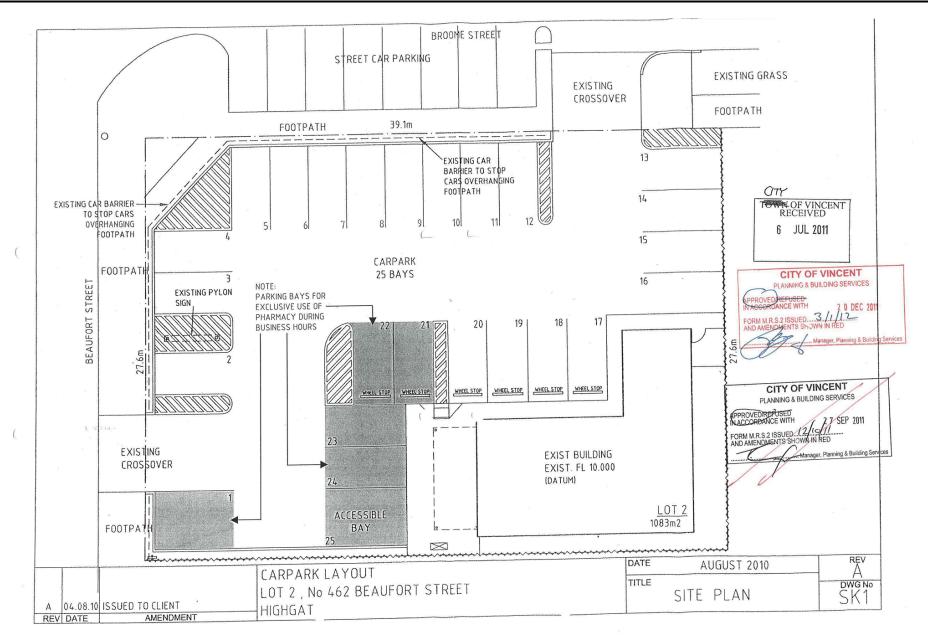
The following requirements are also applicable to the above development, in addition to the actual planning conditions contained in the attached Approval to Commence Development Serial No. 5.2011.235.1:

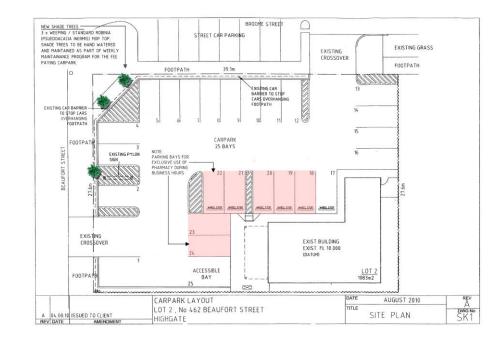
Conditions

- (1) In accordance with the City of Vincent Health Local Law 2004 and requirements of the Local Government Act 1995 (s.3.25) all **stormwater** shall discharge clear of the building(s) and disposal must not cause erosion, corrosion, or other defects as a result of the method of disposal. If these are likely to occur, then disposal must be into sealed impervious drains, which shall empty into a soakwell (to be located a minimum of 1.8m from footings and boundary fences), or other suitable stormwater scheme. If discharge of water is to surface, it shall not be allowed to flow to adjoining property (publicly or privately owned).
- (2) Sound levels created shall not exceed the provisions of the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997. All construction work must be carried out in accordance with control of noise practices described in Section Six (6) of AS2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites"
 - The equipment used for the construction work must be the quietest reasonably available;
 - Construction work is not to commence before 7.00am, or carry on after 7.00pm on Monday to Saturdays;
 - No construction work is permitted on Sundays or Public Holidays.

Should work need to be undertaken out-of-hours, the builder/developer is to submit a Regulation 13 application to the City's Health Services, seeking approval for an exemption – the application is to be accompanied by a Noise Management Plan – exemptions will only be considered where a demonstrated need and justification exists (safety concerns with Main Roads etc).

(3) All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise)* Regulations 1997. Should you be uncertain as to whether compliance will be achieved, it is highly recommended that you contract the services of an Acoustic Consultant, as the City's Environmental Health Officers cannot provide technical advice in this regard. Section 80 of the Environmental Protection Act 1986 places onus on the installer to ensure that noisy equipment is installed so as no to create unreasonable noise. It is important that you inform mechanical equipment installers of this requirement.









PARKING MANAGEMENT PLAN

SUPERCHEM PHARMACY CAR PARK LOT 2 (No. 462) BEAUFORT STREET, HIGHGATE

GENERAL OVERVIEW

The parking associated with this management plan is to serve the patrons and tenants of Superchem Pharamcy. In accordance with the approved use of the site, a total of seven (7) bays have been allocated for the exclusive use of the Pharmacy during opening hours, with the remainder of the car bays allocated to the public car parking that is the subject of this management plan.

The car park will operate seven days a week with core trading hours consisting of the following:

Monday, Tuesday, Wednesday and Thursday	7.00am to 10.00pm
Friday	7.00am to 12.00am
Saturday	7.00am to 12.00am
Sunday	7.00am to 10.00pm

In view of the various usage of the open lot car park by the Pharmacy, the car park will be generally open 7 days a week between 7am to 10pm. Out-side these hours, the car park will be closed. These trading hours may be extended to cater for various ad hoc events and activities.

The car park is accessed via existing crossovers on Beaufort Street and Broome Street. There will be a static sign at the crossover to indicate the car park is available to the public. This sign would be visible to motorists approaching the crossover.

Customer and Public Parking

The customer car park area entails a total provision of 25 car bays within the site, consisting of 7 bays (including one ACROD bay) for the exclusive use of patrons and tenants of the Pharmacy. These 7 bays are provided free of charge during normal business operating hours (7am-10pm generally). The seven (7) bays allocated for the exclusive use of the Pharmacy are located adjacent to the entrance to the existing building and are to be designated and clearly marked.

The remainder of the bays on site are to be short stay fee-paying bays, with the intent being to stop long term illegal parking occurring at the site. Accordingly, these bays shall be free of charge to SuperChem customers for the first hour, with the standard rates (listed below) applying thereafter.





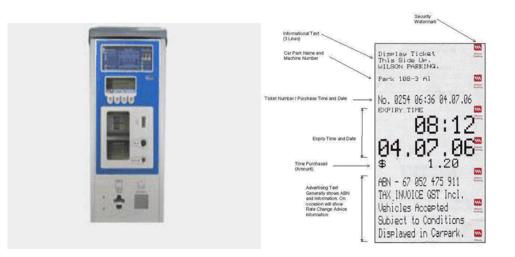
The balance of bays will be subject to hourly rate parking charges applicable as indicated below:

Eg: Proposed Parking Rate Structure

Monday - Sunday

0-1 hour	\$2.00 (1 st Hour Free for SuperChem customers)
1-2 hours	\$4.00
2-3 hours	\$6.00
3-4 hours	\$8.00
Max	\$8.00 per day (12 hours parking only)
* note these rates may char	nge subject to market rate within the area (1km radius)

The public parkers would park their car then purchase a Pay & Display ticket from the Heptronic Pay & Display method of operation. The Pay & Display Station Unit is proposed to be located on existing car barrier within the existing boundaries of the property, at the corner of Beaufort & Broome Streets (See plans provided between bays 4&5).



Tenant Parking

The two (2) tenant bays are allocated by way of a valid permit displayed on the windscreen. These bays would be clearly marked as tenant bays.

PAS





Disabled Parking

The Pharmacy car park provision includes one (1) disabled bay located at either bay 22 or 25 (whichever the City of Vincent prefers). The provision of disabled bays is in accordance with the Australian Standards. All disabled bays would be clearly marked and set aside for exclusive ACROD use.

9.4 NO. 47 (LOT: 502; D/P: 50409) JUGAN STREET, MOUNT HAWTHORN - PROPOSED FIVE GROUPED DWELLINGS

TRIM Ref:	D18/83209	
Author:	Fiona Atkins, Urban Planner	
Authoriser:	Luke Gibson, A/Director Development Services	
Ward:	North	
Attachments:	 Attachment 1 - Location and Consultation Plan 1 ¹/₂ ¹/₂ Attachment 2 - Development Plans (received 25 June 2018) 1 ¹/₂ ¹/₂ Attachment 3 - Summary of Submissions - Officer Comments 1 ¹/₂ ¹/₂ Attachment 4 - Summary of Submissions - Applicant Comments 1 ¹/₂ ¹/₂ Attachment 5 - Acoustic Report 1 ¹/₂ ¹/₂ Attachment 6 - Determination Advice Notes 1 ¹/₂ 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 Five Grouped Dwellings at No. 47 (Lot: 502; D/P: 50409) Jugan Street, Mount Hawthorn, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

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. Construction Management Plan

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

4. Stormwater

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

5. 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;

6. Verge Tree

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;

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. Landscape and Reticulation Plan
 - 8.1 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 15 percent of the site area as deep soil zones and 30 percent canopy cover at maturity; and
 - 8.2 All works shown in the plans as identified in condition 8.1 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;
- 9. Car Parking and Access
 - 9.1 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;
 - 9.2 Vehicle and pedestrian access points are required to match into existing footpath levels; and
 - 9.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;
- 10. Acoustic Report

All recommended measures in the Acoustic Report submitted as part of this development application shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

11. 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 five grouped dwellings at No. 47 Jugan Street, Mount Hawthorn (subject site).

PROPOSAL:

The application proposes the development of five, two-storey grouped dwellings facing Leeder Street. The vehicle access/egress for the grouped dwellings will be via a shared common driveway along the rear of the subject site accessible from Jugan Street. The proposal incorporates two parking bays per unit and no visitor parking bays, as displayed in **Attachment 2**.

BACKGROUND:

Landowner:	Lucia Anna Stott
Applicant:	New Country Dev Pty Ltd
Date of Application:	4 April 2018
Zoning:	MRS: Urban
	LPS2: Zone: Residential R Code: R100
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Grouped Dwellings
Lot Area:	891m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is a corner lot, located at the intersection of Jugan Street and Leeder Street, which terminates at a cul-de-sac. The site abuts a single storey dwelling to the north, and a church is located across Leeder Street to the south. The church is the only other development on Leeder Street. The subject site abuts vacant land to the west which is privately owned, zoned R100 and has no previous or current development applications or approvals. The subject site and the neighbouring sites along Jugan Street are zoned R100, however the sites along the opposite side of Jugan Street are zoned R60. The site and surrounding area are characterised by a mix of single and grouped dwelling developments ranging from one to three storeys in height. A location plan is included as **Attachment 1**.

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	\checkmark	
Lot Boundary Setback		\checkmark
Front Fence	\checkmark	
Building Setbacks/Boundary Wall	\checkmark	
Building Height/Storeys	\checkmark	
Open Space	✓	
Outdoor Living Areas		\checkmark
Landscaping	\checkmark	
Privacy	✓	
Parking & Access		\checkmark
Solar Access	\checkmark	
Site Works/Retaining Walls	✓	
External Fixtures, Utilities and Facilities		\checkmark
Surveillance	\checkmark	

Detailed Assessment

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

Lot Boundary Setbacks and Walls Built on Boundary			
Deemed-to-Comply Standard	Proposal		
Clause 5.3 of Built Form Policy and 5.1.3 of the R			
Codes			
West	<u>West</u>		
Unit 1:	Unit 1:		
Upper Floor	Upper Floor		
Whole wall	Whole wall		
Setback Required = 2.2m	Setback Provided = 1.3m – 1.7m		
Ground floor	Ground floor		
Kitchen to living room wall	Kitchen to living room wall		
Setback Required = 1.5m	Setback Provided = 1.017m – 1.5m		
Outdoor Livin			
Deemed-to-Comply Standard	Proposal		
Clause 5.3.1 of the R Codes	Fioposai		
In accordance with Table 1 of the R Codes, each of the five grouped dwelling is required to have a 16 metre squared outdoor living area that must be:	The outdoor living areas are all located behind the street setback area and are accessible from habitable rooms. The outdoor living areas present the following variations:		
 Behind the street setback area; 			
• Directly accessible from a habitable room of the	Unit 1:		
dwelling;	Balcony Minimum dimension: 3.8m		
 Minimum length and width dimensions of 4m; 	Area without permanent roof cover: Nil		
To have at least two-thirds of the required area without permanent reaf aguer	Area without permanent roor cover. Nil		
without permanent roof cover.	Unit 2:		
	Balcony		
	Minimum dimension: 3.8m		
	Area without permanent roof cover: Nil		
	Lipit 2:		
	Unit 3:		
	Balcony Minimum dimension: 3.8m		
	Area without permanent roof cover: Nil		
	Unit 4:		
	Balcony		
	Minimum dimension: 3.8m		
	Area without permanent roof cover: Nil		
Parking and Access			
Deemed-to-Comply Standard	Proposal		
Clause 5.3.3 Parking of the R Codes			
1 visitor car bay provided on site	No visitor car bay provided on site		
Clause 5.3.4 Design of car parking spaces			
Required dimensions for carbays with obstructions to both sides: 5.6m wide x 5.5m long	Proposed: 5.4m wide x 5.4m long		
External fixtures, utilities and facilities			
Deemed-to-Comply Standard	Proposal		
Clause 5.4.4 External fixtures, utilities and facilities			
An enclosed, lockable storage area, constructed in a			
design and material matching the dwelling where visible	Unit 2:		
from the street, accessible from outside the dwelling,	Store		
,	Minimum dimension: 0.80 metres		

Unit 4: <u>Store</u> Minimum dimension: 0.80 metres	with a minimum dimension of 1m when provided within a garage and an internal area of at least 4m ² for each grouped dwelling.	Unit 3: <u>Store</u> Minimum dimension: 0.80 metres
		Unit 4:
Minimum dimension: 0.80 metres		Store
		Minimum dimension: 0.80 metres
Unit 5:		Unit 5:
Store		<u>Store</u>
Minimum dimension: 0.80 metres		Minimum dimension: 0.80 metres

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 14 June 2018 to 27 June 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as shown in **Attachment 4**, and a notice on the City's website. At the conclusion of the community consultation period, three submissions were received by the City comprising of one objection and two raising concerns. The main issues raised as part of the consultation relate to:

- Concerns that workmen at the site and visitors to the completed development will park in the Church's parking bays. The Church has an Adoration Chapel that is open 24 hours a day, 7 days a week, therefore there are often parishioners coming and going at various times of day and night.
- Concerns regarding the lack of landscaping proposed on site, particularly as the City of Vincent is encouraging development with more green spaces.
- Concerns regarding visual privacy from the rear balconies.
- Concerns regarding the lack of visitor parking and the dimensions of the proposed garages, which could lead to street parking.

A summary of the submissions and Administrations comments on each is included as **Attachment 3**. The applicant has also provided responses to the submissions received and this is included as **Attachment 4**.

Design Review Panel (DRP):

Referred to DRP: Yes

The application was referred to the DRP for comments on the 27 April 2018. The comments received can be summarised as follows:

- Consider more articulation between the dwellings so that they look more like individual dwellings.
- Consider tandem parking to reduce the bulk of garages, potentially from two crossovers at Leeder Street. This would allow for north facing outdoor living areas and allow the dwellings to have better frontage to the primary street.
- Consider bringing the brickwork to the ground to emphasise the townhouse look. The gable end design
 elements could be further developed and emphasised to provide rhythm and provide a sense of individual
 identity for each of the townhouses.
- Unit 5 is a prominent unit on the corner. It needs to be carefully considered, perhaps with its own design elements to depart from the repetition of the adjacent units.
- Fencing is continuous and repetitive. Consider how the fence could be more informed and altered by redesign of the proposal; potentially reduced in height and made more visually permeable.
- Concerns regarding the lack of response to the north facing aspect and Jugan Street, including an unattractive facade to the driveway.
- Reconsider the orientation of the outdoor living areas to face north. The dimensions of the outdoor living areas need to be revised and compliant with the requirements of the R Codes. Consider flipping the design to provide private, rear courtyards.

 The site does not allow for the planting of mature trees to achieve canopy cover. Increase canopy cover to enhance the amenity of residents. Consider using native tree and shrub species to enhance local biodiversity.

Subsequently, the applicant lodged amended plans on 29 May 2018 to address the above comments. The amended plans provided were considered to adequately satisfy the comments of the DAC and no further referrals were undertaken. These plans were advertised to the surrounding land owners on the 14 June 2018, as detailed above.

In further discussions with the City, the applicant agreed to consider adding additional material details to the northern aspect of the dwellings and further landscaping to the site. On the 25 June 2018, the applicant submitted plans detailing amendments to the materials and landscaping. These plans constitute the final submitted development plans, and are the subject of this report.

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.

Delegation to Determine Applications:

The matter is being referred to Council as a development of more than three grouped dwellings is not able to be determined under Delegated Authority, as per Part 6.2 of the City of Vincent's Delegated Authority Register.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Lot Boundary Setbacks

Western boundary

The proposal involves lot boundary setback variations for both the upper and ground floor of the western wall. The upper floor provides a 1.3 metres to 1.7 metres setback in lieu of the required 2.2 metres. The ground floor is set back 1.017 metres to 1.5 metres in lieu of the required 1.5 metres. In considering this matter, the following is relevant:

• The lack of major openings on the upper floor wall will limit the potential for visual privacy implications.

- The setback variation for the ground floor is relatively minor, and will be mitigated by the provision of a standard 1.8 metre residential dividing fence.
- No objections to the setback variation were received from the owners of the abutting property.

Based on the above, the setback variations are considered acceptable.

Outdoor Living Areas

The proposal does not comply with the requirements of the R Codes for outdoor living areas as the balconies do not meet the minimum dimension of 4 metres and they are all completely covered. The balconies for units 1 to 4 have a minimum dimension of 3.8 metres in lieu of the required 4 metres, however this variation is considered to be mitigated by the fact that each of these balconies exceed the minimum size requirement for outdoor living areas for dwellings on an R100 site (being 16 square metres), with the outdoor living areas ranging from a total area of 19.9 to 38.1 square metres.

The outdoor living areas for units 1 to 4 have no portion that is uncovered, in lieu of the required minimum twothirds uncovered. In considering this matter, the following is relevant:

- They are accessed from habitable rooms of the dwelling.
- The open nature of the balconies and their north facing aspect means that they will be open to winter sun and ventilation.
- The manner in which the balconies are raised above the natural ground level allows them to optimise the full extent of the northern aspect of the site.

In light of the above, the proposed outdoor living areas are considered to meet the Design Principles and are therefore considered acceptable.

Parking and Access

The proposal does not comply with the requirements of the R Codes for visitor parking, providing no parking bays in lieu of the one parking bay required. In considering this matter, the following is relevant:

- Leeder Street provides no access to the bike path located adjacent to Mitchell Freeway.
- There are a number of car parking bays constructed within the Leeder Street verge.
- Given the low volumes of traffic, Leeder Street is able to accommodate on-street parking, particularly given the only other development in the cul-de-sac being a church.
- The subject site is located approximately 450 metres away from Glendalough train station and 600m away from the bus stop at Anzac Road before Powis Street, which is serviced by a bus every 8 to 10 minutes in peak hour. It is considered that the subject site is well serviced by public transport which will assist in mitigating the lack of a visitor bay.

Based on the above, the lack of a visitor parking bay is not considered to have a negative impact on the locality and is able to be supported.

The design of the double garage proposes minor variation to the dimensions of the car parking bays as per the requirements of Australian Standard 2890.1, which requires 5.6 metre wide x 5.5 metre long car bays within a double garage. The development proposes 5.4 metre wide x 5.4 metre long car bays within the double garage, a variation of 0.2 metres to the width and 0.1 metre to the length. These variations are considered to be minor, and as the garages are for the private use of the residents of each dwelling, it is reasonable that these minor variations to the size of the car bays will be able to be managed by the residents of the property.

In light of the above, the variations to the size of the car bays within the double garages are considered to be reasonable, and are recommended for approval.

External fixtures, utilities and facilities

The proposal includes a store room area within the garage for each of the five grouped dwellings. The store rooms provide the minimum area of four metres square, however they do not all meet the minimum dimension of 1 metre, with the store rooms for units two to five having a minimum dimension of 0.8 metre. This variation is considered to be minor, with the store rooms still convenient for residents, are screened from view and can be secured and managed within the garage area. As such, the proposal is considered to meet the Design Principles and therefore the variation is considered to be acceptable.

Landscaping

The proposal does not comply with the Built Form Policy's requirements for landscaping, proposing 12 percent deep soil zone in lieu of the required 15 percent, however the applicant has met the 30 percent canopy cover requirements, proposing 31.33 percent canopy. The proposed landscaping responds to the relevant design principles through the provision of tree canopy and deep soil zones that will contribute to the City's green canopy and will reduce the impact of the development on the surrounding residential area.

Notwithstanding the proposed variation to the deep soil zone requirement, it is considered that the site can reasonably achieve the required 15 percent, and as such, it will be recommended that a condition be imposed requiring the submission of amended plans to the effect.

Acoustic Report

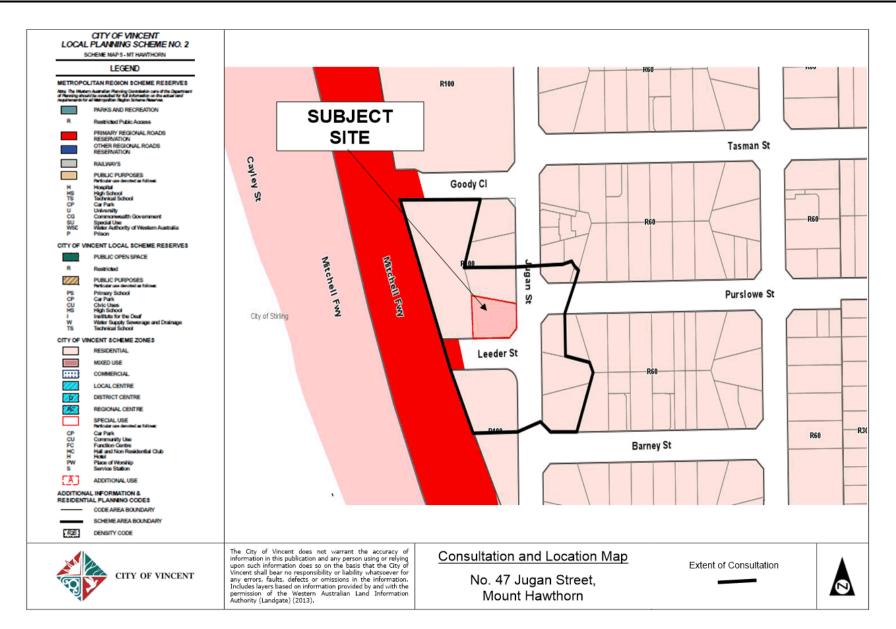
Due to the proximity of the subject site to the Mitchell Freeway, the applicant has provided an acoustic report prepared by Resonate Consultants, dated 2 July 2018, in accordance with the requirements of State Planning Policy 5.4 Road and Rail Noise.

An acoustic report was requested to ensure that any noise attenuation measures required to be implemented at Building Permit stage would not require changes to the design of the proposed dwellings. The City's Administration have assessed the acoustic report and concluded that, while some noise attenuation measures have been recommended such as thicker glazing on windows, the recommended measures will have no impact on the proposed design of the dwellings.

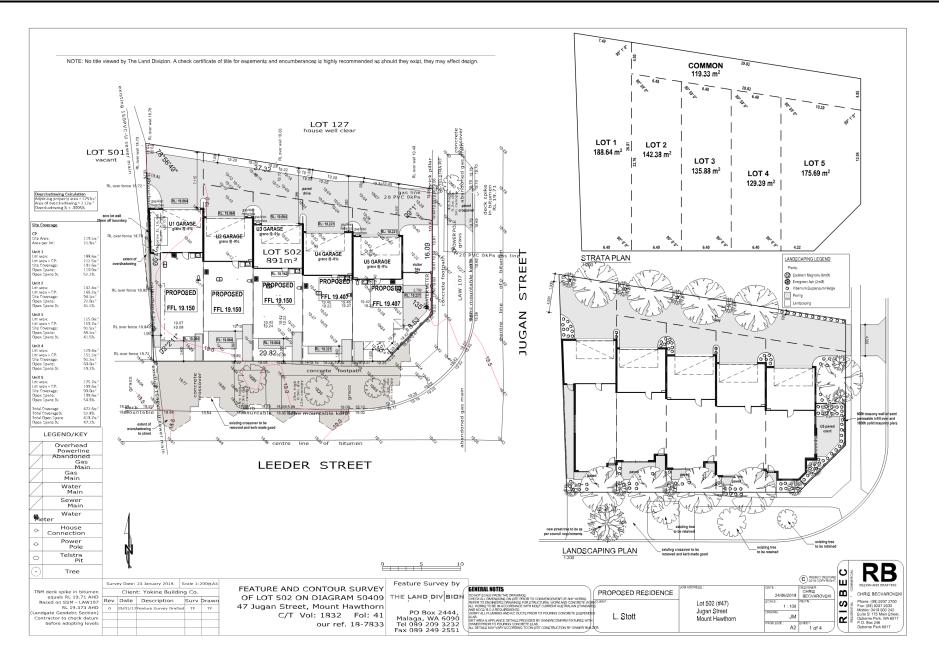
In light of this information, it is clear that the noise attenuation requirements for the proposed dwellings will have no impact on the design, and therefore will have no impact on the recommendation for planning approval of this development.

Conclusion

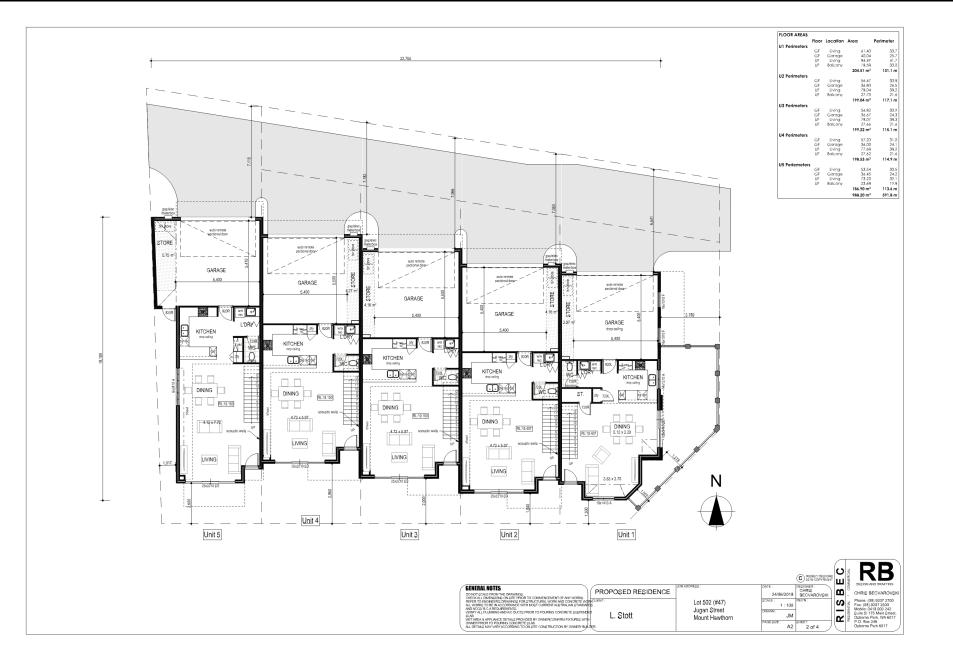
The proposal requires Council to exercise its discretion in relation to the proposed lot boundary setbacks, outdoor living areas, parking and access and store rooms. For the reasons outlined in the above report, the development is considered to address the Local Housing Objectives and Design Principles of the City's Built Form Policy and the R Codes respectively. The proposal incorporates a range of materials and finishes which are considered to be a reinterpretation of the existing streetscape. The external appearance of the proposal and the materiality incorporated are considered to significantly reduce the perception of building bulk. In light of this, it is recommended that the application be approved subject to conditions.

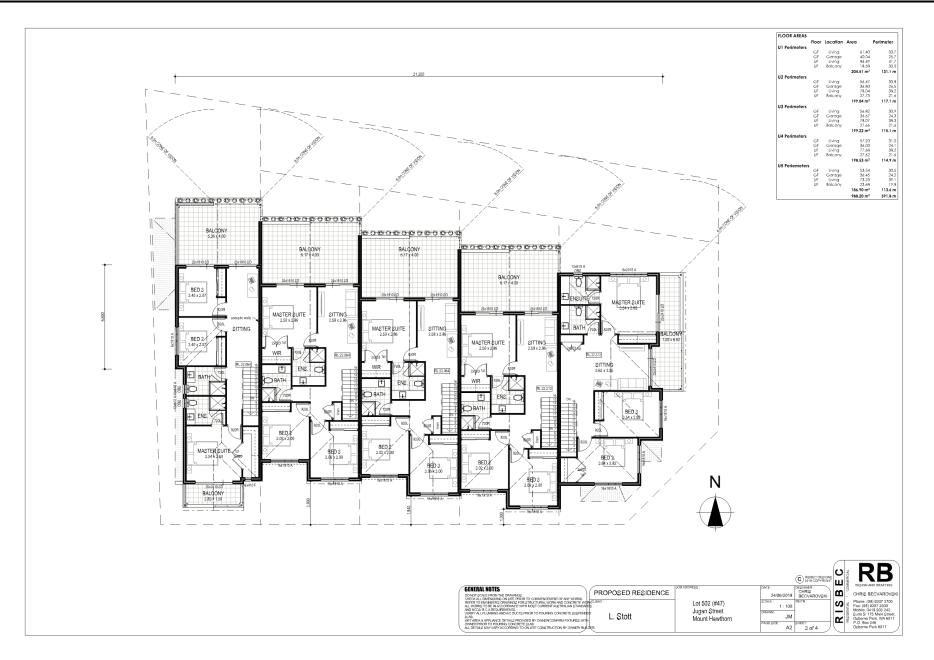






Item 9.4- Attachment 2









Summary of Submissions:

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

Comments Received in Objection:	Officer Comments:
 Parking Concerns that workmen at the site and visitors to the completed development will park in the Church's parking bays due to a lack of visitor bays on site. The Church has an Adoration Chapel that is open 24 hours a day, 7 days a week, therefore there are often parishioners coming and going at various times of day and night. 	Parking on private property is a civil matter, and would need to be managed by the property owners and the relevant authorities. The installation of signs on private property to advise of 'no parking' requirements is not a planning matter, and would need to be installed by the land owner.
Signage noting 'Church Parking Only' could be installed by the City.	
 Landscaping Concerns regarding the lack of landscaping proposed on site, particularly as the City of Vincent is encouraging development with more green spaces. Request for the provision of trees along the Northern border of 47 Jugan Street. Request for a brick fence rather than a Colorbond fence to be dividing Nos. 45 and 47 Jugan Street. Visual Privacy 	with a large portion of this canopy cover provisioned for the northern border of No. 47 Jugan Street.
Concerns regarding visual privacy from the rear balconies, as the cone of vision provided is 6m, not 7.5m and no screening has been provided.	The subject site is zoned R100. As per the requirements of Part 5.4.1 Visual Privacy of the R-Codes, unenclosed outdoor active habitable spaces with a floor level more than 0.5m above natural ground level in a density coded area higher than R50 require a lot boundary setback of 6m. The cone of visions provided from the balcony are 6m, and as they are able to be fully retained within the lot boundaries, are compliant with the requirements of the R-Codes.

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 City's response to each comment.

Comments Received in Objection:	Applicants Comments:
Parking	
 Concerns that workmen at the site and visitors to the completed development will park in the Church's parking bays due to a lack of visitor bays on site. The Church has an Adoration Chapel that is open 24 hours a day, 7 days a week, therefore there are often parishioners coming and going at various times of day and night. Signage noting 'Church Parking Only' could be installed by the City. 	Signage noting 'Church Parking Only' can be installed by the City. Sub-contractors are only there from 7am to 4pm and they can park at the rear of Leeder street as that is a driveway to all the Townhouses and then it will have no impact to the rest of the street.
Landscaping	
 Concerns regarding the lack of landscaping proposed on site, particularly as the City of Vincent is encouraging development with more green spaces. Request for the provision of trees along the Northern border of No. 47 Jugan Street. 	We can accommodate for more green spaces and make provisions of trees along the northern border to No. 47 Jugan Street Mount Hawthorn.
Visual Privacy	
Concerns regarding visual privacy from the rear balconies, as the cone of vision provided is 6m, not 7.5m and no screening has been provided. Note: Submissions are considered and assessed by issue rather than by individual sub	According to the 'R' Codes the minimum distance that is allowed to be from the balcony to the boundary is 6metres under 'R' 80.

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47 Jugan St, Mt Hawthorn

Planning Stage Acoustic Report

P180500RP1 Revision 0 Monday, 2 July 2018

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Document Information

Project	47 Jugan St, Mt Hawthorn	
Client	Risbec Corporation Pty. Ltd.	
Report title	Planning Stage Acoustic Report	
Project Number	P180500	
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Reviewed by	Martti Warpenius	

Revision Table

Report revision	Date	Comments
0	2 July 2018	Preliminary report issued to client

47 Jugan St Mt Hawthorn—Planning Stage Acoustic Report P180500RP1 Revision 0 www.resonate-consultants.com

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of that sound level.
Dw	Weighted Level Difference—the noise level difference or reduction between two enclosed spaces. It quantifies the acoustic separation between two spaces. It relates to the R _W rating of the separating building elements (such as walls and doors) and also includes all noise flanking paths (such as ceiling voids, joins and seals) and the acoustic absorption in the receiving space. The higher the D _W rating the better the acoustic separation.
$L_{n,w}$	A measure of the noise impact performance of a floor and ceiling.
L _{nT,w}	Weighted Standardised Impact Sound Pressure Level— A measure of the impact noise performance of a floor and ceiling between two enclosed spaces. It is an on-site measured level that relates to the laboratory $L_{n,w}$ value. The lower the $L_{nT,w}$ rating the better the impact isolation.
R _w	Weighted Sound Reduction Index—A laboratory measured value of the acoustic separation provided by a single building element (such as a partition). The higher the R_W the better the noise isolation provided by a building element.
R _W + C _{tr}	A measure of the sound insulation performance of a building element with a $C_{\rm tr}$ spectrum adaptation term placing greater emphasis on the low frequency performance.

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1 Introduction

Resonate Consultants have been commissioned by Risbec Corporation Pty. Ltd. to undertake a planning stage acoustic assessment for 47 Jugan Street, Mt Hawthorn.

The development consists of 5 two-storey residential units with shared party walls and is located approximately 40 m from Mitchel Freeway.

This report therefore addresses the following issues:

- · Acoustical requirements for the building are to comply with the National Construction Code NCC,
- Noise intrusion from traffic is to be designed to meet the requirements of State Planning Policy (SPP) 5.4

The following drawings have been reviewed in this assessment:

• Lot 502 (#47) Jugan Street (5 sheets) dated 17-06-2018

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2 Internal Sound Insulation

The proposed residential apartment development is classified as Class 2 under the National Construction Code. These buildings must achieve the objectives outlined in Part F5 of the NCC Sound Transmission and Insulation.

The acoustic requirements applicable to this development are outlined in Table 1. Refer also to Figures 1 and 2 for a markup of the required acoustic treatments to meet the NCC for residential apartments.

Additional design advice may be required for non-acoustical requirements such as fire ratings, structural integrity, buildability, etc.

2.1 NCC/BCA Clarifications

The section below outlines specific National Construction Code BCA requirements, which, in our opinion, are not applicable to this project. These clarifications are referred to the certifier to confirm our interpretation.

Apartment Floors over Storerooms/Carparks

The BCA states in Clause F5.4 (a) (ii)

Floors separating apartments from a plantroom, lift shaft, stairway, public corridors, public lobby or the like, or parts with a different classification [such as store room or carpark] to be impact-rated

Resonate Consultants is of the opinion that this impact rating is only applicable for floors where the apartment is <u>under</u> the plantroom or carpark, not for floors where the apartment is <u>over</u> the other space. There is no noise sensitive activity in the space below which requires impact isolation treatment so it is recommended that no impact isolation treatment is to be installed on such floors.

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2.2 BCA/NCC Requirements

The development has no common corridors and no units directly above other sole-occupancy units. Hydraulic services are not to cross into other sole-occupancy units.

Table 1: BCA	A requirements fo	r Class 2	and 3	buildings
--------------	-------------------	-----------	-------	-----------

Building element	Description	Impact noise requirements	Airborne noise criterion	Minimum proposed Construction	Legend
Walls	Separating sole occupancy units	_	R _w + C _{tr} ≥ 50	Rendered cavity brickwork - 250 mm Midland Acoustic Maxibricks or equivalent OR Minimum 150 mm concrete	
	Separating a habitable room (other than a kitchen) of a sole occupancy unit from a bathroom, sanitary compartment, laundry or kitchen in an adjacent sole occupancy unit	Discontinuous construction	R _w + C _{tr} ≥ 50	Rendered cavity brickwork - 250 mm Midland Acoustic Maxibricks or equivalent with no ties or resilient ties OR Minimum 150 mm concrete with free-standing stud and plasterboard. Gap between stud and concrete is to be no less than 20 mm.	
Pumps	The point of connection between the service pipes in a building and any circulating or other pump.	A flexible coupling at the connection	_		Not shown

Notes to Table above

- No supply or waste pipes to have direct contact with surrounding elements. All pipes to be acoustically fixed at mounting points/penetrations. Use Bradflex, 6 mm thick neoprene, closed-cell foam or 'unicushion' between all pipes and pipe clamps.
- 2. Acoustically rated walls to extend full height to underside of soffit/roof. Where this does not occur, ceilings to be acoustically rated and services / penetrations are to be acoustically treated.
- 3. Unless noted otherwise, all acoustic insulation to be 14 kg/m3 acoustic grade glasswool insulation or equivalent. Nominal thickness 75 mm unless otherwise noted
- 4. Walls are not to be chased, and pipes are not to be fixed to the wall leaf on the side adjoining any other soleoccupancy unit and must have a clearance not less than 10 mm to the other wall leaf.
- Plasterboard is not to be glued to concrete or masonry walls. Where required, it may be fixed using 28 mm furring channels with 25 mm insulation.

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2.3 BCA/NCC Markups



Figure 1: Ground floor BCA/NCC markup

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Figure 2: First floor BCA/NCC Requirements

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3 Noise Intrusion Requirements

3.1 Forecast Traffic Noise Level

The closest part of the development is approximately 45 m from the Mitchel Freeway which has historically recorded 147,000 vehicles per day (DMR 2013/15, 2015/16). There is an existing noise wall on the edge of the freeway, approximately 1500 mm high, and the neighbouring property at 45 Jugan Street is single storey.

A noise logger is to be deployed at the current site to obtain 3 days of unattended measurements. In this preliminary report, the noise level has been forecast based on the SPP 5.4 guideline. This forecast level is $L_{Aeq,day}$ 70 dB (free-field). The treatments will be updated once the noise data has successfully been collected under suitable weather conditions.

3.2 Required Treatments

Glazing systems selected are to possess a laboratory test certificated to demonstrate that they meet the minimum requirements specified in Figure 3 and Figure 4, noting that performance is strongly dependent on the frames and seals of a selected system rather than the glass thickness alone. The NRC 0.9 acoustic lining required on nominated balconies may be Reapor 50 mm, Stratocell Whisper 50 mm, or equivalent.



Figure 3: Ground floor glazing markup

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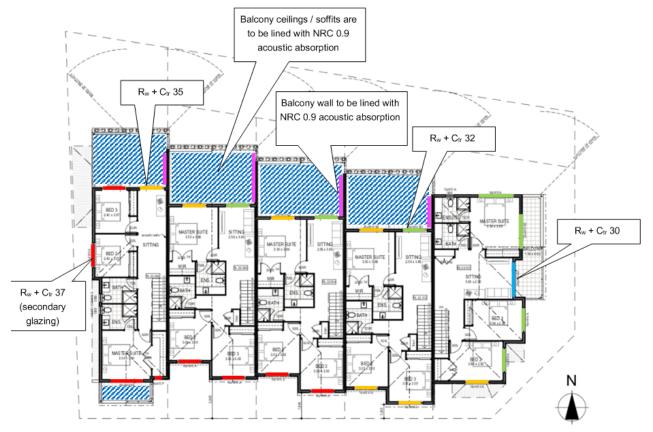


Figure 4: First floor glazing markup

Rw + Ctr	Awning	Sliding door	
37 (secondary glazing)	10.38 / 92 / 6.38 laminated Alspec Altitude	10.38 / 100 / 6.38 laminated AWS 584	
35	12.5 Vlam Stegbar Aluminum	10.5 Vlam sliding door with 12.5 Vlam fixed part Capral 900	
32	6.38 laminated Capral Genisis	10.38 laminated AWS 541	
30	6.38 laminated Alspec ProTilt	6.38 laminated Alspec ProGlide	

Additionally:

- All external doors are to be R_w 30
- External walls are to be R_w + C_{tr} 50
- Top level ceilings are to be constructed with 2 x 10 mm plaster board with insulation laid over
- Mechanical ventilation to be considered to allow glazing to be kept closed
- No untreated façade penetrations are permitted

47 Jugan St Mt Hawthorn—Planning Stage Acoustic Report P180500RP1 Revision 0 www.resonate-consultants.com 7 of 8

4 **Conclusions**

This report has provided advice to meet BCA/NCC and SPP 5.4 requirements.

Once the constructions nominated in this report have been implemented, the development is forecast to meet BCA/NCC and SPP 5.4 requirements.

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Determination Advice Notes:

- 1. 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.
- 2. With regard to Condition 4, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations of the proposed storm water disposal shall be lodged together with the building permit application working drawings.
- 3. The 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.
- 4. Standard 'Visual Truncations', in accordance with the City's Policy No. 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised.
- 5. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications.
- 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.
- 7. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- 8. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

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9.5 NOS. 340 & 342 (LOT: 1; D/P: 9897) NEWCASTLE STREET, PERTH - ALTERATIONS AND ADDITIONS TO UNLISTED USE (LODGING HOUSE)

TRIM Ref:	D18/85651	
Author:	Clair Morrison, Urban Planner	
Authoriser:	Luke Gibson, A/Director Development Services	
Ward:	South	
Attachments:	 Attachment 1 - Location and Consultation Plan 1 Attachment 2 - Development Plans 1 Attachment 3 - Written Statement 1 Attachment 4 - Management Plan 1 Attachment 5 - Parking Management Plan 1 Attachment 6 - Summary of Submissions and Administrations Response 1 Attachment 7 - Determination Advice Notes 1 	

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval for alterations and additions to unlisted use (lodging house) at No. 340-342 (Lot: 1; D/P: 9897) Newcastle Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Use of Premises

A maximum of 64 persons are permitted to reside at the premises at any one time;

2. Car Parking and Access

Five parking bays shall be provided on-site, as depicted on the approved plan to the satisfaction of the City;

3. Front Fence

The area of the fence, including the proposed gate, 1.0 metres above natural ground level shall provide a minimum of 50 percent visual permeability to the street;

4. External Fixtures

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

5. Stormwater

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

- 6. Landscape and Reticulation Plan
 - 6.1 A detailed landscape and reticulation plan for the development site 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; and

- Areas to be irrigated or reticulated; and
- 6.2 All works shown in the plans as identified in Condition 6.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owner; 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 alterations and additions to an Unlisted Use (lodging house) at Nos. 340-342 Newcastle Street, Perth.

PROPOSAL:

The application proposes alterations and additions to an Unlisted Use (lodging house). Specifically, this application incorporates the following:

- the enclosure of the rear alfresco area for the purpose of providing two additional bedrooms;
- the renovation of the existing front alfresco facing Newcastle Street, including the replacement of the existing front fence; and
- the increase in occupancy capacity from 48 persons to 64 persons.

As shown in the plans included in Attachment 2.

BACKGROUND:

Landowner:	Wayne Brennan	
Applicant:	Joel Medalia	
Date of Application:	25 May 2018	
Zoning:	MRS: Urban	
	LPS2: Zone: Commercial	
Built Form Area:	Activity Corridor	
Existing Land Use:	Unlisted Use (Lodging House)	
Proposed Use Class:	N/A	
Lot Area:	3,494.6m ²	
Right of Way (ROW):	No	
Heritage List:	No	

The subject site is located at No. 340-342 Newcastle Street, Perth, on the corner of Newcastle Street and Pendal Lane. The subject site comprises a two-storey building, with vehicle access from Pendal Lane and pedestrian access from Newcastle Street. The location plan is included in **Attachment 1**. The site has operated as a lodging house since the original approval was issued by the City of Perth at the October 1989 Special Meeting of Council.

The subject site is zoned Commercial under the City of Vincent Local Planning Scheme No. 2 (LPS2). The site adjoins multiple dwellings to the north and offices to the east and west. The City's records indicate that three noise complaints have been received since 2007 and a total of six have been received since 2000.

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
Land Use	\checkmark	
Ground Floor Design		✓
Privacy	\checkmark	
Parking & Access		✓
Bicycle Facilities	\checkmark	
External Fixtures	\checkmark	
Surveillance	\checkmark	
Communal Open Space	\checkmark	

Detailed Assessment

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

Ground Floor Design		
Deemed-to-Comply Standard	Proposal	
Front fences are not permitted	Replacement of the existing front fence	
Parking and Access		
Deemed-to-Comply Standard	Proposal	
No minimum parking requirements	The retention of five existing parking spaces	

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 proposed alterations and additions was advertised between 14 June and 28 June 2018 for a period of 14 days. In accordance with the Policy No. 4.1.5 – Community Consultation, the methods of advertising included a sign on site, newspaper advertisement in The Voice, letters distributed to adjoining landowners and plans being published on the City's webpage.

The City received two submissions, one in support and one objecting to the proposal. The objection raised concerns with noise and anti-social behaviour. This is addressed in the later of the report.

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;
- Policy No. 7.4.5 Temporary Accommodation; and
- Policy No. 7.7.1 Non-Residential Development Parking Requirements.

Delegation to Determine Applications:

The matter is being referred to Council as the land use is not listed within Table 1 of the City's Non-Residential Development Parking Policy.

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 use cannot reasonably be determined as falling within the definition of 'Hotel' in LPS2 and is therefore considered an Unlisted Use. It should be noted however that the use is already approved over, and already operating from, the site.

Ground Floor Design (Front Fence)

The deemed-to-comply criteria for ground floor design does not permit fences that front the street. The proposal includes the replacement of an existing front fence.

The existing front alfresco area is enclosed by a fence that is 2.95 metres in height with 1 metre being impermeable and a 3 metre wide gate for access to the public realm. The proposed fence does not change the overall height of the fence, or the portion of impermeable fencing, however, replaces the current vertical iron fencing to horizontal slat fencing and gate, including a 2.3 metre wide gate for access to the public realm. The proposed gate shall be required to provide visually permeable slatting to provide passive visual surveillance into the public realm. This can be implemented through a standard condition, which is incorporated into the conditions of approval. The proposed alterations to the alfresco are considered to result in an increased visual amenity impact of the existing lodging house, while assisting to reduce the level of noise pollution onto adjoining properties.

In this instance, as the use of the alfresco area will result in noise, it is considered that in this circumstance the front fence is supported. The front fence is considered to soften the impact of noise resulting from the existing use on the neighbouring lots due to the new materials and height. In addition, a condition shall be implemented to ensure that the portion of fence above 1.0 metres, as shown on the plans in **Attachment 2**, is visually permeable to continue to provide passive surveillance to the street.

Car Parking

The proposed use is not listed in the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements. As a result, the applicant provided a Parking Management Plan.

As the purpose of Spinners Backpackers is to provide and affordable option for temporary accommodation to tourists and visitors, it is likely that a majority of patrons do not have a private vehicle that would be parked onsite. In this regard, the City has not received any complaints with regards to parking associated with the existing use.

There are multiple high-frequency bus stops, including the free Transperth Cat bus, located within the 400 metre pedestrian shed (i.e. 5 minute walk) and Perth Train Station and Busport is located within 1 kilometre

of the subject site. In addition, any patron would also have access to taxi and uber services. The existing lodging house also provides a secure, lockable area to store bicycle, and end of trip facilities for visitors.

Although there is an increase in the number of patrons, it is not considered that there would be an increase in demand for private parking on-site, for the reasons above. As a result, it is considered that the proposed Parking Management Plan is consistent with the City's Non-Residential Development Parking Policy, and is supported.

Occupancy Limit

The application involves increasing the maximum occupancy from 48 to 64. To support that increase, the applicant has submitted a Management Plan, which is provided in **Attachment 3**, to address the following potential issues on adjacent properties:

- Control of noise;
- Complaints management;
- Security of guests;
- Control of anti-social behaviour; and
- Parking.

Noise, particularly noise as a result of amplified music equipment, is controlled by enforcing a noise curfew for all guests and by prohibiting the use of personal speakers within the premises (including the outdoor alfresco areas). The hostel will always have at least one employee on site to ensure that all rules are being followed by occupants and to respond to any queries from any neighbouring properties. The new management team have committed to a zero-tolerance policy for anti-social behaviour, with any breaches of the management plan resulting in your stay being terminated.

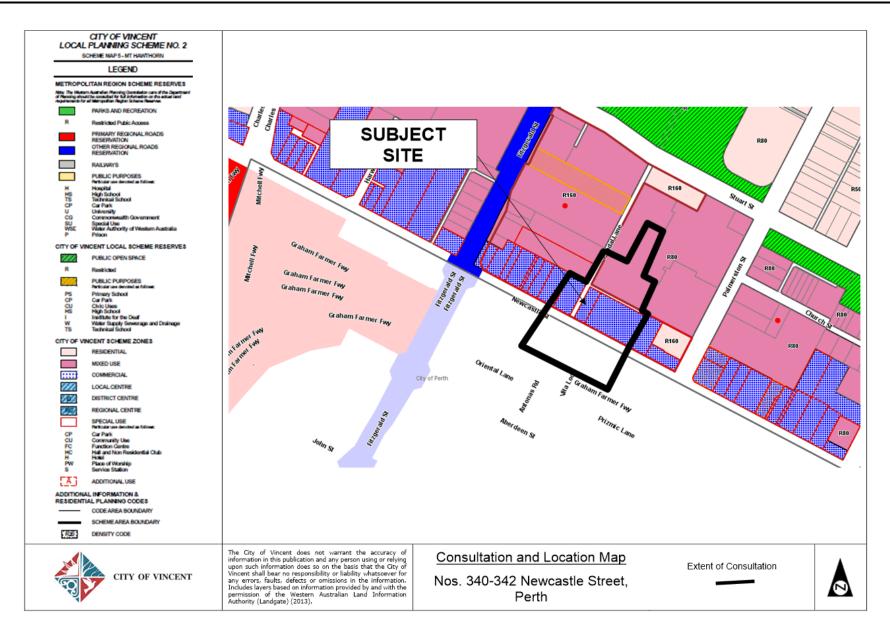
Landscaping

Whilst there is limited opportunity for additional landscaping to be provided on the site (due existing building footprint and the car parking area) the applicant has information regarding landscaping that is to be incorporated into the proposed outdoor living area. The applicant has suggested the provision of hardy species that require limited water supply and are able to withstand the hot, dry climate. Such species include Cocos, Golden Cane and Kentia palms. Vertical plantings of star jasmine will provide screening and contribute to the landscape amenity of the locality and the reduction of the urban heat island effect.

A condition of approval has been included for the submission of a landscape plan to identify the location of these plants, to be approved by the City prior to commencement of development.

Conclusion

The proposal is to increase the number of persons permitted at any one given time, enclose the rear alfresco area to include an additional two bedrooms and renovate the front alfresco area. Enclosing of the rear alfresco area and replacement of the existing fence along Newcastle Street is considered to reduce the impact of noise on the adjoining residential properties and the additional guest will not have a detrimental impact on the local area. As a result, the proposal is supported.







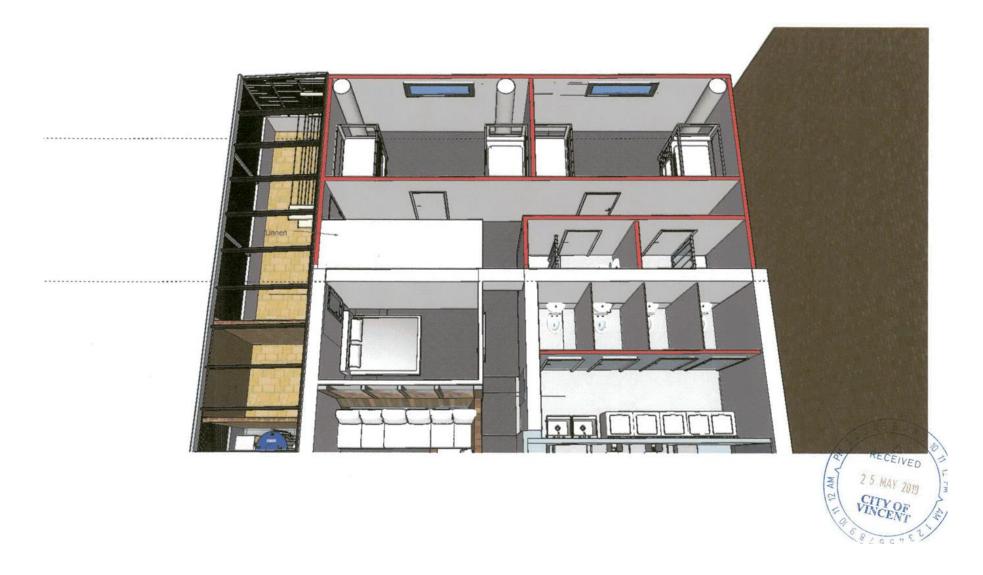


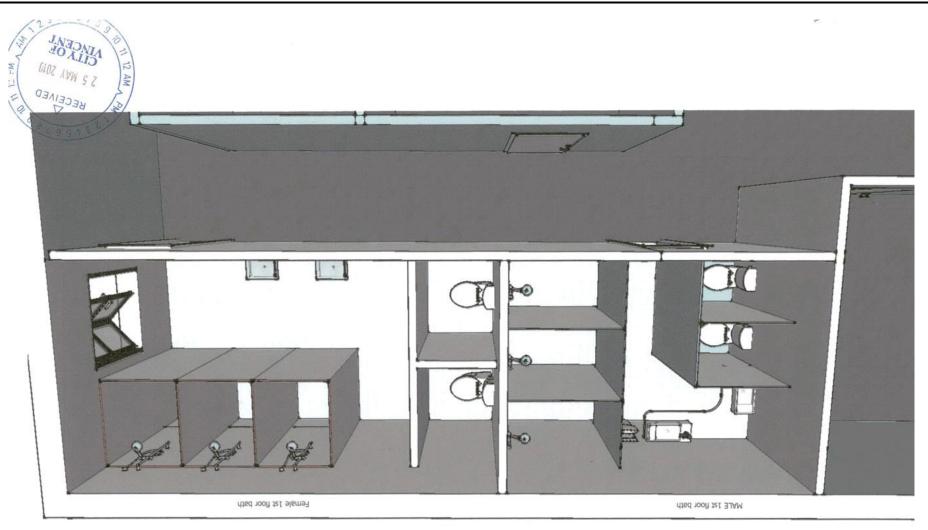




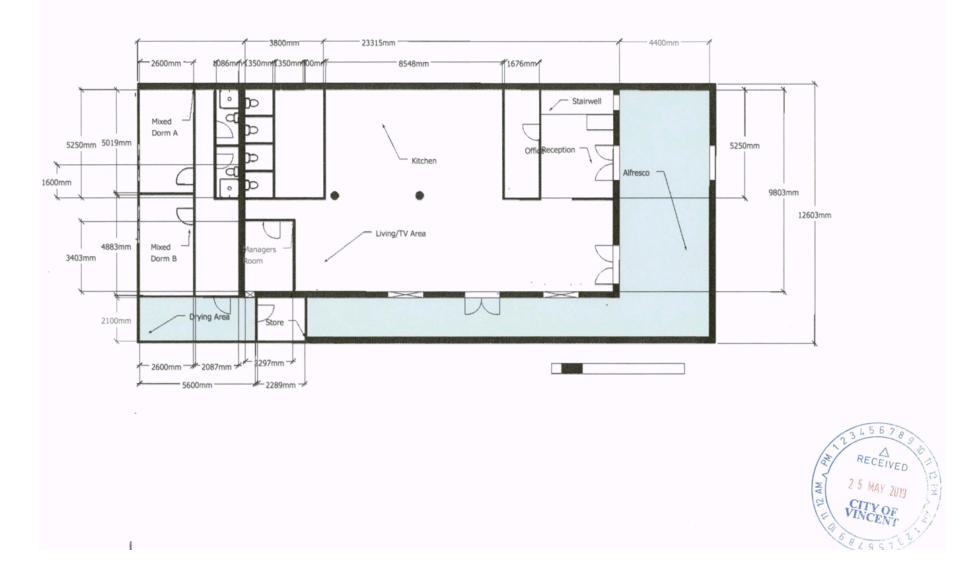


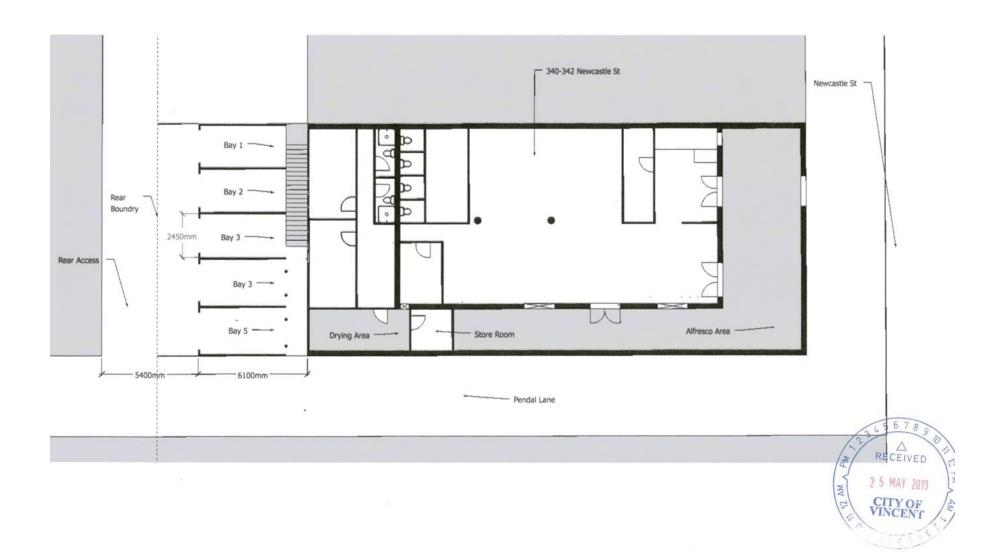


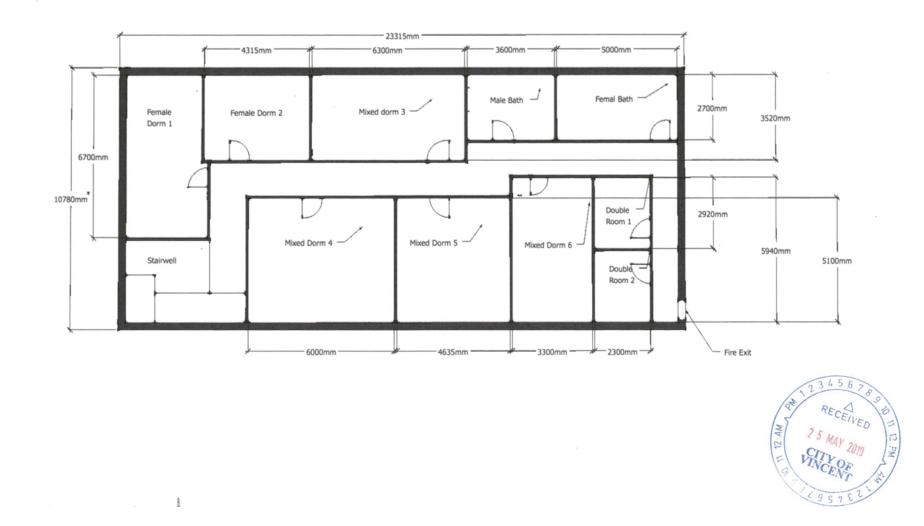


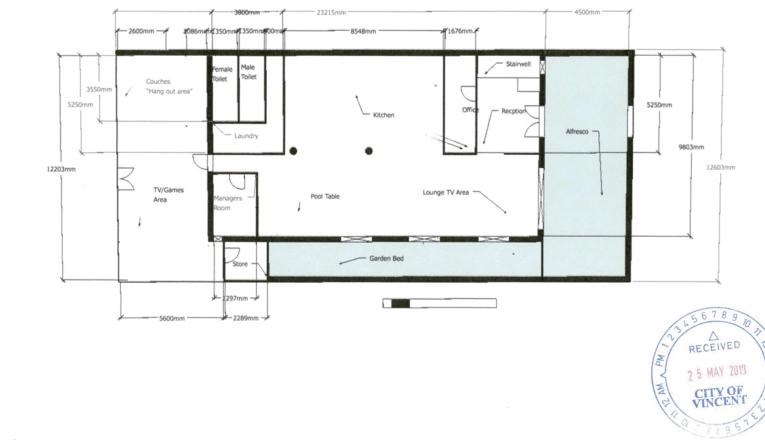












old .



The idea behind the new "Spinners Hostel"

Backpackers the world over are changing.

Out - Overcrowded, under-loved and unwelcoming backpackers.

In – Enjoyable bespoke hostels. The same community atmosphere, Combine with optional privacy and Facility's you wouldn't expect in a hostel.

The new Spinners will be the first of this new brand of hostels in Perth where not just the young come to stay.

Everything about the concept is generous – from the commercial sized kitchen to the oversized sofas in the oversized living / entertainment areas. From the purpose built out door dining space to the polished concrete day beds, from the individual computer nooks by each bed to the built in bathroom hairdryers – Spinners is the new generation of backpackers.

We're creating an environment that guests look forward to coming home to.





Scope of works:

By completing the below works we will increase our capacity from 48 to 64 beds and at the same time provide a more generous and enjoyable living environment for our guests.

A pivotal part of this will be conversion of the second TV area on the ground floor into two new "family" dorms with new adjacent bathrooms The two existing 1st floor bathrooms and ground floor toilets as well as the Laundromat will also be reconfigured to more than double the existing number of toilets, showers and laundry facility's.

-Increase ratio of Toilet facilities 4 Male Toilets 4 Female Toilets 2 Unisex Toilets

3 Male Showers3 Female Showers2 Unisex Showers

All bathrooms fully renovated. New tiles, toilet and shower partitions, sinks, tapware mirrors and paint

-Additional Laundry facilities 3 Washing Machines 2 Dryers Large allocated out door drying area



-Kitchen

New floor coverings throughout All new stainless countertops, benches and sinks New range hoods and extraction 25 seat polished concrete communal dining table Allocated dry food store (1per bed) Addition communal Fridge space All new appliances, cookware, crockery and cutlery Repaint throughout

-Living Area

Custom built 20-seat couch Allocated lap top areas with charging/USB stations Replacing living area doors and windows for improved airflow and natural light Replace all carpet and floorcovering Repaint throughout

-Reception

Automatic security front gate and doors for improved security and functionality New polished concrete floors and reception desk Latest booking and check in technology with 24hr check in available

-Dorms and private rooms

New Privacy bunks with inbuilt charging and nightlight station Custom built Backpack storage for each bunk Replacing all skylights to enable natural airflow and light into every room New carpets throughout Custom daybeds and dressing tables in every room New electronic card system for improved security

-Alfresco Area

3 completely independent out door living/dining areas Replacing old roof structure and fencing to increase privacy, security and light News built in daybeds and dining table Comprehensive front garden with communal herb garden New outdoor fans, misting system and electric heaters Replace existing paving Allocated Smoking and Non-smoking areas





Under the new Spinners Hostel management system we have addressed and will be implementing strategies that address the 5 points The Planning Department addressed.

1.Controll of noise

A key part of the reconfiguration of the hostel was moving the "chillout area" where guests are encouraged to socialize from the rear of the building to the internal common area and alfresco area fronting Newcastle st. This will ensure the noise is contained within the hostel and away from the apartments at the rear of the premises. Additionally we are installing a sound system that will be controlled exclusively from the main office ensuring the volume and noise curfew of 9pm -8am will be heeded at all times .

2.Complaints management procedure

As we will have a manager on call 24hrs a day guests are encouraged to come to the staff if they have any complaints or quires during their stay with us. There is an intercom system being installed at the front gate linked to the reception that will give anyone outside of the hostel the opportunity to talk directly with the onsite manager.

3.Security of guests

We have a comprehensive CCTV system monitoring the hostel 24hrs a day with a live feed to the main office where the onsite manager will be located. The new locked front gate will provide additional security to the guests and insure that only guests with keys or registered visitors have access to the hostel and outdoor alfresco areas. All visitors will be asked to sign in at the reception desk upon entry to the hostel.

4.Control of anti-social behavior

As a family owned and operated hostel Spinners has always prided it self on proving a safe, friendly and enjoyable atmosphere for its guests. At check-in all guests are given a quick orientation of the hostels features, facility's, fire procedure and what is required of them as a guest at Spinners. They are asked to sign a form stating they will adhere to our terms and conditions of stay and acknowledge there is a zero tolerance policy for antisocial behavior. Failure to do so may result in your stay being terminated.

5.Parking

The vast majority of our guests arrive by foot and will not require assistance with parking. However we will have 4 toll free bays provided at the rear of the premises that guests are welcome to use those 24hrs a day. If they are looking for alternative parking we will provide directions to the nearest available car park facility's of which there are several within a few hundred meters.

PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applic	ant Details
Name:	Joel Medalia
Address:	100 Broome ST Highgate
Phone:	Landowners details concealed for
Email:	privacy.
Applicant Signature:	Jul Mi.

Property Detail	<u>s</u>
Lot Number:	
Address:	340-342 Newcastlest Northbridge.

Parking Allocation		
Total Number Car Parking Spaces:	5	
Total Number Short Term Bicycle Parking Spaces:	12	
Total Number Long Term Bicycle Parking Spaces:	12	an a
Total Number Other Bays:	-	

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
	Staff	24 Hrs	1	2	-
	Customers	24 Hrs	4	10	-

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	Other			
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Alternative Transport:

Transport Option	Type & Level of Service
Public Transport	
Train	15 Minute walk to PertL Tran Station.
Bus	blue & black cat buses, 950, 10L 103, 42, 55 Leave at 6 minute intervals from Newcastle st or within 4 minute walk
Pedestrian	
Paths	FOOTPATL access to Perth CBD
Facilities	Full Shower Facilitys on site
Cycling	
Paths	Rulin arterys in PerTL
Facilities	anter¶agina Aterna
Secure Bicycle Parking	Lockable bike Storage
Lockers	assigned Lockers For all guests
Showers/Change Roor	"full Shower Facilitys

Page 2 of 3

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	-		
Off Street Parking	5	Rear of building	-

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Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
Noise	
There have been occasions when neighbours have had to contact the City of Vincent due to ongoing excessive noise from occupants. Particularly from the rear open living area. Noise issues have been resultant from loud music and lighting equipment set up in the rear open living area, and occupants using tools to work on vehicles and caravans.	 The application has been submitted due to a change in ownership of Spinners Backpackers, and a resultant change in vision for the operation and type of occupants it will attract. The applicant has submitted a Management Plan as part of the development application which makes the following notes regarding noise: The reconfiguration of the lodging house removes the rear open living area and having one dedicated open living area facing the street. This has been done to move the noise away from the apartments at the rear of the lodging house; In addition to the relocation of the open living area, the materials for the proposed fencing provide additional buffering of noise that may impact on surrounding properties; and There is one sound system to be installed, and permitted, and is controlled by employees with no music being permitted after 9:00pm. In addition, the lodging house, regardless of the number of occupants permitted, is required to comply with the maximum noise levels prescribed under the <i>Environmental Protection (Noise) Regulations 1997</i>. If any neighbour is aggrieved by the level of noise produced at the lodging house, a complaint can be made to the City's Health Services team to determine if compliance with the Regulations 1997 is being achieved.
Anti-social behaviour There have been occasions when neighbours have had to contact the police department due to anti-social and unacceptable public behaviour from occupants.	 The application has been submitted due to a change in ownership of Spinners Backpackers, and a resultant change in vision for the operation and type of occupants it will attract. The applicant has submitted a Management Plan as part of the development application which makes the following notes regarding anti-social behaviour: All guests are provided with and required to sign a code of conduct (terms and conditions of stay) condoning any anti-social behaviour; There is now an enforceable zero tolerance policy to any guest that contravenes these terms and conditions, which results in their stay being terminated; and An employee will be on-site at all times, ensuring any complaint can be made directly to Spinners Backpackers management via telephone or through the intercom installed at the gate facing Newcastle Street. Should any neighbour feel aggrieved by any behaviour of a guest of the lodging house, and do not wish to contact Spinners Backpackers directly, it is recommended that they contact the police department.

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Comments Received in Objection:	Officer Technical Comment:	
Parking Cars often block the laneway.	The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements does not prescribe a minimum parking requirement for lodging house or an alternative land use that accurately reflects the existing backpackers, a Parking Management Plan was required as part of the application. There are five parking bays at the rear of the property, accessed via the laneway. These bays are primarily for staff, as the guests are expected to be not be residents of Perth, and therefore, it is considered unlikely that majority of guests utilise private vehicles. The submitted Parking Management Plan notes the various alternative forms of transport, including:	
	Walking;Cycling; andPublic transport.	
	These forms of transport are complimented by secure lockers for bicycles and end of trip facilities for all guests. In addition, the subject site is located within 400 metres of a high frequency bus stop and 800 metres of Perth train station, the central station for all train networks within the Perth Metropolitan Region. Promotion of these alternative transport options reflect the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements. As such, Officer recommendation is to approve the submitted Parking Management Plan.	
	Any guest are able to utilise on-street parking provided by the City of Vincent, should it be done in accordance with the relevant time restrictions and/or with payment of the associated fee. Should any neighbour be aggrieved due to any car contravening the relevant parking requirements, or due to cars blocking the laneway, they may lodge a complaint with the City's Ranger Services, who are responsible for the enforcement of the City's Parking and Parking Facilities Local Law.	

Summary of Submissions:

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 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 5, 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. 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.
- 4. Any new signage that does not comply with the City's Policy No. 7.5.2 Signs and Advertising shall be subject to a separate Development Application and all signage shall be subject to a Building Permit Application, being submitted and approved prior to the erection of the sign.
- 5. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

9.6 NO. 440 (LOT: 12-15; STR: 60424) WILLIAM STREET, PERTH - CHANGE OF USE FROM OFFICE TO EDUCATIONAL ESTABLISHMENT

TRIM Ref:	D18/95674		
Author:	Andrea Terni, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	 Attachment 1 - Consultation and Location Map 1 2 Attachment 2 - Development Plans 1 2 Attachment 3 - Development Application Supporting Information 1 2 Attachment 4 - Parking Impact Statement and Management Plan 1 2 Attachment 5 - 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 development approval for a Change of Use from Office to Educational Establishment at No. 440 (Lot: 12-15; STR: 60424) William Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

- 1. Use of Premises
 - 1.1 The area shown as 'Educational Establishment' on the approved plans shall be used in accordance with the definition of 'Educational Establishment' as defined by the City's Local Planning Scheme No. 2;
 - 1.2 The maximum number of persons attending the Educational Establishment at any one time shall be limited to 56 persons; and
 - 1.3 The hours of operation for the Educational Establishment shall be limited to the following times:

Monday to Friday – 8:00am to 8:00pm;

2. Parking Management Plan

A Parking Management Plan setting out the parking management strategies for the development to the satisfaction of the City shall be lodged with and approved by the City prior to the use or occupation of the development. The Parking Management Plan shall detail the measures to be implemented to inform and encourage all students of alternative means of transport to the site including public transport, cycling and walking;

3. Signage

Any new signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Development Application and all signage shall be subject to a Building Permit application, being submitted and approved prior to the erection of the signage; and

4. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from Office to Educational Establishment at No. 440 William Street, Perth (the subject site).

PROPOSAL:

The application seeks approval to change the use of the subject premises from Office to Educational Establishment. The Educational Establishment is proposed to operate on the third floor of the existing five-storey mixed use building and will provide one to two year vocational educational training courses in English and business, catering for overseas students on student visas. The educational establishment will have six employees, accommodate up to 50 students and operate from 8:00am to 8:00pm, Monday to Friday. The application proposes to use 10 car parking bays which are dedicated to the premises. No external alterations or additions are proposed to the existing building as part of this application, with the internal fit out alterations being limited to the third floor.

BACKGROUND:

Landowner:	Perfect Time Pty Ltd
Applicant:	Pinnacle Planning
Date of Application:	21 May 2018
Zoning:	MRS: Urban
	LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Office
Proposed Use Class:	Educational Establishment
Lot Area:	975m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located on William Street between Brisbane Street and Robinson Avenue. The site is occupied by a single building, as shown on the location map included as **Attachment 1**. The site is bound by an office building to the north, an eating house and unlisted use (nightclub) to the south and a mixed use development to the rear. Directly opposite William Street, the subject site abuts the heritage listed Perth Mosque and a current vacant lot.

The subject site and surrounding area fronting William Street is zoned 'District Centre' whilst the adjoining properties to the rear of the site are zoned 'Mixed Use' with a density coding of R80 under the City's Local Planning Scheme No. 2 (LPS2).

On 11 May 2010, Council approved a mixed use development on the site, which involved a four-storey commercial building comprising four shops, 10 offices and associated car parking. The proposal provided a surplus of car parking for the site of 5.06 car parking bays.

On 18 December 2012, Council approved a subsequent development application for a fifth storey comprising four multiple dwellings.

Since construction of the site in 2013, a number of change-of-use applications have been approved and have resulted in sufficient car parking bays onsite.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2 and the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		\checkmark

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Parking & Access		\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	Educational Establishment "D" Use	
Parking and Access		
Deemed-to-Comply Standard	Proposal	
Policy No. 7.7.1 – Non-Residential Development Parking requirements		
Car bays		
To be determined by the City on a site specific Parking Management Plan	Parking Management Plan included and 10 car parking bays dedicated to the premises	
Bicycle Bays		
To be determined by the City on a site specific Parking Management Plan	Parking Management Plan included and 9 bicycle racks provided on-site	

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days from 11 June 2018 to 24 June 2018. The method of consultation being 132 letters mailed to all owners and occupiers adjacent to the site, as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

No submissions were received during the 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;
- 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.

Delegation to Determine Applications:

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

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The subject site and surrounding area is zoned District Centre under the City's LPS2. The immediate vicinity surrounding the subject site is characterised by a mix of residential and commercial uses. The properties directly adjacent the subject property on William street include the Perth Mosque, which also incorporates a shop to an existing building within the lot, an office building to the north, an eating house and unlisted use (nightclub) to the south and a mixed use development to the rear.

The Educational Establishment is consistent with the commercial nature of the subject site and is considered appropriate to the local area given the use caters towards overseas students who are on student visas. The locality is central and well serviced by public transport with the Perth train station being approximately 900 metres from the subject site. Given the context of the subject site and the proposed operations, the Educational Establishment is considered to be consistent with the objectives of the District Centre zone, which envisions development to be of a community focus point for people, services, employment and leisure that are highly accessible and to ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport.

Car Parking

The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirement requires the car parking for an Educational Establishment to be determined by the City on a site specific Parking Management Plan.

The applicant has confirmed that the site currently accommodates 37 car parking bays (including one ACROD car parking bay) and that 10 car parking bays are to be dedicated to the subject Educational Establishment. The applicant has confirmed that the on-site car parking bays are available for both staff and students, who wish to pay for a car parking space. As such, arrangements will be made with the staff and students who request to occupy a car parking bay in order for them to gain access to the car parking bays on site.

The applicant has provided a Parking Management Plan which provides detail of alternative transport measures to access the subject site. The existing mixed use development provides an end of trip facility which incorporates six bicycle racks, a shower facility, a changing room and secure lockers, and is accessible from the car parking area of the development. The applicant has confirmed that prior arrangements will be made with the students and staff who wish to use the internal bicycle bays and end of trip facilities to allow for access

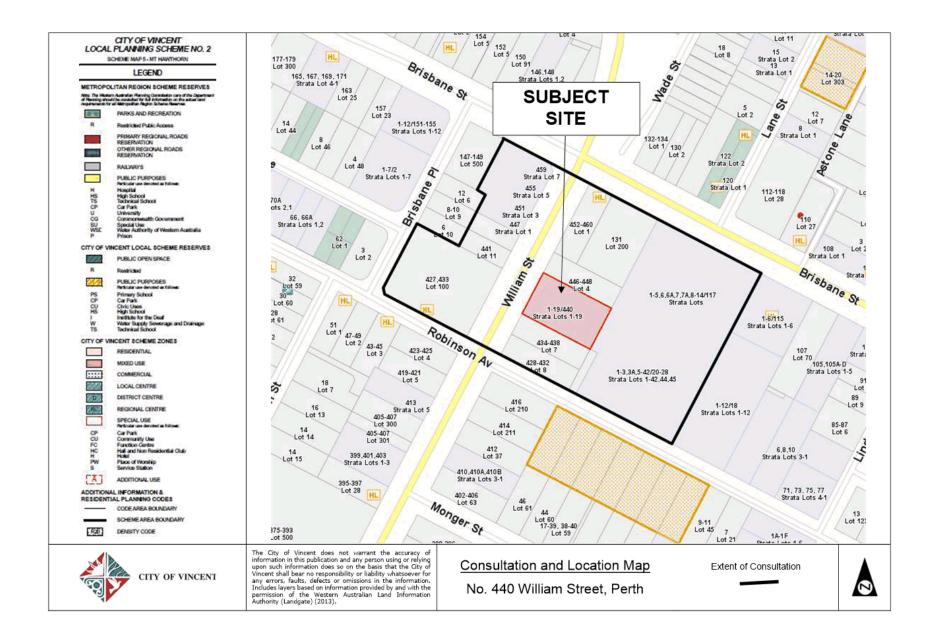
and use. An additional three bicycle racks are located at the front entrance of the subject site adjacent the vehicle entrance of the building, which is easily visible and accessible for the public. It is noted that additional bicycle racks are also available for the public in the verge areas in close vicinity of the subject property.

In addition to the bicycle bays, the submitted report outlines the subject site has access to public transport and is located approximately 900 metres or 12 minute walk from the Perth train station, approximately 160 metres or 3 minute walk to a high frequency bus route (Brisbane Street) and approximately 500 metres or 8 minute walk to Aberdeen Street where the blue cat bus operates. The site is well situated to allow for on street car parking which is available directly adjacent the subject site from Brisbane Street to Robinson Avenue. The on street car parking requires the payment of a fee and is available for parking vehicles at all hours. In addition to on street car parking, the site is located in close vicinity to off street public car parking areas, including the City of Perth State Library public car park which is approximately 600 metres from the subject site and accommodates 607 regular car parking bays, 7 disability car parking bays and 14 motor cycle bays. The site is also approximately 450 metres from the Brisbane Street car park which accommodates 214 car parking bays.

Given the central location of the subject site, the availability of both public transport facilities and car parking in the surrounding area and the submitted parking management plan, it is considered that the available car parking and bicycle parking arrangement onsite is sufficient to manage the car parking requirements of the Educational Establishment whilst also promoting alternative modes of transport, which is consistent with the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirement.

Conclusion

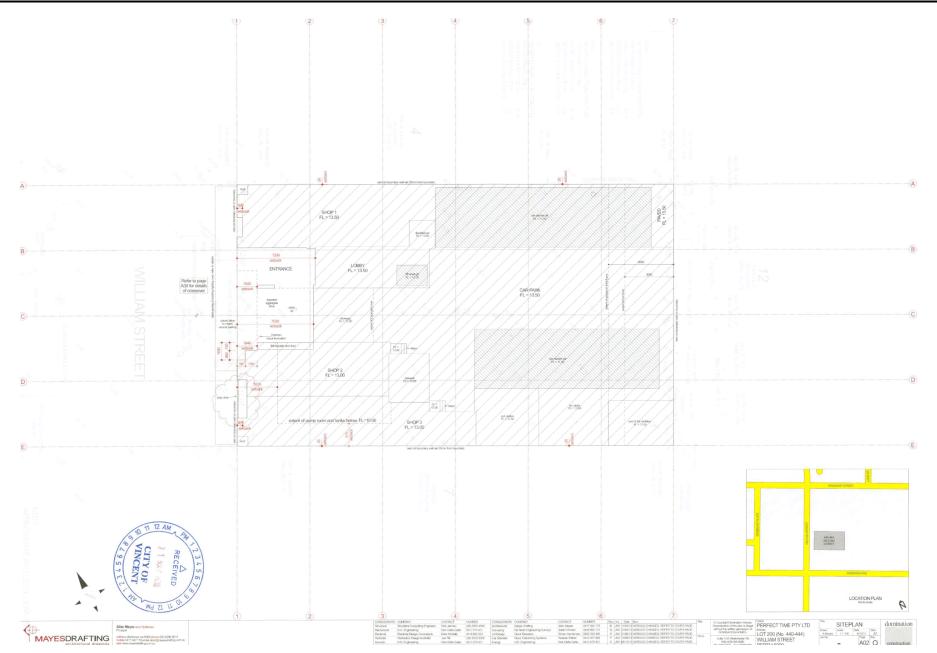
The proposal is considered to be an appropriate use of the site and compatible with the mixed use nature of the area. It is recommended the development is approved subject to conditions.

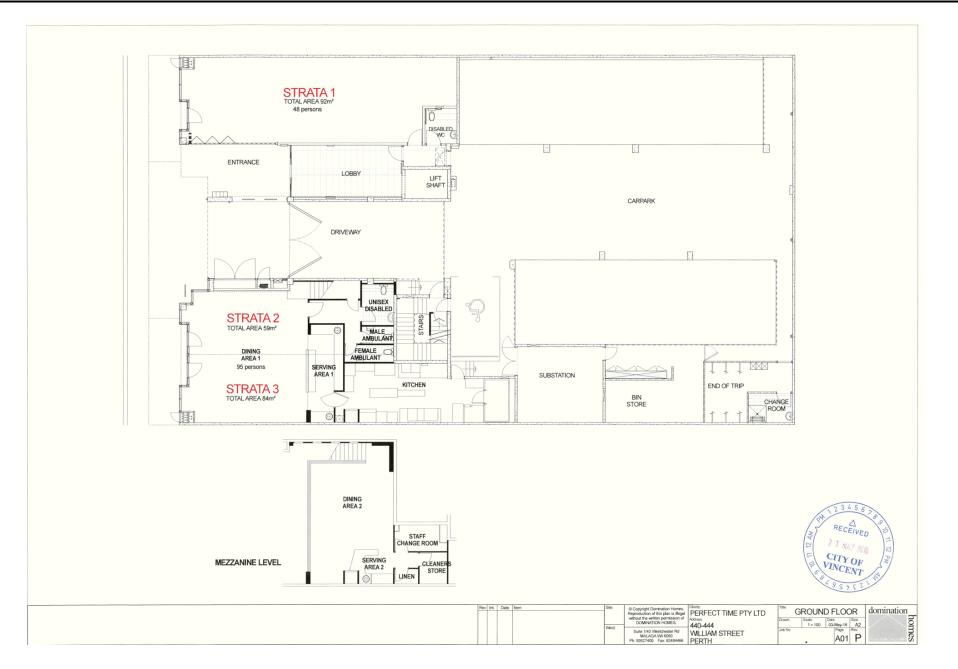


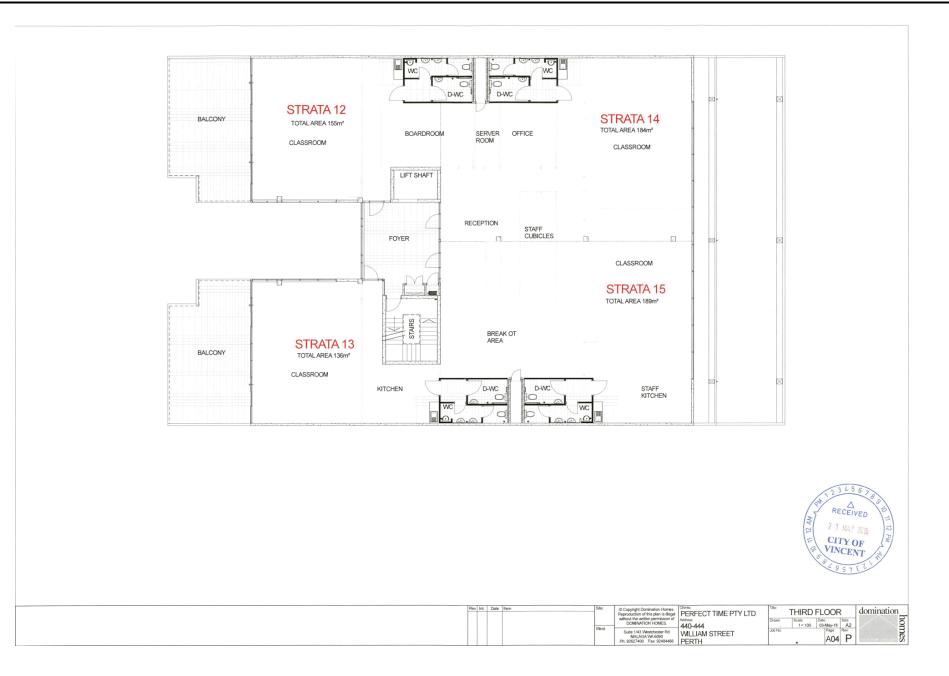


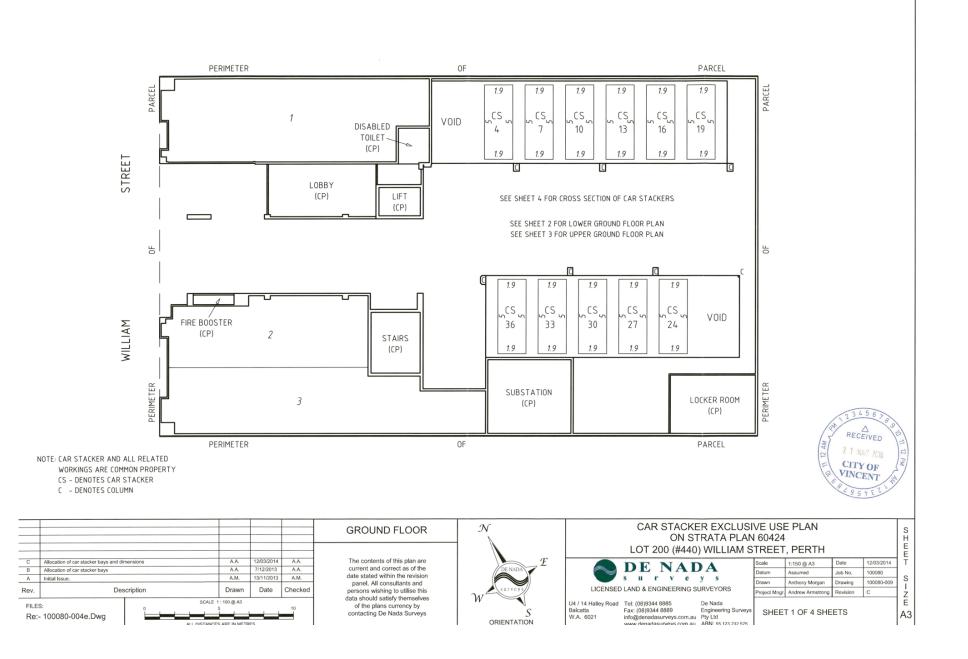
ORDINARY COUNCIL MEETING AGENDA

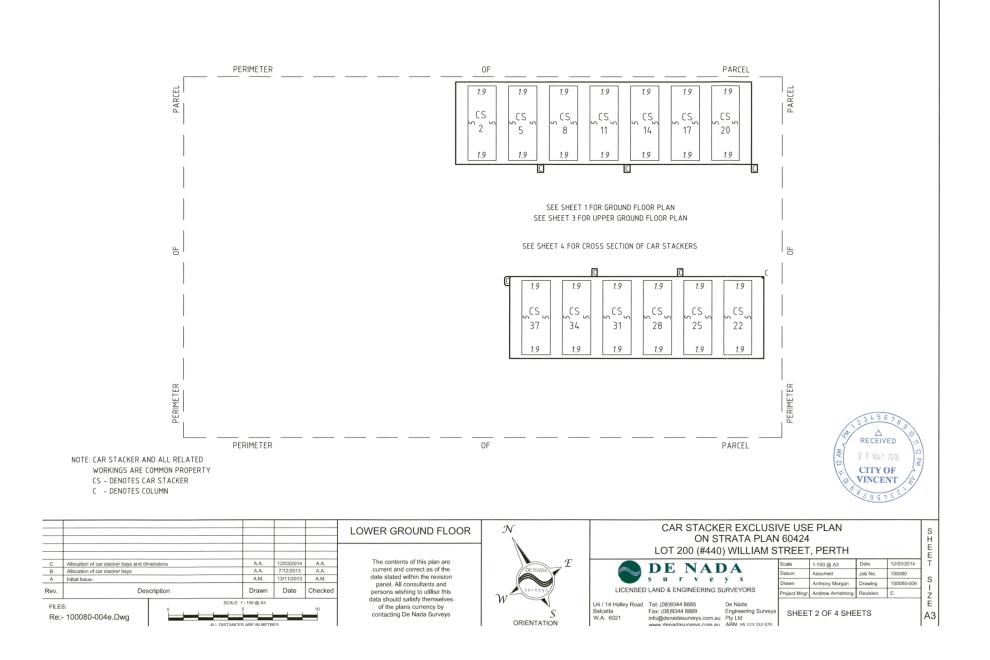
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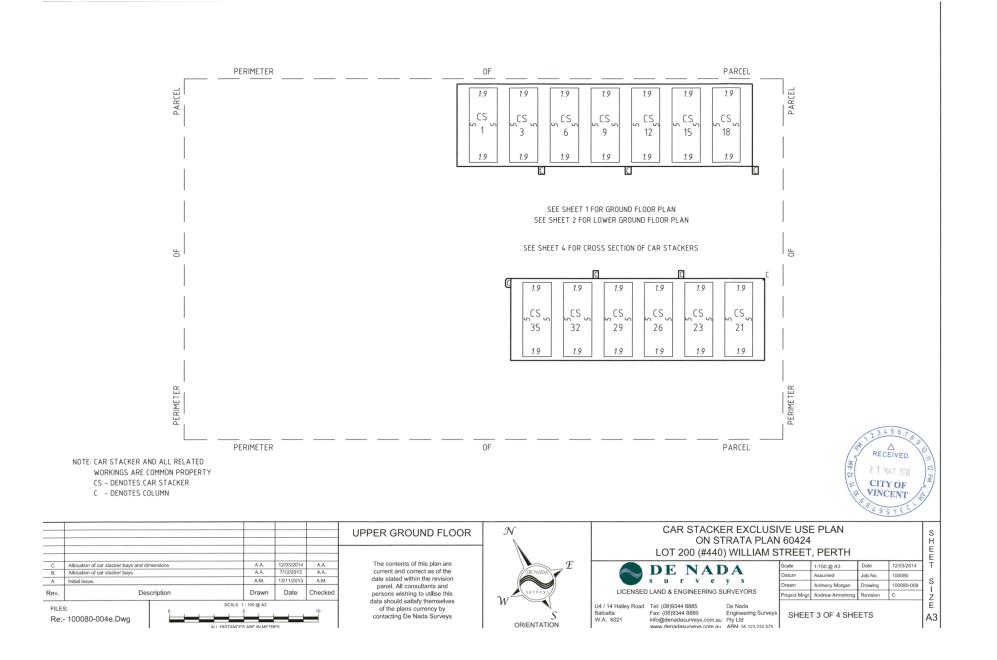












18 May 2018



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

Attention: Planning Services

Dear Sir/Madam

Development Application – Change of Use from 'Office Building' to 'Educational Establishment' Lots 12-15 on Strata Plan No. 60424 at Lot 200 (Units 42, 69, 71, No. 440) William Street, Perth

Pinnacle Planning acts on behalf of the Landowner of the above site, who are seeking approval for the subject proposal.

We are instructed by our Client to prepare and lodge a change of use application at Lots 12-15 on Strata Plan No. 60424 at Lot 200 (Units 42, 69, 71, No. 440) William Street, Perth (subject site). To enable the Application to progress, please find attached the following:

- A completed and signed City of Vincent Application for Development Approval Form;
- A Parking Impact Statement and Management Plan;
- A copy of the Certificates of Title;
- A copy of the strata plan; and
- > Three (3) hard copies and one (1) electronic copy of the plans for the proposal.

DESCRIPTION OF PROPOSAL

The subject site is located within a five-storey mixed-use building, incorporating an educational establishment, office space, medical consulting rooms, eating houses and four residential apartments.

This application proposes a change of use of the third-floor 'Office Building' land use to the 'Educational Establishment' land use. The proposed tenant provides one- to two-year vocational educational training courses in English as a Second Language and Business, catered towards overseas students on student visas. Operations would include several educators providing training to classrooms of students, as well as administration staff.

The proposal does not include any physical works to the exterior of the building, other floors, or parking provisions. The only physical works proposed are internal fit-out alterations on the third floor in order to facilitate the educational land use. This would involve the segmentation of the current open-plan office space into four (4) classrooms, a boardroom, server room, office, reception, staff cubicles, break out area, kitchen and staff kitchen. The foyer, stairwell, bathrooms and balconies will remain as per the original plans.

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TOWN PLANNING FRAMEWORK

Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (MRS), the subject site is zoned 'Urban'. There are no reservations under the MRS affecting the site.

City of Vincent Town Planning Scheme No. 1

The subject site is zoned 'Commercial' under the City of Vincent (City) Town Planning Scheme No. 1 (TPS1). The 'Educational Establishment' is an 'AA' use under the TPS1 Zone Table, allowing it to be approved at the discretion of Council.

The operations of the establishment will include administrators, and several educators attending to comparatively large classrooms of students. The third floor is currently approved as an 'Office Building' use, which is highly similar to the proposed land use with respect to the number of people occupying the space and the nature of operations. It is therefore also similar with regard to external impacts; particularly acoustic outputs, parking and surrounding foot traffic.

As the proposal is regarding changes to the third floor only, the land uses throughout the other four floors will not change. The proposal therefore relates to a relatively small percentage of the overall building, and as such will not significantly alter the operations of the building or its amenity impact on the surrounding locality.

We also note that there are no physical works proposed, with the exception of minor internal fit-out alterations, and therefore TPS1 General Development Requirements are not applicable to this application.

Given the similarities between the current and proposed land uses and their containment to a single floor, it is evident that the proposal will be entirely compatible with the surrounding land uses and will not disturb the established amenity of the locality.

City of Vincent Planning Policy No. 7.7.1 Non-Residential Development Parking Requirements

The City's Planning Policy No. 7.7.1 Non-Residential Development Parking Requirements (LPP7.7.1) sets out the parking requirements for non-residential development, and also includes the provisions for a Parking Management Plan, where required. This policy is addressed in detail in the attached Parking Impact Statement and Management Plan (Statement).

As discussed in the Statement, we would anticipate a similar or reduction in the need for parking in comparison to office land uses, due to low staff to student ratios, student demographics, and internal fit-out modifications. Further, all students will have access to adequate cycling, pedestrian, public transportation and public parking services and facilities. The proposal will therefore not create a need for altered parking provisions or management strategies.

CONCLUSION

Taking the above points into account, the following conclusions are evident:



- The proposal is for a change of use of a single floor within a five-storey development, from 'Office Building' to 'Educational Establishment';
- There are no physical works proposed, with the exception of minor interior fit-out alterations;
- The current and proposed uses are highly similar in nature and in respect to external impacts, including personnel numbers, acoustic output and parking;
- The proposal will result in an anticipated similar or reduced need for parking, given the low ratio of facilitators and educators to students, who are unlikely to drive to the subject site;
- The proposal is confined to one of five floors, mitigating the impact of any proposed changes; and
- The proposal will therefore not disturb the established amenity.

As such, we contend that the proposal is consistent with the locality and should be supported, and seek that the City of Vincent issue planning approval for the proposal in a timely manner.

Should you wish to discuss the above in further detail, please do not hesitate to contact the undersigned.

Yours faithfully

PINNACLE PLANNING

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BELLE SMITHIES

Encl.

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18 May 2018





PARKING IMPACT STATEMENT AND MANAGEMENT PLAN

Development Application – Change of Use from 'Office Building' to 'Educational Establishment' Lots 12-15 on Strata Plan No. 60424 at Lot 200 (Units 42, 69, 71, No. 440) William Street, Perth

Pinnacle Planning acts on behalf of the Landowner of the above site.

This Parking Impact Statement and Management Plan has been compiled to provide supplementary information in relation to parking, for the development application at Lots 12-15 on Strata Plan No. 60424 at Lot 200 (Units 42, 69, 71, No. 440) William Street, Perth (subject site).

We note that the current parking provisions for the building and its currently approved uses have been deemed acceptable by the City of Vincent (City), through the previous planning approvals and payment of cash-in-lieu.

This report therefore addresses any potential change in demand for parking based on the proposed land use change of a portion of the building from 'Office Building' to 'Educational Establishment', and seeks to determine whether the current parking provisions and management are adequate.

DESCRIPTION OF PROPOSAL

The subject site is located within a five-storey mixed-use building, incorporating an educational establishment, office space, medical consulting rooms, eating houses and four residential apartments.

The proposal seeks a change of use from 'Office Building' to 'Educational Establishment'. The proposed tenant provides one- to two-year vocational educational training courses in English as a Second Language and Business, catered towards overseas students on student visas. Operations would include several educators providing training to classrooms of students, with relatively low educator to student ratios. The space also facilitates administration staff, a boardroom, server room, kitchens and a breakout space.

The proposal does not include any physical works to the exterior of the building, other floors, or parking provisions. The only physical works proposed are internal fit-out alterations on the third floor in order to facilitate the educational land use.

PARKING POLICY PROVISIONS

The City's Planning Policy No. 7.7.1 Non-Residential Development Parking Requirements (LPP7.7.1) sets out the parking requirements for non-residential development, and also includes the provisions for a Parking Management Plan, where required.

Clauses 2 and 3 of LPP7.7.1 sets out provisions for car and bicycle parking, respectively. Both clauses direct to Table 1, which outlines the required number of car and bicycle bays for various land uses.

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TOWN PLANNING

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The table does not include the 'Educational Establishment' use, however, and instead notes that the parking provisions for any land use not outlined in the table are to be determined on a site-specific Parking Management Plan, which is detailed below.

We confirm that all other provisions within Clauses 2 and 3, such as the design of parking spaces and the provision of end-of-trip facilities, have already been dealt with through the previous planning approvals, and are acceptable.

We anticipate a reduced parking demand from the proposed use in comparison to the current office use. Firstly, as an office is generally occupied largely by staff, with few visitors, parking would be required for a large percentage of those occupying the space. In contrast, the proposed operations would include a small number of administrative staff and educators, who would require parking, with the remainder of the occupants being students, resulting in a low educator to student ratio.

The courses provided include English as a Second Language and Business, and are catered towards international students on student visas. It is therefore not expected that many students would have access to private vehicles, instead opting to utilise public transport. For the few students who do wish to drive to the premises, there is ample public on- and off-street parking both directly adjacent to the premises and in the surrounding locality.

Further, the minor internal fit-out modifications proposed in order to facilitate the educational land use includes the segmentation of the space, and creation of a number of spaces which would be seldom used. These include a boardroom, server room, break out space and two kitchens. In comparison to the current office space, the proposed configuration has a much smaller overall occupant capacity, further reducing the demand for parking.

Given the above, it is clear that the proposed change of use would result in a similar or reduced parking demand. Further, any additional visitors to the site will be adequately serviced by the surrounding public transport and public parking. It is therefore evident that additional parking provisions are not required.

PARKING MANAGEMENT PLAN

Appendix 2 of LPP7.7.1 sets out the Parking Management Plan framework, outlined below where applicable. We note that parking provisions for the development as currently approved have been fully justified and approved by the City, and therefore this management plan primarily addresses the proposed 'Educational Establishment' use and has been modified in areas to reflect this.

Parking Allocation:

Table 1 - Parking Allocation		
Total Number Car Parking Spaces:	37 bays (including 1 ACROD bay)	
Total Number Short Term Bicycle Parking Spaces	0 biovolo rocks	
Total Number Long Term Bicycle Parking Spaces	9 bicycle racks	
Total Number Other Bays: n/a - serviced via laneway		

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Alternative Transport:

	Table 2 - Alternative Transport			
Transport Option Type & Level of Service				
Public Transport				
Train	Approximately 800m or 12-minute walk to/from Perth Train Station.			
Bus	Approximately 160m or 3-minute walk to/from Brisbane Street After			
	Lindsay Street Bus Stop – services bus routes 16 (Perth Busport to			
	Dianella) and 60 (Elizabeth Quay to Morley);			
	Approximately 500m or 8-minute walk to/from Aberdeen Street Blue			
	CAT Bus Stop 8 (Elizabeth Quay to Northbridge).			
Pedestrian				
Paths	Good quality footpaths on both sides of road, well-shaded by trees and			
	awnings.			
Facilities	End-of-trip facilities and washrooms.			
Cycling				
Paths	Forbes Road and its east-west connections, 130m south is identified as			
	a Good Road Riding Environment by Perth Bicycle Network;			
	Perth Bicycle Network Shared Path located 800m south; a well-			
	connected route throughout Perth.			
Facilities	Separate end-of-trip facilities room for building occupants, adjacent to			
	the carpark.			
Secure Bicycle Parking	Secure bicycle parking located adjacent to carpark in the end-of-trip			
	facilities area, in addition to three bicycle racks adjacent to the			
	entrance to the development.			
Lockers	Secure lockers located within the end-of-trip facilities area.			
Showers/Change Roon	Shower and change room located within end-of-trip facilities area.			

Public Parking:

Table 3 - Public Parking				
Parking	No. Marked Spaces	Location	Parking Restrictions	
On-Street	18 spaces	Directly adjacent to subject site,	Available 24/7;	
		from Brisbane Street to	Paid Parking.	
		Robinson Avenue (50m in each		
		direction from subject site)		
Off-Street	607 regular bays;	CPP State Library, 15 Francis	6am – Midnight;	
	7 disability bays;	Street, Northbridge (400m/8-	Paid Parking.	
	14 motorcycle bays.	minute walk)		
	Unlisted	Wilson Tyne Square, 154	24/7 Open Air Parking;	
	1	Newcastle Street, Northbridge	7am – 8pm Monday to	
		(400m/8-minute walk)	Thursday;	
			7am – 10pm Friday;	

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			7am – 6pm Saturday to
			Sunday;
			Paid Parking.
L	Jnlisted	Wilson Northbridge Central, 6-8	Available 24/7;
		Errichetti Place, Northbridge	Paid Parking.
		(400m/7-minute walk)	

With regard to public parking, we note that many more on-street and off-street parking bays are available outside the selected vicinities. The distances used were selected in order to demonstrate the high number of available bays in such a small vicinity.

The subject site is located in a well-established commercial and retail precinct, in close proximity to the Perth CBD. As such, there is an abundance of street parking on nearly all nearby streets, and a number of off-street parking locations.

Parking Management Strategies:

The car parking incorporated into the development is already being managed effectively, and has been for many years with no internal or external parking or traffic issues being generated.

Parking is provided via car stackers, which are working efficiently and effectively. The nature of the land uses within the building are such that parking is largely only required for residents, and staff, many of who spend the full day at the premises. The use of car stackers is therefore a practical choice, and through effective management and allocation has not created any parking issues.

The change of use of the third floor from 'Office Building' to 'Educational Establishment', firstly, is a minor one. This space occupies only a small percentage of the building, and therefore does not have the capacity to significantly alter parking demand for the building as a whole.

Secondly, as discussed above the establishment will require only a small number of educators and administrative staff will occupy the space, with the majority of students being international, and therefore unlikely to utilise private vehicles as their primary mode of transportation. There are extensive public transport options in the nearby area for these students; and for the small percentage of students who do wish to drive, ample public on- and off-street parking is available.

Given the above, we do not expect the proposal to increase the need for parking in any way or impact the building's ongoing parking management.

CONCLUSION

As detailed in the above sections of this report, the proposal is for the change of use of the existing 'Office Building' space to 'Educational Establishment'.

Given the statements above, the following conclusions are evident:

• The current parking provisions have been deemed acceptable for the building's current uses through previous planning approvals and the payment of cash-in-lieu;

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- The proposed change of use will result in a similar or reduced parking demand, due to staff to student ratios, student demographics, and internal fit-out modifications;
- All visitors to the site will have access to adequate cycling, pedestrian, public transportation and public parking services and facilities;
- The current management of parking within the building, including the utilisation of car stackers, has proven to be effective and practical; and
- The proposal will therefore not create a need for altered parking provisions or management strategies.

As such, we contend that the proposal meets the requirements of the City's parking policy, and will be adequately served by the current and ongoing parking provisions and parking management. The proposal is therefore reasonable and should be supported.

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TOWN PLANNING APPEALS ADVOCACY

Determination Advice Notes:

- 1. An 'educational establishment' means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
- 2. All signage that does not comply with the City's Policy No. 7.5.2 Signs and Advertising shall be subject to a separate Development Application and Building Permit application, being submitted and approved prior to the erection of the signage.
- 3. An Occupancy Permit is required prior to the occupation of the building.
- 4. The development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- 5. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- 6. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.

9.7 NO. 7/565-567 (LOT: 7; STR: 21608) BEAUFORT STREET, MOUNT LAWLEY - S.31 RECONSIDERATION - AMENDMENT TO CONDITIONS OF APPROVAL - CHANGE OF USE FROM OFFICE TO RECREATIONAL FACILITY AND OFFICE

TRIM Ref:	D18/83720		
Author:	Remajee Narroo, Senior Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	 Attachment 1 - Location Plan J Table Attachment 2 - Applicant's Submission J Table 		

RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application to amend planning approval 5.2017.176.1 for Change of Use from Office to Recreational Facility and Office at No. 7/565-567 (Lot: 7; STR: 21608) Beaufort Street, Mount Lawley, granted on 12 March 2014, by deleting all conditions and replacing them with the following:

1. Interactive Front

Doors, windows and adjacent floor areas facing Vincent Street shall maintain active and interactive relationship with this street;

2. Use

This approval is for a Recreational Facility and Office only;

3. Number of Patrons

The maximum number of patrons for the recreational facility at any one time shall be limited to 73 persons;

4. Operating Time

The use of the Recreational Facility is allowed to operate twenty four (24) hours per day, seven days a week;

5. Right of Way (ROW)

The ROW 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 ROW 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 ROW condition has deteriorated, or become impassable as a consequence of the works the applicant/developer shall make good the surface to the full satisfaction of the City;

6. Building Appearance

All external fixtures, such as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive from Vincent Street, Beaufort Street and the adjoining properties;

7. Verge Treatment

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

- 8. PRIOR TO THE ISSUE OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City:
 - 8.1 The owner or the applicant on behalf of the owner shall provide the City with amended plans to address the following:
 - 8.1.1 Bin Store

A bin store is to be provided to the satisfaction of the City; and

8.1.2 Bicycle Parking Facilities

10 class two bicycle facilities shall be provided on the first floor within the bike store. Details of the design and layout of the bicycle parking facilities shall be submitted to and approved by the City prior to installation of such facility;

8.2 Acoustic Report

An Acoustic Report in accordance with the City's Policy No. 3.5.21 – Sound Attenuation shall be prepared and submitted to the City for approval. The recommended measures of the approved Acoustic Report shall be implemented;

- 9. PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be submitted to and approved by the City with regard to Condition 8.2, certification from an Acoustic Consultant that the measures have been undertaken shall be submitted to the City;
- 10. Management Plan
 - 10.1 Within 28 days of the issue of this approval, a Management Plan shall be submitted to the satisfaction of the City outlining measures that will be implemented between the hours of 9:00pm and 6:00am so as to minimise the impact of noise on surrounding residents and tenancies, including the following:
 - 10.1.1 The requirement for all members to be advised in writing of the correct and usage of equipment, including free weights, medicine balls and kettle bells, and the consequences of breaching these requirements;
 - 10.1.2The requirement for all new members to be inducted into the correct behaviours and usage of equipment, including free weights, medicine balls and kettle bells, and the consequences of breaching these requirements;
 - 10.1.3The required method of addressing breaches of these requirements and the compliance measures that will be undertaken where breaches of these requirements are identified;
 - 10.2 The use of the premises shall be carried out in accordance with the approved Management Plan or any Plan approved by the City thereafter and all requirements of the Management Plan shall be implemented to the satisfaction of the City; and
 - 10.3 A review of the Management Plan shall be undertaken within six months and again within 12 months of the issue of this approval. Any changes identified as part of these reviews, or required by the City, shall be incorporated into an updated Management Plan to be submitted to the City for approval within 14 days of the date of the review. The development shall thereafter operate in accordance with the updated Management Plan.

PURPOSE OF REPORT:

To reconsider an application to amend conditions of an existing development approval for Change of Use from Office to Recreational Facility and Office at No. 7/565-567 Beaufort Street, Mount Lawley at the invitation of the State Administrative Tribunal (SAT).

PROPOSAL:

The applicant is seeking approval to delete Condition 10 (requiring a Management Plan) and replacing it with the following:

- "10. Complaints received by the gym relating to the hours of 9pm to 6am are to be dealt with in the following way
 - 10.1 The complaint is to be investigated within 48 hours of being received by interrogation of CCTV footage and member entrance records;
 - 10.2 Where the complaint is substantiated, the member is to be educated regarding appropriate conduct.
 - 10.3 A response regarding the outcome of investigation of the complaint is to be provided to the person who provided the complaint within 72 hours of the complaint being made.
 - 10.4 A complaints register is to be maintained that includes -
 - Each complaint.
 - The outcome of the investigation of that complaint.
 - Where the complaint is substantiated, the action taken.
 - The date upon which a response was provided to the person who provided the complaint, and a copy of that response.
 - 10.5 The complaints register is to be made available to the City upon request."

The term "*person who provided the complaint*" used above is in circumstances where the complaint has been received from the City, the SNAP Fitness can advise the City of the outcome which can be passed to the complainant by the City.

A copy of the applicant's justification, dated 8 June 2018, is provided in **Attachment 2**. A summary of that letter follows.

- Since Council's decision on 6 February 2018, acoustic rubber tiles and "impactomat" gym flooring have been installed on the entirety of the floor area which will minimise the noise between the recreational facility and the floor below.
- With regard to complaints from neighbours, SNAP Fitness can check the claims by using CCTV camera footage and also using swipe card data.
- If a complaint is substantiated the member will be further educated/reprimanded or banned from the gym.
 SNAP Fitness membership require members to act appropriately within the gym which includes not dropping weights.
- There are a number of signs within the gym for the member to comply with the rules of the gym including not dropping weights
- There is no need for a manned telephone line between 9 pm and 6 am for the following reasons:
 - No complaints have been received during that time period and legally the condition is unreasonable
 - It is not practical given a member undertaking an activity that is causing noise can leave the gym before a representative of the SNAP Fitness arrives at the gym during the night.

BACKGROUND:

Landowner:	Silverleaf Investments Pty Ltd & RGO Enterprises Pty Ltd	
Applicant:	Moharich & More	
Date of Application:	13 March 2018 – Appeal lodged at State Administrative Tribunal	
Zoning:	MRS: Urban	
	LPS2: Zone: Commercial	
Built Form Area:	Activity Corridor	
Existing Land Use:	Recreational Facility and Office	
Proposed Use Class:	Recreational Facility and Office	
Lot Area:	961m ²	
Right of Way (ROW):	3.6 metre in width, sealed, privately owned	
Heritage List:	No	

The subject site is located at No. 7/565-567 Beaufort Street, Mount Lawley, on the corner Vincent Street, as shown in **Attachment 1**. The site is occupied by a two storey commercial development, which includes shops, office, eating house and recreational facility (gym). The existing recreational facility is located on the first floor of the building. There is existing residential development on the western side of the site and on the northern side along Vincent Street there is a drive through commercial development (Hungry Jacks). On the eastern side along Beaufort Street and on the southern side, the area comprises of commercial developments.

On 5 November 2013 Council approved an application for a change of use from office to recreational facility (health studio-gym) with two ancillary medical consulting rooms (physiotherapy) and office in the subject tenancy. Condition 5 of that approval stated the following:

"5. This approval for Recreational Facility with Ancillary Two (2) Medical Consulting Rooms (Physiotherapy) is for a period of thirty six (36) months only and should the applicant wish to continue the use after that period, it shall be necessary to re-apply to and obtain approval from the City prior to the continuation of the use;".

On 12 March 2014, a development approval was issued by the City under Delegated Authority for a change of use to recreational facility and office at the above premises. Condition 4 of the approval stated the following:

"4. This approval for Recreational Facility is for a period of thirty six (36) months only and should the applicant wish to continue the use after that period, it shall necessary to re-apply to and obtain approval from the City prior to the continuation of the use;".

The applicant lodged an appeal to SAT against the thirty six (36) month time limitation.

On 7 October 2014, at the invitation of SAT under Section 31 of the *State Administrative Tribunal Act 2004*, the Council reconsidered the condition and approved a new condition as follows:

- *"4. <u>Operating Time</u>*
 - 4.1 The proposed use of the Recreational Facility is allowed to operate twenty four 24 hours, seven (7) days a week for a period of thirty-six (36) months
 - 4.2 After thirty-six (36) months subject to the facility only being permitted to operate from 9pm to 6am from the date of the issue of the approval revert to 6am 9pm."

On 6 February 2018, Council approved an application to amend the existing approval so as to allow the facility to operate twenty four (24) hours, seven days a week. That approval incorporated a new Condition 10 as follows:

- "10.1 Within 28 days of the issue of this approval a Management Plan shall be submitted to the satisfaction of the City outlining measures that will be implemented between the hours of 9:00pm and 6:00am to minimise the impact of noise on surrounding residents and tenancies, including the following:
 - 10.1.1 The requirement for all members to be advised in writing of the correct behaviours and usage of equipment, including free weights, medicine balls and kettle bells, and the consequences of breaching these requirements;

- 10.1.2 The requirement for all new members to be inducted into the correct behaviours and usage of equipment, including free weights, medicine balls and kettle bells, and the consequences of breaching these requirements;
- 10.1.3 The required method of addressing breaches of these requirements and the compliance measures that will be undertaken where breaches of these requirements are identified;
- 10.1.4 A contact phone number for complaints regarding unreasonable noise that is manned at all times between the hours of 9:00pm to 6:00am and is provided to all adjoining and adjacent neighbours and all owners and tenants of 565-567 (STR: 21608) Beaufort Street, Mount Lawley and is made available at all times on the recreation facility's website;
- 10.2 Use of the premises shall be carried out in accordance with the approved Management Plan or any Plan approved by the City thereafter and all requirements of the Management Plan shall be implemented to the satisfaction of the City; and
- 10.3 A review of the Management Plan shall be submitted to the City for approval within six months and again within 12 months of the issue of this approval. Any changes identified as part of these reviews, or required by the City, shall be incorporated into an updated Management Plan to the satisfaction."

The applicant subsequently lodged an appeal to SAT on the following grounds:

"Condition 10 is unreasonable and has no nexus to the development proposed. The condition seeks to impose onerous requirements in the mitigation of noise, which is unreasonable given: (a) the location of the premises;(b) the typical patronage of the premises; and (c) that no formal noise complaints have been received by the City of Vincent in respect of the overnight hours since being originally approved in 2014."

Administration attended a mediation session on 22 May 2018 to discuss the applicants request for reconsideration of Condition 10. At mediation, City Officers advised the applicant that the City accepted reconsideration of the application subject to the applicant providing additional information to demonstrate how the premises could be managed without the need for Condition 10. The applicant provided the information as contained in **Attachment 2**.

CONSULTATION/ADVERTISING:

At the time the SAT appeal was lodged the City wrote to all those who previously made submissions advising of the appeal and process going forward. Given Council considered this application six months ago and the appeal is only for amendment of conditions, it was not considered necessary to readvertise the proposal. The City has written to all those who made submissions advising that the application is being presented to Council for reconsideration.

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; and
- Policy No. 4.1.5 Community Consultation.

Delegation to Determine Applications:

This matter is being referred to Council as the application was previously determined by Council.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Should the Council reaffirm its original decision to maintain Condition 10, the applicant is likely to request that the matter be considered by SAT at a full hearing. This may incur cost to the City if a Consultant is engaged for the full hearing.

COMMENTS:

At its meeting on 6 February 2018 Council were concerned about the impact of noise on the ground floor units and adjoining neighbours during the operation of the gym and as such imposed Condition 10 as part of the planning approval. The various elements of this issue are discussed below.

Noise Regulations

As part of demonstrating compliance with conditions imposed on Council's 2014 approval, the applicant submitted an Acoustic Report on 25 July 2016, which was based on the readings taken from two businesses located on the ground floor. The report stated that the recreational facility complied at all times with the prescribed (noise) standards contained in the *Environmental Protection (Noise) Regulations 1997*, as they relate to commercial premises.

Following noise complaints about the recreational facility received from another business operator, the City's Health Services undertook noise readings in August/September 2016 and again in September 2017. The City carried out a detailed assessment of those noise readings, which were all found to be compliant with the *Environmental Protection (Noise) Regulations 1997*, as they relate to commercial premises.

It should be noted that the abovementioned compliance only relates to the commercial receptors and not the residential ones. In any event, it should be noted that the operation is required to comply at all times with all aspects of the *Environmental Protection (Noise) Regulations 1997*, irrespective of what conditions are imposed on the development approval.

Noise Mitigation Measures

The applicant has recently installed acoustic rubber tiles and "impactomat" gym flooring to reduce the noise impact of the facility. Staff have attended the site and confirmed this installation. In addition, the applicant has installed signage advising users not to drop weights and CCTV cameras to monitoring user behaviour. These noise mitigation measures are considered appropriate, so long as the gym rules are appropriately administered and any breaches of those rules are appropriately investigated.

Response to Noise Complaints

Since the approval by Council on 6 February 2018, the City has received various noise complaints from an adjoining neighbour. The City provided the complainant with a log register to note the time and type of noise heard from the gym. The complainant submitted the log register showing noise from dropping of weights and amplified music level during February-March.

From mid-May to mid-June, a further 12 alleged noise events (across six days) were recorded, of which most related to dropping of weights and five of which (across two days) were between 9:00pm and 6:00am. That second log register was forwarded to the applicant, who in turn advised that with the help of CCTV footage, a member of the gym who was dropping weights (and caused four noise events, including one after 9:00pm) was identified. Given gym rules do not permit the dropping of weights, his membership was cancelled. On 27 June 2018, the applicant forwarded a video of the incident and a copy of an email from Snap Fitness to the member, confirming that the member who was dropping weights was thereafter banned from the gym. This course of action is considered an appropriate deterrent for users dropping weights and is therefore acceptable.

In addition, City staff are liaising with the residential complainant with a view to installing a noise meter at the property. This will enable staff to determine whether the premises are compliant with the *Environmental Protection (Noise) Regulations 1997*, as they relate to residential premises.

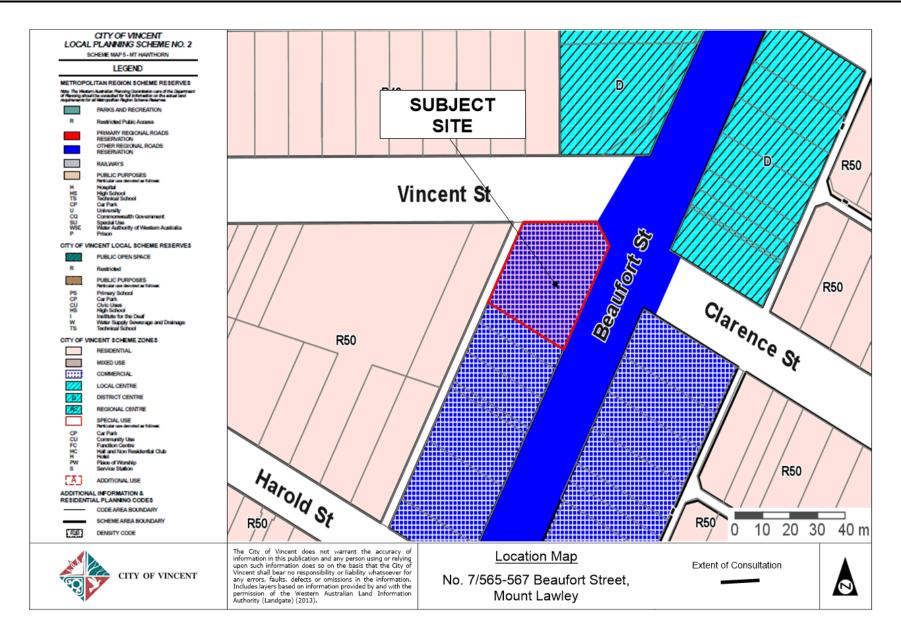
Manned Telephone

Current condition 10.1.4 requires a manned telephone between 9:00pm and 6:00am. In a management sense, by the time the person manning the phones arrives at the gym, it is likely the person who was creating the noise will be either gone from the gym, or have completed that particular part of their workout. Whilst the City has received complaints of 10 noise events for that time period since 6 February 2018, it must be acknowledged that the applicant has incorporated noise mitigation measures and instituted a process for dealing with noise issues, both outlined above. It is expected that the combination of those responses will adequately address the fundamental issue of noise and is sufficient to allow the removal of the condition requiring a manned telephone.

Management Plan

With regard to the applicant's statement that there is no need for a Management Plan, the City Officers are of the view that a Management Plan provides a commitment for an applicant to comply with what has been written within the Management Plan. A Management Plan is a daily tool which will be used to manage the gym to the satisfaction of the City. Further, a review of the Management Plan within six months and 12 months this will ensure that if there is any matters to be addressed the Management Plan can be updated. A Management Plan will provide more assurance to the tenancies on the ground floor and adjoining neighbours that the gym will control its activities on a daily basis in an appropriate manner. As such, it is recommended that a condition requiring a management plan be retained.

Based on the above, the proposed amendment to the approval is generally supported, subject to the retention of the condition requiring a management plan. For ease of reference, it is recommended that Council replace all existing conditions with one consolidated list, as per the staff recommendation.







Suite 3, 70 Angelo Street SOUTH PERTH WA 6151 PD Box 8243, Angelo Street SOUTH PERTH WA 6151 +61 8 9367 5559 www.moharichandmore.com.au

Our ref: 18-016 Your ref: -

8 June 2018

Ms Joslin Colli Coordinator Planning Services City of Vincent 244 Vincent Street LEEDERVILLE WA 6902 **By email:** joslin.colli@vincent.wa.gov.au

Dear Joslin

SNAP Fitness, Mt Lawley

1 I refer to the mediation in this matter on 22 May 2018, and thank you, your colleagues and Cr Gontaszewski for attendance.

Update

- 2 For your information, since the mediation was held, my client has completed the planned reinstallation of flooring in Lot 7, in accordance with the recommendations made by EcoAcoustics.
- 3 That included the inclusion of acoustic rubber tiles with a depth of 40mm, and impactomat gym flooring with a depth of 15mm over the entirety of the floor area where gym activity or machines are located. While the facility has always complied with the *Environmental Protection (Noise) Regulations 1997* it is EcoAcoustic's view that these treatments will minimise noise transfer between the gym and the floor below.
- 4 As explained at mediation, the offer to install this flooring was put to Mr Golestani in January 2018 as part of the mediation process in CC 1968 of 2017 *Golestani v Smak Global Pty Ltd and Ors.*
- 5 The offer was rejected, and in the abundance of caution the decision was made by my client not to install the flooring until the hearing in CC 1968 of 2017 had been finalised. The reason for this was that Mr Golestani had foreshadowed bringing his own acoustic

evidence at the hearing, and my client was concerned that if that acoustic expert recommended a different treatment to the flooring and the State Administrative Tribunal agreed, then in the worst case scenario it would be necessary to remove the existing flooring and install new flooring to comply with the Tribunal's orders.

6 As it turns out, Mr Golestani did not adduce further acoustic evidence, and on that basis my client went ahead and installed the flooring as per EcoAcoustic's recommendations, at a cost of circa \$50,000. This was finalised on 4 June 2018.

Further information

Complaints procedure

- 7 At the mediation, the City asked for further information regarding the way in which the SNAP Fitness business goes about dealing with complaints.
- 8 As discussed, SNAP has never received a complaint relating to the time period of 9pm to 6am in the morning. In respect of complaints received at other times (and particularly the complaint log provided by the City), the way in which those complaints are best dealt with is by the complainant logging the exact time that the noise was heard, and advising the gym of this in a timely manner.
- 9 SNAP fitness can use two forms of checking to determine whether the claims are substantiated
 - 9.1 The gym uses CCTV cameras throughout, and data from those cameras is saved on the hard drive of the security system for approximately 2 months. This footage can be interrogated to determine who was in the gym at the time, and what activities that person was undertaking;
 - 9.2 The gym requires members to swipe their membership cards to gain entry into the gym. This data can be used to determine whether there was anyone in the gym at the time of the alleged incident, and if so, the identity of that person.
- 10 Where the claim is substantiated, the member can be further educated or reprimanded (as the case may be) to ensure there is no repeat incident. As discussed at the mediation, the terms and conditions of SNAP Fitness membership require members to act appropriately within the gym, and in particular to not drop weights.
- 11 SNAP Fitness can ban a member from using a gym where those terms and conditions are not followed.
- 12 A number of signs appear around the gym reminding members of this fact some of which are standard SNAP fitness signs, and some of which have been added since complaints regarding noise from the lower floor tenants were received (**see enclosed**).

2

- 13 As discussed at mediation, there is no benefit in a manned telephone line between 9pm and 6am. This is because –
 - 13.1 There have been no complaints made during that time period, and therefore we would say that such a condition is unreasonable in a legal sense;
 - 13.2 In a practical sense, it is unlikely to achieve a better outcome than that proposed above. This is because if a member is undertaking an activity that is causing noise, by the time a representative of the gym arrives at the gym during the night, it is likely that the member may have completed their exercise in any event. It is much more powerful to be able to show the member footage of what they were doing incorrectly, and re-educate.

Proposed amended condition

- 14 Having had regard to the City's concerns, our view is that a Management Plan is unnecessary, and a condition of approval regarding complaints management would be more useful.
- 15 For the above reasons, the Applicant proposes that condition 10 be deleted, and in its place
 - '10. Complaints received by the gym relating to the hours of 9pm to 6am are to be dealt with in the following way
 - 10.1 The complaint is to be investigated within 48 hours of being received by interrogation of CCTV footage and member entrance records;
 - 10.2 Where the complaint is substantiated, the member is to be educated regarding appropriate conduct.
 - 10.3 A response regarding the outcome of investigation of the complaint is to be provided to the person who provided the complaint within 72 hours of the complaint being made.
 - 10.4 A complaints register is to be maintained that includes -
 - Each complaint.
 - The outcome of the investigation of that complaint.
 - Where the complaint is substantiated, the action taken.
 - The date upon which a response was provided to the to the person who provided the complaint, and a copy of that response.
 - 10.5 The complaints register is to be made available to the City upon request.'
- 16 We have used the term 'person who provided the complaint' so that in circumstances where the complaint has been received from the City, that we can advise the City of the outcome, and they can then pass it on to the complainant.

Conclusion

17 I trust that the foregoing answers satisfies the City's concerns. Please contact me if you would like to discuss, or feel that anything has been missed.

Yours sincerely

scharich. No

Belinda Moharich Director

4

KINDLY DO NOT DROP WEIGHTS

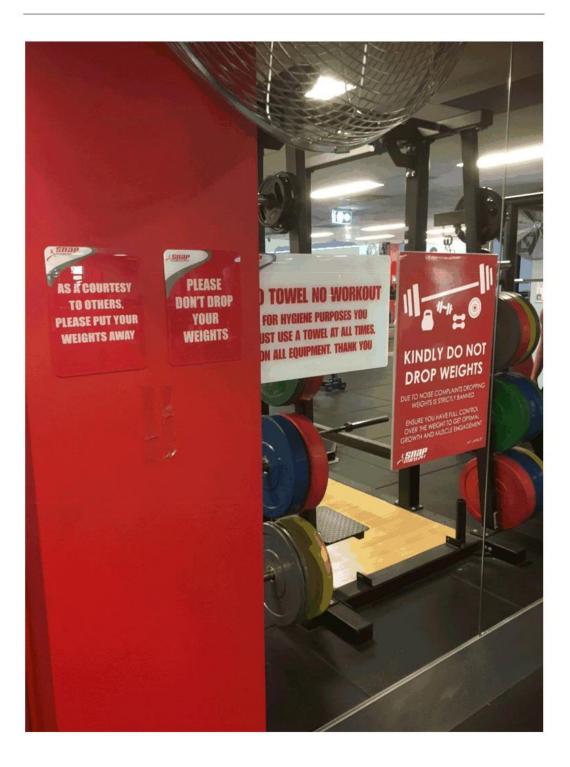
DUE TO NOISE COMPLAINTS DROPPING WEIGHTS IS STRICTLY BANNED.

ENSURE YOU HAVE FULL CONTROL OVER THE WEIGHT TO GET OPTIMAL GROWTH AND MUSCLE ENGAGEMENT



MT LAWLE

Page 170



9.8 NOS. 1-16/17 (LOTS: 1-16; STR: 598813) HARWOOD PLACE, WEST PERTH - S.31 RECONSIDERATION OF CONDITIONS - CHANGE OF USE FROM MULTIPLE DWELLINGS TO SERVICED APARTMENTS

TRIM Ref:	D18/94512		
Author:	Remajee Narroo, Senior Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	 Attachment 1 - Consultation and Location Map 1 2 Attachment 2 - Minutes of Council's 14 November 2017 meeting and Development Approval granted by Council on 3 May 2016 1 2 Attachment 3 - Applicant's Submission 1 2 Attachment 4 - Summary of Submissions 1 2 Attachment 5 - Management Plan, Strategy Plan and Complaints Register 1 		

RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application to amend planning approval 5.2017.20.1 for Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 (Lots: 1-16; STR: 598813) Harwood Place, West Perth, granted on 14 November 2017, by deleting all conditions and replacing them with the following:

1. Maximum Lease Period

Guests are not permitted to stay at the subject Serviced Apartment for a period totalling more than 3 months in any 12 month period;

- 2. Management Plan
 - 2.1 Within 28 days the attached Management Plan received by the City on 11 June 2018 shall be amended to include the following to the satisfaction of the City:
 - 2.1.1 A requirement for the contracted security firm to provide security patrols and building walkthroughs of the Apartments, between 10pm and 4am, as follows:
 - (a) Once per night, Sunday to Thursday; and
 - (b) At 2 hourly intervals, on Friday and Saturday nights, and on a Sunday nights where the following Monday is a public holiday;
 - 2.1.2 A requirement for the CCTV footage of the Serviced Apartments to be monitored at all times by the Manager/staff of the Serviced Apartment's sister hotel, Attika Hotel, and for it to be available for immediate review 24/7;
 - 2.1.3 The Code of Conduct shall include reference to the balconies fronting the residential properties on Harwood Place;
 - 2.1.4 Information advising that (i) the Apartments have 16 residential car bays located behind a security gate and the two visitor bays directly accessible from Harwood Place are to be used only for drop-off and pick-up only with a maximum of 2 hour parking (ii) Guests are encouraged to use these facilities (iii) no street-parking or verge-parking is permitted along Harwood Place, and the City's Rangers issue infringements in relation to illegal parking;

- 2.2 In accordance with the City's Planning and Building Policy 7.4.5 Temporary Accommodation:
 - 2.2.1 The amended Management Plan as per Condition 2.1 prepared by the applicant pursuant to clause 2.1.3 of the Policy forms part of this approval;
 - 2.2.2 The attached Servicing Strategy prepared by the applicant pursuant to Clause 2.5.2 of the Policy forms part of this approval;
 - 2.2.3 The amended Management Plan and Servicing Strategy are to be reviewed:
 - (a) every 12 months;
 - (b) within 30 days of a change of the operator of the Serviced Apartments; and
 - (c) within 30 days of the operator of the Services Apartments changing the operations in respect of check-in and check-out;
 - 2.2.4 Any changes identified during a review as set out in clause 2.2.3, are to be incorporated into an updated Management Plan or Servicing Strategy, and approved by the City;
 - 2.2.5 The Serviced Apartments must be operated in accordance with the Management Plan and Servicing Strategy (as amended from time to time) to the satisfaction of the City;
 - 2.2.6 The Code of Conduct outlined in the amended Management Plan required by Condition 2 shall be provided to occupants of the Serviced Apartments at the time of check-in and displayed in a prominent location within each Serviced Apartment; and
 - 2.2.7 A copy of the approved Management Plan is required to be distributed to all owners/occupiers of the residential properties on Harwood Place every six months to account for any change in ownership or tenancy of the surrounding properties;
- 3. The Serviced Apartments shall include within the entrance, foyer or lobby of the premises a reception area which shall be attended by staff during scheduled guest check-ins and check-outs, unless otherwise provided by the Management Plan approved by the City;
- 4. Within 28 days of this approval, and thereafter:
 - 4.1 The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the Serviced Apartments for the purposes of drop-off and pick-up to the satisfaction of the City;
 - 4.2 A sign that provides the contact details of a person responsible for the Serviced Apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City;
 - 4.3 A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3; and
 - 4.4 A Signage and Lighting Plan be submitted to, and approved by the City, to ensure the development provides adequate signage and lighting to service the development and does not have an adverse impact on the residential amenity of the area; and
- 5. External Fixtures

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

PURPOSE OF REPORT:

To reconsider an application to amend the conditions of development approval for Change of Use from Multiple Dwellings to Serviced Apartments (Amendment to Approval) at Nos. 1-16/17 Harwood Place, West Perth, at the invitation of the State Administrative Tribunal.

PROPOSAL:

The applicant is seeking approval to amend the conditions of approval granted by Council on 14 November 2017, by replacing all existing conditions with those contained as **Attachment 3**.

BACKGROUND:

Landowner:	Boldform Pty Ltd
Applicant:	Moharich & More
Date of Application:	11 December 2017
Zoning:	MRS: Urban
	LPS2: Zone: Residential Commercial R Code: R80
Built Form Area:	Mixed Use
Existing Land Use:	Serviced Apartments
Proposed Use Class:	Not applicable
Lot Area:	759 m ²
Right of Way (ROW):	Not applicable
Heritage List:	Not applicable

The subject site is located at the end of the cul-de-sac on the western side of Harwood Place. The site is zoned Residential Commercial with a residential density coding of R80. The location of the subject site is included as **Attachment 1**.

The locality consists of a mix of residential and commercial properties. The adjoining properties on the western and eastern sides of Harwood Place at the southern end of the street are zoned Commercial and are occupied by showroom, warehouse, shop and office uses. The land abutting the southern boundary of the subject site is a car parking area to the adjoining commercial property at No. 430 Newcastle Street, West Perth.

On the eastern side of Harwood Place there are nine heritage listed grouped dwellings, which are also zoned Residential Commercial with a residential density coding of R80, and are occupied as residences. Abutting the northern boundary of the subject site is a car parking area to the adjoining multiple dwelling development at Nos.15-19 Carr Street, West Perth.

The north-western adjoining site at Nos. 27-29 Carr Street, West Perth is currently under construction and will be accommodating the new West Perth Fire Station.

Between 2013 and 2016 the subject site operated as Serviced Apartments without the approval of the City. On 3 May 2016 Council approved an application for a Change of Use from Multiple Dwellings to Serviced Apartments for the site. The approval notice and approved plans are included as part of **Attachment 2**.

On 14 November 2017, Council considered an application to amend the existing approval and resolved to approve changes to various conditions relating to the operation of the site. The applicable Council minutes are included as part of **Attachment 2**. The amended approval contained the following condition:

"5.1 The accommodation duration is limited to a minimum stay of three (3) nights for all gusts of the Serviced Apartments;"

Following Council's 14 November 2017 decision, the applicant subsequently submitted an application for review to the State Administrative Tribunal (SAT) for reconsideration of Condition 5.1.

During SAT process, the applicant raised issues with other conditions of approval. Administration attended a mediation on 23 May 2018 to discuss various conditions under review. Following this mediation, leave was granted by the SAT to amend the grounds of review to include all conditions of approval. As per the SAT Order, Council is now invited to reconsider all conditions of approval. The applicant provided the information for review of conditions of approval as contained in **Attachment 3**.

DETAILS:

Not applicable.

CONSULTATION/ADVERTISING:

Consultation on the current proposal was undertaken for a period of 14 days in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, from 20 June 2018 until 3 July 2018. A total of 151 letters were sent to owners and occupiers of properties within close proximity of the subject site (**Attachment 1**) in accordance with the City's Policy No. 4.1.5 – Community Consultation. The City wrote to the same owners and/or residents that were consulted when the original development application was advertised in March 2017 including the original submitters.

In response, a total of 13 submissions were received; all objecting to the proposal. The main concerns raised by the submissions are as follows:

- Minimum Night Stay
- Car Parking
- Anti-social behaviour/Noise
- Management Plan

A summary of submissions and the City's comments are provided in Attachment 4.

A Public Forum was held on 28 June 2018 to discuss the proposed changes to the conditions of approval. The main concerns raised by the attendees were largely the same as those raised in the 13 objections.

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;
- Policy No. 4.1.5 Community Consultation; and
- Policy No. 7.4.5 Temporary Accommodation.

Delegation to Determine Applications:

This matter is being referred to Council as the application was previously determined by Council.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Should the matter proceed to a full SAT hearing, the City may need to engage a consultant to assist. Such engagement would incur a cost for the City.

COMMENTS:

As part of the review of conditions the applicant has submitted a Management Plan which includes Code of Conduct, Strategy Plan and Complaints Register which are contained in **Attachment 5**.

The review of the Conditions of the Approval are discussed in the Table below.

Conditions of Council's 3 May 2016 approval, as amended by Council on 14 November 2017	Applicant's Proposed Conditions	Administration Response
 Limitation on Use Maximum Lease Period Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and 	Conditions 1 and 1.1 deleted and replaced by Condition 1 as follows: <i>"1. Guests are not permitted to stay at the subject Serviced</i> <i>Apartment for a period totalling</i> <i>more than 3 months in any 12</i> <i>month period."</i>	No objection to the proposed change.
 1.2 Management Plan 1.2.1 The serviced apartments shall operate in accordance with the amended Management Plan required by Condition 5; and 	Conditions 1.2.1 and 1.2.2 deleted and replaced by Conditions 2.1 and 2.2 (refer to condition 2 below).	No objection to the proposed change.
1.2.2 The terms outlined in the amended Management Plan required by Condition 5 shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;	Condition 1.2.2 be deleted and replaced by Condition 3 as follows: "3. The Code of Conduct outlined in the Management Plan required by Condition 2 shall be provided to occupants of the Serviced Apartments at the time of check- in and displayed in a prominent location within each Serviced Apartment."	Agreed, however, the condition is to be renumbered to Condition 2.2.6.
2. External Fixtures All external fixtures shall not be visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditioners, and the like; and	No change to the condition however renumbered Condition 8, as follows: <i>"8. All external fixtures shall not be</i> visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditions, and the like."	Agreed, however, the condition is to be renumbered to Condition 5.

3. Within 28 days of approval,		
 the following shall be submitted to and approved by the City: 3.1 Car Parking The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City; 	Conditions 3.1, 5.10 and 6 replaced by Condition 6 as follows: "6. The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the Serviced Apartments for the purposes of drop-off and pick-up to the satisfaction of the City."	Agreed, however, the condition is to be renumbered to Condition 4.1.
3.2 Signage A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and	Condition 3.2 to remain and be renumbered, as follows: <i>"4. A sign that provides the</i> <i>contact details of a person</i> <i>responsible for the Serviced</i> <i>Apartments shall be fixed in a</i> <i>location that is within the subject</i> <i>site and is easily visible to the</i> <i>public to the satisfaction of the</i> <i>City."</i>	Agreed, however, the condition is to be renumbered to Condition 4.2.
3.3 Bicycle Bays A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3.	Condition 3.3 to remain and be renumbered, as follows: "7. A minimum of two Class 1 or 2 and four Class 3 resident bicycle pays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;"	Agreed, however, the condition is to be renumbered to Condition 4.3.
4. The Serviced Apartments shall include within the entrance, foyer or lobby of the premises a reception area which shall be attended by staff during scheduled guest check-ins and check-outs";	Condition 4 is amended and replaced by Condition 5 as follows: <i>"5. The Serviced Apartments shall</i> <i>include within the entrance, foyer</i> <i>or lobby of the premises a</i> <i>reception area which shall be</i> <i>attended by staff during</i> <i>scheduled guest check-ins and</i> <i>check-outs, unless otherwise</i> <i>provided by the Management</i> <i>Plan."</i>	As per City's Policy No. 7.4.5 – Temporary Accommodation, a reception desk is required for Serviced Apartments. The submitted Management Plan provides that guests can either check in to the apartments off-site (at the reception of the nearby Attika Hotel, which is managed by the same operator) or at the Zappeion Apartments site itself. In both instances, there will be a reception area and therefore, the amended Condition is supported, however, the condition 3.
5. Within 28 days of the issue date of this approval, the Management Plan for the Serviced Apartments at 17	Condition 5 be deleted and replaced by Condition 2 as follows:	

	Harwood Place, West Perth (Amended 6 November 2017) shall be amended to ensure consistency throughout and include the following to the satisfaction of the City:	 "2. In accordance with the City's Planning and Building Policy 7.4.5 Temporary Accommodation (Policy): 2.1 The attached Management Plan prepared by the applicant pursuant to clause 2.1.3 of the Policy forms part of this approval; 2.2 The attached Servicing Strategy prepared by the applicant pursuant to clause 2.5.2 of the Policy forms part of this approval; 2.3 The Management Plan and Servicing Strategy are to be reviewed – 2.3.1 every 12 months; or 2.3.2 within 30 days of a change of the operator of the Serviced Apartments; 2.3 within 30 days of the operator of the Services Apartments changing the operator of the Services Apartments changing the operations in respect of check-in and check-out. 2.4 Any changes identified during a review as set out in clause 2.3, are to be incorporated into an updated Management Plan or Servicing Strategy, and approved by the City. 	Agreed, in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation. Agreed, in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation. Agreed as this will ensure an appropriate management regime exists regardless of the operator.
5.1	The accommodation		Refer to Minimum
	duration is limited to a minimum stay of three (3) nights for all guests of the Serviced Apartments;		Accommodation Duration section later in the report.
5.2	The reception area shall be staffed during check-in and check-out of the Serviced Apartments guests/residents;	See current Condition 4, above.	See current Condition 4, above.
5.3	The Serviced Apartments shall be managed by 24 hour security, including vehicle patrols and building walk throughs, and the premises shall be monitored by 24 hour CCTV cameras located around the property;	Condition be 5.3 deleted, with the security requirements to form part of the Management Plan referenced in proposed Condition 2.1.	Refer to Security Regime section of the report.
5.4	An Initial Security Plan shall be implemented until 28 February 2018, or a later	Condition 5.4 be deleted.	Agreed as this will be addressed by proposed condition 2.

5.5	date if deemed necessary by the City, and shall include a minimum of three security patrols and building walk-throughs at 2 hourly intervals between the hours of 10:00pm and 4:00am on Friday and Saturday nights and on a Sunday night where the following Monday is a public holiday and one security walk-through at any time between the hours of 11:30pm and 1:30am on Sunday to Thursday nights; On the conclusion of the	Condition 5.5 be deleted with the	Refer to Security Regime section
	implementation of the Initial Security Plan, an On-Going Security Plan shall be implemented and shall include two security patrols and building walk-throughs at minimum 2 hourly intervals between the hours of 10:00pm and 4:00am on Friday and Saturday nights and on a Sunday night where the following Monday is a public holiday and one security walk-through between the hours of 11:30pm and 1:30am on Sunday to Thursday nights;	security requirements to form part of the Management Plan referenced in proposed Condition 2.1.	of the report.
5.6	Live security/CCTV footage of the Serviced Apartments shall be monitored at all times, either by the Manager of the Zappeion Serviced Apartments or by staff of the Serviced Apartment's sister hotel, Attika Hotel, and shall be available for immediate review 24/7;	Condition 5.6 be deleted with the security requirements to form part of the Management Plan referenced in proposed Condition 2.1.	Refer to Security Regime section of the report.
5.7	24 hour contact details of the manager of the Serviced Apartments shall be provided to all owners/occupiers of the residential properties on Harwood Place and made available at all times on the serviced apartment's website and on the outside of the Serviced Apartments building;	Condition 5.7 be deleted with the complaints procedure to form part of the Management Plan referenced in proposed Condition 2.1.	Agreed on the basis that the submitted Management Plan provides that 24-hour contact details which will be sent to all the adjoining residents along Harwood Place. The contact details will be displayed at the entrance to the apartment building and on the business' website.
5.8	Details relating to Level 1 and Level 2 Complaint Management Procedures,	Condition 5.8 be deleted with the complaints procedure to form part of the Management Plan	Agreed on the basis that the submitted Management Plan adequately addresses this issue.

	including definitions and a series of 'complaint scenarios' to clarify how the Complaint Management Procedure will be implemented for the different types of incidents and disturbances;	referenced in proposed Condition 2.1.	
5.9	Guests are required to keep noise to a minimum from 10:00pm to 8:00am, in particular outside on the balconies fronting the residential properties on Harwood Place;	Condition 5.9 be deleted with the complaints procedure to form part of the Management Plan referenced in proposed Condition 2.1.	Generally supported, subject to the Code of Conduct being amended to make reference to balconies.
5.10	The two car parking bays accessed from Harwood Place shall be signed and maintained as 'pick up/drop off' bays for use by on demand transport or buses and shall not be used by guests;	Conditions 3.1, 5.10 and 6 replaced by Condition 6 as follows: "6. The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the Serviced Apartments for the purposes of drop-off and pick-up to the satisfaction of the City."	Agreed, however, the condition is to be renumbered to Condition 4.1.
5.11	Each serviced apartment shall be provided with one dedicated parking bay at no extra cost to encourage patrons and/or visitors to use the onsite parking facilities; and	Condition 5.11 be deleted.	Refer to Car Parking below.
5.12	The Management Plan shall be reviewed every 12 months, with any changes identified during this review or by the City, being incorporated into an updated Management Plan approved by the City as part of the review;	Condition 5.12 be deleted and replaced by Condition 2.3 above.	Agreed, however, the condition is to be renumbered to Condition 2.2.3.
6.	Within 28 days of issue of Planning Approval, a sign shall be erected on the building that restricts the two existing onsite visitor car parking bays as a 'Drop off / Pick up only'.	Conditions 3.1, 5.10 and 6 be deleted and replaced by Condition 6 as follows: "6. The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the Serviced Apartments for the purposes of	Agreed, however, the condition is to be renumbered to Condition 4.1.

	drop-off and pick-up to the satisfaction of the City."	
7. Within 28 days of the issue date of this approval and prior to the installation of any signage or lighting at the premises that a Signage and Lighting Plan be submitted to, and approved by the City, to ensure the development provides adequate signage and lighting to service the development and does not have an adverse impact on the residential amenity of the area.	•	The City did not receive a Signage and Lighting Plan. Therefore it is recommended that the condition be retained.

Security Regime

Patrols

The submitted Management Plan provides for 24 hour security, CCTV monitoring, vehicle patrols and walk-throughs of the Apartment complex. The security patrols and building walk-throughs will occur between 10:00pm and 4:00am:

- Once, on weeknights;
- Twice, on Friday and Saturday nights and on a Sunday where the following Monday is a public holiday.

Through the consultation process, the City received various submissions that raised security concerns with the proposal and suggested that the short stay accommodation use was, at least in part, facilitating anti-social behaviour that was detrimentally impacted on the residential amenity of the local area. In considering this matter, Council must consider the compatibility of the business with its setting and apply conditions that balance the continuation of the business with the amenity of the nearby residents.

Given the security concerns raised by the adjoining residents, it is recommended that the Management Plan is to be amended to provide for the following security patrols and building walk-throughs between 10:00pm and 4:00am:

- Once, Sunday to Thursday
- 2 hourly intervals on Friday and Saturday nights, and on a Sunday where the following Monday is a public holiday.

CCTV

The submitted Management Plan states that 24 hour CCTV cameras located around the premises have been installed and will be actively monitored for the time that the Attika Hotel reception is open. Outside those hours, the CCTV footage will be recorded and made available to be immediately viewed upon a complaint being made.

Given the issue of security raised by adjoining neighbours it is considered appropriate that the CCTV footage is monitored at all times and as such, it is recommended that a condition be imposed requiring the Management Plan be amended accordingly.

Minimum Accommodation Duration

The current approval requires guests to stay for a minimum of three nights, with the relevant condition originally being imposed as it formed part of the management plan, at the time.

The applicant is now seeking approval to remove the above condition, meaning that guests would be able to stay for one night at a time. In considering this issue, it is acknowledged that there is at least a perception that a minimum duration requirement will go some way to avoiding instances of anti-social behaviour, however,

there is no demonstrable link between the two. As an example, the City is aware of a recent situation (May 2018) where a guest who booked for a three night stay was expelled from the serviced apartments within a couple of hours from check-in.

It is considered that provided that the management measures are appropriate and diligently implemented, there should be no need for an arbitrary minimum duration condition, as nearby residents could be confident that the issues would be satisfactorily resolved, irrespective of how many nights the guest was intending to stay. Given that the management measures are considered satisfactory (subject to various changes), the removal of this condition is supported.

Car Parking

The existing Condition 5.11 (which the applicant wishes to have deleted) states the following:

"5.11 Each serviced apartment shall be provided with one dedicated parking bay at no extra cost to encourage patrons and/or visitors to use the onsite parking facilities"

The purpose of this condition is to ensure that those guests with vehicles parked them on the subject site.

Harwood Place accommodates on-street parking on the eastern side of the road only, where the following parking restrictions apply:

- Monday to Friday 8:00am to 6:00pm 1 hour parking; and
- All other times permit holders only.

With the above parking restriction it is considered that guests to the serviced apartments will not be able to use the car parking bays along Harwood Place and anyone not complying with the above requirements would be subject to enforcement action by the City Rangers. Further, as part of the submitted Management Plan, guests will be encouraged to use the car bays behind the security gate of the serviced apartments and two visitor bays directly accessible from Harwood Place, with the latter to be used for drop-off and pick-up only.

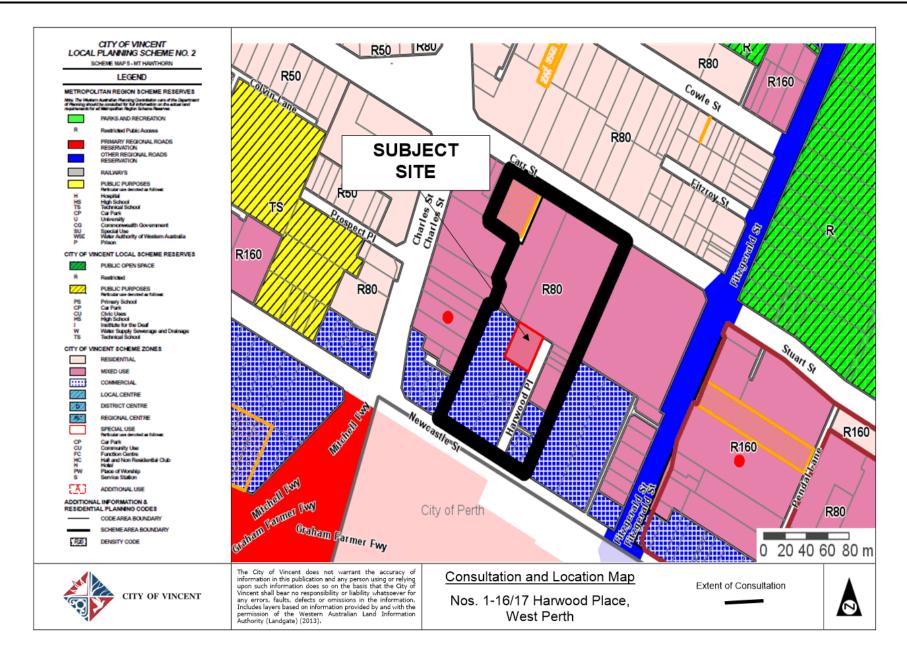
It will therefore be recommended that Council require the Management Plan is to be amended to advise guests that the Apartments have 16 residential car bays located behind a security gate and two visitor bays directly accessible from Harwood Place to be used only for drop-off and pick-up only with a maximum of 2 hour parking. Guests are to be encouraged to use these facilities. In addition, the Management Plan is to state no street-parking or verge-parking is permitted along Harwood Place, and the City's Rangers issue infringements in relation to illegal parking.

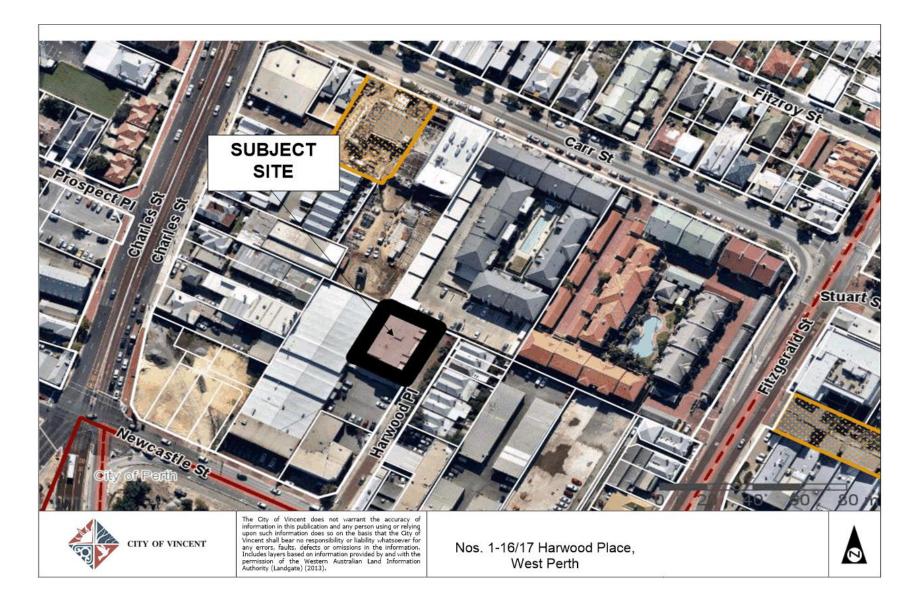
Based on the above, the deletion of Condition 5.11 is considered acceptable.

Conclusion

The Conditions of Approval have been reviewed as outlined in the Table and Comments section above. It is considered that, subject to various changes, the new Management Plan, the Strategy Plan and a Complaints Register will appropriately control antisocial behaviour, including noise and car parking.

For ease of reference, it is recommended that Council replace all existing conditions with one consolidated list, as per the staff recommendation.





ORDINARY COUNCIL MEETING MINUTES

14 NOVEMBER 2017

9 DEVELOPMENT SERVICES

9.4 FURTHER REPORT: NOS. 1-16/17 HARWOOD PLACE, WEST PERTH - CHANGE OF USE FROM MULTIPLE DWELLINGS TO SERVICED APARTMENTS (AMENDMENT TO APPROVAL)

TRIM Ref:	D17/154755		
Author:	Steve Laming, Urban Planner		
Authoriser:	Paola Di Perna, Manager Approval Services		
Ward:	South		
Precinct:	13 – Beaufort		
Attachments:	 Attachment 1 - Consultation and Location Map [→] [□] Attachment 2 - Previous Development Approval Granted 3 May 2016 [→] [□] Attachment 3 - Existing Approved Management Plan - May 2016 [→] [□] Attachment 4 - Proposed Updated Management Plan - November 2017 [→] [□] Attachment 5 - Management Plan Comparison [→] [□] Attachment 6 - Summary of Submissions [→] [□] Attachment 7 - Applicant's Justification Report and Response to Neighbour Submissions [→] [□] 		

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application to amend the conditions for development approval 5.2015.568.1 granted on 3 May 2016 for a Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 (Lots: 1-16; STR: 59813) Harwood Place, West Perth subject to the following conditions:

- 1. All conditions and advice notes detailed on development approval 5.2015.568.1 granted on 3 May 2016 included as Attachment 2 continue to apply to this approval, except as follows:
 - 1.1. Condition 4 of the development approval is amended to read as follows:
 - "4. The Serviced Apartments shall include within the entrance, foyer or lobby of the premises a reception area which shall be attended by staff during scheduled guest check-ins and check-outs";
 - 1.2. Condition 5 of the development approval is deleted and replaced as follows:
 - "5. Within 28 days of the issue date of this approval, the Management Plan for the Serviced Apartments at 17 Harwood Place, West Perth (Amended 6 November 2017) shall be amended to ensure consistency throughout and include the following to the satisfaction of the City:
 - 5.1 The accommodation duration is limited to a minimum stay of three (3) nights for all guests of the Serviced Apartments;
 - 5.2 The reception area shall be staffed during check-in and check-out of the Serviced Apartments guests/residents;
 - 5.3 The Serviced Apartments shall be managed by 24 hour security, including vehicle patrols and building walk throughs, and the premises shall be monitored by 24 hour CCTV cameras located around the property;
 - 5.4 An Initial Security Plan shall be implemented until 28 February 2018, or a later date if deemed necessary by the City, and shall include a minimum of three security patrols and building walk-throughs at 2 hourly intervals between the hours of 10:00pm and 4:00am on Friday and Saturday nights and on a Sunday night where the following

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ORDINARY COUNCIL MEETING MINUTES

Monday is a public holiday and one security walk-through at any time between the hours of 11:30pm and 1:30am on Sunday to Thursday nights;

- 5.5 On the conclusion of the implementation of the Initial Security Plan, an On-Going Security Plan shall be implemented and shall include two security patrols and building walk-throughs at minimum 2 hourly intervals between the hours of 10:00pm and 4:00am on Friday and Saturday nights and on a Sunday night where the following Monday is a public holiday and one security walk-through between the hours of 11:30pm and 1:30am on Sunday to Thursday nights;
- 5.6 Live security/CCTV footage of the Serviced Apartments shall be monitored at all times, either by the Manager of the Zappeion Serviced Apartments or by staff of the Serviced Apartment's sister hotel, Attika Hotel, and shall be available for immediate review 24/7;
- 5.7 24 hour contact details of the manager of the Serviced Apartments shall be provided to all owners/occupiers of the residential properties on Harwood Place and made available at all times on the serviced apartment's website and on the outside of the Serviced Apartments building;
- 5.8 Details relating to Level 1 and Level 2 Complaint Management Procedures, including definitions and a series of 'complaint scenarios' to clarify how the Complaint Management Procedure will be implemented for the different types of incidents and disturbances;
- 5.9 Guests are required to keep noise to a minimum from 10:00pm to 8:00am, in particular outside on the balconies fronting the residential properties on Harwood Place;
- 5.10 The two car parking bays accessed from Harwood Place shall be signed and maintained as 'pick up/drop off' bays for use by ondemand transport or buses and shall not be used by guests;
- 5.11 Each serviced apartment shall be provided with one dedicated parking bay at no extra cost to encourage patrons and/or visitors to use the onsite parking facilities; and
- 5.12 The Management Plan shall be reviewed every 12 months, with any changes identified during this review or by the City, being incorporated into an updated Management Plan approved by the City as part of the review;
- 1.3. A new Condition 7 is added to the conditions of the development approval as follows:
 - "7. Within 28 days of the issue date of this approval and prior to the installation of any signage or lighting at the premises that a Signage and Lighting Plan be submitted to, and approved by the City, to ensure the development provides adequate signage and lighting to service the development and does not have an adverse impact on the residential amenity of the area.".

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ORDINARY COUNCIL MEETING MINUTES

14 NOVEMBER 2017

COUNCIL DECISION ITEM 9.4

Moved: Cr Gontaszewski, Seconded: Cr Topelberg

That the recommendation be adopted.

CARRIED UNANIMOUSLY (8-0)

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

Against: Nil

(Cr Loden was on approved leave of absence for the Meeting.)

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OUR REF:

ENQUIRIES TO: Steven Laming Approval Services, (08 9273 6067) 5 2015.568.1



4 May 2016

FILE COPY

Dear Sir/Madam

NO. 17 (LOTS: 1-16; D/P: 59813) HARWOOD PLACE, PERTH - CHANGE OF USE FROM MULTIPLE DWELLINGS TO SERVICED APARTMENTS (RETROSPECTIVE)

Thank you for your Planning Application received on 11 December 2015 for the above proposal.

I wish to advise that the Council at its Ordinary Meeting held on 3 May 2016 resolved to grant conditional approval subject to the terms and conditions shown on the attached form. The proposal was assessed and found to be in accordance with the provisions of the City of Vincent Town Planning Scheme No.1 and associated policies.

I trust that the information is to your satisfaction, however if you have any enguiries regarding the above matter, please do not hesitate to contact Steven Laming on 08 9273 6067.

Tel: (08) 9273 6000

Yours sincerely

for

Paola Di Perna MANAGER APPROVAL SERVICES

Cc.

Compliance Services

PO Box 82,

(Att.)

Administration & Civic Centre

244 Vincent Street (Chr Loftus),

Email: mail@vincent.wa.gov.au

- 2 -

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: NO. 17 Harwood Place, Perth

Lots, Plan/Diagram: Lots: 1-16 Str: 59813

Vol. No: 1533

Application date: 10 December 2015 Received on: 11 December 2015

Serial No: 5.2015.568.1

Description of proposed development: Change of Use from Multiple Dwellings to Serviced Apartments (Retrospective)

Folio No: 297

Plans dated: 11 December 2015

This application for development approval is subject to the following conditions:

- 1. Limitation on Use
 - 1.1 Maximum Lease Period

Guests are not permitted to stay at the subject serviced apartments for a continuous period longer than six months within any 12 month period; and

- 1.2 Management Plan
 - 1.2.1 The serviced apartments shall operate in accordance with the amended Management Plan required by Condition 5; and
 - 1.2.2 The terms and conditions outlined in the amended Management Plan required by Condition 5 shall be provided to occupants of the serviced apartments at the time of check-in and displayed in a prominent location within each serviced apartment;
- 2. External Fixtures

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

3. Within 28 days of approval, the following shall be submitted to and approved by the City:

- 3 -

3.1 Car Parking

The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the serviced apartments for the purposes of drop-off and pick-up to the satisfaction of the City;

3.2 Signage

A sign that provides the contact details of a person responsible for the serviced apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City; and

3.3 Bicycle Bays

A minimum of two Class 1 or 2 and four Class 3 resident bicycle bays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

- 4. The serviced apartments shall include within the entrance, foyer or lobby of the premises a reception desk which shall be attended by staff at all times;
- 5. Within 28 days, the Management Plan shall be amended to include the following information to the satisfaction of the City:
 - 5.1 All guests/residents of the Serviced Apartments are subject to a one strike policy, whereby should any unacceptable noise/disturbance/anti-social behaviour be reported and verified by staff, the offending guests/residents shall be required to leave the premises immediately and shall be banned from occupying the premises in the future. This information shall be documented and registered with the City of Vincent;
 - 5.2 24 hour contact details of the Serviced Apartments owners, licensed operator and the relevant security company, to be provided to all owners/occupiers of the adjoining residential properties on Harwood Place;
 - 5.3 The two existing onsite visitor car parking bays accessed from Harwood Place shall be reallocated as 'pick up/drop off' bays for use by on-demand transport or buses and shall not be used by guests;
 - 5.4 A Code of Conduct detailing the expected behaviour of guests/residents in order to minimise any impact on adjoining residents.
 - 5.5 No more than six guests/residents shall be permitted in any Serviced Apartment at any one time; and
- 6. Within 28 days of issue of Planning Approval, a sign shall be erected on the building that restricts the two existing onsite visitor car parking bays as a 'Drop off / Pick up only'.

- 4 -

ADVICE NOTE:

 All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application, and all signage shall be subject to a separate Sign Permit application, being submitted to and approved by the City prior to the erection of the signage.

NOTES:

Any additional property numbering to the abovementioned address, which is resultant from this application, is to be allocated by the City of Vincent and no other parties. It is recommended that you liaise with the City's Planning Department on the above matter, during the Building Permit issue stage.

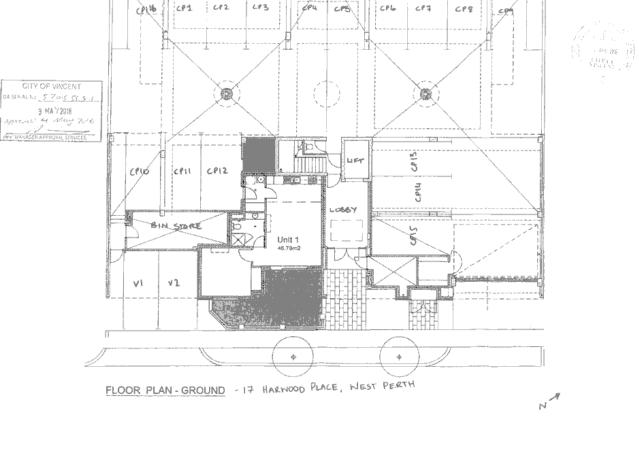
Date of determination: 3 May 2016

- Note 1: 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.
- Note 2: 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.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: Dated: 4.5.16 for

Paola Di Perna MANAGER APPROVAL SERVICES

for and on behalf of the City of Vincent

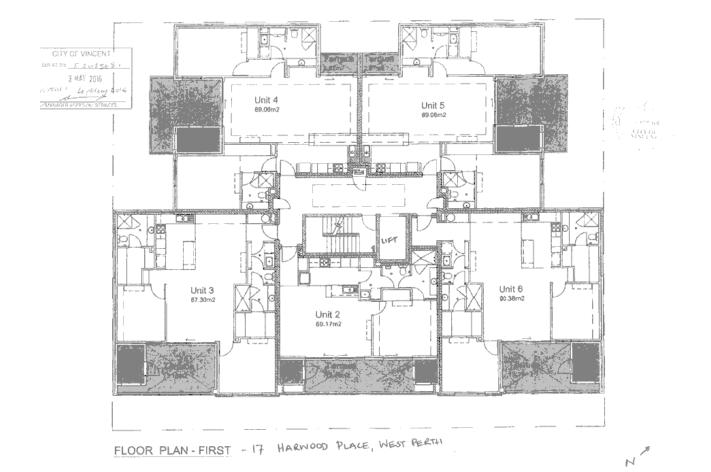


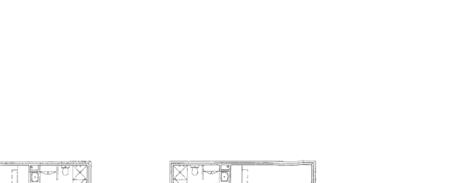
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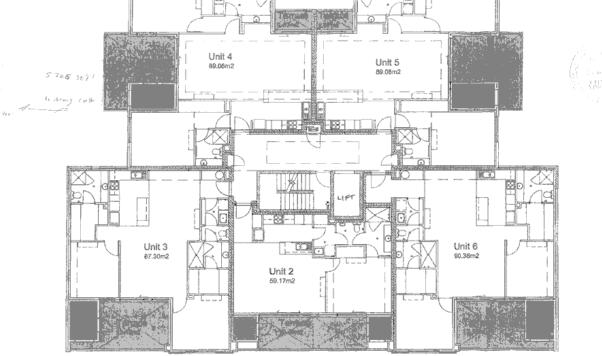
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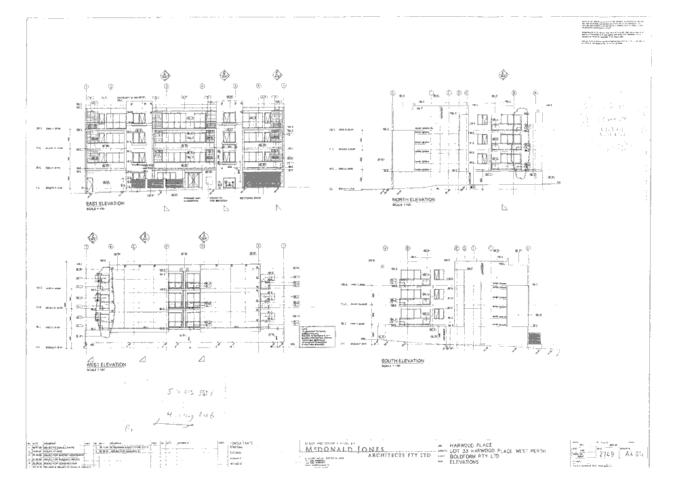




FLOOR PLAN - SECOND - 17 HARWOOD PLACE, WEST PERTH

N-7

Item 9.8- Attachment 2



Proposed conditions

The previous set of conditions are deleted; and the following are substituted -

Operation of land use

- 1 Guests are not permitted to stay at the subject Serviced Apartment for a period totalling more than 3 months in any 12 month period. (previously condition 1.1)
- 2 In accordance with the *City's Planning and Building Policy 7.4.5 Temporary Accommodation* (**Policy**):
 - 2.1 The attached Management Plan prepared by the applicant pursuant to clause 2.1.3 of the Policy forms part of this approval;
 - 2.2 The attached Servicing Strategy prepared by the applicant pursuant to clause2.5.2 of the Policy forms part of this approval;
 - 2.3 The Management Plan and Servicing Strategy are to be reviewed -
 - 2.3.1 every 12 months; or
 - 2.3.2 within 30 days of a change of the operator of the Serviced Apartments;
 - 2.3.3 within 30 days of the operator of the Services Apartments changing the operations in respect of check-in and check-out.
 - 2.4 Any changes identified during a review as set out in clause 2.3, are to be incorporated into an updated Management Plan or Servicing Strategy, and approved by the City.
 - 2.5 The Serviced Apartments must be operated in accordance with the Management Plan and Servicing Strategy (as amended from time to time to the City's satisfaction); (previously condition 1.2.1)
- 3 The Code of Conduct outlined in the Management Plan required by Condition 2 shall be provided to occupants of the Serviced Apartments at the time of check-in and displayed in a prominent location within each Serviced Apartment. (previously condition 1.2.2)
- 4 A sign that provides the contact details of a person responsible for the Serviced Apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City. (previously condition 3.2)
- 5 The Serviced Apartments shall include within the entrance, foyer or lobby of the premises a reception area which shall be attended by staff during scheduled guest check-ins and check-outs, unless otherwise provided by the Management Plan. (previously condition 4 and 5.2, as amended).

Parking

- 6 The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the Serviced Apartments for the purposes of drop-off and pick-up to the satisfaction of the City. (previously condition 3.1 and 5.3 and 5.10 and 6)
- 7 A minimum of two Class 1 or 2 and four Class 3 resident bicycle pays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3; (previously condition 3.3)

Built form

8 All external fixtures shall not be visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditions, and the like. (previously condition 2)

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
Conditions of Approval	
The conditions of approval granted by Council on 14 November 2017 should be maintained.	The applicant has lodged an appeal to SAT and City's Administration is required to review the conditions of approval whether to delete/amend these conditions as each condition will considered by the SAT Member on its merits.
Minimum Night Stay	
The minimum night stay is to be maintained at 3 nights so that guests cannot host parties/gatherings which impact on the adjoining residential properties in terms of noise and anti-social behaviour.	There is no link between the minimum night stay and anti-social behaviour. With the proposed Management Plan which includes Code of Conduct, security, the use of CCTV cameras there will be more control on antisocial behaviour and noise from the serviced apartments. In this instance there is no requirement for the minimum night stay.
<u>Car Parking</u>	
The car parking condition requiring each serviced apartment to be provided with one dedicated parking at no extra cost should be maintained. This condition will ensure that guests to the serviced apartments will not use the car parking bays along Harwood Place.	There is time restriction for car parking along Harwood Place, 1 hour parking from 8 am to 6 pm from Monday to Friday and the remaining time including weekend is only for permit holders. As part of the Management Plan guests will be encouraged to park in the car bays of the serviced apartments. In addition as part of the Management Plan the operator will advise guests verbally at check-in and in the Code of Conduct that no street parking and verge parking are permitted along Harwood Place. Therefore it is considered that guests to the serviced apartments will not use Harwood Place.
Anti-social behaviour/Noise	
Antisocial behaviour and loud noise from balconies from some guests impact on the residential properties along Harwood Place.	With the proposed Management Plan which includes Code of Conduct, security and the use of CCTV cameras there will be more control on antisocial behaviour and noise from the serviced apartments.
Drug dealers and sex workers have rented these apartments.	This is a Police matter.
Management Plan	
The review process of the management plan does not include residents. The deletion/amendments to the conditions of approval rely on the use of the management plan as opposed to the Council's conditions of approval seems to be favouring the apartment managers over residents by allowing the applicant's more freedom to self-regulate.	The Management Plan is part of the condition of approval therefore the City can enforce the clauses of the management Plan. A Management Plan is an agreement between the City and the operator of the serviced apartments and residents are not involved. A Management Plan provides a commitment for an applicant to comply with what has been written within the Management Plan. A Management Plan is a daily tool which will be used to manage the serviced apartments to the satisfaction of the City. Further, a review of the Management Plan within six months and 12 months this will ensure that if there are any matters to be addressed the Management Plan can be updated.

Page 1 of 1



ZAPPEION APARTMENTS

17 HARWOOD PLACE, PERTH

Prepared in accordance with City of Vincent Planning and Building Policy 7.4.5 – Temporary Accommodation

2018



CONTACT DETAILS

Manager on duty0	8 6164 7641
After hours (emergency))478 649 964
Perth Police Station	8 9422 7111

ACCOMMODATION OVERVIEW

The Zappeion Apartments (**Apartments**) offer sixteen luxury one and two bedroom serviced apartments for a minimum one night and maximum three month stay. The Apartments are entirely self-contained and receive servicing once a week in addition to any cleaning prior to check in.

The Apartments typically service corporate clients and families.

GUEST MANAGEMENT

Restrictions

The number of occupants to each apartment is restricted to six guests at any time.

Check in and out procedures

Check in:

Guests initially check in to the Apartments offsite at the Attika Hotel reception, which is managed by the same operator (**Operator**), and is 500m away. Here, they are given their smart card and keys, and they are provided with the Code of Conduct for signing.

The Attika Hotel reception is open from 7am to 9pm Monday to Friday, and 9am to 5pm of weekends and public holidays.

Guests arriving outside of these hours, undertake check-in electronically. In this case, proof of identification and a signed copy of the Code of Conduct must be provided by the Guest before arrival. The smart card and keys are stored in a lock-box, and the guest is provided with the code to retrieve their documentation, smart card and keys upon arrival.

Check out:

Guests check out by depositing the smart card and keys into the box in the foyer of the Apartments.

Code of Conduct

The Apartments have a strict Code of Conduct which is given to all guests to sign and keep upon check in. Guests are walked through their obligations under the Code of Conduct at check-in.

1

The Code of Conduct details the expected behaviour of all guests to minimise impact to other guests and adjoining residents. Control of anti-social behaviour and noise is a priority for the the Operator, and all guests are advised to keep noise to a minimum from 10:00pm and 8:00am, and in particular outside on the balconies.

A copy of the Code of Conduct is attached at Attachment A.

Anti-social behaviour

The Operator takes the control of anti-social behaviour very seriously. All guests are made aware of their obligations at check-in and via the Code of Conduct, as described above.

As a prevention and monitoring measure, several security cameras have been installed at the Apartments. These provide the Operator with a 24 hour view of the front entrance, lobby, car park area, and street, and can also be accessed after the fact in the event of a complaint.

The Operator engages in both active and passive surveillance at the Apartments to ensure guest behaviour is appropriate. This includes regular attendance by staff and inspections. To ensure this presence is maintained after hours, the Operator has engaged a private security company to undertake patrols after hours.

In addition to the above measures, the Operator has a complaints management procedure in place (as described below) which has been provided to all adjacent neighbours to ensure antisocial behaviour is dealt with as soon as practicably possible.

COMPLAINTS MANAGEMENT PROCEDURE

Public engagement

The Operator has developed an information sheet for the residential properties on Harwood Place, which contains contact details and the complaints management procedure. This allows neighbours to engage with the Operator in the event of anti-social behaviour, particularly after hours.

These contact details are also displayed on the door to the Apartments, and on the Apartments website.

At all times, neighbours are encouraged to contact the police if they have any concerns beyond what management has the powers to assist with. See **Attachment B**.

Level 1 Disturbances - minor noise disturbances and minor complaints

Minor noise complaints will be dealt with in the following manner:

1 The Operator will review security footage, if relevant.

- 2 If the apartment in question can be identified, the Operator will call the apartment to confirm their obligations under the Code of Conduct.
- 3 If a second telephone complaint is received within a 12 hour period (or where it was not possible to call the apartment in question in step 1), the Operator or the contracted security firm will attend the premises and require the guests to cease any noisy activity.
- 4 The Operator or contracted security firm will stay onsite for one hour following the warning.
- 5 If requested, the Operator or contracted security firm will make contact with the complainant to advise of the outcome.
- 6 In the event that a further complaint is made and verified, the guests will be evicted in accordance with the Code of Conduct.

Level 2 Disturbances - parties, major noise disturbances, altercations etc

Whilst guests are able to reasonably entertain visitors until 10pm, the Operator has a no tolerance policy for parties and prevailing nuisance after hours. Any abusive behaviour or major ongoing noise disturbances will be managed as follows:

- 1 The Operator or the contracted security firm will attend the premises within 30 minutes of the complaint to establish if the complaint is valid.
- 2 If the complaint is properly characterised as a Level 1 Disturbance, the process will be as for a Level 1 Disturbance.
- 3 If the complaint is verified as a Level 2 disturbance, the guests will be evicted in accordance with the Code of Conduct.
- 4 If requested, the Operator or contracted security firm will make contact with the complainant to advise of the outcome.

Complaints Register

The Operator maintains a complaints register, which is provided on request to the City of Vincent in accordance with the conditions of planning approval.

The complaints register is to contain the following information -

- 1 Date and time of complaint
- 2 Name and address of complainant (if known)
- 3 Nature of complaint

- 4 Investigations undertaken
- 5 Action taken
- Response to complainant

SECURITY

Access

Access to the front lobby, car parking area and all apartments is controlled by smart cards and keys issued to guests and staff.

Visitors

Only named guests are permitted to stay at the Apartments. Visitors must vacate by 10pm.

Outsourced security detail

Scheduled patrols:

The Apartments are managed by 24 hour security, including CCTV monitoring, vehicle patrols and walk throughs throughout the Apartments.

The contracted security firm provides security patrols and building walkthroughs of the Apartments between 10pm and 4am –

- 1 During weekdays, once;
- 2 On Friday and Saturday nights, and on a Sunday where the following Monday is a public holiday, twice.

These patrols happen at a different time each night so that no evident schedule can be ascertained.

Ad hoc attendance:

The contracted security firm shall attend the Apartments within 30 minutes of a complaint as to any Level 1 or Level 2 Disturbance being made outside of the hours of reception of the Attika Hotel.

Additional infrastructure

The operators of the Apartments have installed additional 24 hour CCTV cameras located around the premises. This infrastructure monitors potential anti-social behaviour on Harwood Place.

4

During the reception hours of the Attika Hotel, the CCTV footage is monitored. During periods outside of these hours, the CCTV footage is available to be immediately viewed upon a complaint being made.

DELIVERIES

Deliveries take place between 7am and 3pm via the on-site carpark. Deliveries will primarily be for the linen services which attends four times a week.

CAR PARKING

The Apartments have 16 residential car bays located behind a security gate and two visitor bays directly accessible from Harwood Place. Guests are encouraged to use these facilities.

The Operator advises guests in the Code of Conduct and verbally at check-in of the negative impact that inappropriate car parking can have on adjoining residents. Details are provided of the car parking restrictions applicable to the area in relation to parking vehicles on surrounding properties and within the streets, including instructions that parking on the verge is not permitted.

REVIEW

This document shall be reviewed annually, with any changes submitted to the City of Vincent for review and approval.

5

Attachment A



CODE OF CONDUCT

Dear Guest

Thank you for choosing Zappeion Apartments for your stay in Perth.

To ensure the comfort and enjoyment of all guests, we have developed this Code of Conduct which will govern the terms and conditions of your stay. By signing this document, you agree to be bound by its terms and conditions.

- 1. Please respect our residential neighbours by keeping noise to a minimum, particularly during the hours of 10pm and 8am. In the event of ongoing noise complaints or disturbances, you may be evicted from the premises.
- We have a strictly No Smoking policy throughout all our facilities, and smoking will not be tolerated.
- 3. The maximum number of registered overnight guests permitted in an apartment is six people for a two bedroom apartments, and four people for a one bedroom apartment. These guests must be registered at check-in.
- 4. Any and all visitors must vacate the premises by 10pm, and only registered overnight guests are permitted after this time. No parties or gatherings will be tolerated.
- 5. Guests will be immediately evicted in the event that management considers that property is being or will be damaged, misused, or used in an unsafe way.
- 6. No refunds will be given in the event of eviction.
- 7. You are responsible for the behaviour of the registered overnight guests related to your booking, and any visitors you may have during your stay. Management reserves the rights to deduct up to \$1000 AUD from your credit card for any damages caused to the premises during your stay, including any stained towels, linens and carpets.
- 8. All keys and remotes must be returned upon check-out. Failure to do so results in a charge of \$150 AUD per key, and \$50 AUD per remote.
- 9. The local government has strict controls in place in respect of street parking. No street parking is permitted on Harwood Place. Parking on the verge is also prohibited.

We thank you in advance for your cooperation, and trust you will enjoy your stay.

Name on card:	
Card number:	
Expiry:	CCV:
Guest signature:	Date:

Attachment B



Dear Resident

The Zappeion Apartments are located at 17 Harwood Place, Perth. We are an Apartment Hotel, that caters largely to the corporate market, and to families who are looking for self-contained accommodation.

We do our best to maintain the amenity of our neighbourhood by requiring prospective guests to agree to a Code of Conduct which impose sanctions for any unacceptable noise, disturbance or anti-social behaviour. Zappeion Apartments are kept under surveillance through a CCTV system that is managed by our sister accommodation, the Attika Hotel, and through regular after hour security patrols.

Despite our best intentions however, you as immediate neighbours may on occasions have cause for concern. Keeping the lines of communication open is important so that any concerns can be actioned in a timely and appropriate manner.

In line with the Management Plan approved by the City of Vincent, we have developed the attached complaints management procedure which you can follow in the event of an unacceptable disturbance.

Yours faithfully

Irene Limnios

Managing Director Limnios Property Group

1

Attachment B



Telephone 6164 7641 You will be asked for your address, the nature of the disturbance and the location of the disturbance if that can be ascertained. You will also be asked for a contact number so that management can follow up with you once the complaint is investigated. If your complaint is made late at night, please ensure you remove the 'do not disturb' setting on your telephone if you would like to know once your complaint is investigated. Process for Level 1 Disturbances Process for Level 2 Disturbances Level 1 Disturbances include unacceptably Level 2 Disturbances include parties or fights loud music or voices. 1 If the apartment in question can be 1 The Attika Hotel Manager or the identified, the Attika Hotel Manager contracted security firm will attend the will call the apartment to confirm their premises within 30 minutes of the obligations under the Code of complaint to establish if the complaint Conduct. is valid. If a second telephone complaint is 2 If the complaint is properly 2 received (or where it was not possible characterised as a Level 1 to call the apartment in question in Disturbance, the process will be as for step 1), the Manager or the a Level 1 Disturbance. contracted security firm will attend the premises and require the guests to 3 If the complaint is verified as a Level 2 cease any noisy activity. disturbance, the guests will be evicted in accordance with the Code of 3 The Manager or contracted security Conduct. firm will stay onsite for one hour following the warning. 4 If requested, the Manager or contracted security firm will make contact with the complainant to advise of the outcome. 5 In the event that a further complaint is made and verified, the guests will be evicted in accordance with the Code of Conduct. In the event of an emergency, or any serious safety concerns, please call the Police immediately For emergency and life threatening situations000

2



SERVICING STRATEGY

The following Servicing Strategy has been prepared pursuant to City of Vincent Planning and Building Policy 7.4.5 – Temporary Accommodation clause 2.5.2 for the Zappeion Apartments at 17 Harwood Place, Perth (**Apartments**).

OPENING HOURS

Guests initially check in to the Apartments offsite at the Attika Hotel reception, which is managed by the same operator (**Operator**) and is 500m away.

The Attika Hotel reception is open from 7am to 9am Monday to Friday, and 9am to 5pm of weekends and public holidays.

RESERVATIONS

Reservations are taken online via various booking agencies, and over the phone.

COMPLAINTS STRATEGY

The Operator has developed a complaints management strategy, as outlined in its Management Plan developed pursuant to clause 2.1.3 of City of Vincent Planning and Building Policy 7.4.5 – Temporary Accommodation.

SERVICING

An in-house house-keeping team will clean apartments and change linen on a schedule that is dictated by check ins/outs. Each apartment has its own washing machine and dryer that enables clients to undertake washing when required. The Apartments also offer an external laundry and dry-cleaning service which is easily organised through reception.

Deliveries will take place between 7am and 3pm and will be delivered via the Harwood Place on-site carpark. Primarily, the most frequent delivery will be linen which is anticipated to attend Harwood Place four times a week, using a small vehicle that has a remote access control to the car park.

appeion Apartments - Complaint Register

ate	Time	Complainant Name	Complainant Address and Contact	Nature of complaint	Investigations Undertaken	Action Taken	Response to Complainant
11/12/16	3:42:00 AM	Charles	Harwood Place	Guests were playing music on their balcony.		Security called to attend site, current T&C's were implemented to ensure noise was kept to a minimum during unsociable hours.	
16/12/16	11:51:00 PM	Charles	Harwood Place	Guests from level two were outside talking	Security called to attend site.		
17/12/16	2:40:00 AM		Harwood Place	Guests from level two were outside talking	Security called to attend site.		
17/12/16	6:38:00 AM	Charles	Harwood Place	Guests has just turned their music on on balcony.	Security called to attend site.	We also received one complaint from an in house guest. The guests from the offending apartment were evicted & received no refund as per signed T&C's.	
lo noise com	plaints received f	or 10 months					
12/10/17	10:38:00 AM			Police were called regarding the tenants in Apt 1.	Advised Police that Apt 1 was vacant, and was not often rented because of its ground floor location.		
14/10/17	8:00:00 PM	Resident	Harwood Place	Guests in Apt 16 were listening to music on balcony.		Called to issue noise complaint warning inline with management plan. No further issues reported.	
23/11/17		Alison	Harwood Place	Guests making noise on their balcony	Security called to attend.		
2/12/17	2:00:00 PM	Alison	18 Harwood Place	Guests on balcony talking & drinking beer.		No further action taken as guests were not found to be in breach of any T&C's nor was the level of noise being made inappropriate. They left the property around 6pm to attend a concert.	
2/12/17	11:00:00 PM	Alison	18 Harwood Place	People talking outside on the street who had come from the end of the street & were now near our property.	Checked cameras & confirmed there was no one immediately outside our property.	No further action taken as they were not at our property nor where they our guests.	
19/01/18		Alison	18 Harwood Place	People on the balcony talking & listening to music.	Security called to attend.	Guests moved off balcony at request of security.	
18/02/18	11:12:00 PM		Carr Street	Guests were talking on balcony.	Security called to attend. 11.25 PM security arrived onsite & advised noise was very minimal. No louder than conversational.	Security arrived at 11:25 PM and advised noise was very minimal, no louder than conversational. Security remained onsite for 30 minutes and confirmed all was still quiet.	Called neighbour back but no answer.
19/02/18	11:44:00 PM		Carr Street	Guests were listening to music on balcony.	Security called to attend. 12:08 AM security arrived onsite.	Guests issued first and final warning. Guests left property of own will.	
5/05/18	3:25:00 AM	Charles	Harwood Place	Guests were being noisy on balcony of apartment above car park.	Security called to attend. Security found no guests on balconies at our property however there were people walking in the street making noise & talking.		

ast updated 11/06/2018

appeion Apartments - Complaint Register

)ate	Time	Complainant Name	Complainant Address and Contact	Nature of complaint	Investigations Undertaken	Action Taken	Response to Complainant
11/05/18	8:50:00 PM			Guests were making noise on balcony.		Additional unregistered guests were ejected from the property.	
13/05/18					Security arrived & found no people on balconies. People on street level only.		
19/05/18	12:38:00 AM	Charles		making noise on the street.		collect keys & move everyone on from the	Advised security were already onsite & would be moving these people on.

ast updated 11/06/2018

9.9 NO. 2 (LOT: 500; D/P: 66716) EDWARD STREET, PERTH - PROPOSED THIRD PARTY SIGNAGE TO MIXED USE DEVELOPMENT

TRIM Ref:	D18/83678		
Author:	Fiona Atkins, Urban Planner		
Authoriser:	Luke Gibson, A/Director Development Services		
Ward:	South		
Attachments:	 Attachment 1 - Consultation and Location Map 1 2 Attachment 2 - Development Plans 1 2 Attachment 3 - Signage Strategy 1 2 Attachment 4 - CF Town Planning & Development DA Submission 1 2 Attachment 5 - Main Roads WA Referral Response 1 2 Attachment 6 - Summary of Submissions - Officer Comments 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, REFUSES the application for Third Party Billboard Signage at No. 2 (Lot: 500; D/P: 66716) Edward Street, Perth as shown in Attachment 2, for the following reasons:

- 1. The proposal is contrary to the orderly and proper planning of the area for the following reasons:
 - 1.1 the scale of the proposed signage will have a negative visual impact and detract from the amenity of the surrounding area; and
 - 1.2 the LED signage has the potential to endanger the safety of the public using Graham Farmer Freeway; and
- 2. The sign does not comply with the requirements of the City's Policy No. 7.5.2 Signs and Advertising, as it constitutes a Billboard advertising third party signage.

PURPOSE OF REPORT:

To consider an application for development approval for a billboard sign at No. 2 Edward Street, Perth.

PROPOSAL:

The application proposes the development of a 1.8 metre high by 9 metre long billboard sign which is proposed to display digital third party advertising. The billboard sign is proposed to be located on top of the roof of the building, setback 3.7 metres from the southern edge of the building and facing towards the Graham Farmer Freeway. The overall height of the development, measured from the natural ground level to the top of the proposed billboard signage on top of the building, will be approximately 17.7 metres.

The applicant has advised that the sign will advertise for a maximum of ten organisations at a time, with one advertisement being displayed at any given time. Each advertisement having a dwell time of 40 seconds, and the illumination proposed will be steady rather than flashing, intermittent or running.

The development plans that were lodged and advertised are included as **Attachment 2**, and the applicant's signage strategy is included as **Attachment 3**.

BACKGROUND:

Landowner:	owner: The owners of 2 Edward Street, Perth, Strata Plan No. 66931	
Applicant:	Boris Spaseski and Zana Spaseska	
Date of Application:	12 April 2018	

Zoning:	MRS: Urban		
	LPS2: Zone: Mixed Use R Code: R100		
Built Form Area:	Mixed Use Area		
Existing Land Use:	Mixed Use Development		
Proposed Use Class:	Billboard		
Lot Area:	774m ²		
Right of Way (ROW):	No		
Heritage List:	No		

The subject site is located at the corner of Edward Street and Claisebrook Road, adjacent to the Graham Farmer Freeway to the south of the property and a dance studio directly abutting the site to the north-west (refer to **Attachment 1**). The site to the north of the property is 123 Claisebrook Road, which has an existing development approval granted by the Metrowest JDAP on the 20 December 2017 for the partial demolition of the existing building and construction of a four storey mixed use building, including one office and twelve multiple dwellings. The subject site also abuts a vacant site to the south west which has no current development approvals, but has the potential for mixed use development to a height of eight storeys. If this lot were to be developed to its full potential, the proposed billboard would be visible from that development.

The site and surrounding area are zoned 'Mixed Use' and is characterised by a mix of commercial development up to six storeys in height, with the total height limit for the area being eight storeys as per the City's Policy No. 7.1.1 – Built Form. Some low rise residential development is located within the locality, facing away from the subject lot along Gladstone Street.

On 26 February 2013, Council resolved to approve demolition of the (then) existing building on the subject site and the construction of a three storey mixed use development comprising three commercial tenancies, five multiple dwellings and associated car parking. This development was subsequently constructed.

On 30 October 2015, the City received an application (5.2015.493.1) for development approval to erect two signs on top of the three storey building, with Sign 1 being 3 metres high and 9 metres long and Sign 2 being 1.2 metres high and 30 metres long. Neither of the signs were classed as billboard signs as they did not propose third party advertising, as per the definition in the City's Policy No. 7.5.2 – Signs and Advertising, as follows:

"Billboard: means a sign erected for the purpose of advertising products or services which are not being offered on a site on which the sign is erected."

The signs were proposed to advertise only the businesses operating on the subject lot. The City approved the application under Delegated Authority on 16 March 2016, with a condition that Sign 1 was reduced to 1.8 metres in height.

On 9 June 2016, the City received an application to amend the above approval so as to allow Sign 1 to have a height of 3 metres. The City refused that application as the scale of the proposed signage was considered to have a negative visual impact and detract from the amenity of the surrounding area.

The 16 March 2016 approval (5.2015.493.1) expired on 16 March 2018, and development relating to the signage was not substantially commenced prior to the expiration of the approval.

The current application involves the same sized signage as was previously approved by Council but is different insofar as it proposes third party advertising, and, is therefore classified as a billboard as per Policy No. 7.5.2 – Signs and Advertising.

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) and the City's Policy No 7.5.2 Signs and Advertising. 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
Signage (Billboard)		\checkmark

Detailed Assessment

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

Policy No: 7.5.3 Signs and Advertising			
Deemed-to-Comply Standard	Proposal		
Part 3. iii) Bill Posting and Billboards Bill Posting, Billboards and the structures of a similar or identical type are not permitted within the City of Vincent.	The application involves a Billboard sign.		

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 21 days commencing on 14 June 2018 to 4 July 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners and a notice on the City's website. At the conclusion of the community consultation period, five submissions were received by the City comprising of four objections and one supporting the proposal. The main issues raised as part of the consultation relate to:

- The sign having a negative impact on the area, and not being in line with the areas progression.
- Affecting the views of multi-level development proposed in the area.

A summary of the submissions and Administration's comments on each is included as Attachment 6.

Main Roads WA Referral

The application was referred to Main Roads WA on 6 June 2018 on the basis that it could potentially have an impact on the function of a Primary Regional Road. A response was received by the City on 5 July 2018.

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;
- Policy No. 4.1.5 Community Consultation;
- Policy No. 7.1.1 Built Form; and
- Policy No. 7.5.2 Signs and Advertising.

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 Mixed Use zone:

• To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.

- To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
- To provide for a compatible mix of high density residential and commercial development.
- To promote residential use as a vital and integral component of these mixed use zones.
- To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including, but not limited, to solar passive design, energy efficiency and water conservation.
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

Delegation to Determine Applications:

The matter is being referred to Council as the development of a billboard is not able to be determined under Delegated Authority, as per Part 6.2 of the City of Vincent's Delegated Authority Register.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The City's Policy No. 7.5.2 – Signs and Advertising does not permit billboards as of right within the City of Vincent. Under Policy No. 7.5.2 – Signs and Advertising, departures from the policy requirement can be considered where it is determined the departure is appropriate to the setting of the sign.

Applicant's Justification

The applicant has provided justification regarding the appropriateness of the setting of the subject site for a billboard sign displaying third party advertising through a consultant's report completed by CF Town Planning & Development and, as per the requirements of Policy No 7.5.2, a signage strategy that details how the sign will be managed in order to have minimal impact upon the surrounding area.

Justification provided from the applicant in support of the proposed billboard sign is summarised as follows:

- The sign will not have an adverse impact on the surrounding area as the locality is characterised by an eclectic mix of commercial and industrial developments. As such, the sign will not have an adverse impact on the local streetscape in terms of visual distraction or visual pollution.
- One sign is being proposed and this will not result in a proliferation of signs.

- The subject land protrudes forward of the existing lots along Edward Street, therefore allowing the sign to be visible from the Graham Farmer Freeway, but having limited impact on the surrounding lots.
- The sign will provide visual interest and activity to the area, thereby adding much needed security to the area.
- The area comprises no clear architectural character and therefore the sign will not infringe upon an established style of development.
- The size of the sign equates to approximately 1.8 percent of the façade of the existing building on the subject site, and therefore will not dominate the locality.
- The sign will be able to be programmed to comply with Main Roads WA requirements in regards to luminescence.
- The sign will comply with the Australian Standards regarding advertising content, and the billboard sign will add visual interest and colour to an otherwise dormant and underdeveloped area of the City.
- The City has previously approved billboard signs within the district, specifically a billboard sign at Nos. 596-598 Newcastle Street, Perth.

Main Roads WA Comments

Main Roads WA provided comment on 5 July 2018 advising that it do not support the proposed sign as it proposed to be located within a Device Restriction Area (DRA). DRAs are intended to restrict the development of advertisements in close proximity to major roads. The proposed sign is within the Device Restriction Area abutting the off-ramp and directional traffic signs in relation to the Graham Farmer Freeway. The proposed location of the sign within this Device Restriction Area means that the sign may pose safety concerns for the traffic on the freeway.

It should be noted that Main Roads' comments also refer to Sign 2, however, that sign does not form part of the current application.

Administration's Comments

The locality is characterised by medium rise commercial development and low rise residential development, with its future vision being a Mixed Use Area under the City's Policy No. 7.1.1 – Built Form. The advertising for commercial tenancies in the immediate area promote only the businesses and services offered at the respective sites. Additionally, they are not in a billboard format nor are they digital, and do not protrude above the roof line of the existing buildings. As such, signage for the subject lot and its surrounding area currently provides for advertising in a manner that is proportionate to, and bears relevance to, the premises on which they are located. The proposed sign will be illuminated and is intended to display third party advertising that does not relate to the site. The City's Policy No. 7.5.2 – Signs and Advertising does not permit such billboard advertising proposals. In addition, the proposed billboard sign is inconsistent with the established character of the immediate area and does not contribute or enhance its amenity.

The subject site is located approximately 16.5 metres from the Graham Farmer Freeway and the proposed billboard will be at a height of 17.7 metres measured to the top of the sign (on top of the existing building) from ground level. The sign is also oriented towards Graham Farmer Freeway and therefore would be clearly visible and prominent as viewed from the freeway, as well as from existing adjacent commercial properties and future adjacent residential properties. The primary purpose of the billboard sign is to attract the attention of motorists using Graham Farmer Freeway, and Main Roads WA has indicated that the subject site's location is within a Device Restriction Area, established to control development and protect against driver distraction at the off-ramp of the Graham Farmer Freeway.

With regards to the digital and illuminated nature of the sign, Policy No. 7.5.2 – Signs and Advertising sets out that an illuminated sign should not change more than once in a five minute period. The proposed billboard will have up to ten advertisements, with only one advertisement being displayed at a time and for a period of forty seconds. The proposed frequency of rotation does not comply with the policy requirements.

As the applicant has noted, the City has previously approved billboard signs at Nos. 596-598 Newcastle Street, Perth. On 6 March 2018, Council resolved to conditionally approve an application for an extension of time for two billboard signs that have been in-situ since 2004. It is important to note that the report to Council on that matter acknowledged the following:

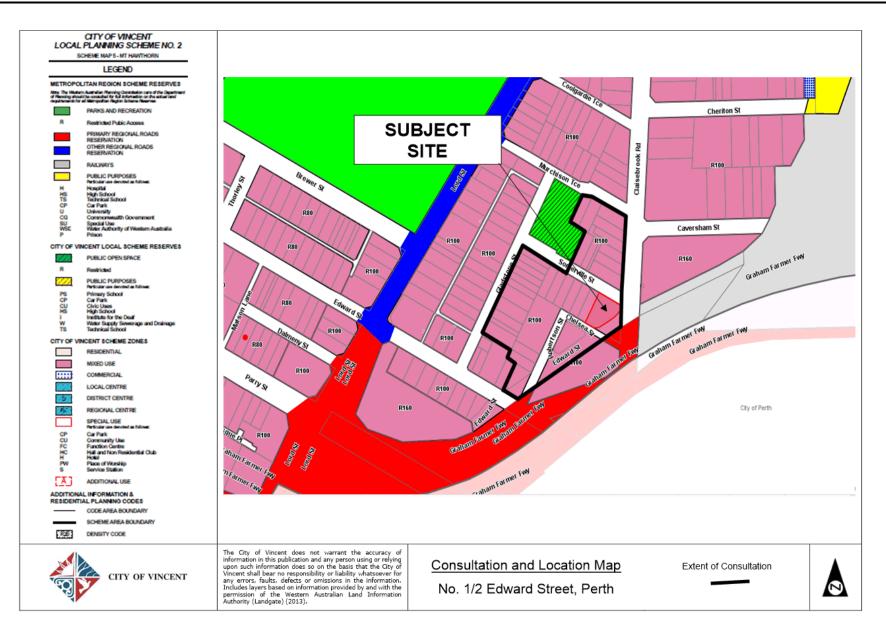
• The signs are billboards and present third party advertising, however, they are not digital, with the advertisements being static and displaying one advertisement at a time.

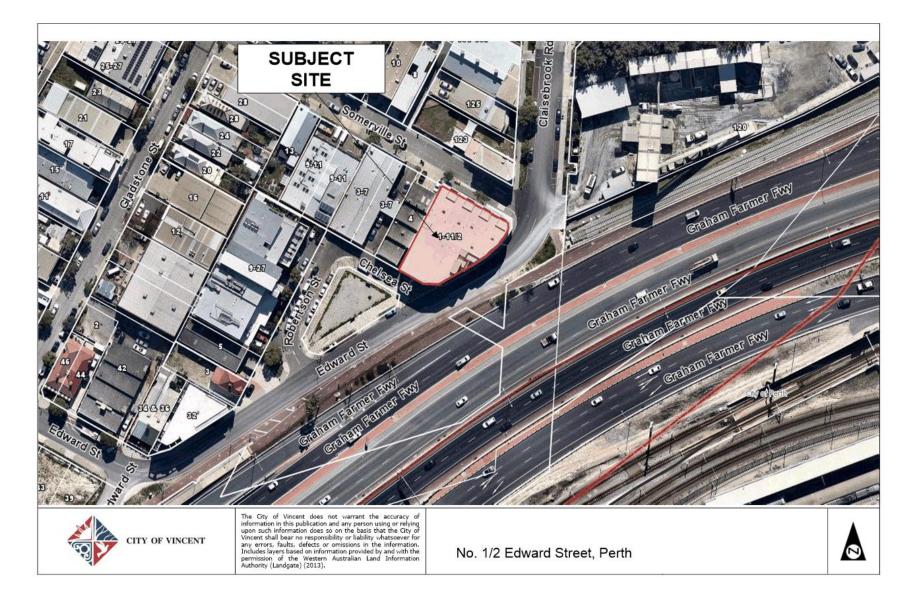
- The billboards have been on the site with approval from the City for the past 14 years and formed part of the established streetscape.
- The billboards are not visible from the nearby residential properties.
- Vehicle access to the site is constrained given its location on the corner of Loftus and Newcastle Streets.
- The site is identified as being within the Activity Corridor Area under Policy No. 7.1.1 Built Form with six storeys permitted for the site.

In approving the application, a time limitation was imposed so as to allow the site to be used for the interim until the development context of this area changes in line with optimal development outcome envisaged in Policy No. 7.1.1 – Built Form. A brief table on previous billboards applications at the City of Vincent can be viewed in **Attachment 7**.

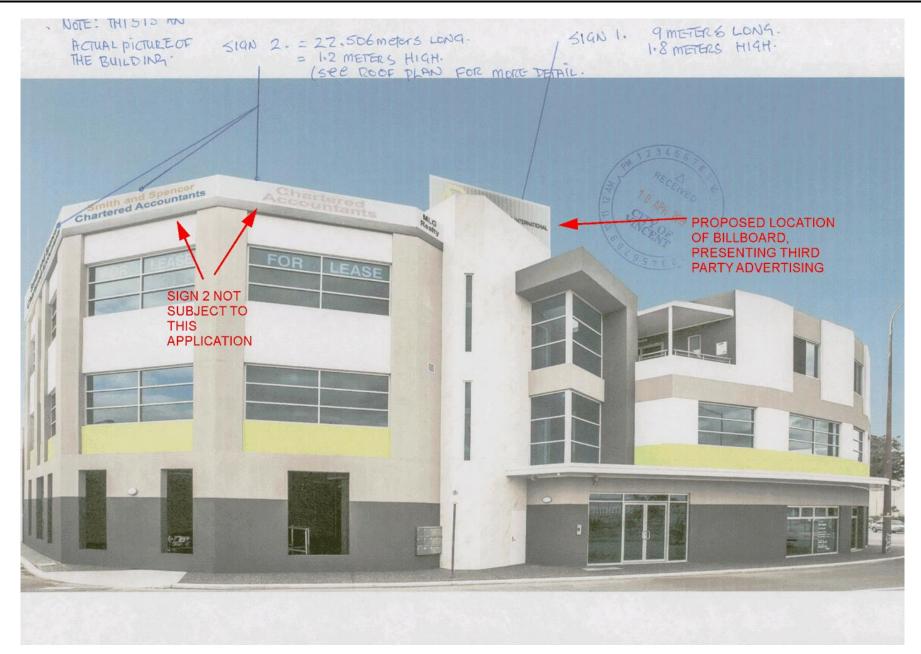
It is considered that these particular circumstances do not extend to the proposed billboard signage at No. 2 Edward Street, Perth and its context. Furthermore, approving the proposed billboard signage in prominent locations along transit corridors on the basis that the site benefits from high exposure may encourage the proliferation of similar billboard signage proposals on buildings in the area and throughout the district.

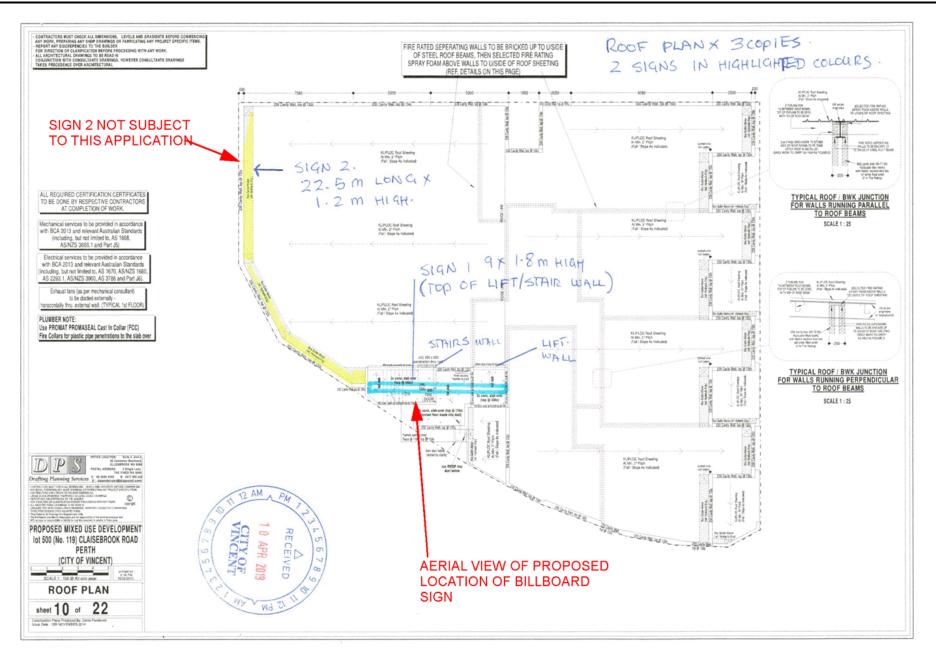
There are no other existing billboard signs in the immediate area surrounding the proposed development site. The third party advertisements, digital illumination and changing display proposed for the billboard sign to be situated on top of the existing three storey building at No. 2 Edward Street, Perth will result in a sign that is noticeably inconsistent with the area. The proposed development is therefore considered to be incompatible with the setting of the locality and is not considered to be an appropriate addition to the area. In light of this, the proposed development is recommended for refusal.



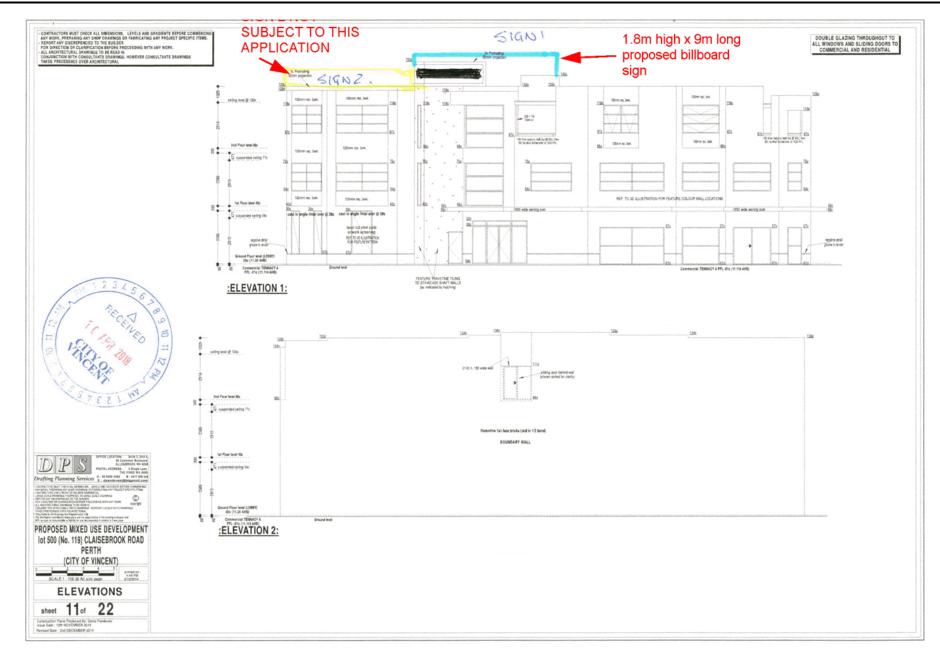


ORDINARY COUNCIL MEETING AGENDA



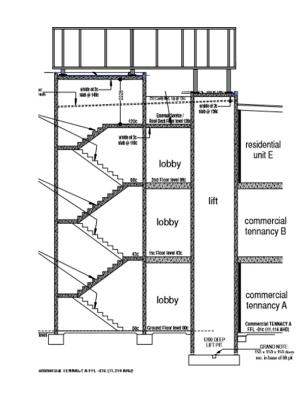


ORDINARY COUNCIL MEETING AGENDA



Sround level

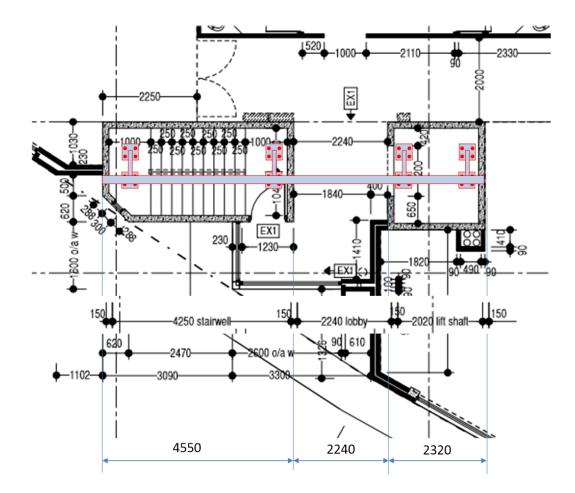
1500 140: 1320 1320 -1280 100mm rec. bwk 100mm rec. b 118 118 100 x 100 Signi col 190 wide beiceny well (top @ 55c), then SS hendreil bolled over to 1000 AFL. Ľ 100mm rec. bwk. REF. T 100mm roc. bwk. 1000 wide awning over 19c cast in angle limel over @ 39c 39 ork scr 10:00 LINETIRATION



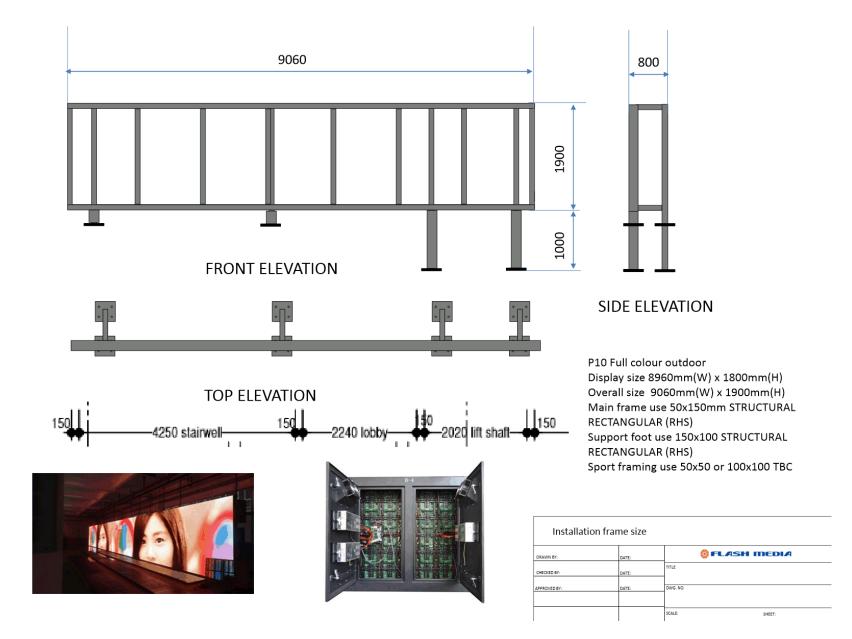


P10 Full colour LED

Display area 1800mm(H) x 8960mm(W)









SIGN STRATEGY PRO FORMA

COMMERCIAL AND RESIDENTIAL PROPERTIES

As per the Town's Policy No. 3.5.2 relating to Signs and Advertising, a Sign Strategy is to be submitted with Development Applications in the following instances:

- Signage advertising services or products other than those available on the lot;
- Pylon signage with a width exceeding 300 millimetres;
- Wall signage exceeding ten (10) percent in area in total on any one wall (excluding projecting signs); and
- Applications for variation of standards for proposals involving three (3) or more signs that do not comply with the standards of the Town.

A Sign Strategy is required in the above instances to assist the Council in exercising its discretion in relation to signage applications, to ensure:

- a reasonable and equitable level of identification to businesses and community facilities within the Town of Vincent is provided;
- signage compliments the character and visual amenity of an area, the buildings on which they are displayed, and the general environment; and
- there is no proliferation of signage to the detriment of existing signage.

1.0 Personal and Site Details

1.1 Personal Details:

Applicant Name: BORIS AND ZA	NA SPASESKI
Address:	
Suburb:	Postcode:
Tel (H) (WK)	(Mob)
E-Mail:	н
Planning Application Number:	

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Percentage of sign area in relation to the wall or building façade where proposed

As per the requirements in the Planning Application Checklist, have diagrams been attached to this Pro Forma? Yes V No U

4.0 Rationale for Proposed Signage relating to Specific Assessment Criteria

Please provide written justification in relation to the below specific assessment criteria, to demonstrate that consideration has been given to the impact of the signage on the amenity of the adjacent property and surrounding area.

- The proposed signage respects the amenity of the area;
- The proposed signage does not compete with existing signage within the site;
- The size and impact of the proposed signage responds to the size of the premises on which the signage is to be displayed and the scale of the surrounding buildings;
- The proposed signage does not negatively impact on the appearance and efficiency of a road or other public way in terms of colour, brightness and location;
 - The pattern and theme of the proposed signage matches that of existing signage in the area; NO EXISTING SIGNAGE IN THE AREA.
 - The proposed signage responds to any objects of scenic, historic, architectural, scientific or cultural interest; and

The proposed signage does not dominate the streetscape.

Date: 14-6-2018. Applicant's Name: BORIS SPASESKI Signature:

Note:

N

If the Sign Strategy is approved by the Town, the signage approved as part of the strategy may be renewed or replaced with no additional planning approval, (only a Sign Licence). However, planning approval will be required if:

- the advertisement area is to be increased;
- the renewal or replacement would result in a different type of sign; and
- the sign is to be erected in a different location.

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1.2 Site Details:			
Address: 2 EDWARD STREET			
Suburb: PERTH Postcode: 6000			
Approved land use (e.g. house, office, shop): .M.I.XEDU.SE.			
Context of immediate surrounds (residential or commercial): IN DUSTRIAL/WARE HOUSE.			
Is the property heritage listed? (tick appropriate box) Yes \Box No \Box			
DExisting Signage NO EXISTING SIGNAGE.			

2.1 Photographs:

Photographs, showing all of the building/sites existing signage, is to be included.

Have photographs been attached to this Pro Forma?	Yes 🖬	No 🗖
To your knowledge, have these signs been approved?	Yes 🗖	No 🗖

3.0 Proposed Signage (including re-badging of existing signage)

3.1 Table:

Please insert details of the proposed signage in the following table. This table is to correspond with the plans and elevations as stipulated by section 3.2 below:

Signage No.	Sign Type	Message (Sign Content)	Height and Width (mm)	Area (m2)	Method of Illumination
	BillBOARD	VARIED	9 × 1.8	16-2	DIGITAL

3.2 Diagrams:

As per the Planning Application Checklist relating to signage, a site plan and elevations showing the proposed location of signage are to be provided, inclusive of the following:

Dimensions of proposed signage (width, depth and area in square metres) ATTACHED.

Height from natural ground level to underside of all signage ATACHED.

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PROPOSED SIGNAGE - BILLBOARD:



Rationale for Proposed Signage relating to Specific Assessment Criteria:

Dimensions: Width 9 meters Hight 1.8 meters, (please see attached diagrams for exact dimensions).

Height From Natural Ground Level to underside of all signage: 150c or 12.9 meters.

Height From Natural Ground Level to top of signage: Signage Height Added total 14.7meters. See Picture from Plans showing Elevation Height to top op Stairwell – Sign on top of stairwell.

Percentage of Sign area in relation to the or building façade:

. Total Sign area: 16.2 square meters.

. **Total Building façade area**: Area taken into account is only along Sommerville Street, Claisebrook Road, Edward Street and Chelsea Streets only – Parapet boundary wall, (33.53 lm), is not included: Total Lineal meters of the above areas of the building facade is 78.15 x 132c or 11.352meters high = **887.158 square meters of façade**.

. Percentage of sign area in relation to the wall or building façade where proposed.

. 1.8 %. Note: Sing is not proposed to go on the façade of the building. Sign is on top of the building and is not visible from the road. In effect the percentage of sign area in relation to wall or building façade area is zero %.

. **Calculation method:** Sign area of 16.2 square meters divided by total building façade area,(excluding rear of building/boundary parapet wall), of 887square meters = 1.8%.

Attachments for clarity:

. Diagrams of proposed sign and pictures of the approved plans attached for clarity showing perimeter length and heights of walls.

. Picture of Approved Plans elevation showing the top of stairwell height in causes - ie 150c

. Picture of Approved Plans showing the lineal meters of the perimeter walls- ie the walls of the building taken into account in calculating the total building façade area.

Written Justification to demonstrate that consideration has been given to the impact of the signage on the amenity of the adjacent property and surrounding area:

. Proposed sign respects the amenity of the area: Lot 500 with new office building has unique geographical positioning in its location.:

. Its surrounded by industrial and warehouse type of buildings.

. Its surrounded by roads – ie no left and right sides adjoining neighbouring buildings.

. Lot 500 protrudes past front boundaries of general street line setbacks. This makes Lot 500 uniquely amenable to directing advertising towards the Graham Farmer Freeway without having any impact on surrounding properties. In addition, the sign is on top of the building and will not be visible from adjoining neighbours on the left, the right or the Freeway.

SIGN SET BACKS ON TO ROOF SPACE FROM LEFT, RIGHT AND REAR BOUNDARIES:

- 16 meters from the right neighbouring property not visible from neighbouring property as the sign is only 1.8 meters high.
- 9 Meters from the left neighbouring property not visible from the left neighbouring property as the sign is only 1.8 meters high and Edward street curves going towards the south east direction adding an additional 8 meters set back for the sign – ie a total of 17 meters. Since the sign is only 1.8 meters high it physically cant be seen from any location on the left side of the building.
- 3.7 meters average from the front boundary. Can't be seen by neighbouring properties as there are no neighbouring properties to the front of the building – ie Graham Farmer Freeway is in front of the Building. Sign Can only be seen from the Freeway.
- Sign will not be seen from left right or rear neighbouring properties.

The proposed signage respects the amenity of the area:

. The proposed sign is set back on to the roof space and will not be visible from neighbouring properties and will not have any impact on the amenity of the area.

. The digital sign will be colour co-ordinated with the façade of the building to complement the aesthetic value of the building. Electronic advertising is acknowledged as providing activation and interest in otherwise dormant areas. Lot 500 is surrounded by industrial and warehouse buildings which are quiet, dark, and lifeless at night making it an intimidating area to pass by. The sign will provide visual interest and activity to the area thereby adding much needed security to the area via the increased activity.

The proposed signage does not compete with existing signage within the site:

. There is no existing signage within the site.

The size and impact of the proposed signage responds to the size of the premises on which the signage is to be displayed and the sacel of the surrounding buildings.

. The sign only occupies 1.8% of the façade of the building on Lot 500. This way it has no prominence at all.

. the sign is not visible from the neighbouring properties thereby not interfering from them.

The Proposed signage does not negatively impact on the appearance and efficiency of a road or other public way in terms of colour, brightness and location:

. The sign will not impact on the road or neighbours as it is set back on to the roof of the building.

. The sign will not impact on the appearance and efficiency of the Graham Farmer Freeway as it is small in terms of bulk and scale relative to the size of the building, (1.8%),

. The sign is able to be programmed to comply with Main Roads WA Standards and with the relevant Australian Standards om respect of luminance.

. The sign adds visual interest and colour and will promote activity to the area via exposure to the Freeway and will benefit business activity in the Lot 500 building and the surrounding areas.

. The Sign will create and promote interest in the area and will entice new business investment in the area to further grow and activate this area and create more employment opportunities in the long term. In addition it will add significant value to an iconic part of the city which has been left dormant and grossly undeveloped to date.

The pattern and theme of the proposed signage matches that of existing signage in the area:

. There are no surrounding buildings that adjoin lot 500.

. Existing signage is small and on doors and windows of existing low height older buildings. Most of the business activity is warehouse and industrial.

The proposed signage responds to any objects of scenic, historic, architectural, scientific or cultural interest.

. The proposed signage will assist attracting attention to an area of the city of Perth that is on the fringe of the CBD with so much potential but sitting dormant.

. This part of the CBD has no architectural, (other than the new and stylish building on Lot 500), scenic, historic, scientific or cultural interest.

. Lighting and advertising will attract more businesses to locate in the area and transform this area from dormant to vibrant.

The proposed signage does not dominate the streetscape:

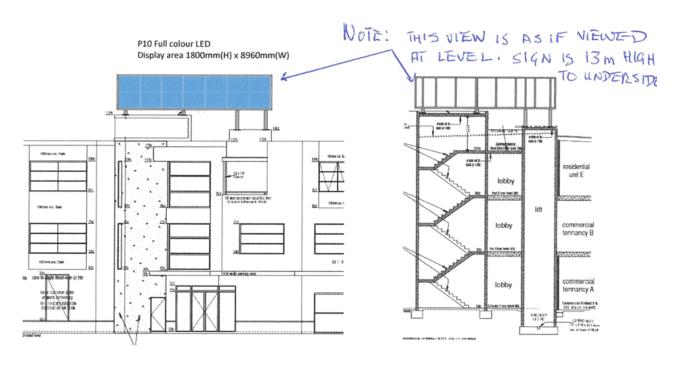
. The sign is on the roof and not visible as its on the roof space.

. The sign will be visible from the Freeway and will assist in bringing attention to this area and help to increase the people and business area.

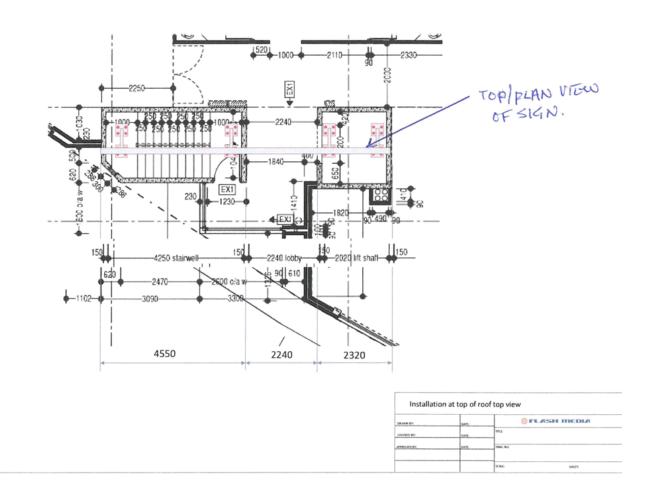
. This is vital for our exiting business in the building – ie office space leasing.

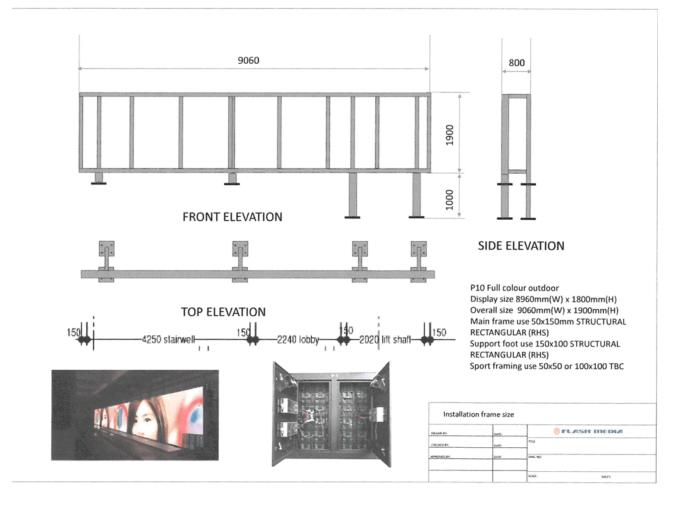
. We need attention and illumination to be brought to this area urgently.

. We need the activity of people, business, retail and residential to make the area feel good to be in and also make the area feel safe at night.



Installati	on at top of r	oof front view
PANAS BC	OAT.	© FLASH MEDIA
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APPROVED IN	DATE:	CNIFG RC)
		SCALE: SHID:







21 June 2018

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

Attention: Fiona Atkins - Urban Planner

Dear Fiona

APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED THIRD PARTY SIGNAGE (DIGITAL/LED BILLBOARD SIGANGE) NO.500 (NO.2) EDWARD STREET, PERTH CITY OF VINCENT (REF: DA 5.18.126.1)

We act on behalf of the landowner/s as their consultant town planners and refer to the abovementioned development application currently being assessed by the City of Vincent for the erection of third party signage (i.e. 'Billboard') on the abovementioned property.

It is noted that the City's Local Planning Policy No.7.5.2 entitled 'Signs and Advertising' does not permit billboards as of right within the City of Vincent and Council is afforded the discretion to consider any departures from the Policy, including the consideration for the erection of a billboard on land within Municipality. A key consideration of such an application is whether the proposal will have an impact on the established streetscape.

Clause No.1 ('Definitions') of the City's Local Planning Policy No.7.5.2 defines a 'billboard' as follows:

"a sign erected for the purpose of advertising products or services which are not being offered on a site on which the sign is erected.'

In light of the above definition, the proposal is deemed a 'billboard'

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

Details & facts regarding the application

The proposed billboard sign will comprise the following details (refer to the development plans):

- The proposed third party signage will be 9 metres long and 1.8 metres high and will be located above the lift and stair shaft of the existing three (3) storey commercial building on the subject land;
- ii) <u>Dimension:</u> The proposed sign will comprise a width 9 meters and a height of 1.8 metres (see attached Development Plans);
- iii) Height from natural ground level to underside of all signage: 12.9 metres (150c);
- iv) <u>Height from natural ground level to top of signage:</u> The overall height to the top of the sign is 17.7 metres. The sign will be located on top of the stair/lift shaft;

 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



- <u>Total building façade area</u>: The sign itself will comprise an area of 16.2m². The area of the building taken into account include along Sommerville Street, Claisebrook Road, Edward Street and Chelsea Streets only (parapet boundary wall is not included 33.53 metres). As such, the area of the building façade is calculated as 78.15 x 11.352 meters which equates to 887.158m² of building façade;
- vi) The proposed sign will be 1.8% of the building façade, which is considered to be very minor in scale. It is significant to note that the sign will not be placed on the façade of the building, but on the roof top. Therefore the sign is not technically occupying any the building façade. Given the location of the sign, it is contended that the sign will not be visible from the Edward Street road reserve abutting the building;
- vii) Sign setbacks on roof:
 - 16 meters from the north-eastern boundary;
 - 9 Meters from the south-western boundary. In reviewing the setbacks, it is concluded that the sign will not be visible from the adjacent south-western property as the sign is only 1.8 meters high and Edward Street curves going towards the south-east direction adding an additional 8 meters setback for the sign (i.e. a total of 17 meters). Since the sign is only 1.8 meters high it physically can't be seen from any location on the left side of the building; and
 - 3.7 meters average from the land's south-eastern boundary. Given this, the sign will not be visible by neighbouring properties as there are no neighbouring properties to the front of the building (i.e. Graham Farmer Freeway is in front of the building).



Figure 1 – Aerial Site Plan

- viii) The sign will be digital/LED;
- ix) The sign will be programmed to display up to ten (10) different advertisements, with only one (1) advertisement being displayed at any one given time;
- The 'dwell time' for each separate advertisement to appear on the billboard sign is forty (40) seconds. The advertising sign is able to be programmed to comply with the relevant Australian Standards and Main Roads WA specifications in respect of luminance;

```
        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
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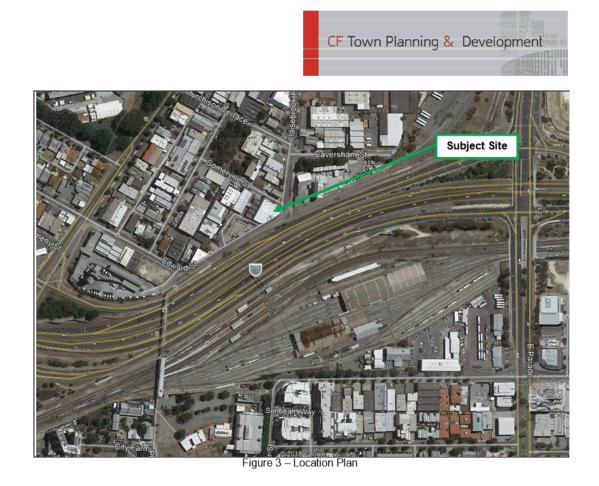


- xi) The sign will be orientated towards the Graham Farmer Freeway road reserve and will not be orientated to towards any adjoining properties or local streets;
- xii) The sign has extraordinary exposure to the Graham Farmer Freeway, which comprises an estimated 160,000 vehicle movements per day;
- xiii) The sign has been designed to satisfy the requirements of Main Roads WA in regards to illumination and movement of the display;
- xiv) The subject land protrudes forward of the existing lot boundaries along Edward Street, resulting in the building and sign being well forward of the adjoining and adjacent properties (see Figure 1 - Aerial Site Plan);
- xv) The sign will assist with generating income for the landowners to assist with the maintenance and upkeep of the commercial building on Lot 500 in the future; and
- xvi) The existing streetscape along this part of Edward Street is characterised by the Graham Farmer Freeway, vacant/used land, existing commercial and industrial development (see Figure 2).



Figure 2 – Edward Street streetscape

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



As part of its assessment of the development application, the City has requested that additional information be provided to address the key points listed below:

<u>Point 1: Written justification to demonstrate that consideration has been given to the impact of</u> the signage on the amenity of the adjacent property and surrounding area:

The following information is provided in support of the application:

- i) The subject land is located within an area of the Perth locality that is undergoing change (gentrification) and has been historically used for industrial purposes. Given this the streetscape within the immediate locality is characters by an eclectic mix of new and old commercial/industrial developments. As such, the proposed billboard sign will not have an adverse impact on the local streetscape in terms of visual distraction and visual pollution;
- The application proposes only one (1) sign and does not result in the proliferation of signage within the immediate locality;
- iii) The sign will be located at a considerable height above ground/street level, resulting in the sign not be visible from any of the road reserves abutting the subject land;
- iv) The proposed sign will provide a focal point of interest to the building, therefore improving its appearance and creating a vibrant and colourful façade, which is currently bland with little visual interaction with the immediate locality; and
- v) The subject land protrudes forward of the boundary line of existing lots along Edward Street, therefore allowing the sign to be visible from the adjacent Graham Farmer Freeway and the nearby Claisebrook Train Station, but not from the local street network or adjoining properties. As such, the proposed signage will not adversely impact the adjoining properties or the local streetscape.

 Planning & Development Consultants

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 Email: carlof@people.net.au

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Point 2: The proposed signage respects the amenity of the area:

The following information is provided in support of the application:

- The proposed sign is setback on to the roof space and will not be visible from the adjoining/adjacent properties within the immediate locality. Given this the proposal will not have an adverse impact on the amenity of the locality;
- ii) The sign will be orientated towards the Graham Farmer Freeway and may be visible from the landholdings on the south-eastern boundary of the Freeway reserve (opposite the subject land approximately 133 metres away), which a rail stock yard (see Figure 3). Given this and the aforementioned information provided regarding the adjoining properties, it is contended that the proposal will not have an adverse impact on the streetscape or the adjoining properties;
- iii) The digital sign will be colour co-ordinated with the façade of the building to complement the aesthetic value of the building. Electronic advertising is acknowledged as providing activation and interest in otherwise dormant areas. Lot 500 is surrounded by industrial and warehouse buildings which are quiet, dark and lifeless at night making it an intimidating area to traverse; and
- iv) The sign will provide visual interest and activity to the area thereby adding much needed security to the area via the increased activity.

<u>Point 3: The size and impact of the proposed signage responds to the size of the premises on</u> which the signage is to be displayed and the surrounding buildings.

The following information is provided in support of the application:

- The sign only occupies 1.8% of the façade of the existing building on Lot 500, therefore the sign will not dominant nor will it detract from the appearance of the building when viewed from the adjoining street network;
- It is contended that a sign with make different displays that change over a period is a better outcome and will provide visual interest than a static billboard sign similar to those approved throughout the City;
- iii) The location and height of the sign from ground level will not result in the sign having an adverse impact on the traffic safety and will not result in any conflict with existing traffic/pedestrian signage at ground level; and
- iv) The sign will not be visible from the adjoining or adjacent properties, which a predominantly commercial and industrial uses.

<u>Point 4: The Proposed signage does not negatively impact on the appearance and efficiency of</u> <u>a road or other public way in terms of colour, brightness and location:</u>

The following information is provided in support of the application:

- i) The sign will not impact on the road or neighbours as it is setback on to the roof of the building.
- ii) The sign will not impact on the appearance and efficiency of the Graham Farmer Freeway as the sign is relatively small and well setback from the Graham Farmer Freeway reserve. The sign only occupies 1.8% of the building façade area and is considered small in terms of bulk and scale;
- iii) The sign is able to be programmed to comply with Main Roads WA Standards and with the relevant Australian Standards in respect of luminance; and
- iv) The signage will not adversely impact existing traffic and pedestrian signage within the adjoining street network or within the Graham Farmer Freeway reserve.

5



<u>Point 5: The pattern and theme of the proposed signage matches that of existing signage in</u> <u>the area:</u>

The following information is provided in support of the application:

- i) There are no surrounding buildings that adjoin Lot 500;
- ii) The proposed signage is consistent is size with other signage within the immediate locality;
- iii) Whilst billboard signage is not permitted as of right, the City of Vincent has granted approval for such signage in the past (including recently at its March meeting of Council). The best examples are the billboard signage approved on the corner of Newcastle Street/Loftus Street and Newcastle Street/Fitzgerald Street; and
- iv) Electronic billboard signage has been approved by the City of Perth (along Roberts Road, Subiaco and the Mitchell Freeway, Perth) and the Town of Cambridge (along Roberts Road, West Leederville). As such, the proposed signage is consistent with other similar electronic billboard signage approved throughout the metropolitan area.

<u>Point 6: The proposed signage responds to any objects of scenic, historic, architectural,</u> <u>scientific or cultural interest.</u>

The following information is provided in support of the application:

- i) This part of the Perth locality comprises no clear architectural character (other than the new and stylish building on Lot 500) or any significant cultural interest;
- The sign will contribute to visual interest and colour and will promote activity to the area via exposure to the Freeway, whilst benefiting business activity on the Lot 500 and the surrounding commercial/industrial area;
- iii) The sign will create and promote interest in the locality, will entice new business investment in the area to further grow, activate the surrounding commercial/industrial area and create more employment opportunities in the long term; and
- iv) The proposed will add significant value to an iconic part of the City which has been left dormant and grossly undeveloped to date.

Point 7: The proposed signage does not dominate the streetscape

The following information is provided in support of the application:

- i) In light of the location of the sign on the roof, it will not be visible from the street level;
- ii) The sign will be visible from the Freeway and will assist in bringing attention to the immediate locality and help to increase patronage and business activities within the locality;
- iii) The proposed sign is vital for existing businesses operating from Lot 500 (i.e. office space leasing and general advertising/exposure);
- iv) The proposed sign will stimulate activity within this part of the Perth locality, which has become sterile. The increase activity will provide improved passive surveillance, improved awareness at street level, resulting in improved security and less chance of entrapment; and
- v) As previously mentioned the sign is on the roof top of the existing on Lot 500, being 13.5 meters above the ground level and setback 3.5 meters from the front boundary. Given this the sign will not be visible from the road or by neighbouring properties. It will only be visible from the Graham Farmer Freeway and adjacent Claisebrook Train Station.



Conclusion

In light of the above information and justifications, we respectfully request the City's favorable consideration and approval of the development application for the erection of a third party sign (i.e. 'billboard') on top of the existing commercial building on Lot 500 (No.2) Edward Street, Perth 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 Principle Town Planner CF Town Planning & Development

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



Enquiries: Nicole Coaker on 9323 6370 Our Ref: 07/5955-2 (D18#586162) Your Ref: 5.2018.126.1

4 July 2018

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

Via email: fiona.atkins@vincent.wa.gov.au

ATTENTION: FIONA ATKINS

Dear Madam,

REQUEST FOR COMMENT, PROPOSED SIGNAGE INCLUDING LARGE FORMAT DIGITAL SIGNAGE FOR 1/2 EDWARD STREET, PERTH

Thank you for your correspondence dated 13 June 2018 requesting Main Roads comments on the abovementioned proposal.

Main Roads has reviewed the information provided and **does not** support sign numbered 1 within the application due to the following:

Sign 1 is a Large Format Digital Sign (LFDS) and has not addressed the following criteria within Main Roads *Policy and Application Guidelines for Advertising Signs within and beyond state road reserves* document pertaining to advertising devices located beyond a state road reserve:

- The current position of the device is located within a Device Restriction Area (DRA). The location is assessed against various criteria in Appendix A, Figure 2 being Diagram 1 "Freeway – Off ramp" and Diagram 6 "Freeway – Traffic Sign".
- 2. The crash rate calculations could not be verified as relevant information, data and calculations was not supplied.

Sign 2 is acceptable subject to the following conditions:

- 1. The type of signs, size, content and location must comply with all relevant by-laws and planning schemes made by Council.
- 2. The signs and sign structures are to be placed on private property and shall not over hang or encroach upon the road reserve.
- If the signs are illuminated, it must be of a low-level not exceeding 300cd/^{m2}, not flash, pulsate or chase.

Main Roads Western Australia Don Aitken Centre, Waterloo Crescent, East Perth WA 6004 PO Box 6202, East Perth WA 6892

mainroads.wa.gov.au enquiries@mainroads.wa.gov.au 138 138



- 4. The device shall not contain fluorescent, reflective or retro reflective colours or materials.
- 5. No other unauthorized signing is to be displayed.
- 6. Main Roads agreement is to be obtained prior to any future modifications.

Should the City of Vincent disagree with the above conditions, Main Roads requests an opportunity to meet and discuss this application collaboratively prior to making a final determination.

If you require any further information please contact Nicole Coaker on (08) 9323 6370 or email <u>nicole.coaker@mainroads.wa.gov.au</u>.

Yours faithfully

Zeliko Zagorac STATUTORY ROAD PLANNING MANAGER

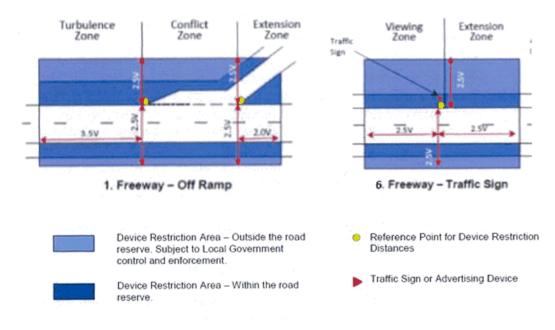


Figure 2 – Restriction areas for Billboard advertising devices visible from a Freeway or Freeway standard road.





Sign 1 and 2 as identified within the development application.

Page 3

Summary of Submissions:

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

Comments Received in Objection:	Officer's Comments:
The sign will have a negative effect on the area and will not be in line with the vibrant progression of the area.	The billboard is designed to be highly visible, with the height at the top of the sign being 17.7 metres from ground level and the sign protruding above the roof top of the existing building. The proposed sign will be the only billboard and third party advertising sign in the locality. The sign is noticeably not in keeping with the area, and the proposed development is considered to be incompatible with the setting and progression of the locality.
The sign will affect the views from the four apartments on the top level of the proposed residential development at No. 123 Claisebrook Road.	The impact on views from a residential development is not a relevant planning consideration. However, if the billboard sign is highly visible from the proposed residential dwelling, it is highly likely that it may become a nuisance due to it illumination and the frequency with which it will change advertisements.

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

Page 1 of 1

9.10 NORTH PERTH TOWN CENTRE PARKING RESTRICTIONS - RESULTS OF COMMUNITY CONSULTATION

TRIM Ref:	D18/74476		
Author:	Stephen Schreck, Strategic Planning Officer		
Authoriser:	Luke Gibson, A/Director Development Services		
Attachments:	 Attachment 1 - Property Consultation Map Attachment 2 - Summary of Submissions Attachment 3 - Current, Advertised and Proposed Parking Restrictions Chelmsford Road, Grosvenor Road and Leake Street Attachment 4 - Current, Advertised and Proposed Parking Restrictions Pansy Street and Pansy Street Car Park Attachment 5 - Current, Advertised and Proposed Parking Restrictions Vine Street Total 		

RECOMMENDATION:

That Council:

- 1. NOTES the summary of submissions and the City's responses to those submissions, as shown in Attachment 2; and
- 2. REGULATES vehicle parking, pursuant to cl. 1.8 of the City's Parking and Parking Facilities Local Law 2007, as follows:
 - 2.1 On Chelmsford Road, Grosvenor Road and Leake Street, as shown in Attachment 3;
 - 2.2 On Pansy Street and in the Pansy Street Car Park, as shown in Attachment 4; and
 - 2.3 On Vine Street, as shown in Attachment 5.

PURPOSE OF REPORT:

To consider the results of the community consultation undertaken regarding the trial restrictions on Chelmsford Road, Grosvenor Road, Leake Street, new parking restrictions on Pansy Street, Pansy Street Car Park and the modified parking restrictions on Vine Street in North Perth, and determine appropriate regulatory responses.

BACKGROUND:

At its meeting on 23 August 2016, Council resolved to introduce new parking restrictions on Chelmsford Road, Grosvenor Road and Leake Street as a trial to address an increase in patrons of surrounding businesses using these streets for parking.

The new parking restrictions on Chelmsford Road and Leake Street included 'Resident Only Parking' from 5:00am to 9:00am and from 3:00pm to 9:00pm and 2P at all other times. New parking restrictions on Grosvenor Road were introduced as 2P from 8:00am to 6:00pm, Monday to Friday and from 8:00am to 12 noon on Saturday. 'No Parking' was introduced on all three streets. A map of the current, advertised and proposed restrictions is included as **Attachment 3**.

The signage and line marking were implemented and came into effect in late 2016. Following the completion of the trial, it was intended that the City would consult nearby land owners on the trial and present a report back to Council.

Further to the above, the City was experiencing parking issues more broadly in the North Perth town centre. As a result, a more comprehensive survey of the area was undertaken. This survey resulted in a set of new parking restrictions for the broader North Perth Town Centre, which were introduced on 7 March 2017.

ORDINARY COUNCIL MEETING AGENDA

A six month review was undertaken to ensure the parking restrictions were working to effectively manage parking in the town centre. The results of that six month review were presented back to Council on 4 April 2018. At that meeting, Council resolved to advertise new parking restrictions including 2P from 8:00am to 6:00pm on Monday to Friday on Pansy Street and in the Pansy Street car park and modifying the 5P 8:00am to 6:00pm, Monday to Friday and 'No Parking' parking restrictions on Vine Street.

CONSULTATION/ADVERTISING:

The City advertised the proposed changes to parking restrictions to residents and businesses in the surrounding areas between 27 April 2018 and 20 May 2018 by sending a letter and consultation form to each landowner identified in **Attachment 1**. During this period the City received a total of 19 submissions, which raised five main issues, as follows:

Parking Trial – Chelmsford Road, Grosvenor Road & Leake Street

- Compliance with parking restrictions
- Signage
- Street width

Pansy Street & Pansy Street Car Park

Private Parking

Vine Street

"No Parking" zone

A full summary of submissions and the City's responses are shown in **Attachment 2**, with discussion on each issued contained later in the report.

LEGAL/POLICY:

- Local Government Act 1995; and
- City of Vincent Parking and Parking Facilities Local Law 2007.

RISK MANAGEMENT IMPLICATIONS:

It is considered low risk for Council to introduce or change parking restrictions on City of Vincent managed roads.

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013 – 2023 states:

"1.1.5 Take action to improve transport and parking in the City and mitigate the effects of traffic"

The City's Car Parking Strategy 2010 states:

"Objective 7:

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

SUSTAINABILITY IMPLICATIONS:

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

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

FINANCIAL/BUDGET IMPLICATIONS:

The costs associated with implementing the proposed restrictions will be met by the City's existing capital budget.

COMMENTS:

Parking Trial – Chelmsford Road, Grosvenor Road & Leake Street

Parking Restrictions on Chelmsford Road and Leake Street were advertised as 'Resident Only Parking' from 5:00am to 9:00am and from 3:00pm to 9:00pm and 2P at all other times. The advertised parking restrictions on Grosvenor Road included 2P from 8:00am to 6:00 pm, Monday to Friday and 8:00am to 12 noon on Saturday. 'No Parking' was advertised for one side of the street on all three streets. A map of these restrictions is included as **Attachment 3**.

1. Compliance with Parking Restrictions

Residents on both Chelmsford Road and Grosvenor Road explained that vehicles continued to park on the streets during 'Resident Only Parking' hours making it difficult for residents to access parking outside their properties.

The City's Ranger Services team are responsible for managing parking on City of Vincent streets. Increased monitoring of the parking restrictions on Chelmsford Road, Grosvenor Road and Leake Street will be investigated to improve management of parking demand.

2. Parking Signs on Streets

Parking restrictions were implemented on the western side of Leake Street and, as a result, the appropriate signage was installed on the street. A resident on Leake Street explained that the signs created visual pollution on the street.

Signage relating to parking on streets is controlled and regulated by the Australian Standards. To ensure that the City can effectively enforce parking restrictions, signage must follow these Standards.

3. Street Width

Chelmsford Road, Grosvenor Road and Leake Street are all a pavement width of six metres and considered to be too narrow to support parking on both sides of the street. As a result, the streets were advertised with 'No Parking' on one side of the street.

Concern was raised on Leake Street with the 'No Parking' restriction being on the eastern side. Submitters explained that there were more driveways and laneways on the western side which led to vehicles often blocking the driveways and laneways. The submitter explained that there is more parking available on the eastern side and parking should be modified to be 'No Parking' on the western side.

'No Parking' was implemented on the eastern side of Leake Street to allow residents on the western side of the street greater access to parking outside of their house. It was determined that the level of amenity would be increased for residents given that the majority of properties on the western side of Leake Street are fronting the street, whereas properties on the eastern side front Chelmsford Road and Grosvenor Road.

Residents on Grosvenor Road also raised concerns with the width of the street explaining that it was not wide enough to support the additional traffic attempting to access parking and using the street as a thoroughfare to access Fitzgerald Street, which created a safety issue.

Parking was restricted on the southern side of Grosvenor Road to reduce the parking demand on the street and increase safety for road users. The City recently undertook surveys between 9:00am and 8:00pm on Wednesday, Friday and Saturday. The surveys showed that Grosvenor Road had a peak occupancy of 32 percent, which occurred at 9:00am – 11:00am and Midday – 2:00pm on Friday 8 December.

Based on the above, no change is recommended to parking restrictions on Grosvenor Road and Leake Street.

Pansy Street & the Pansy Street Car Park

Pansy Street and the Pansy Street Car Park were advertised as 2P between 8:00am and 6:00pm on Monday to Friday.

4. Private Parking

Residents near to the Pansy Street Car Park raised concerns with the implementation of parking restrictions in the car park and on Pansy Street. They explained that this parking was used by local residents to park vehicles that were unable to be parked at their property, particularly those living in nearby multiple dwellings.

The City's Policy No. 3.9.3 – Parking Permits states that where a group or multiple dwelling unit has a specific development approval condition not allowing them to receive parking permits, they will not be issued. Mixed use developments, similar to that in the area surrounding Pansy Street, are assessed by the City against the Residential Design Codes and the City's policies to ensure that adequate parking is supplied on site. Where the requirements of the Policies are met, parking permits will not be issued. The proposed parking restrictions are intended to increase the turnover of the available public parking, particularly during the main business hours of the surrounding local businesses.

Based on the above, no change is recommended to the advertised parking restriction of 2P 8:00am – 6:00pm, Monday to Friday on Pansy Street and in the Pansy Street Car Park, as shown in **Attachment 4**.

Vine Street

Vine Street was advertised with 'No Parking' on the eastern side and 5P between 8:00am and 6:00pm, Monday to Friday on the western side.

5. No Parking Zone

Feedback from local residents explained that Vine Street is often congested with cars parking on both sides of the street, which restricts traffic movement. The submitters that objected to the proposal explained that there was more parking available on the eastern side of the street and this should be maintained, and suggested that morning traffic was utilising Vine Street as a thoroughfare to access Angove Street.

Vine Street is too narrow to support parking on both sides of the street and allow for safe movement of traffic. Modifying the 'No Parking' restriction from the western side to the eastern side of Vine Street should increase parking availability for residents and maintain safe movement of traffic, and is also consistent with the approach taken for Leake Street.

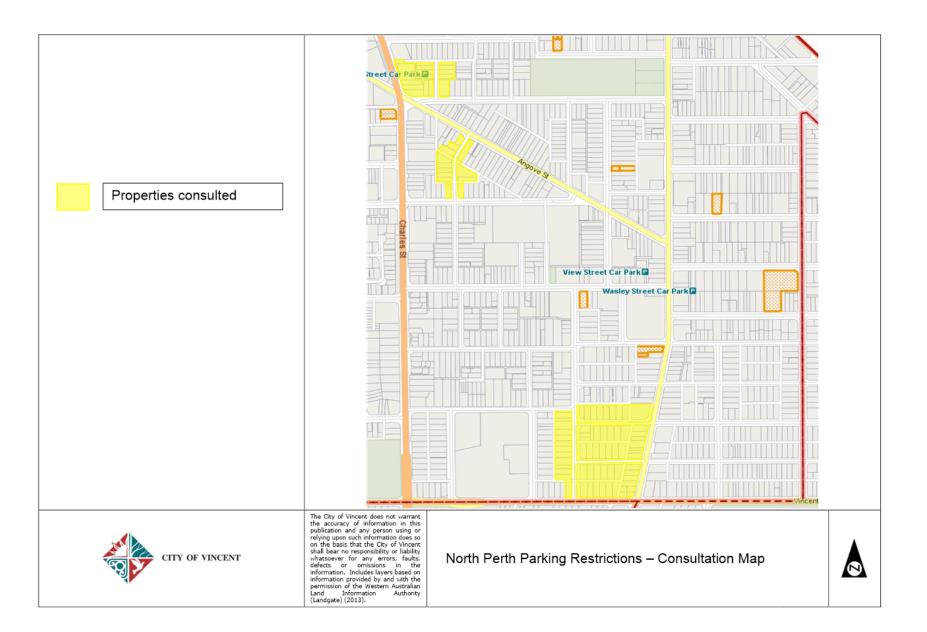
Based on the above, no change is recommended to the advertised parking restriction of 'No Parking' to the eastern side of Vine Street and 5P 8:00am - 6:00pm, Monday to Friday to western side of Vine Street, in accordance with **Attachment 5**.

Conclusion:

The parking restrictions advertised on Chelmsford Road, Grosvenor Road, Leake Street, Pansy Street, Pansy Street Car Park and Vine Street received majority support, with 68 percent of submissions supporting the proposal. The restrictions are intended to better manage parking demand and availability of parking for residents and local businesses, while also increasing the safety on Chelmsford Road, Grosvenor Road, Leake Street and Vine Street by restricting parking to one side of these streets.

It is recommended that Council adopts the proposed parking restrictions in accordance with **Attachments 3**, **4** and **5**.

It is acknowledged that parking use and demand continuously evolves over time, so the City must monitor parking occupancy to ensure that restrictions are working effectively. A project has been included in the 2018/19 Council Budget to survey car parking across the City, which will be used to form part of the recommendations in the City's future Integrated Transport Plan.



No.	Support/ Object	Submitter Comment	Administration Comment			
Chelr	Chelmsford Road					
1.	Support	Despite the trial being successful, people on Chelmsford Road are still experiencing a lack of parking. There is also limited availability for residents to park on their verge, particularly the southern side. Unless there is regular 'blitzing' by the rangers then the parking restrictions are not effective.	The City will investigate increasing or continuing monitoring and enforcement on Chelmsford Road to ensure that parking is in accordance with the current parking restrictions. It is not considered suitable to further restrict the parking on Chelmsford Road outside of the existing 'Resident Only' hours.			
2.	Support	The current situation is better than no restrictions and should be made permanent. However, the proposal needs to go further, rangers are policing the area, however parking demand from local businesses is often busiest between 5:30am - 7:30am. More protection needs to be given to local residents and the Council needs to consider the impact of surrounding businesses' patrons parking on residential streets. Parking should be modified to 'Resident Only Parking' between 5:00am and 9:00pm.	Each development application is assessed against the City's policies in regards to parking. On street parking in the public realm is to be managed by the City to ensure that parking is available for all users. The City's car parking category matrix, which was previously adopted by Council, details that resident only parking should be implemented where there is limited or no access to off street parking for residents and a peak occupancy of greater than 85%. Recent surveys undertaken by the City demonstrated a peak occupancy of 61% during regular business hours. This does not support resident only parking during these hours and the two hour parking restriction is appropriate.			
3.	Support	N/A	N/A			
Gros	venor Road					
4.	Object	Grosvenor Road should have the same restrictions as Chelmsford Road. Grosvenor Road is a regular short cut to traffic that avoids the Vincent/Fitzgerald intersection traffic lights. Raglan Road is a wider street and is suitable to accept more parking and traffic pressure. Grosvenor Road should be 'Resident Only Parking' 5:00am to 9:00am and 3:00pm to 9:00pm and 2P at all other times.	In a recent survey undertaken by the City between 9:00am and 8:00pm, Grosvenor Road demonstrated less than 40% peak occupancy. The City's category matrix indicates that where a parking occupancy peak is registered below 60% four or five hour parking restrictions would be appropriate. Grosvenor Road is predominately single residential and located further from local businesses than Chelmsford Road to the south. The current two hour parking restriction is more stringent than those on streets to the north, including Raglan Road, despite demonstrating the same predominant streetscape character and parking demand. Grosvenor Road is expected to experience some flow on effects from local businesses; however, given its distance from Vincent Street and local businesses, it is not seen as appropriate to support 'Resident Only' parking. The use of Grosvenor Road as a short cut is outside of this scope and will need to be reviewed by the City as part of the data collection program to establish the current speeds and traffic volumes.			

			The City will continue to monitor and review parking in the area to inform any parking related recommendations in the City's future Integrated Transport Plan.
5.	Object	Grosvenor Road between Fitzgerald and Leake is not wide enough to handle the additional traffic flow, given the 'scramble' at times for parking spaces. Maintaining the status quo is a disadvantage to Grosvenor Road residents over those from Chelmsford Road and Leake Street. The restrictions have not solved the issue only moved it onto Grosvenor Road. The proposal has not worked to date, reporting of issues has not been successful and only a small portion of the issues have been reported. The proposal does not address the real issue. Council has allowed a commercial operation and growth without adequate steps being taken to address safe and respectful parking nearby.	In a recent survey undertaken by the City between 9:00am and 8:00pm, Grosvenor Road demonstrated less than 40% peak occupancy. The City's category matrix indicates that, where a parking occupancy peak is registered below 60%, four or five hour parking restrictions would be appropriate. Grosvenor Road is predominately single residential and located further from local businesses than Chelmsford Road to the south. The current two hour parking restriction is more stringent than those on streets to the north, including Raglan Road, despite demonstrating the same predominant streetscape character and parking demand. Grosvenor Road is expected to experience some flow on effects from local businesses; however, given its distance from Vincent Street and local businesses, it is not seen as appropriate to support 'Resident Only' parking. The use of Grosvenor Road as a short cut is outside of this scope and will need to be reviewed by the City as part of the data collection program to establish the current speeds and traffic volumes.
6.	Support	N/A	N/A
Leak	e Street		
7.	Support	Concerns about visual pollution from signage as well as burden of having to display permits.	Signage is located in accordance with the Australian Standards. Parking restrictions are the best way for the City to control on street parking and with continued monitoring is seen to be the most effective option.
8.	Object	 Prefers street parking to be located on the east side of Leake Street because: a) There have been occasions when visitors or occupants have been unable to access verge or move vehicles off verge, due to them being blocked in by street parking. b) There is reduced visibility when exiting laneway onto Leake Street due to vehicles parked immediately adjacent to laneway entrance. This is a hazard and a vehicle which routinely parks in this spot has been hit by vehicles on Leake Street. c) Traffic congestion is high near the corner of Vincent Street and Leake Street. d) Insufficient verge parking is available to residents 	Leake Street is considered to be narrow, at only 6 metres, and does not support parking on both sides of the street. Although there are more crossovers located on the western side, it is seen as safer and more appropriate to implement 'No Parking' on the eastern side. If parking is permitted on the eastern side, cars parking opposite driveways and laneways will make it difficult to enter and exit. Allowing parking to the eastern side may also create more free flowing traffic on the western side affecting vehicles entering and exiting their driveways and laneways.

Pane	y Street & Pansy Stre	and their visitors. The optimal location for parking allocation is the east side of Leake Street. There are significantly fewer home frontages and less incidents of occupants entering/exiting and accessing home frontages on that side, compared with the west side.	
9.	Support	N/A	N/A
10.	Support	N/A	N/A
11.	Support	Request that the 'residential parking permits' be extended to owners of surrounding residential properties. A number of dwellings have more than 1 car and are forced to use Pansy Street car park during 8:00am - 6:00pm as visitor bays in the complex are allocated to the commercial lots during this time. Residential permits be given to residents in the surrounding area.	The City's Policy No. 3.9.3 – Parking Permits states that where a group or multiple dwelling unit has a specific development approval condition not allowing them to receive parking permits, they will not be issued. Mixed use developments, similar to that in the area surrounding Pansy Street, are assessed by the City against the Residential Design Codes and the City's policies to ensure that adequate parking is supplied on site. Where the requirements of the Policies are met, parking permits will not be issued for additional parking which will typically be located in the public domain. The proposed parking restrictions are intended to increase the turnover of the available public parking, particularly during the main business hours of surrounding local businesses.
12.	Object	Residents on Charles Street have one bay, parking in Pansy Street car park is used for a second car. If residential parking permits are given there is not a problem. Residential permits be given to residents in the surrounding area.	The City's Policy No. 3.9.3 – Parking Permits states that where a group or multiple dwelling unit has a specific development approval condition not allowing them to receive parking permits, they will not be issued. Mixed use developments, similar to that in the area surrounding Pansy Street, are assessed by the City against the Residential Design Codes and the City's policies to ensure that adequate parking is supplied on site. Where the requirements of the Policies are met, parking permits will not be issued for additional parking which will typically be located in the public domain. The proposed parking restrictions are intended to increase the turnover of the available public parking, particularly during the main business hours of surrounding local businesses.

Vine	Street		
13.	Support	Concerned that properties on the eastern side of Vine Street will be unable to access their verge parking.	Verge parking will remain unaffected. On-street parking is proposed to change to 5P. The City's rangers are available to attend on request if there are issues accessing the verge or driveways.
14.	Support	Concerned about visibility and access issues at the intersection of Vine Street and Angove Street. Supports 'No Parking' on the eastern side of Vine Street.	Visibility and parking requirements are set out in the Australian Standards. Restricting parking to one side of the street will help to alleviate pressure felt on the northern end of Vine Street and increase safety when entering or exiting Angove Street. Recommend parking restrictions on Vine Street to allow 'No Parking' on the eastern side and five hour parking between 8:00am to 6:00pm, Monday to Friday.
15.	Support	Council should consider allowing verge parking on the eastern side of Vine Street to help alleviate parking shortages.	Residents on the eastern side of Vine Street are able to park on the verge, which will help to alleviate pressure on the on street parking. The City would not support the construction of embayed parking in the verge on Vine Street, given its distance from the town centre and relatively low occupancy rate.
16.	Object	Concerned that parking on both sides of the street make it difficult to enter and exit driveways. Parking should be maintained on the eastern side of Vine Street. Council should consider introducing embayed parking on the western side.	Parking is required on the western side to ensure parking availability for residents without access to off street parking. It is seen appropriate to implement 'No Parking' to the eastern side to improve safety when travelling on Vine Street. The City would not support the construction of embayed parking in the verge on Vine Street, given its distance from the town centre and relatively low occupancy rate.
17.	Support	N/A	N/A
18.	Support	The proposal takes into account the residents on the proposed side of the street that don't have room for driveways on their property. Additional changes to the street should be considered to slow down traffic that comes in from Angove Street.	In order to alter the street design to include traffic calming measures the City must survey and record the average speed and then determine whether these support changes to the road design.
19.	Object	Concerned about the speed of vehicles using Vine Street to access Angove Street and Charles Street. One side of the street should be 'No Stopping' in order to minimise any accidents with parked cars that may take either side of the street. It is not supported to have 5 hour ticket parking from 8am - 6pm Mon - Fri on one side of the street however.	Parking has been restricted to one side of the street as part of this proposal to increase safety for residents and other users. Parking implemented on Vine Street is proposed as five hour free (non-ticketed) parking, which is intended to deter all day parking however still allow for adequate resident and visitor parking.

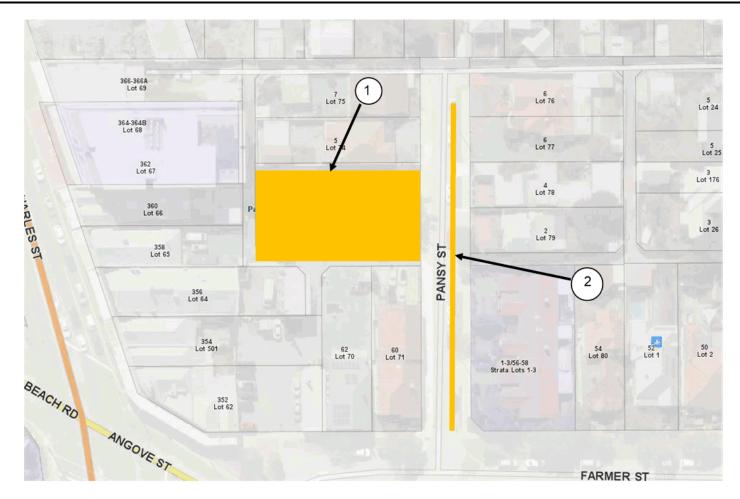


	Parking Restriction Adopted 23 August 2016	Advertised Parking Restriction 27 April 2018 – 20 May 2018	Proposed Parking Restriction	
1.	2P 8am – 6:00pm Monday to Friday and 8:00am	2P 8am – 6:00pm Monday to Friday and 8:00am	2P 8am – 6:00pm Monday to Friday and 8:00am	
	to 12 noon Saturday	to 12 noon Saturday	to 12 noon Saturday	
2.	No Parking	No Parking	No Parking	
3.	'Resident Only Parking' 5:00am to 9:00am	'Resident Only Parking' 5:00am to 9:00am	'Resident Only Parking' 5:00am to 9:00am	
	and 3:00pm to 9:00pm	and 3:00pm to 9:00pm	and 3:00pm to 9:00pm	
	• 2P at all other times	• 2P at all other times	• 2P at all other times	
4.	• 'Resident Only Parking' 5:00am to 9:00am	• 'Resident Only Parking' 5:00am to 9:00am	• 'Resident Only Parking' 5:00am to 9:00am	
	and 3:00pm to 9:00pm	and 3:00pm to 9:00pm	and 3:00pm to 9:00pm	
	2P at all other times	2P at all other times	• 2P at all other times	

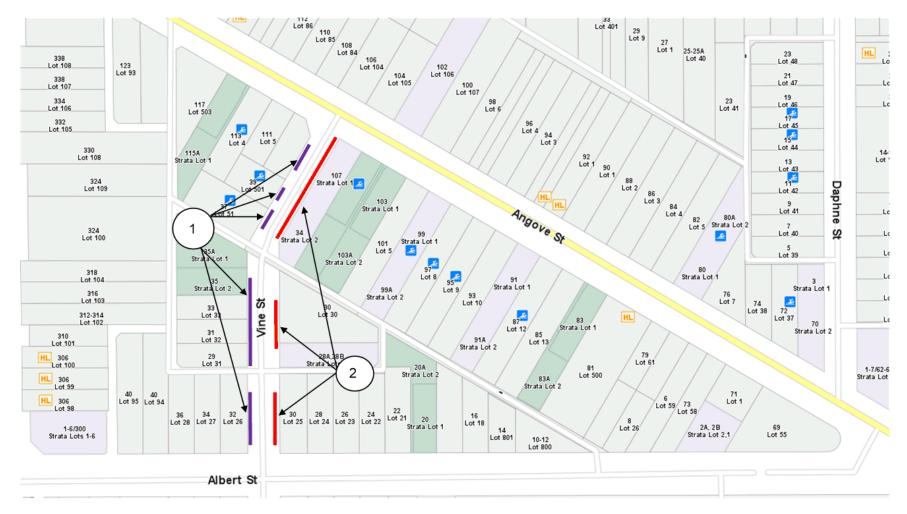


CITY OF VINCENT NORTH PERTH PROPOSED PARKING RESTRICTIONS

Chelmsford Road, Grosvenor Road & Leake Street Current, Advertised & Proposed Parking Restrictions



	Current Parking Restriction	Parking	Restriction Advertised 27 April 2018 – 20 May 2018	Proposed Parking Restriction
1.	Unrestricted		2P 8am – 6pm Monday – Friday	2P 8am – 6pm Monday – Friday
2.	Unrestricted	Unrestricted		2P 8am – 6pm Monday – Friday
	CITY OF VINCENT NORTH PERTH PROPOSED PARKING F	ESTRICTIONS	Pansy Street & Pansy Street Car Pa R	ark Current, Advertised & Proposed Parking estrictions



	Parking Restriction Adopted on 7 March 2017	Parking Restriction Advertised 27 April 2018 – 20 May 2018	Proposed Parking Restriction	
1.	No Parking	5P 8am – 6pm Monday – Friday	5P 8am – 6pm Monday – Friday	
2.	5P 8am – 6pm Monday – Friday	No Parking	No Parking	

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CITY OF VINCENT NORTH PERTH PROPOSED PARKING RESTRICTIONS

Vine Street Current, Advertised & Proposed Parking Restrictions

9.11 LATE REPORT: SUBMISSION ON MODERNISING WA'S PLANNING SYSTEM - PLANNING REFORM GREEN PAPER

REPORT TO BE ISSUED PRIOR TO THE COUNCIL MEETING ON 24 JULY 2018

10 ENGINEERING

10.1 TENDER NO. 548/18 - TREE WATERING AND TREE PLANTING SERVICES

TRIM Ref:	D18/74623
Author:	Jeremy van den Bok, Manager Parks & Urban Green
Authoriser:	Andrew Murphy, Director Engineering
Attachments:	1. Pricing Schedule & Evaluation - Confidential

RECOMMENDATION:

That Council ACCEPTS Tender No. 548/18 from Leo Heaney Pty Ltd for the provision of Tree Watering and Tree Planting Services as per the pricing schedule (Confidential Attachment 1) in the tender submission and general conditions of tendering.

PURPOSE OF REPORT:

To consider awarding of Tender No. 548/18 – Tree Watering and Tree Planting Services for the City of Vincent.

BACKGROUND:

The City has intensified its tree planting program over the past five years, resulting in an increase in canopy cover in the public domain, an important objective of the City's Greening Plan.

Areas where the majority of new trees are planted are generally not reticulated, therefore manual tree watering is imperative to their survival over the first few years of their establishment, even with native species.

The current contract for tree watering and tree planting services, which has been provided by both Leo Heaney Pty Ltd and Brian Perich, expires on 1 August 2018.

Due to changes to the *Local Government (Functions and General) Regulations 1996,* a panel of contractors is no longer permitted unless supported by policy, therefore a single supplier is being engaged for the duration of this contract.

DETAILS:

Tenders Received:

At the close of the tender advertising period six conforming tenders were received from the following companies:

- Leo Heaney Pty Ltd
- ULL WA Pty Ltd
- Wattle Facility Group
- Trees Need Tree Surgeons
- Psyco Sands
- Tree Planting and Tree Watering

A second alternative tender was also received from Trees Need Tree Surgeons. This tender was non-conforming and therefore was not evaluated.

Tender Assessment:

Under delegation 1.19, the Procurement Plan was executed by the Director Engineering with the Evaluation Criteria being approved on 8 May 2018 as below.

CRITERIA	WEIGHTING
Financial offer	40%
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%
Demonstrated ability to supply and deliver services within the nominated timeframes	20%
History and viability of the company	10%
Total	100%

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above evaluation criteria, with a scoring system being used as part of the assessment process.

Tender Evaluation Panel:

- Manager Parks and Urban Green
- Coordinator Parks
- Technical Officer Parks
- Assets Officer Projects

Tender Evaluation Ranking:

Tender rankings are shown in the following table. Of the seven tenders received, six were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1**.

Criteria	Weighting	Leo Heaney	Tree Planting and Tree Watering	ULL WA	Psyco Sands	Wattle Facility Group	Trees Need Tree Surgeons
Financial offer	40%	40	38	39	36.9	25.9	27.6
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%	25.5	25.5	24.8	24.8	22.5	20.3
Demonstrated ability to supply and deliver services within the nominated timeframes	20%	16.5	16.5	15	14.5	14.5	12
History and viability of the company	10%	9.3	9.3	9.3	7	7	7.3
Total	100%	91.3	89.3	88.0	83.2	69.9	67.1
Ranking		1 st	2 nd	3 rd	4 th	5 th	6 th

CONSULTATION/ADVERTISING

Tender No. 548/18 – Tree Watering and Tree Planting Services was advertised on 9 May 2018 and closed on Friday 25 May 2018.

Contract Type	Hourly rate contract
Contract term:	Three years
Commencement date:	On awarding of contract
Expiry date:	Three years from awarding of contract

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996,* and the City's Purchasing Policy 1.2.3

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

- "1.1 Improve and maintain the natural and built environment and infrastructure."
 - 1.1.4 "Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with this contract are charged to various accounts, including the street tree and parks operating accounts and capital works accounts as required. The estimated cost per annum for providing these services is \$350,000 and this amount has been budgeted for across the various account codes as required.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

The submission from Leo Heaney Pty Ltd complies with all the tender requirements, they have satisfactorily performed in similar roles in other local governments and their tender submission provides good value for money.

As such the evaluation panel was satisfied that Leo Heaney Pty Ltd demonstrated that they have the capacity, experience, plant/equipment and personnel required to undertake the works outlined in the specification and will provide the City with the most advantageous outcome.

It is therefore recommended that Council accepts Tender No. 548/18 from Leo Heaney Pty Ltd for Tree Watering and Tree Planting Services.

10.2 TENDER NO. 549/18 - REMOVAL OF TREES AND PRUNING OF TREES WITHIN PARKS AND RESERVES

TRIM Ref:	D18/74624
Author:	Jeremy van den Bok, Manager Parks & Urban Green
Authoriser:	Andrew Murphy, Director Engineering
Attachments:	1. Pricing Schedule and Evaluation - Confidential

RECOMMENDATION:

That Council ACCEPTS Tender No. 549/18 from Professional Tree Surgeons for the Removal of Trees and Pruning of Trees within Parks and Reserves as per the pricing schedule (Confidential Attachment 1) in the tender submission and general conditions of tendering.

PURPOSE OF REPORT:

To consider awarding of Tender No. 549/18 – Removal of Trees and Pruning of Trees within Parks and Reserves for the City of Vincent.

BACKGROUND:

The scope of works for this contract includes the removal of trees across the City and the pruning of trees within parks and reserves only. The pruning of trees in streetscapes is not included in the scope of the contract.

Tree removal works are undertaken predominantly in streetscapes where trees are removed in the most cases due to decline, vandalism, damage after storm events or in limited cases where a tree location affects a development. Where trees are removed both in streetscapes and parks, a replacement tree is usually planted in close vicinity of the original specimen.

Tree pruning works undertaken in parks involve the pruning of the larger mature trees where they are overhanging roadways and/or adjacent properties.

The current contract for the removal of trees and pruning of trees within Parks and Reserves, which has been provided by both Beaver Tree Services and Dickies Tree Service, expires on the 1 August 2018.

Due to changes to the *Local Government (Functions and General) Regulations 1996,* a panel of contractors is no longer permitted unless supported by policy, therefore a single supplier is being engaged for the duration of this contract.

DETAILS:

Tenders Received:

At the close of the tender advertising period, eight conforming tenders were received from the following companies:

- Tree Amigos Tree Surgeons Pty Ltd
- WA Heritage Tree Surgeons
- Professional Tree Surgeons
- Tree Care WA
- Trees Need Tree Surgeons
- Premier Tree Services WA Pty Ltd
- Dickies Tree Service
- Beaver Tree Services Australia Pty Ltd

A second alternative tender was also received from Trees Need Tree Surgeons. This tender was non-conforming and therefore was not evaluated.

Tender Assessment:

Under delegation 1.19, the Procurement Plan was executed by the Director Engineering with the Evaluation Criteria being approved on 8 May 2018 as below.

CRITERIA	WEIGHTING
Financial offer	40%
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%
Demonstrated ability to supply and deliver services within the nominated timeframes	20%
History and viability of the company	10%
Total	100%

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above evaluation criteria, with a scoring system being used as part of the assessment process.

Tender Evaluation Panel:

- Manager Parks and Urban Green
- Coordinator Parks
- Project Officer Parks and Environment
- Assets Officer Maintenance

Tender Evaluation Ranking:

Tender rankings are shown in the following table. Of the nine tenders received, eight were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1**.

Criteria	Weighting	Professional Tree Surgeons	Beaver Tree Services Australia Pty Ltd	Dickies Tree Service	Tree Care WA	Tree Amigos Tree Surgeons Pty Ltd	WA Heritage Tree Surgeons	Premier Tree Services WA Pty Ltd	Trees Need Tree Surgeons
Financial offer	40%	40	29.4	32.4	31.5	32.7	23.1	28.1	9.5
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%	25.5	27	24	23.3	21.8	24	20.3	21
Demonstrated ability to supply and deliver services within the nominated timeframes	20%	14	17.5	16	15	15.5	14	12.5	12.5
History and viability of the company	10%	9	9.3	9.3	8.5	8.3	8	6.3	8
Total	100%	88.5	83.2	81.7	78.3	78.2	69.1	67.1	51.0
Ranking		1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th

CONSULTATION/ADVERTISING:

Tender No. 549/18 – Removal of Trees and Pruning of Trees within Parks and Reserves was advertised on 9 May 2018 and closed on Friday 25 May 2018.

Contract Type	Schedule of rates contract		
Contract term:	Three years		
Commencement date:	On awarding of contract		
Expiry date:	Three years from awarding of contract		

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996,* and the City's Purchasing Policy 1.2.3

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

- *"1.1 Improve and maintain the natural and built environment and infrastructure."*
 - 1.1.4 "Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with this contract are charged to various accounts, including the street tree and parks operating accounts and capital works accounts as required. The estimated cost per annum for providing these services is \$200,000 and this amount has been budgeted for across the various account codes as required.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

The submission from Professional Tree Surgeons complies with all the tender requirements and they have satisfactorily performed in similar roles and their tender submission provides good value for money.

As such the evaluation panel was satisfied that Professional Tree Surgeons demonstrated that they have the capacity, experience and personnel required to undertake the works outlined in the specification and will provide the City with the most advantageous outcome.

It is therefore recommended that Council accepts Tender No. 549/18 from Professional Tree Surgeons for removal of trees and pruning of trees within Parks and Reserves.

10.3 TENDER NO. 551/18 - MAINTENANCE OF BORES, PUMPS AND ASSOCIATED WORKS

TRIM Ref:	D18/74626
Author:	Jeremy van den Bok, Manager Parks & Urban Green
Authoriser:	Andrew Murphy, Director Engineering
Attachments:	1. Pricing Schedule and Evaluation - Confidential

RECOMMENDATION:

That Council ACCEPTS Tender No. 551/18 from K.S. Black Pty Ltd for Maintenance of Bores, Pumps and Associated Works as per the pricing schedule (Confidential Attachment 1) in the tender submission and general conditions of tendering.

PURPOSE OF REPORT:

To consider awarding of Tender No. 551/18 – Maintenance of Bores, Pumps and Associated Works for the City of Vincent.

BACKGROUND:

The City has sixty one groundwater bores and associated pumping units that are maintained on a four yearly cycle. These assets are very expensive and regular maintenance is required to ensure they continue to work efficiently and their life cycle is prolonged.

The current contract for the maintenance of bores, pumps and associated works, which has been provided by K.S. Black expires on 1 August 2018.

DETAILS:

Tenders Received:

At the close of the tender advertising period, four tenders were received from the following companies:

- K.S. Black Pty Ltd
- Western Irrigation Pty Ltd
- Total Eden Pty Ltd
- Hydroquip Pumps

Tender Assessment:

Under delegation 1.19, the Procurement Plan was executed by the Director Engineering with the Evaluation Criteria being approved on 8 May 2018 as below.

CRITERIA	WEIGHTING
Financial offer	40%
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%
Demonstrated ability to supply and deliver services within the nominated timeframes	20%
History and viability of the company	10%
Total	100%

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above evaluation criteria, with a scoring system being used as part of the assessment process.

Tender Evaluation Panel:

- Manager Parks & Urban Green
- Supervisor Parks
- Coordinator Engineering Operations
- Project Officer Parks and Environment

Tender Evaluation Ranking:

Tender rankings are shown in the following table. Of the four tenders received, all four were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1.**

Criteria	Weighting	KS Black Pty Ltd	Hydroquip Pumps	Total Eden Pty Ltd	Western Irrigation Pty Ltd
Financial offer	40%	33	40	32.9	23.4
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%	26.3	19.9	18.8	22.5
Demonstrated ability to supply and deliver services within the nominated timeframes	20%	18	13.3	13.5	16.5
History and viability of the company	10%	10	10	10	10
Total	100%	87.3	83.1	75.2	72.4
Ranking		1 st	2 nd	3 rd	4 th

CONSULTATION/ADVERTISING:

Tender No. 551/18 – Maintenance of Bores, Pumps and Associated Works was advertised on 9 May 2018 and closed on Friday 25 May 2018.

Contract Type	Schedule of rates contract		
Contract term:	Three years		
Commencement date:	On awarding of contract		
Expiry date:	Three years from awarding of contract		

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996,* and the City's Purchasing Policy 1.2.3

RISK MANAGEMENT IMPLICATIONS:

Medium: This tender comprises of works that are an important service to the City, ensuring that our areas of public open space are maintained in a safe and sustainable manner. Bores and pumps are a valuable asset and must be regularly maintained to ensure they operate efficiently and effectively.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

- *"1.1 Improve and maintain the natural and built environment and infrastructure."*
 - 1.1.4 "Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with this contract are charged to the respective Parks and Reserves account on a four yearly cycle. Costs per annum vary, dependant on how many sites are serviced each year or what unplanned maintenance or repairs are required, however the total cost per annum would normally range from \$100,000 to \$120,000.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

The submission from K.S. Black Pty Ltd complies with all the tender requirements, they have satisfactorily performed in similar roles at other local governments and their tender submission provides good value for money.

As such the evaluation panel was satisfied that K.S. Black Pty Ltd demonstrated that they have the capacity, experience and personnel required to undertake the works outlined in the specification and will provide the City with the best value for money outcome.

It is therefore recommended that Council accepts Tender No. 551/18 from K.S. Black Pty Ltd for Maintenance of Bores, Pumps and Associated Works.

10.4 TENDER NO. 553/18 SUPPLY AND LAYING OF KERBING

TRIM Ref:	D18/82182
Author:	Allan Brown, Coordinator Engineering Operations
Authoriser:	Andrew Murphy, Director Engineering
Attachments:	1. Pricing Schedule and Evaluation - Confidential

RECOMMENDATION:

That Council ACCEPTS Tender No. 553/18 from Kerb West Extruded Concrete Kerbing for the Supply and Laying of Kerbing as per the pricing schedule (Confidential Attachment 1) in the tender submissions and general conditions of tendering.

PURPOSE OF REPORT:

To consider awarding of Tender 553/18 – Supply and Laying of Kerbing for the City of Vincent.

BACKGROUND:

Kerbing forms part of most capital works projects within the City, as well as a required part of the City's ongoing maintenance generated by requests from members of the public and/or routine maintenance.

Kerb West Extruded Concrete Kerbing currently supply and lay kerbing for the various capital projects, as well as the operational works required by the City. This Tender is due to expire August 2018.

Due to changes to the *Local Government (Functions and General) Regulations 1996,* a panel of contractors is no longer permitted unless supported by policy, therefore a single supplier is being engaged for the duration of this contract.

DETAILS:

At the close of the tender on 25 May 2018 four tenders were submitted by the following companies:

- Kerb West Extruded Concrete Kerbing
- GMF Contractors
- All State Kerbing and Concrete Pty Ltd
- Kerb Direct Kerbing

Tender Assessment:

Under delegation 1.19, the Procurement Plan was executed by the Director Engineering with the Evaluation Criteria being approved on 8 May 2018 as below.

CRITERIA	WEIGHTING
Financial offer	40%
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%
Demonstrated ability to supply and deliver services within the nominated timeframes	20%
History and viability of the company	10%
Total	100%

The tenders were assessed against the above evaluation criteria by the members of the Tender Evaluation Panel (below), with a scoring system being used as part of the assessment process.

Tender Evaluation Panel:

- Coordinator Engineering Operations
- Supervisor Construction and Maintenance
- Supervisor Depot Operations

Tender Evaluation Ranking:

Tender rankings are shown in the following table. Of the four tenders received, all were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1**

Criteria	Weighting	Kerb West Extruded Concrete Kerbing	All State Kerbing and Concrete Pty Ltd	Kerb Direct Kerbing	GMF Contractors
Financial offer	40%	40	37.9	36	35.2
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%	27	27	27	7
Demonstrated ability to supply and deliver services within the nominated timeframes	20%	18	18	14	3.3
History and viability of the company	10%	8	9	8	2
Total	100%	93	91.9	85	47.5
Ranking		1 st	2 nd	3 rd	4 th

CONSULTATION/ADVERTISING:

Tender No. 553/18 – Supply and Laying of Kerbing was advertised on 9 May 2018 and closed on Friday 25 May 2018.

Contract Type	Schedule of rates contract		
Contract term:	Three years		
Commencement date:	On awarding of contract		
Expiry date:	Three years from awarding of contract		

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996,* and the City's Purchasing Policy 1.2.3.

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

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

1.1.4 "Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with this contract are charged to the respective Capital and Operating accounts over the course of the financial year. Costs per annum vary, depending upon the scope of the various projects on the annual Capital Works program, or what unplanned maintenance or repairs where required, however the total annul spend on kerbing is in the order of \$200,000.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

Kerb West Extruded Concrete Kerbing achieved the highest score and were as assessed as providing the 'best value of money'. They have a proven track record with the City over the past three years of current tender providing a reliable and quality service.

As such the evaluation panel is satisfied that Kerb West Extruded Concrete Kerbing demonstrated that they have the capacity, experience and personnel required to undertake the works outlined in the specification and will provide the City with the most advantageous outcome.

It is therefore recommended that Council accepts Tender No. 553/18 from Kerb West Extruded Concrete Kerbing for Supply and Laying of Kerbing.

10.5 TENDER NO. 552/18 TRAFFIC MANAGEMENT SERVICES

TRIM Ref:	D18/94015
Author:	Allan Brown, Coordinator Engineering Operations
Authoriser:	Andrew Murphy, Director Engineering
Attachments:	1. Pricing Schedule and Evaluation - Confidential

RECOMMENDATION:

That Council ACCEPTS Tender No. 552/18 from Vigilant Traffic Management Group Pty Ltd for the provision of Traffic Management Services as per the pricing schedule (Confidential Attachment 1) in the tender submissions and general conditions of tendering.

PURPOSE OF REPORT:

To consider awarding of Tender No. 552/18 – Traffic Management Services for the City of Vincent.

BACKGROUND:

Traffic Management is a vital service providing safety for general public and staff when undertaking a variety of projects, albeit capital and maintenance and public events throughout the City.

The current contract for traffic management services, which has been provided by Vigilant Traffic Management, Warp Pty Ltd and Evolution Traffic Control Pty Ltd, expires in August 2018.

Due to changes to the *Local Government (Functions and General) Regulations 1996,* a panel of contractors is no longer permitted unless supported by policy, therefore a single supplier is being engaged for the duration of this contract.

CONSULTATION/ADVERTISING:

Tender No. 552/18 – Traffic Management Services was advertised on 9 May 2018 and closed on Friday 25 May 2018.

Contract Type	Schedule of Rates Contract		
Contract term:	Three years		
Commencement date:	On awarding of contract		
Expiry date:	Three years from awarding of contract		

DETAILS:

At the close of the tender on 25 May 2018 16 tender submissions had been received from the following companies:

- Warp Pty Ltd
- Vigilant Traffic Management Group Pty Ltd
- TMSW Pty Ltd T/As Traffic Force
- Taborda Contracting
- K & D Traffic Management Pty Ltd
- Evolution Traffic Control Pty Ltd
- Contraflow
- Complete Cabling and Construction T/As Complete Traffic
- Site Traffic Management Services

- Quality Traffic Management Services
- PAR Traffic Solutions Pty Ltd
- LGC Group Pty Ltd
- Carrington's Traffic Services
- Beaver Traffic Management
- Altus Traffic Pty Ltd
- Advanced Traffic Management (WA) Pty Ltd

Tender Assessment:

Under delegation 1.19, the Procurement Plan was executed by the Director Engineering with the Evaluation Criteria being approved on 8 May 2018 as below.

CRITERIA	WEIGHTING
Financial offer	40%
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%
Demonstrated ability to supply and deliver services within the nominated timeframes	20%
History and viability of the company	10%
Total	100%

The tenders were assessed against the above evaluation criteria by the members of the Tender Evaluation Panel (below), with a scoring system being used as part of the assessment process.

Tender Evaluation Panel:

- Coordinator Engineering Operations
- Supervisor Construction and Maintenance
- Supervisor Depot Operations

Tender Evaluation Ranking:

Tender rankings are shown in the following table. All 16 tender responses were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1**.

Criteria	Financial Offer	Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract	Demonstrated ability to supply and deliver services within the nominated timeframes	History and viability of the company	Total	Ranking
Weighting	40%	30%	20%	10%	100%	
Vigilant Traffic Group Pty Ltd	40	27	18	8.67	93.67	1 st
TMSW Pty Ltd T/As Traffic Force	39.30	27	17	9	92.30	2 nd
Advanced Traffic Management (WA) Pty Ltd	38.90	27	18	8.33	92.23	3 rd
Warp Pty Ltd	35.50	27	18	9	89.50	4 th

Γ						
Taborda Contracting	36.30	26	16.67	6.67	85.64	5 th
Altus Traffic Pty Ltd	33.40	27	16	8.33	84.73	6 th
Carrington's Traffic Services	29.6	27	18	6.67	81.27	7 th
Quality Traffic Management Services	29.5	27	17.33	8	81.83	8 th
LGC Group Pty Ltd	33.4	23	16.67	5.33	78.40	9 th
Evolution Traffic Control Pty Ltd	27.6	24	18	8.33	77.93	10 th
Site Traffic Management Services	37.5	17	14.67	7	76.17	11 th
PAR Traffic Solutions Pty Ltd	39.9	16	12	7	74.90	12 th
Beaver Traffic Management	38.1	12	8.67	4.33	63.10	13 th
Complete Cabling and Construction T/As Complete Traffic	34.9	15	7.33	4.33	61.56	14 th
K & D traffic Management Pty Ltd	30.3	16	9.33	5.33	60.96	15 th
Contraflow	39.4	1	0	0	40.40	16 th

LEGAL/POLICY:

The tender was advertised and assessed in accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996,* and the City's Purchasing Policy 1.2.3.

RISK MANAGEMENT IMPLICATIONS:

Not applicable.

STRATEGIC IMPLICATIONS:

In accordance with the City's Strategic Plan 2013-2023, Objective 1 states:

- "1.1 Improve and maintain the natural and built environment and infrastructure."
 - 1.1.4 "Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with this contract are charged to the respective Capital and Operating accounts over the course of the financial year. Costs per annum vary, depending upon the scope of the various projects on the annual Capital Works program, or what unplanned maintenance or repairs where required, however the total annul spend on kerbing is in the order of \$500,000.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

The submission from Vigilant Traffic Management Group Pty Ltd complies with all the tender requirements and they have satisfactorily performed in similar roles and their tender submission provides value for money.

As such the evaluation panel was satisfied that Vigilant Traffic Management Group Pty Ltd demonstrated that they have the capacity, experience and personnel required to undertake the works outlined in the specification and will provide the City with the best value for money.

It is therefore recommended that Council accepts Tender No. 552/18 from Vigilant Traffic Management Services Pty Ltd for removal the Supply of Traffic Management Services.

11 CORPORATE SERVICES

11.1 ADOPTION OF LONG TERM FINANCIAL PLAN FOR THE PERIOD 2017/18 - 2026/27

TRIM Ref:	D18/100333		
Author:	Kerryn Batten, Director Corporate Services		
Authoriser:	Kerryn Batten, Director Corporate Services		
Attachments:	 DRAFT City of Vincent Long Term Financial Plan 2018 19 -2027 28 U Appendix B - Forecast Statements and Supporting Schedules U 		

RECOMMENDATION:

That Council:

- 1. ADOPTS the Long Term Financial Plan for the period 2018/19 2027/28 as per Attachments 1 and 2; and
- 2. AUTHORISES the Chief Executive Officer to forward the City of Vincent Long Term Financial Plan to the Department of Local Government and Communities.
- 3. COMMENCES the Review of the Long Term Financial Plan in December 2018 as a pre-cursor to the 2019/20 Annual Budget Process.

PURPOSE OF REPORT:

To consider the adoption of a Long Term Financial Plan (LTFP) for the period 2018/19 – 2027/28 as part of the City's Integrated Planning and Reporting Framework (IPRF).

BACKGROUND:

As part of the IPRF, all local governments in Western Australia are required to have developed and adopted a "plan for the future", comprising at a minimum of a Strategic Corporate Plan and Corporate Business Plan. Supporting these plans are a number of informing documents which include the:

- Workforce Plan;
- Asset Management Plans; and
- Long Term Financial Plan.

The LTFP is a key component of the City's integrated planning framework and will enable the City to set priorities, based on the resourcing capabilities for the delivery of short, medium and long term priorities.

The City's current LTFP was adopted on 22 August 2017. Administration has comprehensively reviewed the LTFP in order to reflect the current economic and financial environment in which the City is operating and to ensure its alignment to the City's recently adopted Corporate Business Plan 2016/17 – 2019/20.

DETAILS:

The LTFP is a 10 year rolling plan that is used to activate priorities in the Strategic Community Plan. The outcomes from this will ensure that the City's annual budgets are aligned with the strategic objectives of the City.

The LTFP provides an indication of a local government's long term financial sustainability and allows early identification of financial issues and their longer term impacts, shows the linkages between specific plans and strategies and enhances the transparency and accountability of the Council.

Further details relating to the LTFP are discussed in **Attachment 1**.

CONSULTATION/ADVERTISING:

The LTFP is an internal planning tool used to support the City's broader strategic planning framework and in particular the Strategic Community Plan. As part of the current project to finalise a new Strategic Community Plan, the City undertook the largest community engagement exercise in the City's history. This engagement exercise has informed the City's strategic planning for the next 10 years.

LEGAL/POLICY:

The Long Term Financial Plan is a significant component in requirements of the regulations for the Plan for the Future under the *Local Government Act 1995*.

RISK MANAGEMENT IMPLICATIONS:

Medium: The Long Term Financial Plan will be used for planning future annual budgets and assessing the future financial sustainability and therefore it is important that the estimates are based on the appropriate and relevant assumptions.

In preparing long term estimates there is a risk that the assumptions on which the estimates are based do not hold true over time and this will impact on the outcomes forecast in the plan.

STRATEGIC IMPLICATIONS:

The Long Term Financial Plan is an integral part of the suite of documents that support the City's Strategic Community Plan.

Strategic Plan Community Plan 2013 -2023, Plan for the Future.

- *"4.1.4 Plan effectively for the future:*
 - (a) Review and update the City's Long Term Financial Plan to ensure the long term financial sustainability of the City."

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

The Long Term Financial Plan will assist in the preparation of future Annual Budgets for the Council.

COMMENTS:

The LTFP is an important planning tool to demonstrate the capacity of the City to deliver on its strategies over the longer term. While it is based on a range of assumptions and strategies considered reasonable at the time of development, it does not provide a commitment from the City to undertake all the plans envisaged at this time. The financial and economic assumptions made, particularly over the longer term (years four to ten) may change and the demands of the community may vary. Hence, annual reviews of the LTFP are essential to ensuring it remains relevant and useful as a planning tool.

This LTFP provides a reasonably positive outlook over the 10 years of the plan particularly after 2020/21. The Key Financial Indicators generally improve over time and meet or move towards meeting industry benchmarks over the life of the plan.

However it is noted that there are a number of major projects that are yet to have defined costs or budgets allocated, as well as an inadequate capital management plan to underpin assumptions made in the plan. Over time, this information will firm up and provide a more robust set of financial plans for the City.

As a consequence of the proposed formalisation of the City's budgeting process and developments in the City's asset management plans in the first half of the 2018/19 financial year, the LTFP will be reviewed in the last quarter of 2018 to ensure it is relevant and useful as an input to the budget process for 2019/20.



CITY OF VINCENT

10 YEAR LONG TERM FINANCIAL PLAN



10 YEAR LTFP 2018/19 - 2027/28 CITY OF VINCENT

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1. EXECUTIVE SUMMARY

The Long Term Financial Plan (LTFP) is an important planning tool to demonstrate the alignment between the City's organisational capacity and Council's strategic aspirations developed in conjunction with the community. The plan considers the impact of a range of financial strategies on the City of Vincent's economic environment over a ten-year horizon.

There is a legislative requirement for local governments to have adopted a LTFP and to review it annually. This LTFP has been developed recognising that the following factors are likely to impact the 2018/19 review:

- the review of the Strategic Community Plan conducted in 2018, which established the aspirations of the community and Council priorities and strategies for the subsequent 10 years; and
- the City's developing, yet still incomplete understanding of the asset renewal requirements across all asset classes to meet acceptable levels of service, and the financial implications of implementing the necessary maintenance renewal and upgrade programs.

Its development is based on a range of assumptions and strategies considered reasonable at the time of developing the LTFP. However, it is not a commitment or guarantee that the assumptions will prevail, or economic environment remain aligned, demonstrating the importance of annual reviews.

The LTFP benefits from ongoing improvements in budget processes and rating strategies, generally enhancing confidence in forecasts and financial capacity. In addition, it recognises a major positive factor in the City's financial position over the longer term is generated by the increasing population, which in turn is anticipated to deliver a 1.8% growth in the rate base annually. Fortunately, this growth is not anticipated to require to be matched with a corresponding increase in facilities and services, thereby delivering a net improvement to the City's operating position over time.

Whilst the City is undertaking substantial work compiling condition data on the assets under its control and stewardship, the LTFP recognises that increased funding needs to be allocated to capital renewal of assets. Over the life of the LTFP, that funding increases to be closer to the level that matches annual depreciation, thereby achieving the Department of Local Government, Sport and Cultural Industries' (the Department of Local Government) target standard for the Asset Sustainability ratio.

Despite this, it is noted that the overall condition of the City's assets, as demonstrated by the Asset Consumption ratio depicts a slightly declining condition in the period immediately prior to this plan, but this is thought to be primarily in the Buildings asset class. This view is however formed purely on a financial ratio derived from the values and asset condition information currently available. This reinforces the need for an ongoing, improved understanding of the physical condition of the assets.

Overall, the LTFP provides a relatively positive forecast, including substantial improvement in funding the renewal of infrastructure and property, plant and equipment. Ideally, the City would benefit from generating a stronger unrestricted cash position in the earlier years of the plan. Any windfall gain could be used also to increase discretionary Reserves over the life of the plan to provide some degree of resilience to meet future financial challenges.

This plan provides a sound financial foundation, but it is one that can and should be enhanced through effective treasury management and timely leadership interventions to strengthen the City's financial position in future iterations of the plan and to ensure reliable delivery of services to the community.

Review of the Long Term Financial Plan will occur from December 2018 to inform the 2019/20 Annual Budget development process. CITY OF VINCENT



10 YEAR LTFP 2018/19 - 2027/28

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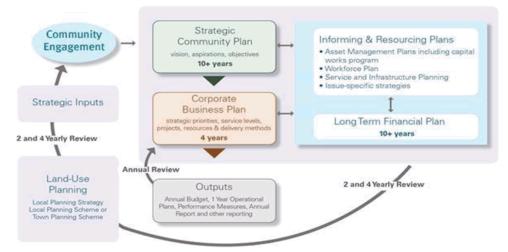
2. INTRODUCTION

2.1 Integrated Planning and Reporting Framework

In 2010, the Integrated Planning and Reporting Framework (IPRF) and Guidelines were introduced in Western Australia as part of the State Government's Local Government Reform Program. This was supported by amendments to the *Local Government (Administration) Regulations 1996*, which came into effect on 1 July 2013 requiring all local governments to have developed and adopted a Strategic Community Plan (SCP) and a Corporate Business Plan (CBP) - supported and informed by resourcing and delivery strategies. These plans are intended to drive the development of each local government's Annual Budget and through a process of continuous improvement local governments should be better able to plan for and meet the needs of their communities.

In essence, the IPRF is a process designed to:

- Articulate the community's vision, outcomes and priorities
- Allocate resources to achieve the vision, striking a considered balance between aspirations and affordability
- Monitor and report progress



Core Components of the IPRF

Strategic Community Plan	Community vision, strategic direction, medium and longer term priorities and resourcing implications over 10+ years.
Corporate Business Pan	Four-year delivery program, aligned to the SCP.
Long Term Financial Plan	Long term financial plan to deliver the SCP strategies and CBP actions.
Asset Management Plans	Approach to managing assets to sustainably deliver chosen service levels.
Workforce Plan	Shaping workforce to deliver organisational objectives now and in the future.
Issue or Area Specific Plans	Any other informing plans or strategies (eg ICT, recreation plans, youth plan, local area plans etc).
Annual Budget	Financial statements, year 1 priorities and services

The Long Term Financial Plan, Asset Management Plans and Workforce Plan are referred to collectively as the "core" informing strategies.



IPRF Cycle

The Integrated Planning and Reporting Framework is cyclical. Nominally, it begins with community visioning, which forms the front end of the SCP, containing the community's aspirations for the long and medium term.



Long Term

Minimum ten-year horizon. The SCP and LTFP both operate within this time period and ensure capacity to deliver on the vision. Both are regularly reviewed as detailed below to ensure ongoing relevance.

Medium Term

The short to medium term priorities are detailed in the CBP. The first four years of the LTFP are updated accordingly and final changes made to the SCP, Asset Management Plans and Workforce Plan if and as required. It is a highly iterative process as the SCP, CBP and core Informing Strategies ideally settle together and fully integrate.

Annual Cycle

The next part of the cycle is the annual cycle. It consists of the Annual Budget, monitoring its implementation, and the Annual Report. The Annual Budget is based on the relevant year's work program and financial year in the CBP and LTFP. The CBP and LTFP are rolling plans and also updated annually, within the context of the SCP.

Each year the CBP is updated and reviewed. As both progress, significant revisions are recorded in the Annual Report. The LTFP is also reviewed, with an additional year added so that the plan always reflects a yen year model.

Strategic Review

Every second year, the process enters the Strategic Review phase. The strategic review alternates between the minor and major versions. The minor version is generally a desktop review process and tends to focus on resetting the Corporate Business Plan. The major review involves re-engagement with the community on vision, outcomes and priorities, and a comprehensive review of the whole IPRF suite.



2.2 Planning for Financial Sustainability

The Long Term Financial Plan (LTFP) is the link between the aspirations and resourcing needs contained in each of the other framework documents and the City's financial resourcing capacity. It should allow the City to proactively identify potential future financial challenges or distress so that it can develop and implement timely remedial strategies and future funding plans.

This is particularly important to ensure that the community is not adversely impacted by service delivery constraints or a significant deterioration in the condition of community infrastructure in future years. Through the long term financial planning process, a local government can determine if it is meeting both the current and long term needs of its community in a financially responsible manner.

The Department of Local Government has developed an Advisory Standard to provide guidance to local governments to assist them through a process of continuous improvement in integrated planning activities and to allow them to assess their financial performance against industry benchmarks. The Advisory Standard includes a series of key financial indicators (KFI), which are assessed as either:

- not being met
- meeting a basic standard
- meeting an intermediate standard
- meeting an advanced standard

This ten-year LTFP may indicate circumstances where deviation away from the standards occurs, but this deviation may nonetheless be supported where it is believed that the greater benefit of the community can be achieved in what the City considers to be a financially sustainable manner over the longer term.

2.3 Strategic Community Plan (SCP)

The Strategic Community Plan outlines community long term (ten year) vision, values, aspirations and priorities, with reference to other local government plans, information and resourcing capabilities. A major review of the City's SCP was undertaken in 2017/18. This resulted in the identification of a number of strategic priorities that have been drawn from the feedback received from our community, and reflect our past, present and future. No one priority is more substantial than another; each works in concert with the others to deliver on our community's overall Vision.

Our priorities for 2018 to 2028 are detailed below:

Enhanced Environment

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

Accessible City

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.

Connected Community

We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.



Thriving Places

Our vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.

Sensitive Design

Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.

Leadership and Governance

The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible that manages resources well, communicates effectively and takes its stewardship role seriously.

With the completion of the new community led 2018 - 2028 Strategic Community Plan, the City's financial planning, asset planning and service delivery focus will now be directly informed by this important strategic document from 2018/19.

2.4 Long Term Financial Plan (LTFP)

The ten-year Long Term Financial Plan is the high-level strategic document that helps align our community aspirations, strategic intent and organisational capacity. It guides our approach to delivering infrastructure and services to the community and demonstrates our commitment to managing our operations in a responsible and sustainable manner. The plan achieves this objective by projecting our financial position over a ten-year time horizon using a series of realistic, conservative financial assumptions.

This financial modelling provides the City with appropriate information to assess our capacity to maintain overall financial sustainability into the long term and, most importantly, ensure that we have in place the necessary funding arrangements to support proposed capital replacement programs and new capital projects.

The Long Term Financial Plan is underpinned by the following principles:

- alignment with strategic aspirations
- responsible stewardship of community assets
- financial sustainability
- financial accountability
- prudence
- transparency

Responsible stewardship of community assets is one of the City's most important responsibilities. Through careful planning, effective asset management and timely maintenance interventions, we can ensure that our infrastructure such as roads, paths, drainage networks, parks and streetscapes will continue meet community needs into the future. This responsibility also refers to planning so that community buildings and facilities, technology and equipment are well maintained and fit for purpose into the future.

Financial sustainability refers to how the LTFP ensures the protection of the City's assets and financial capacity over the medium to longer term and how it mitigates risk to the community's assets. The plan assumes a balanced budget philosophy each year, inclusive of transfers to Reserves to help build the City's financial capacity and resilience.

Financial accountability refers to how the City demonstrates that it delivers best value outcomes from use of its resources, whether they be financial, equipment or people. Through rigorous forward planning to inform decision making, effective monitoring and transparently discharging accountability for the use of those resources, the City can ensure that the community enjoys best value from our operations.



Prudence refers to the sound financial judgement that is applied in developing the LTFP by basing it on information and assumptions reasonably known or understood at the time of preparation. Estimates are developed conservatively and based on the best available information at the time. Where strategic projects such as master planning exercises are listed in the CBP, results and recommendations will be considered for inclusion in future iterations of the CBP and LTFP.

Transparency refers to the LTFP fully disclosing the modelling assumptions and other relevant supporting information that is used to build the plan's financial schedules. This allows objective assessment of the modelling assumptions and, therefore, the validity of the model.

2.5 Asset Management Plans (AMP)

Local governments are custodians of a significant value of community assets including infrastructure assets, buildings, plant and equipment and land. Currently, the City has responsibility for planning for the maintenance, renewal and upgrade of approximately:

- \$130M worth of Infrastructure Assets (roads, paths, drainage network, parks and car parks),
- \$165M worth of Community Buildings and Facilities
- \$8M worth of Plant and Equipment
- \$128M worth of Land Assets

Given the significant value of these assets and the need to ensure that they are well maintained and fit for purpose into the future, asset management is an important strategic responsibility of the City.

To inform decisions regarding these assets, local governments are required as part of the integrated planning and reporting framework to develop and maintain Asset Management Plans (AMP) which contain information about each asset class including:

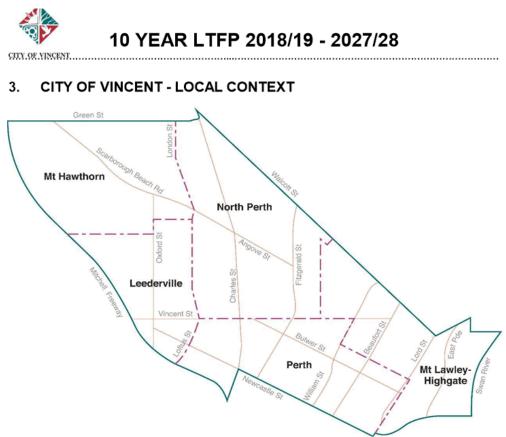
- a catalog of the individual assets by asset component (as different components of a road or drainage system may have differing useful lives and replacement needs); and
- an assessment of the condition of each asset component

This information is then used to develop renewal models which help predict when each asset or asset component needs to be renewed, so that Council may then allocate its available funding based on an informed understanding of the highest priorities.

It also allows the City to evaluate the funding that it is providing for each asset class for renewal and upgrade relative to what the asset management planning is indicating should be required to maintain the assets at an appropriate standard. It can then proactively identify these future funding needs and can initiate strategies to ensure that the funding will be available when required in future years. This action is important to avoid deterioration of community assets and to alleviate the harsh rates fluctuations in individual years resulting from the need to respond to unanticipated asset failures.

The modelling may also identify where an asset class is perhaps being over-maintained, meaning that funds may be able to be re-deployed from that asset group to another more needy asset class to maximise the benefit from each dollar spent on asset renewal.

Further discussion in relation to asset management planning in the City of Vincent context can be found at Part 4 - City of Vincent LTFP Planning Context.



3.1 About the City of Vincent

Vincent is a vibrant and diverse inner city community, containing within its boundaries a varied and rich history stretching back long before the settlement of the Swan River Colony. The City is situated immediately north of the City of Perth and is bordered by the City of Stirling to the north, City of Bayswater to the east and Town of Cambridge to the west.

Since settlement, much of Vincent's rich heritage stems from the 1890s and 1900s when many community buildings were established, and North Perth emerged as a suburb in its own right. Development was rapid in Leederville and North Perth. In 1895, the section of the Perth Roads Board area covering North Perth, Leederville and West Leederville were gazetted Roads Boards, with Leederville becoming a municipality a year later and North Perth in 1901.

In 1914 the Councils of Perth, North Perth and Leederville agreed to the union of the three municipalities, which took effect on 22 December 1914. This structure remained until 1 July 1994, with the restructure of the City of Perth, creating three new local governments: the Towns of Vincent, Cambridge and Shepparton (now Victoria Park), plus a smaller City of Perth. Commissioners were appointed until elections were held in May 1995. Having met the requirements to be designated a City, on 1 July 2011 the Town became the City of Vincent.

Although only relatively new as an independent municipality, within its boundaries Vincent holds a rich and varied history. It is a place of cultural diversity with residents whose origins lie in places like Europe and Asia, and 43% of whom were born overseas.

There is more than a hundred years of built history and heritage within the boundaries of the municipality and as inner city living has become ever more popular, there has been a growing demand for new development and infill, and old and new can now be seen side by side in Vincent's leafy suburbs. With the increasing popularity of inner city living, the City's shopping precincts have expanded and become popular café strips for residents and visitors alike.

The City's population has steadily increased and developed into a rich melting pot of cultures, which has contributed to its unique diversity. But the City has remained passionate about preserving and expanding green space for the enjoyment of residents and ratepayers, and our parks and reserves provide vital oases dotted throughout the City.



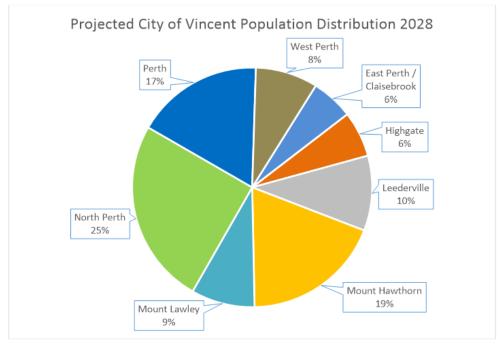
3.2 Table 1 - Key Statistics

	30 June 2018	30 June 2028 Forecast	
Population	36,880	46,177	
Ratable Properties	18,851	22,231	
Number of Dwellings	18,810	21,812	
Number of Electors	23,909	24,100	
Number of Council Employees	231.9 FTE	259.3 FTE	
Total Rates Levied	\$32.94M	\$50.46M	
Total Operating Revenue	\$52.28M	\$77.36M	
Number of Council Members	Mayor and eight Council Members		
Distance from Perth City	3km from Perth GPO		
Агеа	11.3 square km		
Area of Parks and Gardens	106.4 hectares		
Length of Roads / Rights of Way	181 km		

3.3 Table 2 - Demographic information - Overview

	2018 Actual	2028 Forecast
Median Age Band	30 - 34 years	30 - 34 years
Gender - Male	51.2%	51.1%
Gender - Female	48.8%	48.9%
Average Household Size	2.23	2.23

The suburban distribution of the population in shown below.



More detailed discussion of the City's demographic profile and population trends is provided In **Appendix A**.



3.4 Mission and Values

Our Purpose

To provide and facilitate services for a safe, healthy and sustainable Vincent community.

Our Values

The following values guide us towards the achievement of our purpose.

Caring and Empathy

We are committed to the wellbeing and needs of our employees and community and value each other's views and contributions.

Excellence and Service

We aim to pursue and deliver the highest possible standard of service and professionalism to the Vincent community.

Honesty and Integrity

We are honest, fair, consistent, accountable, open and transparent in our dealings with each other and are committed to building trust and mutual respect.

Innovation and Diversity

We encourage creativity, innovation and initiative to realise the vibrancy and diversity of our vision.

Teamwork and Commitment

Effective teamwork is vital to our organization and we encourage co-operation, teamwork and commitment within and between our employees and our business partners and community.

3.5 Services

The City provides an extensive range of services to the community, including:

- Building and planning approvals
- Rangers and community safety
- Environmental health services
- Management and operation of community facilities
- Library services
- Community development and community capacity building
- Aged care and senior citizens initiatives
- Child health facilities
- Festivals and community events
- Maintenance of community infrastructure including roads, paths and drainage systems
- Maintenance of parklands and streetscapes
- Maintenance of sportsgrounds and active recreation areas
- Natural bushland and environmental initiatives
- Waste management
- Economic development
- Advocacy on behalf of the City of Vincent community
- Leadership and governance activities.

In developing the ten-year Long Term Financial Plan, the City has carefully considered the resource and funding requirements necessary to deliver ongoing services and programs,



statutory and governance activities, asset network renewal expenditures and opportunities for major discretionary capital expenditure initiatives.

To achieve this, the City has necessarily assumed the continuation of the current range of services and continuation of the existing service levels across the next ten years, notwithstanding that any future review of services or creation of a service plan to inform resourcing decisions may result in some adjustments to the catalogue of services, the associated service levels or service delivery

4. CITY OF VINCENT - FINANCIAL PLANNING CONTEXT

The major elements to be considered in the long term financial planning exercise are:

- Operational service delivery
- Asset renewal / upgrade and new
- Discretionary capital projects

In the LTFP context, operational service delivery refers to developing the funding model that ensures that planned services to our community can be consistently and reliably delivered to an agreed standard across the ten years of the plan. Asset renewal planning refers to ensuring that an appropriate level of funding is provided to maintain infrastructure assets to an appropriate standard through timely intervention / maintenance across the life of the plan. When modelling the LTFP, upgrade of assets usually refers to major enhancements to community buildings and facilities. The last element listed above, discretionary capital projects, refers to major new projects that may emerge through master planning exercises such as major streetscape enhancements or commercial precinct enhancements.

The City of Vincent has performed the financial planning associated with its operational service delivery robustly in the past with the result being that services and service levels have been appropriately and responsibly funded and the community has generally enjoyed reliable, value for money services.

In the revision of the LTFP, the City initiated or continued several measures aimed at reducing operational expenditures (without impacting on service levels) including acquiring leased equipment outright upon cessation of operating leases, more actively managing the recovery and reimbursement of expenses and variable outgoings associated with leased properties and introducing photovoltaic cells to reduce power costs into the future. This proactive approach is expected to continue in the future with regular monitoring of the economic environment, changing community demographics or new / emerging service delivery models being used to refine the operational financial planning model so that best value outcomes are achieved.

Until recently, the City's long term financial planning in relation to asset renewal and upgrade has not reflected the level of rigour or sophistication that the Integrated Planning and Reporting Framework would anticipate, or that our community may expect.

Incomplete or unreliable asset datasets (particularly in relation to asset condition) and the absence of strategically focused Asset Management Plans has hampered better practice financial planning for renewal or upgrade of City assets. Consequently, investment decisions may have not been strategically prioritised or optimally informed. Funding allocations may have potentially been reactive and ad-hoc rather than strategically planned. The challenge that this has presented is that funding allocations associated with significant future asset renewal or upgrades may not be available when needed.

The intent of responsible and sustainable financial planning for assets renewal is that these future funding needs are identified well in advance, allowing financial strategies to be put in place to generate the required funding. It also provides objective evidence of whether the City has been investing adequately in asset renewal and upgrade. It has now been recognised that the City's ratio of renewal versus new asset investment in the past has been skewed to the detriment of renewal of some asset classes, particularly community buildings and facilities.



Having recognised and acknowledged these matters, the City will be progressing a program to enhance the asset datasets (particularly condition data) to inform the creation of strategically focused Asset Management Plans. In the interim, the City has used its projected asset renewal ratios to determine an appropriate monetary amount to allocate to asset renewal in each future year of the plan. As the asset data becomes available, the allocations for each asset class will be strategically prioritised to the extent of that allocation. When more sophisticated AMPs are finalised they may, in later years, drive the funding allocation requirement based on asset condition / risk management data.

Given the preceding comments in relation to asset renewal funding relative to discretionary capital project funding, the development of future LTFPs will require that a proposed funding model is developed for each major discretionary project showing the indicative anticipated contributions from each funding source - municipal funds, grants, loan borrowings and reserve funds before the project is considered for inclusion in the plan modelling.

Ideally, these projects should be placed indicatively on the City's LTFP financial model to provide evidence that these initiatives can be funded and delivered in future years. However, such an inclusion is to allow informed financial planning and resource allocation decisions. A discretionary capital project proposal still does not automatically proceed in the nominated year, and it would be the subject of appropriate future Council deliberations and community consultation before any decision is made. It does mean however, that should a decision be made to proceed, that funding has been provided to support that project.

Where a major renewal or discretionary capital project is known but is yet to be quantified, or cannot be currently accommodated within the available funding pool, it will be acknowledged in the LTFP narrative and may be considered in future revisions of the plan. This will help in prioritisation of these projects as new projects emerge in later years.

Discussion on the City's projected financial position and funding allocations across the ten years of the plan is provided at Part 7 - Financial Overview.

5. LTFP MODELLING

5.1 Informing strategies and modelling information

The LTFP uses the annual financial statements and annual budget to reflect the current financial position of the City then builds on this base with future information relating to:

- Asset Management Plans for land, roads, paths, parks, drainage and buildings
- Workforce Planning
- Strategic Community Plan initiatives
- Corporate Business Plan initiatives
- Long term technology capital budget (yet to be developed)
- Plant replacement programs
- Assumptions regarding the proposed catalog of services and service levels
- Discretionary capital revenue projections
- Capital project plans and proposals
- Anticipated government grants and subsidies

The informing strategies and modelling information is also supplemented by state and federal government forecasts in relation to CPI, wage indexes and government charges such as utilities. Each of these sources of LTFP modelling information is reviewed annually and assessed for reasonableness.

5.2 Qualifying comments - assumptions and strategies

It should be noted that the LTFP is a high-level strategic document that is used to assist in planning for the future and aligning our community aspirations, strategic intent and organisational capacity. As such, it is primarily intended for use as a planning tool to identify funding challenges and allow proactive interventions.

11



The plan is necessarily based on a number of financial assumptions relating to the anticipated movements in both revenues and expenditures, the anticipated timeframes for cash flows into and out of the organisation and expectations of the continuation of existing funding initiatives by both commonwealth and state governments.

Included in the financial assumptions are anticipated movements in the consumer price index, wages growth and interest rates as they relate to both investment returns and borrowing costs. Unanticipated changes in any of these parameters - or indeed in government policy directions, are likely to have an impact on the financial modelling.

Indicative funding or cost estimates included in this plan may relate to broad proposals that:

- have been approved by Council and are in progress
- have been considered by Council but have yet to be given final approval to proceed
- have only been considered by Council at a strategic or conceptual level
- have only been considered by City Administration officers
- are operational in nature and based on the continued delivery of existing services
- are operational in nature and relate to the maintenance of City assets in accordance with management plans and maintenance plans.

Any assumptions in relation to the financial modelling parameters, projects or service proposals may subsequently be shown to be less than fully accurate in respect to likely funding requirements, timing or financial estimates - or they may not eventuate at all. However, the Long Term Financial Plan is prepared on a basis of the best available information and knowledge to hand and it is subject to ongoing review and revision.

Adoption of the Long Term Financial Plan by Council does not constitute an irrevocable commitment to any particular project or service, nor to its timing. Similarly, it does not preclude the possible subsequent inclusion of further initiatives in future years if the financial modelling and strategic direction of Council indicate that it could be supported without adversely impacting on the City's financial sustainability.

5.3 Modelling Assumptions & Parameters

There are a number of financial parameters used in modelling this LTFP. Detailed below is some commentary to help readers of this plan understand the assumptions underpinning the financial model. Figures used in the financial model are based on present conditions or known factors and the forward projections allow for known significant legislative changes. The primary modelling assumptions / parameters are:

Rates

Rates are modelled using an estimated 2% increase plus the historical 1.8% growth in the property base through interim rating from infill development. The 2019/20 year also includes an additional 1% increase necessary to address a funding shortfall in that year. A small revaluation premium may be realised in the years when Landgate (Valuer General's Office) provides new gross rental values (GRV) for all properties in the City.

Operating Grants

Operating grants are modelled based on the base year (adjusted for previous year advance payments) which are then indexed by a 2% base.

Fees & Charges

Fees and charges are modelled using an estimated 2% increase on the base (previous) year.

Other Revenue

These revenues are modelled using an estimated 2% increase on the base (previous) year.

Non Operating Grants & Subsidies

Non operating grants are modelled using the base year as a representative or typical year and the balances are then indexed by an anticipated 2% increase.



Employee Expenses

These expenses are modelled using the base year which is then indexed by known EBA increments. Where known or expected changes in staff establishment are able to be reliably estimated using the Workforce Plan, they have been incorporated into the model.

Materials and Contracts

These expenses are modelled using an estimated 2% increase on the base (previous) year other than specifically known increases and changes. Adjustments have been made for expenses that recur only in certain years (such as election expenses).

Utilities Expenses

Typically, these expenses have increased at a rate of at least twice the rate of CPI - particularly in relation to electricity which represents the majority of this expenditure classification. However, anticipated savings from the City's 2018/19 investment in photovoltaic cells on the four City buildings that represent the bulk of our current power requirements, allows this cost category to be modelled at anticipated CPI plus only a small premium.

Insurance Expenses

In the absence of better forecasting data, these expenses are modelled using an estimated 2% increase on the base (previous) year.

Other Expenditure

These expenses are modelled using an estimated 2%I increase on the base (previous) year.

Capital Expenditure

Capital expenditure is modelled to progressively move the City's investment in renewal expenditure on its infrastructure assets and property, plant and equipment from its current modest levels to levels that may approach local government key financial indicator benchmarks. This means that the City may need to consider its project management capability and / or the outsourcing of some major project delivery in future years to achieve this target.

Capital Revenue - Tamala Park Land Sale Proceeds

These are modelled from information in the Tamala Park Regional Council long term financial plan. Funds are transferred into the Tamala Park Regional Council Reserve and then drawn down to support proposed asset renewal projects each year.

5.4 Acknowledged but excluded future projects

In developing the LTFP it is recognised that there are several major discretionary capital projects that may be expected to occur within the life of this plan, but which have yet to be assigned timelines or funding models. Because these are likely to generate significant capital expenditure proposals in future years but are not currently financially modelled, it is considered prudent that they are acknowledged only in the LTFP narrative at this time, pending the development of indicative preliminary cost estimates and funding plans so that they may be modelled in future revisions of the plan.

The most significant of these projects are:

- Beatty Park Leisure Centre Strategic Review
- Leederville Oval Master Plan
- Implementation of the Waste Management Strategy

In a similar vein, it is acknowledged that there are 'master plans' that have been developed in conjunction with the community for certain precinct projects. To this point, these are considered conceptual in nature for financial planning purposes as there are no firmly costed proposals associated with the plans.

The most significant of these master plans are:

- Public Open Space Strategy
- Banks Reserve Master Plan
- Axford Park Master Plan

Item 11.1- Attachment 1



Proposals to make prudent allocations of funding to Reserves in future budgets to provide some funding towards these discretionary capital projects will be considered for inclusion in the next revision of the LTFP. However, it is important to recognise that addition of further proposals or promotion of priority of any of these projects will require a critical review and re-assessment of these acknowledged but currently unfunded project proposals.

6. LTFP FINANCIAL STATEMENTS

6.1 Primary Financial Statements

The published version of the ten-year Long Term Financial Plan is presented as a suite of summarised financial statements:

- FS1 Statement of Comprehensive Income by Nature and Type
- FS2 Statement of Funding (Rate Setting Statement)
- FS3 Statement of Cash Flows
- FS4 Statement of Net Current Asset Position
- FS5 Statement of Financial Position
- FS6 Statement of Change in Equity

An explanation of the purpose of each of these statements is provided below.

FS1 - Statement of Comprehensive Income

This financial statement includes estimates of all revenues and expenditures that are included in the operating (normal day to day) activities of the City. This also includes non-cash items such as depreciation as well as interest payments on loans. It excludes repayments of loan principal, proceeds from loan borrowings and capital expenditure items - those are all reflected in the aggregated Rate Setting Statement FS2. It also allows for estimated (book entry) movements in the value of the City's non-current assets.

Information from the Income Statement is used to calculate the Operating Surplus Ratio which is one of the statutory measures of financial sustainability.

FS2 - Statement of Funding (Rate Setting Statement)

This important statutory financial statement includes estimates of all operating and nonoperating revenues and expenditures as well as repayments of loan principal, proceeds from loan borrowings, capital expenditure items and transfers to or from cash backed reserves. It does however, exclude all non-cash items.

The purpose of the statement is to demonstrate the calculation of the amount of rates expected to be required to fund the budget each year.

FS3 - Statement of Cash Flows

This financial statement demonstrates the projected impact on the overall cash position of the City of the planned financial transactions. It is derived from the Operating Position which is then adjusted for the impact of the non-cash transactions and non-operating items.

FS4 - Statement of Net Current Asset Position

This financial statement contains projected balances for Current Assets (Cash, Receivables and Inventories) and Current Liabilities (Creditors, Provisions and Restricted Reserves) across each year of the plan.

It is used to calculate the Net Current Assets figure which is essentially the starting point for developing the Rate Setting Statement which determines the amount of rates required to fund the budget each year.



FS5 - Statement of Financial Position

This financial statement demonstrates the impact of the proposals in the Long Term Financial Plan on the assets and liabilities of the City. The financial plan should indicate maintenance or improvement in the value of the City's Equity (Net Assets).

FS6 - Statement of Change in Equity

This financial statement recognises the impact on the City's Net Assets (Equity).

6.2 Supporting Schedules

There are numerous supporting schedules which provide financial inputs for the Long Term Financial Plan model. A number of these are internal working documents such as maintenance and replacement programs and are not reproduced in this document.

Supporting schedules (SS1 to SS3) included in this document provide details of major financial parameters that have been used to produce the 10 Year Long Term Financial Plan:

- SS1 Funding Assumptions Reserves
- SS2 Funding Assumptions Loans
- SS3 Statement of Movements in Fixed Assets (Capital Expenditure by Asset Class)

6.3 Key Financial Indicators (KFI)

Key Financial Indicators required by the Department of Local Government Advisory Standard have been calculated from the data in the Financial Statements. Explanations of the Key Financial Indicators are provided at Section 7.3 of this plan.

There is no one indicator, or financial year, that can be used in isolation to judge the financial sustainability of the City. Spikes in indicators can occur for a number of reasons.

Table 3 provides a snapshot of the indicators and Section 7.3 of this plan provides commentary on the projected indicators and how they relate to the Advisory Standard.

In the Key Performance Indicator table (Table 3):

- GREEN indicates that the projected indicator exceeds the target
- AMBER indicates that the projected indicator is an intermediate achievement
- RED indicates that the projected indicator does not meet the target

The Key Financial Indicators required to be produced by all local governments can be collectively used to calculate a Financial Health Indicator (FHI) for individual local governments.

The FHI score can be calculated using future-focused data to enable local governments to project changes to the local government's financial position over the course of their long term financial plan.

This information assists local governments to have an informed dialogue with the community about affordable local government services and infrastructure as well as examining the impact of different scenarios on a local government's overall financial health.

6.4 Loan Borrowings

Loan borrowings are a part of a balanced funding package and are included in the City's Long Term Financial Plan where appropriate. The City restricts the purposes for which City borrowings can be used. Acceptable purposes include funding major capital initiatives that deliver / enhance a City asset such as a community facility or initiatives that deliver the City a new recurring revenue stream or recurring cost saving.

Item 11.1- Attachment 1



No new borrowings are included in the Long Term Financial Plan after 2019/20, but this option may subsequently be considered as part of a responsible funding strategy to provide additional flexibility in the later years of the plan.

Currently the City has outstanding loan borrowings of \$14.89M with a further loan of \$428,000 proposed for solar power initiatives at four major City buildings. This loan will be taken out in 2018/19 and is repayable monthly over 3 years. A residual balance of \$1.0M after a \$4.1M balloon payment on the Department of Sports & Recreation building in 2019/20 is also refinanced over 5 years at 2.42%.

The outstanding loan balance reduces to \$8.95M in 2019/20 and then progressively declines to \$2.18M in 2027/28.

There is a statutory financial ratio that relates to the use of debt as a funding option. This is included in the supporting schedules at Table1. Further information on Loans is provided in SS2.

6.5 Reserves

Cash backed Reserves are used to accumulate funds for proposed major projects. They play an important part in the resourcing strategy underpinning the Long Term Financial Plan - helping to avoid the need for large or irregular rates movements in the years that the larger projects are delivered.

Discretionary Reserves are strategic in nature and are generally accumulated to provide funding for identified future major projects. These reserves may be funded by the proceeds of strategic land disposals or distributions from Tamala Park Regional Council or by appropriation from municipal funds.

Net proceeds from proposed strategic land disposals or distributions may be transferred into the Tamala Park Sales Reserve or the Asset Sustainability Reserve where they are held until required to support identified major capital projects. Other discretionary reserves may also be funded from municipal funds to provide for future replacements of items including plant and equipment, technology or reticulation systems or specific community facilities.

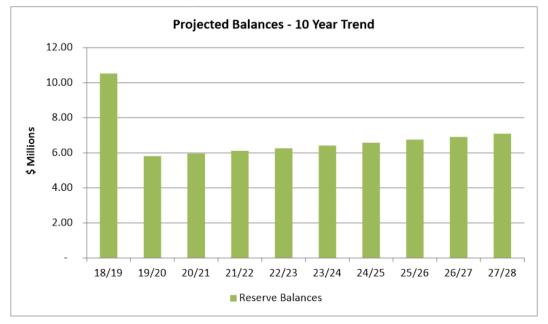


Chart I- 10 Year Discretionary Reserve Balances



CITY OF VINCENT

7. COMMENTARY ON THE 2018/19 - 2027/28 LTFP

7.1 Overall commentary

The Long Term Financial Plan represents a financial commitment of around \$745M dollars over the next ten years. These funds are applied to towards delivering a program of relevant services to our community whilst maintaining and renewing our infrastructure and creating new or upgraded community facilities that leave a legacy for our community.

The plan has been presented using a balanced budget philosophy. That is, whatever is proposed to be expended is fully funded by the funding options included in the plan. The financial modelling in the earlier years of the plan is necessarily more certain than the later years - but adequate flexibility is being incorporated into the later years of the plan to cope with new or emerging project opportunities.

In addition to continuing to deliver the comprehensive range of customer focused services and making commitments to maintain our community infrastructure, the City will be embarking on a program to create funding models to support some important major capital expenditure initiatives that are currently identified but not funded or included in the financial modelling The intention is to explore opportunities to fund these projects in future in a sustainable manner and without unreasonable impost on ratepayers.

The Long Term Financial Plan presents the optimum financial model to meet the City's financial needs over the next ten years in a way that works towards achieving the Key Financial Indicators that have been set as the benchmarks for local government to aspire to. Where an indicator may not be attained in a given year, the plan aims to present a responsible strategy to move the City towards the preferred industry benchmark. That is, the LTFP is a financial blueprint for the City's future.

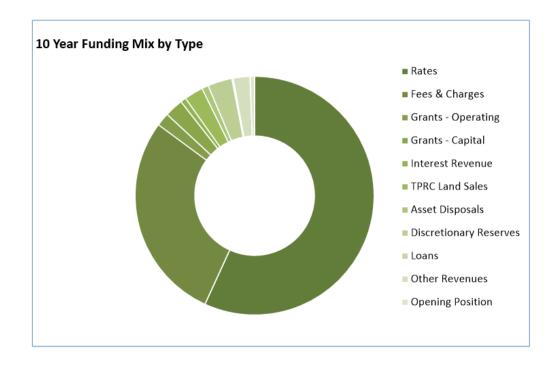


Chart 2 - 10 Year Funding Mix by Source



10 YEAR LTFP 2018/19 - 2027/28 CITY OF VINCENT

Chart 2 (above) indicates the respective contributions of the various different funding sources to the total funding mix over the ten-year period covered by the plan. The major elements of the funding model are rates (57%), fees and charges (28%), Reserves (4%), grants (4%), land disposals (3%), interest revenue (1%), opening balance (1%) and other sources (2%).

Over the life of the plan, funds will be applied towards meeting the costs of operational service delivery (premised on the existing range of services continuing at current service levels) as well as expenditure on infrastructure renewals, new community asset creation and debt servicing. This is shown below in Chart 3.

The proposed expenditure program reflects approximately 72% being applied to operational expenditure, 11% on infrastructure maintenance and renewals and 12% for property, plant and equipment. A further 2% is used for debt servicing. Fund uses described in Chart 3 (below) as Reserves (3%) reflect prudent allocations of municipal funding to Reserves until required and allocation of interest revenue earned on Reserve funds invested.

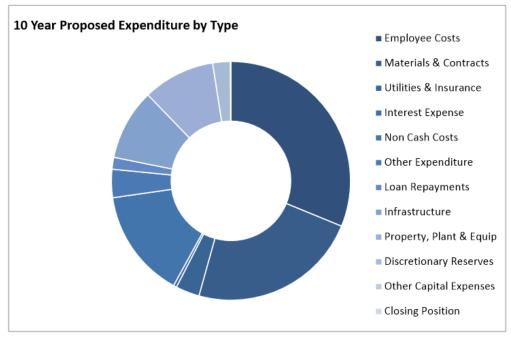


Chart 3 - 10 Year Proposed Use of Funds by Type

Analysing the cash expenditure by nature and type reveals that approximately 36% of cash expenditure relates to employee costs and another 27% to materials and contracts (operational and capital component), 3% to utilities and insurances, 2% towards loan servicing and 4% for other expenditure with 23% applied to capital expenditure and the remaining 3% going to Reserves.

The ten-year Long Term Financial Plan model reflects a responsible, balanced and sustainable financial strategy for the City. Funding sources and proposed expenditure have been carefully modelled to ensure ideas proposed can be realistically funded as and when required. The plan will of course be subject to ongoing monitoring, review and updating in future years.

7.2 Commentary on the Financial Statements

The financial statements contained within the Long Term Financial Plan reflect a responsible and sustainable financial blueprint for the City's future. The statements indicate a steady improvement in the City's financial position over the life of the plan and demonstrate progression towards meeting industry benchmarks for key financial indicators.



The Comprehensive Income Statement (FS1) focuses on revenues and operating expenses only. It reflects a tight financial operating environment in the early years of the plan before steadily improving in the mid-term to forecast a modest operating result, and a good one in the later years of the plan. All items shown on the Comprehensive Income Statement reflect growth in line with agreed financial indexing parameters (refer Section 5.3) with the exception of grants for the acquisition of assets which are modelled on realistic expectations for external contributions towards specifically identified capital initiatives. Results forecast on this financial statement are considered to be realistically modelled and are sustainable into the future.

The Statement of Funding (Rate Setting Statement) (FS2) demonstrates the calculation of the amount required to be raised from rates each year (after considering the contribution from all other funding sources excluding rates) and confirms that the proposed rates increases are both appropriate and sustainable over the life of the plan.

The Long Term Financial Plan endeavours to keep rate increases to the most responsible and sustainable levels using a 2% base plus the historical growth of 1.8% annually (exclusive of GRV revaluations).

The rate setting model used in preparing the financial plan represents an average annual rate yield increase of 3.8% - 4.0% (not the increase per property - but the total rates yield including growth through interim rating). This is the level required to ensure that the balance between the City's operational expenditures and its operational revenue generating capacity is maintained at a sustainable level - as reflected in the Operating Surplus Ratio.

The Cash Flow Statement (FS3) indicates a relatively strong cash flow from operating activities over the life of the plan with cash generated from operations each year ranging between \$8.0M and \$17.6M - with an average balance of \$13.0M. This provides the cash flows that support the financing and investing activities in all years in conjunction with the contribution from existing cash reserves.

Generation of cash flows from operating activities in this range is essential to allow the delivery of the program of capital works each year. Proposed annual capital works range from \$12.8M to \$21.3M over the life of the plan, and average \$16.9M. Grant revenues, asset sale proceeds and previously accumulated cash reserves are used to provide a balanced funding model for these essential community infrastructure projects.

Over the life of the plan, net cash held decreases by \$3.2M from \$10.9M to \$7.7M. Generally total projected cash levels are stable - although the proportion of reserve funds to municipal funds reduces from 2019/20 when reserve funds are drawn on to meet the balloon payment on Loan No 2.

The Statement of Financial Position (FS5) demonstrates the cumulative impact of the financial modelling in this plan on the City's current assets and liabilities. The Long Term Financial Plan shows positive movements (improvement) in the Net Asset Position each year of the plan indicating that the City is providing responsible stewardship of the community's assets.

The current ratio calculated from this Statement of Financial Position meets the industry benchmark of greater than 100% in each year of the plan, however, it does not meet the preferred industry benchmarks for the unrestricted current ratio (where it falls to an average of around 65%). This result is a consequence of removing the Reserve fund balances from the calculation.

It also reflects the simplifying modelling assumption that all capital projects are fully completed and paid for in each budget year. This is not a realistic representation of typical local government operations as there are always capital works (and the related funding) that are carried forward into the following year. This means that there will always be higher cash balances (and hence, stronger current ratios) than are reflected in this model.

The Opening Position shown on the Statement of Funding (Rate Setting Statement) is reconciled to the Net Current Asset Position calculated in accordance with Department of Local Government guidelines using data from the Statement of Financial Position.



At Section 5.3 of this document it was noted that there were several recognised, but unfunded project opportunities - particularly in relation to renewal of some of the major buildings within that asset class. This plan provides for the accumulation of some indicative funding towards those projects in the years 2022/23 to 2027/28 although it would still need to be supplemented by borrowings, grants or some other discretionary capital revenue stream to make a significant impact on these currently unfunded works.

7.3 Commentary on the Key Financial Indicators

There are a number of statutory financial indicators that a local government must calculate and disclose in both their financial planning and financial reporting documents.

The calculation of each indicator - and the specific inclusions in both the denominator and numerator used in the calculation are strictly prescribed in the Local Government Financial Management Regulations (LGFMR). This ensures that financial indicators published by different local governments are comparable.

However, it must be appreciated that there is no single indicator that demonstrates a local government's financial sustainability - nor does it necessarily mean that it is fatal if a particular local government falls below the Department of Local Government's 'preferred' benchmark for that particular indicator in a single year.

It is important to understand not only the trend in a particular indicator but also the circumstances leading to the calculation of that particular indicator value to ensure that it is interpreted 'in context'.

The results of the calculation of each of the key financial indicators and detail of the industry benchmarks is provided in Table 1 below.

It should also be noted that for some asset classes, financial data used in calculating asset related financial ratios has not yet been subject to the extent of rigorous analysis and modelling that we would like to have underpinning our comprehensive asset management plan. Where such datasets are incomplete or insufficiently validated, current forward works schedules have necessarily been used as proxies for required capital expenditures. These datasets continue to be refined over time.



Table 3 - Status of Projected Key Financial Indicators

Key Financial Indicator	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Operating Surplus Ratio	•	•	•	•	•	•	•	•	•	•
Benchmark > 0%	(2.9%)	0. 9 %	3.2%	4.3%	3.8%	3. 9 %	3.5%	6.0%	5.1%	4.3%
Own Source Revenue Ratio	•	•	•	•	•	•	•	•	•	•
Benchmark > 40%	95.9%	98.8%	101.1%	102.3%	101.7%	101.8%	101.5%	104.3%	103.3%	102.4%
Current Ratio	•	•	•	•	•	•	•	•	•	•
Benchmark > 100%	106%	110%	121%	125%	127%	130%	136%	138%	138%	138%
Debt Service Cover Ratio (Times Cover)	•	•	•	•	•	•	•	•	•	•
Benchmark > 5 times	5.0	4.3	8.7	10.0	12.7	13.9	16.0	20.4	20.5	27.9
Asset Consumption Ratio	•	٠	•	•	•	•	•	•	•	•
Benchmark > 50%	68.9%	68.1%	67.3%	66.5%	65.8%	65.0%	64.2%	63.5%	62.8%	62.0%
Asset Renewal Funding Ratio	•	•	•	•	•	•	•	•	•	•
Data not available for calculation	%	%	%	%	%	%	%	%	%	%
Asset Sustainability Ratio	•	•	•	•	•	•	•	•	•	•
Benchmark > 90%	67.5%	62.7%	62.0%	79.8%	77.1%	79.0%	73.4%	90.0%	88.3%	85.1%
Rates Increase (Excluding Interim Growth)	•	•	•	•	•	•	•	•	•	•
	3.2%	3.0%	3.0%	2.0%	2.0%	3.0%	2.0%	2.0%	3.0%	2.0%

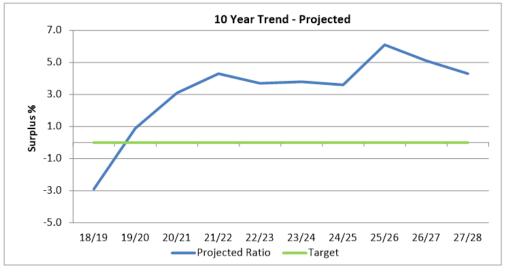


Operating Surplus Ratio

CITY OF VINCENT

This indicator is used as a measure of capacity to meet operational expenses from revenues and the extent to which surpluses are generated to fund capital projects. The preferred ratio for this indicator is a positive value in the range between 0% and 15%.





Projected values for the Operating Surplus Ratio range between (2.9%) and 6.0% over the life of the plan. The average value is 3.2%. The value disclosed is modestly positive in all years of the plan except 2018/2019. Nonetheless, the plan demonstrates an effective strategy to move the City's financial performance to the point where the standard is met in all future years.

Own Source Revenue Ratio

This ratio indicates how much of the City's operating expenditure is covered by revenues directly generated by the City.

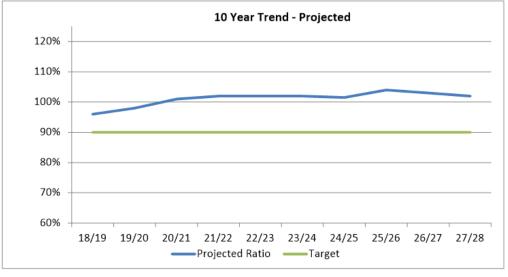


Chart 5 - Own Source Revenue %

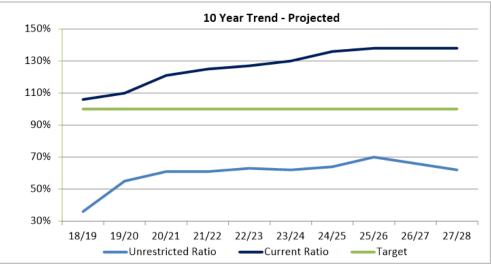
Projected ratios for the Own Source Revenue Ratio range between 96.0% and 104.3%. The average value is 101.3% against a benchmark standard of 90% or more.



Current Ratio

This indicator is a broadly used ratio in both the public and private sectors to focus on the liquidity (available working capital) of a business at a given point in time. This ratio indicates capacity to meet short term (current) financial obligations as calculated at year end. The preferred ratio for this indicator is a number greater than 100%.





Projections indicate that the standard ratio ranges from 101% to 138% but the unrestricted Current Ratio ranges from 36% in year 1 to a high of 70% in year 8 with an average value of 60%. With appropriate management focus and proactive intervention, positive enhancement in the early years of the plan should flow through the remainder of the plan.

Debt Service Coverage Ratio

This indicator shows how much of the City's annual surplus (before interest and depreciation) is being applied to service debt obligations. It demonstrates that the City has sufficient operating surplus to service cover repayments of principal and interest on borrowings.

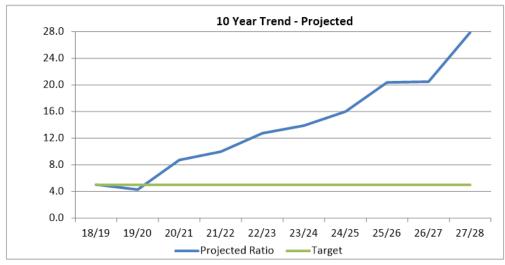


Chart 7 - Debt Service Coverage Ratio

Projected ratios for the Debt Service Coverage Ratio range from 4.3 times cover to 27.8 times cover over the life of the plan. The standard for this indicator is a value of 5 times cover.



The City is comfortably exceeding the advanced standard benchmark in all years covered by this Long Term Financial Plan other than year 2019/20 when the ratio is marginally below the benchmark. This indicator is used by WA Treasury Corporation should the City wish to undertake borrowings in the second half of the plan period.

Asset Consumption Ratio

This ratio measures the rate at which depreciable assets are being consumed versus the rate at which their replacement is being provided for (excludes land assets).

Chart 8 - Asset Consumption Ratio



Projected ratios for the Asset Consumption Ratio range between 62% and 69% over the life of the plan. The standard for this indicator is a value between 50% and 60%. The City exceeds the benchmark in all years covered by this plan although the trend is moderately downwards.

Asset Sustainability Ratio

This ratio indicates the extent to which the City's assets are being replaced as they reach the end of their economic life.







Projected ratios for the Asset Sustainability Ratio range between a low of 62% and a high of 90% over the life of the plan. The standard for this indicator is a value of 90%.

This most recent iteration of the Long Term Financial Plan has seen a conscious focus on funding renewals expenditure in each asset class rather than new asset creation, and in particular, on major community buildings and facilities. This strategic shift in funding allocations for capital works is driving a steady improvement in the Asset Sustainability Ratio as shown in the graph above.

Over time, as Asset Management Plans are developed and refined, the ratio will be able to be more accurately calculated in future. As our major asset classes are valued at fair value and depreciated on a component basis rather than a whole asset, one, this ratio is expected improve.

This ratio will continue to be monitored with a view to introducing further remedial strategies if the need for such is identified.

Asset Renewal Funding Ratio

The City is unable to accurately calculate this ratio at this time due to the need for further work to be done on forward planning models for infrastructure and property, plant and equipment.

7. RISK ANALYSIS

7.1 Identified risks potentially affecting the Long Term Financial Plan

A risk analysis was undertaken as part of the financial modelling to develop this Long Term Financial Plan. The following project funding risks have been identified:

- Anticipated major project grant funding may not eventuate or may be for a lesser amount than anticipated.
- Distributions from strategic land sales associated with Tamala Park Land may not occur in the timeframes modelled in this plan.
- Tamala Park distributions may generate different revenues than was anticipated or may
 result in different cash flow patterns than those modelled in the Long Term Financial Plan.

The identified risks will be closely monitored and should any of these risks eventuate, the City will proactively intervene - either by deferring the project or by finding an alternative funding source.

The most significant funding risks faced by the City in relation to this plan relate to the timing and amounts received from the Tamala Park land sales as this revenue stream is not controllable by the City. The City of Vincent is only a 1/12 stakeholder in this venture. An alternative LTFP scenario assuming that a lesser portion of this revenue stream is received is briefly discussed at Section 8 - Scenario Modelling.

Operational funding risks potentially impacting the LTFP may include:

- Movements in interest rates may reduce projected interest revenues from investments but conversely, could result in more advantageous borrowing conditions.
- Reduction or loss of grant funding supporting existing community services.
- Changes in government policy or cost-shifting from state to local government.

There are also non-financial risks that may affect the delivery of planned major projects or maintenance activities such as:

- Contractors not being available when required to perform works
- Bids for tendered works may not be as competitive as anticipated
- Hazardous materials may be present in buildings to be refurbished / demolished
- Approvals from external agencies may not be completed in time for proposed projects



Regular review of the City's financial position, project funding strategies, monitoring of the economic environment to allow timely and appropriate interventions should enable the City to responsibly manage its commitments arising from the Long Term Financial Plan.

8. SCENARIO MODELLING

8.1 Sensitivity Analysis

In developing and ultimately settling on the most responsible and sustainable Long Term Financial Plan, several scenarios were developed using different assumptions and modelling variables. This process helped to evaluate the most appropriate model to deliver the services and facilities that our community (through various visioning and strategic planning processes) have indicated that they desire. It has also highlighted where and how our capacity to meet those aspirations may be impacted in different circumstances.

Scenario 1 is the recommended Long Term Financial Plan as presented in this document. This scenario (and the plan developed from it) is considered to be the most appropriate plan to progress the City' strategic vision in a sustainable way without unreasonable impost on the City's ratepayers.

In preparing the model supporting this scenario, consideration was given to the projected key financial indicators (disclosed in Table 1) and the trends that they indicated. This information was important in establishing the ongoing financial viability of our local government entity.

Scenario 2 was modelled assuming that only 50% of the Tamala Park projected land sale revenue was received over the life of the plan.

This scenario would result in operating deficits in years 2 to 10 of the plan - with a cumulative deficit of \$10M by 2028 - clearly an unsustainable model. The deficit could potentially be partly overcome by deleting some capital projects, but this is not a preferred option given the previously identified need to improve key asset renewal ratios. There may also be some adverse impact on capacity to deliver services to the same level as at present under this assumption.

An alternative solution may be to seek an alternative discretionary revenue stream. Potentially this cash flow could be generated by a strategic land disposal of any identified City owned but under-utilised land site. This would need to occur only after proper consideration of a land management strategy to ensure that the financial benefit was not achieved by adversely impacting on the provision of required community open space. Should the City be able to generate say, \$10M to \$12 M through such a strategic land rationalisation, any risk in relation to the Tamala Park distributions could effectively be mitigated.

It is worth noting that the strategic land disposal approach referred to above, could also be successfully incorporated into Scenario 1 which forms the basis of this Long term Financial Plan.

Scenario modelling has demonstrated that the funding assumptions and rate increases modelled in the preferred plan reflect a responsible balance between ensuring that the City can meet its obligations to the community and maintaining only modest rate increases.

After considering the various scenarios and then re-modelling Scenario1 to establish the most appropriate match between delivering on our strategic objectives and effectively managing our organisational cash flow, it was concluded that Scenario 1 (as presented in this Long Term Financial Plan) is the recommended financial model.



9. FINANCIAL STATEMENTS AND SUPPORTING SCHEDULES



APPENDIX A - DEMOGRAPHIC INFORMATION

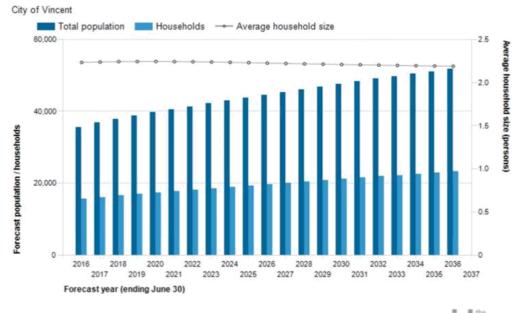
Overview	2018	2028
Population	36,880	46,177
Age	25-29 years (majority)	25-29 years (majority)
Gender	51.2% male 48.8% female	51.1% male 48.9% female
Household size	two person household	two person household

Population

The City of Vincent's population is expected to grow to 46,177 by 2028 according to *id.forecast* data held by the City. This figure reflects projections based on updated 2016 Census figures.

This summary graph below shows the results of the forecasts for population, households and dwellings in the City of Vincent. The period 2018 to 2028, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes. It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

Forecast population, households and average household size



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, September 2017.

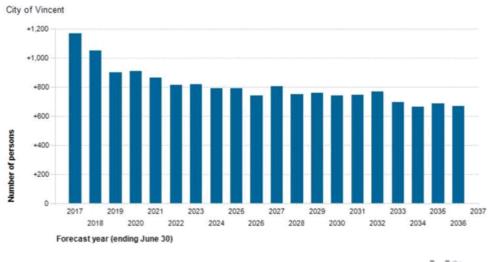
id the population experts

Figure 1 - Population, households and average house size

In 2016, the total population of the City of Vincent was estimated to be 35,592 people and is estimated at 36,880 in 2018. It is expected to increase by over 8,850 people to 44,443 by 2028, at an average annual growth rate of 1.89%. This is based on an increase of over 4,000 households during the period, with the average number of persons per household remaining constant at 2.23 between 2018 and 2028.



Forecast population change



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, September 2017.

.ic population experts

Figure 2 - Forecast population change

Since 2011 the City has experienced an average population growth rate of 2.25% (according to census data). During the period covered by this LTFP (according to id.forecast data), the population is expected to increase at a slightly slower rate of around 1.89% from 36,880 to 46,177.

The following graph demonstrates the projected suburban distribution of the population in 2028. The majority populations are in Mount Hawthorn and North Perth.

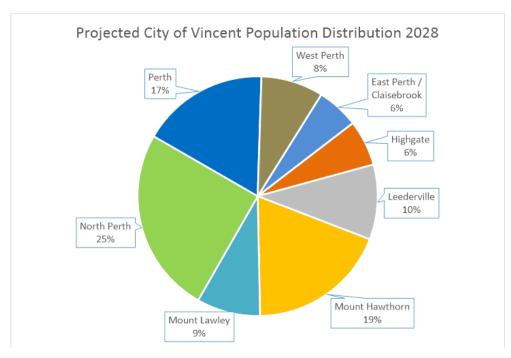


Figure 3 - Population percentage by suburb



The overall population growth rate is estimated at 25% between 2018 and 2028, however the population increase varies considerably between suburbs.

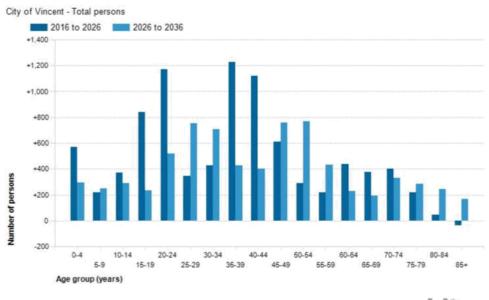
Figure 4 - Po	opulation percentage	e by suburb
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Suburb	2016	2018	2028	Ave Annual Change
East Perth	1,225	1,358	2,623	5.30%
Highgate	2,543	2,588	2,851	0.88%
Leederville	3,281	3,457	4,672	2.65%
Mount Hawthorn	7,876	8,010	8,691	0.85%
Mount Lawley	3,343	3,423	3,965	1.19%
North Perth	9,187	9,491	11,572	1.64%
Perth	5,764	6,023	7,929	2.22%
West Perth	2,373	2,529	3,874	3.24%
	35,592	36,880	46,177	

Age

Vincent has a relatively young population. In 2018 the 25-29 age group and the 30-34 age group are the highest. It is expected by 2027 those groups will reduce slightly and be offset by increases in the 35-39 and 40 years and over groups.

Forecast change in age structure - 5 year age groups



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, September 2017.



Figure 5 – Age distribution



Household size

Our household size is smaller than greater Perth with 67.4% of the population in one or two person households.

Household size, 2016

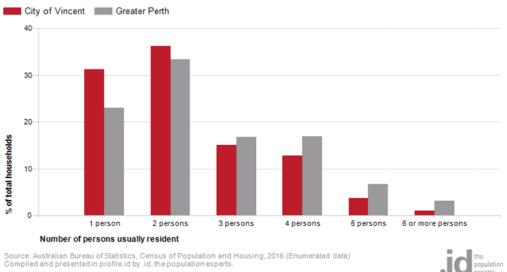


Figure 6 - 2016 household size

			-	vincent		_				
	FS 1 - Foreca				,	ature or Ty	ре			
				d 2018 - 2028	3					
			Base Scenario	o - Version 1.1						
	1	2	3	4	5	6	7	8	9	10
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Revenues										
Rates	34,717,855	36,384,313	38,130,760	39,579,730	41,083,760	43,055,780	44,691,899	46,390,191	48,616,920	50,464,363
Operating grants, subsidies and contributions	774,077	1,289,559	1,315,349	1,341,656	1,368,492	1,395,859	1,423,778	1,452,251	1,481,299	1,510,927
Fees and charges	19,251,066	19,636,082	20,028,806	20,429,374	20,837,956	21,254,708	21,679,799	22,113,395	22,555,668	23,006,783
Service charges	0	0	0	0	0	0	0	0	0	0
Interest earnings	984,286	568,237	462,272	512,028	471,161	500,714	508,096	519,698	552,856	527,378
Other revenue	1,549,620	1,580,609	1,612,219	1,644,462	1,677,352	1,710,899	1,745,117	1,780,016	1,815,615	1,851,931
	57,276,904	59,458,800	61,549,406	63,507,250	65,438,721	67,917,960	70,048,689	72,255,551	75,022,358	77,361,382
Expenses										
Employee costs	(24,324,267)	(24,932,399)	(25,555,713)	(26,194,618)	(26,849,484)	(27,520,717)	(28,208,732)	(28,913,949)	(29,709,073)	(30,526,074)
Materials and contracts	(18,645,329)	(18,813,210)	(19,227,442)	(19,541,971)	(19,830,207)	(20,516,804)	(20,630,062)	(21,142,638)	(21,637,910)	(22,015,690)
Utility charges (electricity, gas, water etc.)	(1,896,904)	(1,934,845)	(1,973,543)	(2,013,015)	(2,053,275)	(2,094,340)	(2,136,229)	(2,178,950)	(2,222,530)	(2,266,978)
Depreciation on non-current assets	(10,246,809)	(10,744,229)	(11,260,900)	(11,837,591)	(12,431,313)	(13,063,343)	(13,723,321)	(14,446,651)	(15,228,193)	(16,022,636)
Interest expense	(853,276)	(648,090)	(439,372)	(401,887)	(343,209)	(302,003)	(259,498)	(218,513)	(175,650)	(136,767)
Insurance expense	(674,555)	(688,046)	(701,807)	(715,843)	(730,160)	(744,763)	(759,659)	(774,853)	(790,351)	(806,159)
Other expenditure	(3,010,207)	(3,070,403)	(3,531,801)	(3,202,434)	(3,266,474)	(3,331,791)	(3,398,437)	(3,466,406)	(3,535,732)	(3,606,477)
	(59,651,347)	(60,831,222)	(62,690,578)	(63,907,359)	(65,504,122)	(67,573,761)	(69,115,938)	(71,141,960)	(73,299,439)	(75,380,781)
	(2,374,443)	(1,372,422)	(1,141,172)	(400,109)	(65,401)	344,199	932,751	1,113,591	1,722,919	1,980,601
Non-operating grants, subsidies and contributions	1,829,854	1,653,724	1,772,120	1,772,120	1,836,699	1,879,752	1,933,568	1,965,857	1,987,384	2,051,963
Loss on Revaluation	0	0	0	0	0	0	0	0	0	0
Profit on disposal of assets (inc TPRC Proceeds)	687,908	1,900,000	3,150,000	3,233,333	2,566,667	2,316,667	1,566,667	3,400,000	2,150,000	1,332,708
Loss on asset disposal	0	0	0	0	0	0	0	0		0
NET RESULT	143,319	2,181,302	3,780,948	4,605,344	4,337,965	4,540,618	4,432,986	6,479,448	5,860,303	5,365,272
Other Comprehensive Income	6,083,166	6,288,683	6,448,574	6,610,328	6,812,279	7,012,899	7,224,888	7,431,920	7,687,626	7,949,815
TOTAL COMPREHENSIVE INCOME	6,226,485	8,469,985	10,229,522	11,215,672	11,150,244	11,553,517	11,657,874	13,911,368	13,547,929	13,315,087
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City of Vincent

FS 2 - Forecast Statement of Funding - for the period 2018 - 2028

Base Scenario - Version 1.1

	1	2	3	4	5	6	7	8	9	10
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
UN IN ROM OPERATIONAL ACTIVITIES										
evenues										
Rates	34,717,855	36,384,313	38,130,760	39,579,730	41,083,760	43,055,780	44,691,899	46,390,191	48,616,920	50,464,363
Operating grants, subsidies and contributions	774,077	1,289,559	1,315,349	1,341,656	1,368,492	1,395,859	1,423,778	1,452,251	1,481,299	1,510,927
Profit on asset disposal	687,908	1,900,000	3,150,000	3,233,333	2,566,667	2,316,667	1,566,667	3,400,000	2,150,000	1,332,708
Fees and charges	19,251,066	19,636,082	20,028,806	20,429,374	20,837,956	21,254,708	21,679,799	22,113,395	22,555,668	23,006,783
Interest earnings	984,286	568,237	462,272	512,028	471,161	500,714	508,096	519,698	552,856	527,378
Other revenue	1,549,620	1,580,609	1,612,219	1,644,462	1,677,352	1,710,899	1,745,117	1,780,016	1,815,615	1,851,931
	57,964,812	61,358,800	64,699,406	66,740,583	68,005,388	70,234,627	71,615,356	75,655,551	77,172,358	78,694,090
kpenses										
Employee costs	(24,324,267)	(24,932,399)	(25,555,713)	(26,194,618)	(26,849,484)	(27,520,717)	(28,208,732)	(28,913,949)	(29,709,073)	(30,526,074)
Materials and contracts	(18,645,329)	(18,813,210)	(19,227,442)	(19,541,971)	(19,830,207)	(20,516,804)	(20,630,062)	(21,142,638)	(21,637,910)	(22,015,690)
Utility charges (electricity, gas, water etc.)	(1,896,904)	(1,934,845)	(1,973,543)	(2,013,015)	(2,053,275)	(2,094,340)	(2,136,229)	(2,178,950)	(2,222,530)	(2,266,978)
Depreciation on non-current assets	(10,246,809)	(10,744,229)	(11,260,900)	(11,837,591)	(12,431,313)	(13,063,343)	(13,723,321)	(14,446,651)	(15,228,193)	(16,022,636)
Loss on asset disposal	0	0	0	0	0	0	0	0	0	C
Interest expense	(853,276)	(648,090)	(439,372)	(401,887)	(343,209)	(302,003)	(259,498)	(218,513)	(175,650)	(136,767)
Insurance expense	(674,555)	(688,046)	(701,807)	(715,843)	(730,160)	(744,763)	(759,659)	(774,853)	(790,351)	(806,159)
Other expenditure	(3,010,207)	(3,070,403)	(3,531,801)	(3,202,434)	(3,266,474)	(3,331,791)	(3,398,437)	(3,466,406)	(3,535,732)	(3,606,477
	(59,651,347)	(60,831,222)	(62,690,578)	(63,907,359)	(65,504,122)	(67,573,761)	(69,115,938)	(71,141,960)	(73,299,439)	(75,380,781)
	(1,686,535)	527,578	2,008,828	2,833,224	2,501,266	2,660,866	2,499,418	4,513,591	3,872,919	3,313,309
und in Position Ad ustments										
Depreciation on non-current assets	10,246,809	10,744,229	11,260,900	11,837,591	12,431,313	13,063,343	13,723,321	14,446,651	15,228,193	16,022,636
Net profit and losses on disposal	(687,908)	(1,900,000)	(3,150,000)	(3,233,333)	(2,566,667)	(2,316,667)	(1,566,667)	(3,400,000)	(2,150,000)	(1,332,708)
et und in rom Oper tion Activities	7,872,366	9,521,807	10,169,728	11,187,482	12,465,912	13,507,542	14,606,072	15,610,242	16,801,112	18,003,237
UN IN ROM CAPITAL ACTIVITIES										
nf o s										
Proceeds on disposal	1,058,333	2,250,000	3,500,000	3,583,333	2,916,667	2,666,667	1,916,667	3,750,000	2,500,000	1,682,708
Non-operating grants, subsidies and contributions	1,829,854	1,653,724	1,772,120	1,772,120	1,836,699	1,879,752	1,933,568	1,965,857	1,987,384	2,051,963
utf o s										
Purchase of property plant and e uipment	(7,009,922)	(5,350,000)	(5,250,000)	(7,675,000)	(7,700,000)	(8,500,000)	(8,450,000)	(11,250,000)	(12,000,000)	(12,000,000)
Purchase of infrastructure	(7,779,502)	(7,450,000)	(8,000,000)	(8,000,000)	(8,300,000)	(8,500,000)	(8,750,000)	(8,900,000)	(9,000,000)	(9,300,000)
et und in rom C pit Activities	(11,901,237)	(8,896,276)	(7,977,880)	(10,319,547)	(11,246,634)	(12,453,581)	(13,349,765)	(14,434,143)	(16,512,616)	(17,565,329)
UN IN ROM INANCIN ACTIVITIES										
of a s										
Transfer from reserves	1,546,288	6,467,436	2,750,000	2,833,333	2,166,667	1,916,667	1,166,667	3,000,000	1,750,000	932,708
New borrowings	428,000	1,000,000	2,750,000	2,055,555	2,100,007	1,910,007	1,100,007	3,000,000	1,750,000	552,700
utf o s	720,000	1,000,000	0	0	0	0	0	0	0	
Transfer to reserves	(1,559,410)	(1,763,082)	(2,895,474)	(2,982,443)	(2,319,508)	(2,073,324)	(1,327,241)	(3,164,591)	(1,918,706)	(1,105,631)
Repayment of past borrowings	(1,017,423)	(6,348,755)	(1,130,616)	(2,982,443)	(2,319,308)	(2,073,324)	(770,276)	(3,164,391)	(765,563)	(561,355)
et und in rom in ncin Activities	(602,545)	(644,401)	(1,130,010)	(1,106,413)	(1.008.087)	(1,008,412)	(930,850)	(887,291)	(934,269)	(734,278)
et and in Tom in Itin Activities	(002, 545)	(044,401)	(1,270,090)	(1,233,323)	(1,000,007)	(1,000,412)	(530,630)	(007,291)	(534,209)	(734,278)
stimated Surplus Deficit uly 1 Fwd	4,688,517	57,101	38,231	953,989	566,402	777,592	823,141	1,148,598	1,437,406	791,633
stim ted Surp us eficit une 30 C d	57 10	L 38 2	31 953	989 566	402 77	7 592	823 141	1 148 598	1 437 406	5 791

495 263

City of Vincent

FS 2 - Forecast Statement of Funding - for the period 2018 - 2028

Base Scenario - Version 1.1

	1 2018-19	2 2019-20	3 2020-21	4 2021-22	5 2022-23	6 2023-24	7 2024-25	<mark>8</mark> 2025-26	9 2026-27	10 2027-28
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
COMPOSITION O CLOSIN POSITION										
CURRENT ASSETS										
Unrestricted Cash and E uivalents	378,050	1,019,180	1,434,938	897,351	1,208,541	1,104,090	1,479,547	1,868,355	1,222,582	616,212
Restricted Cash and Cash E uivalent	10,523,300	5,818,946	5,964,420	6,113,530	6,266,371	6,423,028	6,583,602	6,748,193	6,916,899	7,089,822
Trade and Other Receivables	4,952,448	4,452,448	4,452,448	4,652,448	4,702,448	4,552,448	4,752,448	4,802,448	4,902,448	4,952,448
Inventories	195,228	195,228	195,228	195,228	195,228	195,228	195,228	195,228	195,228	195,228
CURRENT LIA ILITIES										
Trade and Other Payables	(5,468,625)	(5,628,625)	(5,128,625)	(5,178,625)	(5,328,625)	(5,028,625)	(5,278,625)	(5,428,625)	(5,528,625)	(5,268,625)
Reserves	(10,523,300)	(5,818,946)	(5,964,420)	(6,113,530)	(6,266,371)	(6,423,028)	(6,583,602)	(6,748,193)	(6,916,899)	(7,089,822)
Estimated Surplus Deficit une 30 C	57,101	38,231	953,989	566,402	777,592	823,141	1,148,598	1,437,406	791,633	495,263
TOTAL CURRENT ASSETS	16,049,026	11,485,802	12,047,034	11,858,557	12,372,588	12,274,794	13,010,825	13,614,224	13,237,157	12,853,710
TOTAL CURRENT LIA ILITIES										
	(15,193,603)	(10,395,999)	(9,921,796)	(9,470,629)	(9,717,138)	(9,435,659)	(9,588,083)	(9,830,946)	(9,576,738)	(9,325,121
Reserves	(10,523,300)	(5,818,946)	(5,964,420)	(6,113,530)	(6,266,371)	(6,423,028)	(6,583,602)	(6,748,193)	(6,916,899)	(7,089,822
dd Leave Reserve	0	0	0	0	0	0	0	0	0	(
dd Current Long Term orrowings	6,238,220	1,130,616	1,106,413	855,246	851,755	770,276	722,700	765,563	561,355	569,738
	57,101	38,231	953,989	566,402	777,592	823,141	1,148,598	1,437,406	791,633	495,263

City of	of Vincent	
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FS 3 - Forecast Statement of Cashflows - for the period 2018 - 2028

Base Scenario - Version 1.1

	1	2	3	4	5	6	7	8	9	10
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
C sh o s rom Oper tin /										
Receipts										
Rates	34,717,855	36,384,313	38,130,760	39,579,730	41,083,760	43,055,780	44,691,899	46,390,191	48,616,920	50,464,363
Operating grants, subsidies and contributions	774,077	1,289,559	1,315,349	1,341,656	1,368,492	1,395,859	1,423,778	1,452,251	1,481,299	1,510,927
Fees and charges	19,251,066	20,136,082	20,028,806	20,229,374	20,787,956	21,404,708	21,479,799	22,063,395	22,455,668	22,956,783
Interest earnings	984,286	568,237	462,272	512,028	471,161	500,714	508,096	519,698	552,856	527,378
Other revenue	1,549,620	1,580,609	1,612,219	1,644,462	1,677,352	1,710,899	1,745,117	1,780,016	1,815,615	1,851,931
	57,276,904	59,958,800	61,549,406	63,307,250	65,388,721	68,067,960	69,848,689	72,205,551	74,922,358	77,311,382
P yments										
Employee costs	(24,324,267)	(24,782,399)	(25,505,713)	(26,444,618)	(26,749,484)	(27,420,717)	(28,258,732)	(28,863,949)	(29,859,073)	(30,526,074)
Materials and contracts	(18,445,329)	(18,653,210)	(19,727,442)	(19,491,971)	(19,680,207)	(20,816,804)	(20,380,062)	(20,992,638)	(21,537,910)	(22,275,690)
Utility charges	(1,896,904)	(1,934,845)	(1,973,543)	(2,013,015)	(2,053,275)	(2,094,340)	(2,136,229)	(2,178,950)	(2,222,530)	(2,266,978)
Interest expenses	(853,276)	(648,090)	(439,372)	(401,887)	(343,209)	(302,003)	(259,498)	(218,513)	(175,650)	(136,767)
Insurance expenses	(674,555)	(688,046)	(701,807)	(715 <i>,</i> 843)	(730,160)	(744,763)	(759,659)	(774,853)	(790,351)	(806,159)
Other expenditure	(3,010,207)	(3,070,403)	(3,531,801)	(3,202,434)	(3,266,474)	(3,331,791)	(3,398,437)	(3,466,406)	(3,535,732)	(3,606,477)
	(49,204,538)	(49,776,993)	(51,879,678)	(52,269,768)	(52,822,809)	(54,710,418)	(55,192,617)	(56,495,309)	(58,121,246)	(59,618,145)
Net C sh Provid ed y Used In Oper tin Act	tivitie8,072,366	10,181,807	9,669,728	11,037,482	12,565,912	13,357,542	14,656,072	15,710,242	16,801,112	17,693,237
C sh o s from Investin Act										
Payments for purchase of property, plant e uipment	(7,009,922	2) (5,350,000) (5,250,000) (7,675,000) (7,700,000) (8,500,000) (8,450,000) (11,250,000)	(12,000,000) (12,000,000)
Payments for construction of infrastructure	(7,779,502)	(7,450,000)	(8,000,000)	(8,000,000)	(8,300,000)	(8,500,000)	(8,750,000)	(8,900,000)	(9,000,000)	(9,300,000)
Non-operating grants, subsidies and contributions	1,829,854	1,653,724	1,772,120	1,772,120	1,836,699	1,879,752	1,933,568	1,965,857	1,987,384	2,051,963
Proceeds from sale of plant e uipment	1,058,333	2,250,000	3,500,000	3,583,333	2,916,667	2,666,667	1,916,667	3,750,000	2,500,000	1,682,708
Net C sh Provid ed y Used In Investin Activ	iti¢1,901,237)	(8,896,276)	(7,977,880)	(10,319,547)	(11,246,634)	(12,453,581)	(13,349,765)	(14,434,143)	(16,512,616)	(17,565,329)
C sh o s from in ncin /										
Repayment of debentures	(1,017,423)	(6,348,755)	(1,130,616)	(1,106,413)	(855,246)	(851,755)	(770,276)	(722,700)	(765,563)	(561,355)
Proceeds from new debentures	(1,017,423) 428,000	1,000,000	(1,130,616)	(1,106,413)	(855,246)	(851,755)	(770,276)	(722,700)	(705,503)	(561,355)
	428,000	(5,348,755)	(1,130,616)	(1,106,413)	(855,246)	(851,755)	(770,276)	(722,700)	(765,563)	(561,355)
	.แขนเยุรอง9,423)	(5,546,755)	(1,150,616)	(1,100,413)	(855,240)	(851,755)	(770,276)	(722,700)	(765,565)	(501,555)
Net Incre se ecre se in C sh He d	(4,418,294)	(4,063,224)	561,232	(388,478)	464,032	52,206	536,031	553,399	(477,067)	(433,447)
Cash at beginning of year	15,319,644	10,901,350	6,838,126	7,399,358	7,010,881	7,474,912	7,527,118	8,063,149	8,616,548	8,139,481
C sh nd C sh E uiv ents t the E	10,901,350	6,838,126	7,399,358	7,010,880	7,474,913	7,527,118	8,063,149	8,616,548	8,139,481	7,706,034
		0,000,120	.,000,000	.,010,000	.,,.	.,52.,110	0,000,210	0,010,010	0,100,101	.,,

City of Vincent

FS 3 - Forecast Statement of Cashflows - for the period 2018 - 2028

Base Scenario - Version 1.1

	1	2	3	4	5	6	7	8	9	10
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	\$	\$	\$	\$	\$	\$	\$	Ş	\$	\$
Reconci i tion of Net C sh Provid ed y Oper	tin Activitie	s to I								
Net Result	143,319	2,181,302	3,780,948	4,605,344	4,337,965	4,540,618	4,432,986	6,479,448	5,860,303	5,365,272
Depreciation	10,246,809	10,744,229	11,260,900	11,837,591	12,431,313	13,063,343	13,723,321	14,446,651	15,228,193	16,022,636
(Profit) Loss on sale of asset	(687,908)	(1,900,000)	(3,150,000)	(3,233,333)	(2,566,667)	(2,316,667)	(1,566,667)	(3,400,000)	(2,150,000)	(1,332,708)
rants Contributions for the development of assets	(1,829,854)	(1,653,724)	(1,772,120)	(1,772,120)	(1,836,699)	(1,879,752)	(1,933,568)	(1,965,857)	(1,987,384)	(2,051,963)
Net C sh from Oper tin Activi	8,072,366	10,181,807	9,669,728	11,037,482	12,565,912	13,357,542	14,656,072	15,710,242	16,801,112	17,693,237

			City c	of Vincent						
	FS 4 - For	ecast Com		Estimated N riod 2018 - 20 ario - Version 1.	28	sset Posit	ion			
	1	2	3	4	5	6	7	8	9	10
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Estim ted Surp us eficit u y 1	d 4,688,517	57,101	38,231	953,989	566,402	777,592	823,141	1,148,598	1,437,406	791,633
CURRENT ASSETS										
Unrestricted Cash and E uivalents	378,050	1,019,180	1,434,938	897,351	1,208,541	1,104,090	1,479,547	1,868,355	1,222,582	616,212
Restricted Cash and Cash E uivalent	10,523,300	5,818,946	5,964,420	6,113,530	6,266,371	6,423,028	6,583,602	6,748,193	6,916,899	7,089,822
Trade and Other Receivables	4,952,448	4,452,448	4,452,448	4,652,448	4,702,448	4,552,448	4,752,448	4,802,448	4,902,448	4,952,448
Inventories	195,228	195,228	195,228	195,228	195,228	195,228	195,228	195,228	195,228	195,228
CURRENT LIA ILITIES										
Trade and Other Payables	(5,468,625)	(5,628,625)	(5,128,625)	(5,178,625)	(5,328,625)	(5,028,625)	(5,278,625)	(5,428,625)	(5,528,625)	(5,268,625)
Reserves	(10,523,300)	(5,818,946)	(5,964,420)	(6,113,530)	(6,266,371)	(6,423,028)	(6,583,602)	(6,748,193)	(6,916,899)	(7,089,822)
Estim ted Surp us eficit une 30 C	d 57,101	38,231	953,989	566,402	777,592	823,141	1,148,598	1,437,406	791,633	495,263

		FS 5 - F	orecast Stat For the p	of Vincent ement of Fir eriod 2018 - 2 nario - Version 1	nancial Posi 1028	tion						B5		
	1	2	3	4	5	6	7	8	9	10				
	30 une 19	30 une 20	30 une 21				une 24 30	une 25 30		0 une 27				
CURRENT ASSETS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				
Unrestricted Cash and E uivalents	378,050	1,019,180	1,434,938	897,351	1,208,541	1,104,090	1,479,547	1,868,355	1,222,582	616,212				
Restricted Cash and Cash E uivalents	10,523,300	5,818,946	5,964,420	6,113,530	6,266,371	6,423,028	6,583,602	6,748,193	6,916,899	7,089,822				
Trade and Other Receivables	4,952,448	4,452,448	4,452,448	4,652,448	4,702,448	4,552,448	4,752,448	4,802,448	4,902,448	4,952,448				
Inventories	4,952,448	4,452,448	4,452,448	4,652,448	4,702,448	4,552,448	4,752,448	4,802,448	4,902,448	4,952,448				
TOT L CURRENT SSETS	16,049,026	11,485,802	12,047,034	11,858,557	12,372,588	12,274,794	13,010,825	13,614,224	13,237,157	12,853,710				
NON-CURRENT ASSETS														
Other Receivables	119,936	119,936	119,936	119,936	119,936	119,936	119,936	119,936	119,936	119,936				
Inventories	105,823	105,823	105,823	105,823	105,823	105,823	105,823	105,823	105,823	105,823				
Investments	41,952	41,952	41,952	41,952	41,952	41,952	41,952	41,952	41,952	41,952				
Interests in oint rrangements	8,928,947	8,928,947	8,928,947	8,928,947	8,928,947	8,928,947	8,928,947	8,928,947	8,928,947	8,928,947				
Property Plant and E uipment	303,642,493	306,215,214	308,435,463	312,765,424	316,838,970	321,395,094	325,573,797	332,161,196	339,103,676	345,654,905				
Infrastructure	139,209,152	144,630,885	150,498,310	156,266,086	162,223,506	168,266,938	174,439,802	180,637,672	186,804,625	193,130,575				
TOT L NON-CURRENT SSETS	452,048,303	460,042,757	468,130,431	478,228,168	488,259,134	498,858,690	509,210,257	521,995,526	535,104,959	547,982,138				
OT L SSETS	468,097,329	471,528,559	480,177,465	490,086,725	500,631,722	511,133,484	522,221,082	535,609,750	548,342,116	560,835,848				
CURRENT LIA ILITIES														
Trade and Other Payables	5,468,625	5,628,625	5,128,625	5,178,625	5,328,625	5,028,625	5,278,625	5,428,625	5,528,625	5,268,625				
Current Portion of Long-term Liabilities	6,238,220	1,130,616	1,106,413	855,246	851,755	770,276	722,700	765,563	561,355	569,738				
Provisions	3,486,758	3,636,758	3,686,758	3,436,758	3,536,758	3,636,758	3,586,758	3,636,758	3,486,758	3,486,758				
OT L CURRENT LI ILITIES	15,193,603	10,395,999	9,921,796	9,470,629	9,717,138	9,435,659	9,588,083	9,830,946	9,576,738	9,325,121				
NON-CURRENT LIA ILITIES														
Long-term orrowings	8,068,940	7,827,789	6,721,376	5,866,130	5,014,375	4,244,099	3,521,399	2,755,836	2,194,483	1,624,745				
Provisions	334,102	334,102	334,102	334,102	334,102	334,102	334,102	334,102	334,102	334,102				
TOT L NON-CURRENT LI ILITIES	8,403,042	8,161,891	7,055,478	6,200,232	5,348,477	4,578,201	3,855,501	3,089,938	2,528,585	1,958,847				
TOT L'LI ILITIES	23,596,645	18,557,890	16,977,274	15,670,861	15,065,615	14,013,860	13,443,584	12,920,884	12,105,323	11,283,968				
NET ASSETS	444 500 6	84 452 970	669 463 2	00 191 474	415 864	485 566 10	07 497 119	624 508 7	77 498 522	688 866 53	36 236	793	54	19
E UIT	122 027 071	120 012 727	142 540 201	140.004.425	152 100 550	456 572 522	100.045.000	1 67 1 60 700	172 052 200	170 044 725				
Retained Surplus	133,027,071	139,912,727	143,548,201	148,004,436	152,189,559	156,573,520	160,845,932	167,160,789	172,852,386	178,044,735				
Reserves - Cash ac ed	10,523,300 300,950,313	5,818,946	5,964,420 313,687,570	6,113,530 320,297,898	6,266,371	6,423,028 334,123,076	6,583,602	6,748,193 348,779,884	6,916,899 356,467,508	7,089,822				
sset Revaluation Surplus	444 500 6	307,238,996 84 452 970	, ,	, ,	327,110,177 4 415 864	485 566 10	341,347,964	, ,	356,467,508 77 498 522	364,417,323 688 866 53	26 226	702	F 4	••
	444 500 6	04 452 970	009 403 2	00 191 474	+ 415 804	465 500 10	497 119	024 508 /	// 498 522	008 800 53	50 230	793	54	9

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City of Vincent FS 6 - Forecast Statement of Changes in E uity For the period 2018 - 2028 Base Scenario - Version 1.1										
	1	2	3	4	5	6	7	8	9	10
	30 une 19	30 une 20					une 24 30	une 25 30		30 une 27
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
RETAINE SURPLUS Opening alance	132,896,874	133,027,071	139,912,727	143,548,201	148,004,436	152,189,559	156,573,520	160,845,932	167,160,789	172,852,386
Net Result	143,319	2,181,302	3,780,948	4,605,344	4,337,965	4,540,618	4,432,986	6,479,448	5,860,303	5,365,272
mount transferred (to) from Reserves	(13,122)	4,704,354	(145,474)	(149,110)	(152,841)	(156,657)	(160,574)	(164,591)	(168,706)	(172,923)
Closing alance	133,027,071	139,912,727	143,548,201	148,004,436	152,189,559	156,573,520	160,845,932	167,160,789	172,852,386	178,044,735
RESERVES - CASH INVESTMENT AC E										
Opening alance	10,510,178	10,523,300	5,818,946	5,964,420	6,113,530	6,266,371	6,423,028	6,583,602	6,748,193	6,916,899
mount transferred to (from) Retained Surplus	13,122	(4,704,354)	145,474	149,110	152,841	156,657	160,574	164,591	168,706	172,923
Closing alance	10,523,300	5,818,946	5,964,420	6,113,530	6,266,371	6,423,028	6,583,602	6,748,193	6,916,899	7,089,822
ASSET REVALUATION SURPLUS										
Opening alance	294,867,146	300,950,313	307,238,996	313,687,570	320,297,898	327,110,177	334,123,076	341,347,964	348,779,884	356,467,508
Total Other Comprehensive Income	6,083,167	6,288,683	6,448,574	6,610,328	6,812,279	7,012,899	7,224,888	7,431,920	7,687,624	7,949,815
Closing alance	300,950,313	307,238,996	313,687,570	320,297,898	327,110,177	334,123,076	341,347,964	348,779,884	356,467,508	364,417,323
TOTAL E UIT	444,500,684	452,970,669	463,200,191	474,415,864	485,566,107	497,119,624	508,777,498	522,688,866	536,236,793	549,551,880

City of Vincent SS 1 - Forecast Schedule of Reserves For the period 2018 - 2028

		1		2		3		4		5		6		7		8		9		10	
		2018-19)	2019-20)	2020-21		2021-22	1	2022-2	3	2023-24		2024-25	;	2025-2	6	2026-27	/	2027-2	8
			nce			nce		nce			nce			nce		nc	9		nce		
		\$		\$		\$		\$		\$		\$		\$		\$		\$		\$	
1	T alance																				
2	Leave Reserve		-						•		-		-		-		-		-		-
3	dministration Centre Reserve		-		•		•		•		-		-		-		-		-		-
4	sset Sustainability Reserve	3 357	075	2 691	002	2 758	277	2 827	234	2 897	915	2 970	363	3 044	622	3 12	0 738	3 198	3 756	3 27	8 7
5	eatty Par Leisure Centre Reserve	107	522	110	210	112	965	115	789	118	684	121	651	124	692	127	809	131	004	134	279
6	Capital Reserve		-								-				-		-		-		-
7	Cash In Lieu Par ing Reserve	710	735	728	503	746	716	765	384	784	519	804	132	824	235	844	841	865	962	887	611
8	Electronic E uipment Reserve		-								-		-		-		-		-		-
9	yde Par La e Reserve	156	241	160	147	164	151	168	255	172	461	176	773	181	192	185	722	190	365	195	124
10	Land and uilding sset c uisition Reserve	291	823	299	119	306	597	314	262	322	119	330	172	338	426	346	887	355	559	364	448
11	Leederville Oval Reserve	137	459	140	895	144	417	148	027	151	728	155	521	159	409	163	394	167	479	171	666
12	Leederville Tennis Reserve	12	638	12	954	13	278	13	610	13	950	14	299	14	656	15	022	15	398	15	783
13	Loftus Community Centre Reserve	31	426	32	212	33	017	33	842	34	688	35	555	36	444	37	355	38	289	39	246
14	Loftus Recreation Centre Reserve	117	058	119	984	122	984	126	059	129	210	132	440	135	751	139	145	142	624	146	190
15	North Perth Tennis Reserve	53	962	55	311	56	694	58	111	59	564	61	053	62	579	64	143	65	747	67	391
16	Office uilding Reserve - 246 incent Street	398	765	408	734	418	952	429	426	440	162	451	166	462	445	474	006	485	856	498	002
17	Par ing Facility Reserve	101	188	103	718	106	311	108	969	111	693	114	485	117	347	120	281	123	288	126	370
18	Percent for rt Reserve		-								-		-		-		-		-		-
19	Plant and E uipment Reserve	14	510	14	873	15	245	15	626	16	017	16	417	16	827	17	248	17	679	18	121
20	State ymnastics Centre Reserve	87	987	90	187	92	442	94	753	97	122	99	550	102	039	104	590	107	205	109	885
21	Strategic aste Management Reserve	21	976	22	525	23	088	23	665	24	257	24	863	25	485	26	122	26	775	27	444
22	Tamala Par Land Sales Reserve	4 504	937	400	124	410	127	420	380	430	890	441	662	452	704	464	022	475	623	487	514
23	Underground Power Reserve	206	061	211	213	216	493	221	905	227	453	233	139	238	967	244	941	251	065	257	342
24	aste Management Plant and E uipment Reserve	211	937	217	235	222	666	228	233	233	939	239	787	245	782	251	927	258	225	264	681
25			-								-		-		-		-		-		-
	—	10 523	300	5 818	946	5 964	420	6 113	530	6 26	5 371	6 423	028	6 583	602	6 74	8 193	6 916	5 899	7 08	9 8

Extern y Supported Lo ns SSL i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i <th></th> <th></th> <th></th> <th></th> <th>SS 2 - Schec</th> <th>of Vincent Jule of orrov eriod 2018 - 202</th> <th>0</th> <th></th> <th></th> <th></th> <th></th> <th></th>					SS 2 - Schec	of Vincent Jule of orrov eriod 2018 - 202	0					
Line Lo n co n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n n <			1	2	3	4	5	6	7	8	9	10
Line Lon neOuts nd in Princip Outs nd in End of e r 1 Offic: uidua centre: 1 5,343,300 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -				2019-20	2020-21				2024-25		2026-27	
 Office uilding 			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2 Lobux Centre dirginalia L1473.283 L1409.248 93.089 740.322 S16.211 276.925 2.1985 . 3 Lobux Centre dirginalia 61.327.99 5.784.798 5.412.724 5.208.413 4.48.83 	Line	Lo n nce Outst nd in	Princip Outst	nd in En	dofer							
1 Loftus Currentic eligning and Car Par 798.302 558.623 506.743 44.48 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -<	1	Office uilding	5,343,969	-	-	-	-	-	-	-	-	-
4 extry for 5 solarization 5 solarization	2	Loftus Centre elgravia	1,673,285	1,509,639	1,335,293	1,149,548	951,659	740,832	516,221	276,925	21,985	-
5 5 star Lam 398,055 217,880 77,506 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	3	Loftus Centre Underground Car Par	798,302	556,623	305,474	44,483	-	-	-	-	-	-
6 0.58. ulding fetnance 1 3 016.32 48.42.2 205.120 88.07 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -<	4	eatty Par Redevelopment	6,132,799	5,784,798	5,417,204	5,028,913	4,618,761	4,185,516	3,727,878	3,244,474	2,733,853	2,194,483
Councing under to m Ma i Ma i <tht< td=""><td>5</td><td>Solar Loan</td><td>358,805</td><td>217,880</td><td>73,506</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tht<>	5	Solar Loan	358,805	217,880	73,506	-	-	-	-	-	-	-
Etem y Supported to n SSL i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i i	6	DSR uilding Refinance	-	889,465	696,312	498,432	295,710	88,027	-	-	-	-
Tet 14 307 160 8 958 405 7 827 789 6 721 376 5 866 130 5 014 375 4 244 099 3 521 399 2 755 838 2 194 483 reas r Ma i rif eria a 527 4.67 2.55 2.38 1.83 1.70 1.47 1.30 1.25 0.47 3.6 2.8 Debt Service to Rate Revenue 5.39 7.64 4.12 3.81 2.92 2.68 2.30 2.03 1.94 1.38 Current to nU i ity 6 2.38 2.24 5 5.64 351 750 770 772 722 700 755 563 561 356 788 6 213 561 3.05 50.14 375 4 2.44 099 3 521 399 2		Counci und ed Lo ns	14 307 160	8 958 405	7 827 789	6 721 376	5 866 130	5 014 375	4 244 099	3 521 399	2 755 838	2 194 483
reas r Ma i ri eria a ios Debt Service to vallable Operating 3.27 4.67 2.55 2.38 1.83 1.70 1.47 1.30 1.25 0.09 Debt Service to vallable Operating 5.52 1.47 1.2.4 10.3 8.7 7.2 5.9 4.7 3.6 2.8 Debt Service to Rate Revenue 5.9 7.64 4.12 3.81 2.92 2.68 2.30 2.03 1.94 1.38 Mon Current Lo n U i i iv 6 2.38 0.66 940 1 857 2.68 5.1 55 7.0 2.6 3.51 59 2.51 59 2.51 59 2.51 59 2.51 59 2.51 59 2.51 59 2.51 59 2.51 59 2.51 59 2.55 7.0 2.6 2.51 50 7.5 5.55 51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 5.51 <td></td> <td>Extern y Supported Lo ns SSL</td> <td></td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td>		Extern y Supported Lo ns SSL		-	-		-	-	-	-	-	-
Debt Service to available Operating ross Debt to Total Revenue 3.27 4.67 2.55 2.38 1.83 1.70 1.47 1.30 1.25 0.90 Debt Service to total Revenue 3.52 1.47 1.24 1.03 8.7 7.2 5.9 4.7 3.6 2.28 Debt Service to total Revenue 5.9 4.7 3.6 2.88 2.03 1.94 1.88 2.03 1.94 1.88 2.03 1.94 1.88 1.88 2.03 1.94 1.88 1.88 2.03 1.94 1.88 1.88 1.92 2.03 1.94 4.88 1.88 1.88 1.92 2.03 1.94 4.88 1.88 1.88 1.88 1.88 1.92 2.03 1.94 4.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 1.88 <		Tot	14 307 160	8 958 405	7 827 789	6 721 376	5 866 130	5 014 375	4 244 099	3 521 399	2 755 838	2 194 483
ross Debt to Total Revenue 15.2 14.7 12.4 10.3 8.7 7.2 5.9 4.7 3.6 2.8 Debt Service to Rate Revenue 5.39 7.64 4.12 3.81 2.92 2.68 2.30 2.03 1.94 1.38 Current Lo n Li i ity 6 238 220 1 100 616 13 0 616 10 64 13 855 246 851 755 770 276 722 700 765 563 561 355 569 738 Line Lo n Reference nd Purpose Receipt of Ne orro in s <td></td> <td>reas r Ma i rieria a</td> <td>ios</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		reas r Ma i rieria a	ios									
Debt Service to Rate Revenue 5.9 7.64 4.12 3.81 2.92 2.68 2.30 2.03 1.94 1.84 Current Lo n Li i ity Non Current Lo n Li i ity Non Current Lo n Li i ity Non Current Lo n Li i ity 6 238 2.20 1 a 30 616 1 a 10 61 a 13 855 246 851 750 772 762 722 700 765 563 561 350 569 783 Line On Reference nd Purpose Receipt of N or n - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <		Debt Service to vailable Operating	3.27	4.67	2.55	2.38	1.83	1.70	1.47	1.30	1.25	0.90
Current lo n li i ity 6 238 220 1 130 616 1 106 413 855 246 851 75 770 276 722 700 765 563 2 194 483 1 624 748 Line Lo n Reference nd Purpose Receipt of Ne orro in s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s s		ross Debt to Total Revenue	15.2	14.7	12.4	10.3	8.7	7.2	5.9	4.7	3.6	2.8
Noncurrent to n li i ity 8 068 940 7 827 789 6 721 376 5 866 130 5 0.4 375 4 244 099 3 521 399 2 755 836 2 194 433 1 624 745 Line Lo n Reference nd Purpose Receipt of Ne orro in s statistical statistical <t< td=""><td></td><td>Debt Service to Rate Revenue</td><td>5.39</td><td>7.64</td><td>4.12</td><td>3.81</td><td>2.92</td><td>2.68</td><td>2.30</td><td>2.03</td><td>1.94</td><td>1.38</td></t<>		Debt Service to Rate Revenue	5.39	7.64	4.12	3.81	2.92	2.68	2.30	2.03	1.94	1.38
Line Lon Reference nd Purpose Receipt M orro in s 1 Office uilding - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - </td <td></td> <td>Current Lo n Li i ity</td> <td>6 238 220</td> <td>1 130 616</td> <td>1 106 413</td> <td>855 246</td> <td>851 755</td> <td>770 276</td> <td>722 700</td> <td>765 563</td> <td>561 355</td> <td>569 738</td>		Current Lo n Li i ity	6 238 220	1 130 616	1 106 413	855 246	851 755	770 276	722 700	765 563	561 355	569 738
1 Office uilding - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -		Non Current Lo n Li i ity	8 068 940	7 827 789	6 721 376	5 866 130	5 014 375	4 244 099	3 521 399	2 755 836	2 194 483	1 624 745
2 Loftus Centre elgravia - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <td>Line</td> <td>Lo n Reference nd Purpose</td> <td>Receipt of Ne</td> <td>orro in s</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Line	Lo n Reference nd Purpose	Receipt of Ne	orro in s								
2 Loftus Centre elgravia - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <td>1</td> <td>Office uilding</td> <td>-</td> <td>-</td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td>	1	Office uilding	-	-			-		-	-	-	-
3 Loftus Centre Underground Car Par - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -				-	-	-	-	-		-		-
4eatty Par Redevelopment <t< td=""><td>3</td><td>-</td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td></td><td>-</td><td>-</td><td>-</td></t<>	3	-		-	-	-	-	-		-	-	-
5 Solar Loan 428,000 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	4	-		-		-	-	-		-	-	-
6 DSR uilding Refinance 1,000,000 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <t< td=""><td>5</td><td></td><td>428.000</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td></td><td>-</td><td>-</td><td>-</td></t<>	5		428.000	-	-	-	-	-		-	-	-
oro i Seceived 428 00 1 00 00 0 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -				1.000.000	-	-	-	-		-		-
1 Office uilding 587,282 5,515,417 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <th< td=""><td></td><td>-</td><td>428 000</td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></th<>		-	428 000		-	-	-	-	-	-	-	-
2 Loftus Centre elgravia 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,1	Line	Lo n Reference nd Purpose	Tot Annu	P yments	Princip n	d Interest						
2 Loftus Centre elgravia 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,192 265,1	1	Office uilding	587,282	5,515,417	-	-	-	-	-	-	-	-
3 Loftus Centre Underground Car Par 268,178 268,178 268,178 268,178 44,697 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <th< td=""><td></td><td>-</td><td></td><td></td><td>265,192</td><td>265,192</td><td>265,192</td><td>265,192</td><td>265,192</td><td>265,192</td><td>265,192</td><td>22,101</td></th<>		-			265,192	265,192	265,192	265,192	265,192	265,192	265,192	22,101
4 eatty Par Redevelopment 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021 676,021	3	-										
5 Solar Loan 74,026 148,052 148,052 86,364 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - <	4		676,021					676,021	676,021	676,021	676,021	676,021
6 DSR uilding Refinance - 123,985 212,545 212,545 212,545 212,545	5	Solar Loan	74,026	148,052	148,052	86,364	-	-	-	-	-	-
Counci und ed Lo ns 1 870 699 6 996 845 1 569 988 1 508 300 1 198 455 1 153 758 1 029 774 941 213 941 213 698 122	6	DSR uilding Refinance	-	123,985	212,545	212,545	212,545	212,545	88,561	-	-	-
		Counci und ed Lo ns	1 870 699	6 996 845	1 569 988	1 508 300	1 198 455	1 153 758	1 029 774	941 213	941 213	698 122

1 870 699 6 996 845 1 569 988 1 508 300 1 198 455 1 153 758 1 029 774

Tot

698 122

941 213

941 213

City of Vincent

SS 2 - Schedule of orrowings

For the period 2018 - 2028

	1	2	3	4	5	6	7	8	9	10
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Line Lo n Reference nd Purpose	Princip Rep	yments								
1 Office uilding	232,607	5,343,969							-	
2 Loftus Centre elgravia	153,604	163,646	174,346	185,745	197,889	210,827	224,611	239,296	254,942	21,985
3 Loftus Centre Underground Car Par	232,565	241,679	251,149	260,991	44,483	-	-	-	-	-
4 eatty Par Redevelopment	329,452	348,001	367,594	388,291	410,152	433,245	457,638	483,404	510,621	539,370
5 Solar Loan	69,195	140,925	144,374	73,506	-	-	-	-	-	-
6 DSR uilding Refinance	-	110,535	193,153	197,880	202,722	207,683	88,027	-	-	-
Counci und ed Lo ns	1 017	4263 348 755	1 130 616	1 106 413	855 246	851 755	770 276	722 700	765 563	561 355
Tot	1 017 4	23 6 348 755	1 130 616	1 106 413	855 246	851 755	770 276	722 700	765 563	561 355
Line Lo n Reference nd Purp	Interest P yment									
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
1 Office uilding	354,675	171,448	-	-	-	-	-	-	-	-
2 Loftus Centre elgravia	111,588	101,546	90,846	79,447	67,303	54,365	40,581	25,896	10,250	116
3 Loftus Centre Underground Car Par	35,613	26,499	17,029	7,187	214	-	-	-	-	-
4 eatty Par Redevelopment	346,569	328,020	308,427	287,730	265,869	242,776	218,383	192,617	165,400	136,651
5 Solar Loan	4,831	7,127	3,678	12,858	-	-	-	-	-	-
6 DSR uilding Refinance	-	13,450	19,392	14,665	9,823	4,862	534	-	-	-
Counci und ed Lo ns	853	276 648 090	439 372	401 887	343 209	302 003	259 498	218 513	175 650	136 767
Tot	853 27	6 648 090	439 372	401 887	343 209	302 003	259 498	218 513	175 650	136 767
Line Lo n Reference nd Purp	Current Lo n Li	i								
1 Office uilding	5,343,969	-	-	-	-	-	-	-	-	-
2 Loftus Centre elgravia	163,646	174,346	185,745	197,889	210,827	224,611	239,296	254,942	21,985	-
3 Loftus Centre Underground Car Par	241,679	251,149	260,991	44,483	-	-	-	-	-	-
4 eatty Par Redevelopment	348,001	367,594	388,291	410,152	433,245	457,638	483,404	510,621	539,370	569,738
5 Solar Loan	140,925	144,374	73,506	-	-	-	-	-	-	-
6 DSR uilding Refinance	-	193,153	197,880	202,722	207,683	88,027	-	-	-	-
7	-	-	-	-	-	-	-	-	-	-
Counci und ed Lo ns	6 238	220 130 616	1 106 413	855 246	851 755	770 276	722 700	765 563	561 355	569 738
Tot	6 238 2	20 1 130 616	1 106 413	855 246	851 755	770 276	722 700	765 563	561 355	569 738

City	of	Vincent
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SS 3 - Forecast Statement of Movements in Fixed ssets - for the period 2018 - 2028

Base Scenario - Version 1.1

	1	2	3	4	5	6	7	8	9	10				
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28				
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				
CAPITAL OR S - IN RASTRUCTURE											_			
Tot C pit or s - Infr structure	7 779 50	02 7 450	000 8	000 000 8	000 000	8 300 00	0 8 500	000 8	750 000	8 900 000	9	000	000	
Represented y														
dditions - ssets at no cost	0	0	0	0	0	0	0	0	() ()			
dditions - Expansion, Upgrades and New	5,084,440	4,108,750	4,404,000	4,404,000	4,569,150	4,679,250	4,816,875	4,899,450	4,954,500	5,119,650)			
dditions - Renewal	2,695,062	3,341,250	3,596,000	3,596,000	3,730,850	3,820,750	3,933,125	4,000,550	4,045,500	4,180,350				
Fot C pit or s - Infr structure	7 779 50	02 7 450	000 8	000 000 8	000 000	8 300 00	0 8 500	000 8	750 000	8 900 000	9	000	000	
sset Movement Reconci i tion														
Total Capital or s Infrastructure	7,779,502	7,450,000	8,000,000	8,000,000	8,300,000	8,500,000	8,750,000	8,900,000	9,000,000	9,300,000)			
Depreciation Infrastructure	(4,613,372)	(4,812,450)	(5,025,194)	(5,242,192)	(5,467,902)	(5,701,037)	(5,942,473)	(6,190,925)	(6,445,800) (6,710,142				
Net oo alue of disposed ritten Off assets	0	0	0	0	0	0	0	0	(0 0)			
Revaluation of Infrastructure assets (Inflation)	2,667,509	2,784,183	2,892,619	3,009,968	3,125,322	3,244,469	3,365,337	3,488,795	3,612,753	3 3,736,092				
Net Movement in Infr structure Assets	5 833 63	39 5 421	733 5	867 425 5	767 776	5 957 42	0 6 043	432 6	172 864	6 197 870	6	166	953	
	ent 7 009 92	22 5 350	000 5	250 000 7	675 000	7 700 00	0 8 500	000 8	450 000	11 250 000	- 12	000	000	
ot C pit or s Property P nt nd E uipme	ent 7 009 9.	22 5 350	000 5	250 000 7	675 000	7 700 00	0 8 500	000 8	450 000	11 250 000	- 12	000	000	
Tot C pit or s Property P nt nd E uipme Represented y												000	000	
Tot C pit or s Property P nt nd E uipme Represented y dditions - ssets at no cost	0	0	0	0	0	0	0	0	() (1	000	000	
Tot C pit or s Property P nt nd E uipme Represented y dditions - ssets at no cost dditions - Expansion, Upgrades and New	0 2,786,110	0 1,960,000	0 1,868,750	0 1,823,750	0 1,838,750	0 2,000,000	0 2,307,500	0 2,250,000	(2,606,25() () 2,543,75()	000	000	
ot C pit or s Property P nt nd E uipme epresented y dditions - ssets at no cost dditions - Expansion, Upgrades and New dditions - Renewal	0 2,786,110 4,223,812	0 1,960,000 3,390,000	0 1,868,750 3,381,250	0	0 1,838,750 5,861,250	0	0 2,307,500 6,142,500	0 2,250,000 9,000,000	(2,606,250 9,393,750) () 2,543,75()) 		000	
ot C pit or s Property P nt nd E uipme epresented y dditions - ssets at no cost dditions - Expansion, Upgrades and New dditions - Renewal ot C pit or s Property P nt nd E uipme	0 2,786,110 4,223,812	0 1,960,000 3,390,000	0 1,868,750 3,381,250	0 1,823,750 5,851,250	0 1,838,750 5,861,250	0 2,000,000 6,500,000	0 2,307,500 6,142,500	0 2,250,000 9,000,000	(2,606,250 9,393,750	0 (0 2,543,750 0 9,456,250)) 			
ot C pit or s Property P nt nd E uipme epresented y dditions - ssets at no cost dditions - Expansion, Upgrades and New dditions - Renewal ot C pit or s Property P nt nd E uipme	0 2,786,110 4,223,812	0 1,960,000 3,390,000	0 1,868,750 3,381,250	0 1,823,750 5,851,250	0 1,838,750 5,861,250	0 2,000,000 6,500,000	0 2,307,500 6,142,500	0 2,250,000 9,000,000	(2,606,250 9,393,750 450 000	0 (0 2,543,750 0 9,456,250 11 250 000	12			
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11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 JUNE 2018 TO 25 JUNE 2018

TRIM Ref:	D18/	/93510
Author:	Nikk	i Hirrill, Accounts Payable Officer
Authoriser:	Kerry	yn Batten, Director Corporate Services
Attachments:	1.	Payments by EFT June 18 🕂 🛣 🔔
	2.	Payments by Cheque June 18 🕂 🛣
	3.	Payments by Credit Card June 18 🔱 🛣

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 June 2018 to 25 June 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82349 - 82390		\$61,694.03
Cancelled cheques		-\$0.00
EFT Documents 2257 - 2266		\$3,787,202.89
Payroll		\$600,637.81
Direct Debits		
Lease Fees	\$385.00	
Loan Repayments	\$148,533.26	
Bank Fees and Charges	\$21,437.31	
Credit Cards	\$7,416.61	
Total Direct Debit		\$177,772.18
Total Accounts Paid		\$4,627,306.91

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 1 June 2018 to 25 June 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 June 2018 to 25 June 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 a	nd 3)	
Cheques	82349 - 82390	\$61,694.03
Cancelled Cheques		-\$0.00
EFT Payments	2257 - 2266	\$3,787,202.89
Sub Total		\$3,848,896.92
Transfer of Payroll by EFT	12/06/18	\$600,637.81
	June 2018	\$600,637.81
Bank Charges and Other Direct Debits	5	
Lease Fees		\$385.00
Loan Repayments		\$148,533.26
Bank Charges – CBA		\$21,437.31
Credit Cards		\$7,416.61
Total Bank Charges and Other Direct I	Debits (Sub Total)	\$177,772.18
Total Payments		\$4,627,306.91

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.

	1	Creditors Report - Pa	avments by EFT	1	
		01/06/2018 to 2			
Creditor	Date	Payee	Description		Amount
2257.98000-01	01/06/2018	Australian ⊺axation Office	Payroll deduction	\$	183,108.00
2258.2020-01	01/06/2018	Australian Services Union	Payroll deduction	\$	302.06
2258.2045-01	01/06/2018	Child Support Agency	Payroll deduction	\$	1,099.92
2258.2153-01	01/06/2018	L.G.R.C.E.U.	Payroll deduction	\$	20.50
2258.2213-01	01/06/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$	958.58
2258.2216-01	01/06/2018	City of Vincent Staff Social Club	Payroll deduction	\$	484.00
2258.3133-01	01/06/2018	Depot Social Club	Payroll deduction	\$	80.00
2258.6156-01	01/06/2018	Health Insurance Fund of WA	Payroll deduction	\$	289.45
2258.8120-01	01/06/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$	1,574.86
2259.3359-01	06/06/2018	Department of Mines, Industry Regulation and Safety	Levy collection	\$	8,031.84
2260.2007-01	12/06/2018	Aline Brick Paving	Brick paving services - Newcastle St	\$	2,409.00
2260.2008-01	12/06/2018	Alinta Energy	Electricity and gas charges - various locations	\$	59,384.26
2260.2030-01	12/06/2018	Benara Nurseries	Supply of plants	\$	2,506.30
2260.2051-01	12/06/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers - various locations	\$	3,196.88
2260.2052-01	12/06/2018	Cobblestone Concrete	Concrete intersection works - various locations	\$	29,055.40
2260.2053-01	12/06/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$	2,855.52
2260.2072-01	12/06/2018	Landgate	Gross rental valuations	\$	434.53
2260.2074-01	12/06/2018	Dickies Tree Service	Tree lopping services - various locations	\$	5,775.00
2260.2087-01	12/06/2018	Department of Fire and Emergency Services (DFES)	Emergency services levy - 4th quarter 2017/18	\$	667,366.33
2260.2106-01	12/06/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$	7,430.34
2260.2113-01	12/06/2018	Kleenheat Gas	Forklift gas supplies	\$	123.44
2260.2119-01	12/06/2018	Line Marking Specialists	Line marking services - various locations	\$	7,449.20
2260.2122-01	12/06/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance - various	\$	1,202.14
2260.2126-01	12/06/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$	11,608.30
2260.2134-01	12/06/2018	Midland Brick Company	Supply of brick pavers	\$	14,251.72
2260.2136-01	12/06/2018	Mindarie Regional Council	Processable and non processable waste	\$	116,198.28
2260.2175-01	12/06/2018	Pro Turf Services	Plant repairs and maintenance - various	\$	3,248.52
2260.2185-01	12/06/2018	Galvins Plumbing Supplies	Plumbing supplies	\$	439.67
2260.2186-01	12/06/2018	Leederville Foods Pty Ltd	City of Vincent contribution to Melski mural	\$	5,522.00
2260.2189-01	12/06/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$	360.00
2260.2195-01	12/06/2018	Civica Pty Limited	Authority and customer relationship management licences	\$	100,697.52
2260.2204-01	12/06/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$	108.05
2260.2221-01	12/06/2018	Turfmaster Facility Management	Glyphosate application - Charles Veryard Reserve	\$	1,298.00
2260.2229-01	12/06/2018	W.A. Hino Sales & Service	Sweeper repairs and maintenance	\$	588.10
2260.2234-01	12/06/2018	Water Corporation	Water charges - various locations	\$	15,475.66

Creditor	Date	Payee	Description	Amount
2260.2240-01	12/06/2018	Valspar Paint (Solver Paints Osborne Park)	Paint supplies for graffiti removal	\$ 68.87
2260.3001-01	12/06/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Records	\$ 269.74
2260.3057-01	12/06/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 950.08
2260.3091-01	12/06/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 6,985.00
2260.3092-01	12/06/2018	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 2,553.02
2260.3110-01	12/06/2018	Depiazzi	Mulch supplies	\$ 3,160.30
2260.3129-01	12/06/2018	Margaret River Agencies	Soft beverage supplies	\$ 237.60
2260.3146-01	12/06/2018	K.S. Black (WA) Pty Ltd	Bore static water level readings - various locations	\$ 12,012.00
2260.3170-01	12/06/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 4,449.79
2260.3187-01	12/06/2018	Local Government Professionals Australia WA	Staff training - CCTV for critical infrastructure	\$ 850.00
2260.3213-01	12/06/2018	Domus Nursery	Supply of plants	\$ 2,010.86
2260.3222-01	12/06/2018	Securepay Pty Ltd	Web payments annual fee	\$ 495.00
2260.3224-01	12/06/2018	Metro Count	Supply of road tube	\$ 231.00
2260.3235-01	12/06/2018	My Best Friend Veterinary Centre	Vet services	\$ 3,471.54
2260.3239-01	12/06/2018	Award Contracting Pty Ltd	Locating services - Charles/Carr St	\$ 1,933.25
2260.3246-01	12/06/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 825.00
2260.3280-01	12/06/2018	Actimed Australia	Gym supplies - Blood pressure cuff	\$ 54.91
2260.3338-01	12/06/2018	B Christmass	Reimbursement of expenses - Swim school toys/Easter eggs	\$ 83.85
2260.3359-01	12/06/2018	Department of Mines, Industry Regulation and Safety	Levy collection	\$ 16,274.48
2260.3378-01	12/06/2018	Town of Cambridge	COV contribution for the management of Lake Monger	\$ 14,630.00
2260.3424-01	12/06/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 731.00
2260.3474-01	12/06/2018	CSP Group	Plant repairs and maintenance	\$ 177.40
2260.3492-01	12/06/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 322.50
2260.3510-01	12/06/2018	Town of Victoria Park	COV contribution to LGA network video creation	\$ 550.00
2260.3511-01	12/06/2018	City of Stirling	Bulk waste collection and green waste tipping fees	\$ 29,023.10
2260.3560-01	12/06/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 410.17
2260.3636-01	12/06/2018	M E McKahey	Reimbursement of expenses - beverages for Council dinners	\$ 113.20
2260.3750-01	12/06/2018	Primus Telecom	Telephone charges	\$ 31.69
2260.3757-01	12/06/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 3,669.00
2260.3929-01	12/06/2018	Chittering Valley Worm Farm	Worms and castings	\$ 270.00
2260.4017-01	12/06/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 3,005.06
2260.4103-01	12/06/2018	Asphaltech Pty Ltd	Asphalt supplies - Shakespeare Street	\$ 53,923,99
2260.4156-01	12/06/2018	Wanneroo Plant Farm	Supply of plants	\$ 196.90
2260.4177-01	12/06/2018	W.A. Limestone Co	Limestone supplies	\$ 1,771.04
2260.4203-01	12/06/2018	Roworth & Co Nurserymen	Supply of plants	\$ 330.00
2260.4272-01	12/06/2018	International Auto Services	Plant repairs and maintenance	\$ 729.30
2260.4277-01	12/06/2018	Downer EDI Engineering Power Pty Ltd	Digital video recorder repairs - Depot	\$ 233.75
2260.4418-01	12/06/2018	West-Sure Group Pty Ltd	Cash collection services	\$ 6,550.34
2260.4447-01	12/06/2018	Blackwoods Atkins	Personal protective equipment & hardware supplies - Depot	\$ 924.64

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Creditor	Date	Payee	Description	Amount
2260.4469-01	12/06/2018	Hisco Pty Ltd	Paper tablecloth rolls	\$ 135.43
2260.4481-01	12/06/2018	QuickMail	Printing services - Heritage newsletter	\$ 541.52
2260.4492-01	12/06/2018	Main Roads WA	Traffic signal modification - various locations	\$ 17,974.48
2260.4493-01	12/06/2018	Tom Lawton - Bobcat Hire	Tipping fees and bobcat hire - various locations	\$ 16,245.90
2260.4627-01	12/06/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 12,772.82
2260.4637-01	12/06/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,089.88
2260.4678-01	12/06/2018	Dunbar Services	Cleaning exhaust systems - BPLC	\$ 291.50
2260.4768-01	12/06/2018	Optus Billing Services Pty Ltd	Replacement of City handsets	\$ 1,017.50
2260.4800-01	12/06/2018	Cockburn Cement Limited	Cement & pallets	\$ 1,531.29
2260.4872-01	12/06/2018	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$ 4,213.74
2260.4889-01	12/06/2018	Officeworks Superstores Pty Ltd	Paper supplies	\$ 499.00
2260.4919-01	12/06/2018	David Gray & Co Pty Ltd	Supply of green bins	\$ 35,432.32
2260.4971-01	12/06/2018	Totally Workwear	Uniform supplies - various departments	\$ 1,382.49
2260.5083-01	12/06/2018	Discus Digital Print	Printing services - various departments	\$ 2,992.66
2260.5084-01	12/06/2018	ATF Services Pty Ltd	Security fence - various locations	\$ 1,129.64
2260.5193-01	12/06/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 198.00
2260.5301-01	12/06/2018	Kott Gunning	Legal services - general protection and employment advice	\$ 9,161.13
2260.5368-01	12/06/2018	Tamala Park Regional Council	Account for GST for sale of land	\$ 7,784.89
2260.5398-01	12/06/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 548.99
2260.5410-01	12/06/2018	Perth Dishwashers	Dishwasher repairs - Admin and library	\$ 645.70
2260.5500-01	12/06/2018	Workwear Group Pty Ltd	Uniform supplies - Customer services	\$ 418.20
2260.5598-01	12/06/2018	Total Eden Pty Ltd	Reticulation supplies	\$ 93.85
2260.5598-01	12/06/2018	Total Eden Pty Ltd	Remove and assess Beatty Park geothermal bore pump	\$ 7,634.00
2260.5683-01	12/06/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2260.5700-01	12/06/2018	Jack Lockers	Locker hire - BPLC	\$ 1,173.00
2260.5737-01	12/06/2018	Massey's Herd Milk Supply	Milk supplies	\$ 642.60
2260.5898-01	12/06/2018	Replants.com Pty Ltd	Supply of grass trees and plants	\$ 2,200.00
2260.6072-01	12/06/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 5,061.95
2260.6081-01	12/06/2018	Boral Construction Materials Group	Concrete supplies - Frame Court	\$ 367.55
2260.6218-01	12/06/2018	Devco Builders	Maintenance and repairs - various locations	\$ 82,915.51
2260.6258-01	12/06/2018	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 677.00
2260.6259-01	12/06/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 3,679.04
2260.6383-01	12/06/2018	WC Convenience Management Pty Ltd	Maintenance exeloos - various locations	\$ 4,190.44
2260.6390-01	12/06/2018	Eric Hood Pty Ltd	Painting services - Beaufort Street car park sign and base	\$ 4,136.00
2260.6455-01	12/06/2018	The BBQ Man	Bin and pressure cleaning services - various locations	\$ 1,991.00
2260.6468-01	12/06/2018	Scarboro Toyota	Vehicle service and repairs	\$ 324.94
2260.6486-01	12/06/2018	Blue Heeler Trading	Uniform supplies - BPLC	\$ 177.93
2260.6514-01	12/06/2018	ABA Automatic Gates WA	Repair automatic gate - DSR	\$ 165.00
2260.6551-01	12/06/2018	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	\$ 478.90

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Creditor	Date	Payee	Description	Amount
2260.6733-01	12/06/2018	1905 Coffee on Newcastle	Catering services - Council briefing	\$ 110.00
2260.6751-01	12/06/2018	Sallie Watson	Staff training - First aid	\$ 2,080.00
2260.6799-01	12/06/2018	Beaufort Street Network Inc.	Town centre initiative grant and event funding	\$ 7,783.95
2260.6838-01	12/06/2018	Green Building Council of Australia	Annual membership fee	\$ 2,640.00
2260.6881-01	12/06/2018	Bridgestone Select West Perth/Osborne Park	Tyre services	\$ 246.08
2260.7009-01	12/06/2018	JBA Survey	Surveying services - Bourke/Loftus St intersection	\$ 577.50
2260.7073-01	12/06/2018	Atom Supply	Lubricant supples	\$ 184.54
2260.7087-01	12/06/2018	Hans Andresen	Banner installation and removal - NAIDOC week	\$ 2,080.10
2260.7118-01	12/06/2018	C Wood Distributors	Beatty Park Café supplies	\$ 953.70
2260.7140-01	12/06/2018	Traffic Signals Consultant Pty Ltd	Consultancy services - Traffic signal design	\$ 726.00
2260.7189-01	12/06/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 660.00
2260.7190-01	12/06/2018	Chindarsi Architects	Design advisory fee	\$ 880.00
2260.7254-01	12/06/2018	Kings Metal Fabrications	Installation of bike racks - nib stadium	\$ 1,766.00
2260.7282-01	12/06/2018	Rubek Automatic Doors	Repair automatic door - Admin	\$ 242.00
2260.7318-01	12/06/2018	Plantercraft	Pot furniture - Parks	\$ 324.00
2260.7420-01	12/06/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution	\$ 17,115.14
2260.7431-01	12/06/2018	BM Perich	Street tree services - various locations	\$ 5,853.10
2260.7460-01	12/06/2018	RTRfm 92.1	Refund of hall bond	\$ 1,000.00
2260.7473-01	12/06/2018	Leederville Connect	Town team grant - Business sub group reignition	\$ 10,000.00
2260.7481-01	12/06/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 4,777.92
2260.7572-01	12/06/2018	Compu-Stor	Records digitisation and off-site storage	\$ 346.65
2260.7593-01	12/06/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 222.42
2260.7605-01	12/06/2018	Centropak	Beatty Park Café supplies	\$ 1,976.47
2260.7647-01	12/06/2018	St Patrick's Day WA	Bond refund - St Patricks Day Festival 2018	\$ 2,105.00
2260.7654-01	12/06/2018	Worldwide Printing Solutions East Perth	Printing services - safety posters	\$ 396.00
2260.7733-01	12/06/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2260.7777-01	12/06/2018	Daniela Toffali	Fitness instructor fees	\$ 310.00
2260.7799-01	12/06/2018	Bent Logic	RFID card supplies	\$ 3,025.00
2260.7950-01	12/06/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 145.20
2260.7955-01	12/06/2018	Synergy	Electricity charges - various locations	\$ 1,227.00
2260.7967-01	12/06/2018	CS Legal	Debt recovery services	\$ 2,010.64
2260.8009-01	12/06/2018	Marketforce Express Pty Ltd	Advertising services - Seek	\$ 434.50
2260.8040-01	12/06/2018	Wilson Security	Security services - various locations	\$ 6,132.46
2260.8108-01	12/06/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 23,317.69
2260.8127-01	12/06/2018	R Powell	Reimbursement of expenses - Fuel	\$ 51.19
2260.8369-01	12/06/2018	Technology One Ltd	GIS consulting services	\$ 6,314.00
2260.8420-01	12/06/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,953.88
2260.8441-01	12/06/2018	Scorpion Training Solutions	Staff training - Health and safety	\$ 880.00
2260.8449-01	12/06/2018	Cr J Murphy	Reimbursement of expenses - child care	\$ 800.00

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Creditor	Date	Payee	Description	Amoun
2260.8466-01	12/06/2018	Local Government Professionals Australia	2018 Local government professionals management challenge	\$ 5,720.00
2260.8498-01	12/06/2018	Wheelers Books	Library books	\$ 556.1
2260.8520-01	12/06/2018	Transition Town Vincent	Trial of community composting project	\$ 1,591.6 ⁻
2260.8526-01	12/06/2018	Solution 4 Building Pty Ltd	Upgrade works - Braithwaite Park toilet block	\$ 87,028.07
2260.8542-01	12/06/2018	Window Shading Solutions Pty Ltd	Blinds maintenance - Admin	\$ 121.00
2260.8547-01	12/06/2018	AWB Building Co.	Plumbing services - various locations	\$ 10,655.1 ⁻
2260.8555-01	12/06/2018	North Metropolitan TAFE	Staff training - Marketing and communication	\$ 2,229.00
2260.8576-01	12/06/2018	Work Metrics Pty Ltd	Online inductions	\$ 110.00
2260.8586-01	12/06/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 4,552.35
2260.8593-01	12/06/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 168.74
2260.8609-01	12/06/2018	Minter Ellison	Legal services - General employment matters	\$ 1,969.00
2260.8620-01	12/06/2018	Boyan Electrical Services	Electrical services - Loftus Recreation Centre	\$ 20,150.85
2260.8645-01	12/06/2018	Domain Catering Pty Ltd	Catering services - Urban Mob	\$ 200.00
2260.8652-01	12/06/2018	IGA Mt Lawley (Gil Family Trust)	Reimbursement of electricity usage	\$ 1,980.00
2260.8665-01	12/06/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 540.00
2260.8672-01	12/06/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 598.30
2260.8694-01	12/06/2018	Nordic Fitness Equipment	Cleaning wipes for gym	\$ 492.00
2260.8724-01	12/06/2018	Bamboo Catering	Catering services - Council meeting	\$ 861.52
2260.8737-01	12/06/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,692.45
2260.8743-01	12/06/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 497.84
2260.8744-01	12/06/2018	ZOHO Corporation Pte Ltd	Additional nodes for Service Desk Manager Plus	\$ 1,336.50
2260.8753-01	12/06/2018	Veronika Hackl (Move To Life)	Fitness instructor fees	\$ 100.00
2260.8765-01	12/06/2018	Bowden Tree Consultancy	Arboricultural services - various locations	\$ 858.00
2260.8772-01	12/06/2018	Access Icon Pty Ltd	Supply of side entry frames	\$ 561.00
2260.8793-01	12/06/2018	Nightlife Music Pty Ltd	Crowd DJ	\$ 560.43
2260.8798-01	12/06/2018	Shane McMaster Surveys	Surveying services - various locations	\$ 880.00
2260.8833-01	12/06/2018	Noma Pty Ltd	Design advisory fee	\$ 880.00
2260.8842-01	12/06/2018	Emerge Associates	Drainage assessment - Loftus Centre	\$ 908.88
2260.8845-01	12/06/2018	Gymcare	Gym equipment repairs and maintenance	\$ 1,388.68
2260.8855-01	12/06/2018	Information Proficiency	HPE Content Manager support	\$ 385.00
2260.8876-01	12/06/2018	Trophy Specialists	TravelSmart awards 2017/18	\$ 159.25
2260.8893-01	12/06/2018	MM IT Consulting (WA) Pty Ltd	Network consultancy in relation to reports	\$ 3,547.50
2260.8895-01	12/06/2018	Braestone Pty Ltd	Business systems review	\$ 770.00
2260.8914-01	12/06/2018	Refresh Water Pty Ltd	Water cooler collection	\$ 5.00
2260.8915-01	12/06/2018	Metal Artwork Creations	Supply of staff name badges - various departments	\$ 468.05
2260.8937-01	12/06/2018	People Sense		\$ 2,288.00
2260.8938-01	12/06/2018	Atmos Foods Pty Ltd	-	\$ 237.60
2260.8944-01	12/06/2018	RSA Signs Pty Ltd		\$ 287.65
2260.8959-01	12/06/2018	KP Electric (Australia) Pty Ltd		\$ 12,566.85

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Creditor	Date	Payee	Description	Amount
2260.8963-01	12/06/2018	Smoke and Mirrors AV	Supply of PA system - NAIDOC celebration	\$ 752.00
2260.8964-01	12/06/2018	New Dimension Mechanical Services	Refrigeration repairs - BPLC cafe	\$ 288.75
2260.8969-01	12/06/2018	Bootlegger Coffee Co.	Hot beverage supplies - Glow Effect youth event	\$ 440.00
2260.8974-01	12/06/2018	GTA Consultants (WA) Pty Ltd	Design services - Bike lane Cleaver/Carr Street	\$ 8,120.75
2260.8976-01	12/06/2018	Stott Hoare	Supply of cables	\$ 357.50
2260.8991-01	12/06/2018	Securus	Security services - Admin	\$ 157.50
2260.9016-01	12/06/2018	CM Promotions	Sunscreen supplies	\$ 480.00
2260.9056-01	12/06/2018	Dalin Electrical Controls	Investigate geothermal system failure - BPLC	\$ 412.50
2260.9130-01	12/06/2018	Frostbland Pty Ltd	Merchandise - BPLC	\$ 341.93
2260.9163-01	12/06/2018	UDLA	Architectural consultancy - Banks Reserve master plan	\$ 15,708.00
2260.9165-01	12/06/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 60,265.38
2260.9172-01	12/06/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply & install separation kerbing & bollards - Beaufort St.	\$ 6,086.85
2260.9204-01	12/06/2018	Forpark Australia Pty Ltd	Supply & install exercise equipment - Les Lilleyman Reserve	\$ 10,370.80
2260.9206-01	12/06/2018	Allwest Plant Hire Australia Pty Ltd	Drainage works - Shakespeare Street upgrade	\$ 57,354.00
2260.9211-01	12/06/2018	M P Rogers & Associates Pty Ltd	Engineering inspection services - Banks Reserve jetty	\$ 6,510.94
2260.9256-01	12/06/2018	Ladder Project	Collaborative grant funding	\$ 25,000.00
2260.9263-01	12/06/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 483.96
2260.9286-01	12/06/2018	Manic Botanic (Manic WA Pty Ltd)	Wreath for USA Memorial Day	\$ 150.00
2260.9299-01	12/06/2018	SpacetoCo Pty Ltd	Consultancy fee - Reporting & financial handling	\$ 330.00
2260.9306-01	12/06/2018	4Branding	Supply of vacuum bottles, reusable coffee cups and bags	\$ 14,575.00
2260.9309-01	12/06/2018	Renouf Fitness	Gym equipment repairs and maintenance	\$ 364.80
2260.9323-01	12/06/2018	Sid Thoo	Design advisory fee	\$ 440.00
2260.9348-01	12/06/2018	Powerlux WA	Upgrade street lighting - various locations	\$ 86,045.26
2260.9357-01	12/06/2018	Digital Signage Perth	Supply of TVs and media players - Admin	\$ 6,927.80
2260.9366-01	12/06/2018	Dave Lanfear Consulting Pty Ltd	Consultancy fees - COV public open space strategy	\$ 16,038.00
2260.9379-01	12/06/2018	Urimat Australia Pty Ltd	Supply of jet towel hand driers - BPLC	\$ 5,016.00
2260.9385-01	12/06/2018	Bindi Bindi Dreaming	Library cultural session - Nyoongar history & cooking class	\$ 1,320.00
2260.9387-01	12/06/2018	Foundry Consulting Pty Ltd	Consultancy services - Index benchmarking	\$ 5,925.08
2260.9390-01	12/06/2018	Naman Sarna T/As Spicy Chai Cafe	Catering services - Council meeting	\$ 383.50
2260.9430-01	12/06/2018	M Mayhills	Refund of grounds bond	\$ 250.00
2260.9434-01	12/06/2018	Aboriginal Health Council of Western Australia	Sponsorship funding - Close the Gap Day	\$ 10,000.00
2260.9435-01	12/06/2018	SMF Projects Pty Ltd	Refund of works bond	\$ 200.00
2260.9436-01	12/06/2018	V Perks	Part refund of dog registration	\$ 75.00
2260.9441-01	12/06/2018	Acacia Collard	Design and construction of sand mural - Hyde Park	\$ 1,500.00
2260.9442-01	12/06/2018	Sarah Nind	Refund of hall bond	\$ 1,000.00
2260.9443-01	12/06/2018	W R Jacks	Heritage program - reimbursement for lacework template	\$ 495.00
2260.9444-01	12/06/2018	X J Ye & K Xie	Rates refund	\$ 1,131.26
2260.9445-01	12/06/2018	Mullins BT Pty Ltd	Rates refund	\$ 1,915.21
2260.9455-01	12/06/2018	RD Events	Refund of grounds bond	\$ 1,500.00

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Creditor	Date	Payee	Description	Amount
2260.9456-01	12/06/2018	V Mauri	Refund of grounds bond	\$ 250.00
2260.9457-01	12/06/2018	Heart Inspired Events	Refund of grounds bond	\$ 1,000.00
2260.9458-01	12/06/2018	C Pal	Refund of hall hire overpayment	\$ 280.00
2260.9459-01	12/06/2018	H Gowers	Refund of hall hire overpayment	\$ 55.00
2260.9460-01	12/06/2018	M Kronja	Refund of works bond	\$ 275.00
2260.9461-01	12/06/2018	B R Fazio	Refund of works bond	\$ 2,000.00
2260.9462-01	12/06/2018	Australian Renovation Group Pty Ltd	Refund of works bond	\$ 2,000.00
2260.9463-01	12/06/2018	The Roof & Wall Doctor Pty Ltd	Refund of works bond	\$ 1,000.00
2260.9464-01	12/06/2018	S & L M Dikolli	Refund of works bond	\$ 3,000.00
2260.9465-01	12/06/2018	Swing Dance Academy	Refund of hall bond	\$ 300.00
2260.9466-01	12/06/2018	G Morgan	Refund of hall bond	\$ 250.00
2260.9470-01	12/06/2018	Uni Camp for Kids	Refund of grounds bond	\$ 1,000.00
2260.9471-01	12/06/2018	Magnetic Dance	Refund of hall hire	\$ 687.50
2261.9446-01	14/06/2018	E De Pellegrin	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9447-01	14/06/2018	L Coufos	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9448-01	14/06/2018	S R Matthews	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9449-01	14/06/2018	A C Shepherdson	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9450-01	14/06/2018	S Mendelawitz	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9451-01	14/06/2018	J E MacLiver	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9452-01	14/06/2018	C R Poulsen	One off \$40 refund for smaller bin trial	\$ 40.00
2261.9453-01	14/06/2018	H G McNee and I D McNee	One off \$40 refund for smaller bin trial	\$ 40.00
2262.98000-01	14/06/2018	Australian ⊺axation Office	Payroll deduction	\$ 178,066.00
2263.2020-01	14/06/2018	Australian Services Union	Payroll deduction	\$ 302.06
2263.2045-01	14/06/2018	Child Support Agency	Payroll deduction	\$ 1,099.92
2263.2153-01	14/06/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2263.2213-01	14/06/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,038.38
2263.2216-01	14/06/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 488.00
2263.3133-01	14/06/2018	Depot Social Club	Payroll deduction	\$ 80.00
2263.6156-01	14/06/2018	Health Insurance Fund of WA	Payroll deduction	\$ 289.45
2263.8120-01	14/06/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,412.32
2264.6524-01	15/06/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2264.7143-01	15/06/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2264.7862-01	15/06/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2264.8435-01	15/06/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2264.8438-01	15/06/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2264.8449-01	15/06/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2264.8808-01	15/06/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2264.9018-01	15/06/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2264.9019-01	15/06/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66

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Creditor	Date	Payee	Description	Amount
2265.2019-01	21/06/2018	Australia Post (Agency Commission)	Council meeting fee	\$ 59.77
2265.2204-01	21/06/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 1,619.97
2265.2234-01	21/06/2018	Water Corporation	Hydrant standpipe charges	\$ 853.64
2265.3144-01	21/06/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 37,205.02
2265.7561-01	21/06/2018	Allcare Monitoring Services	After hours call service - for two months	\$ 3,499.98
2265.7955-01	21/06/2018	Synergy	Electricity charges - various locations	\$ 5,418.40
2265.8810-01	21/06/2018	Australia Post	Postage charges	\$ 33,153.14
2265.9416-01	21/06/2018	A Hayes	Refund of overcharged parking ticket	\$ 4.77
2265.9433-01	21/06/2018	M Beneit	Refund of parking ticket, charged twice	\$ 2.50
2265.9476-01	21/06/2018	Quest Events Pty Ltd	Staff training - Waste strategy summit 2018	\$ 2,995.00
2266.2007-01	25/06/2018	Aline Brick Paving	Brick paving services - Newcastle/Carr Street	\$ 11,401.50
2266.2008-01	25/06/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 48,761.58
2266.2029-01	25/06/2018	Bunnings Building Supplies	Hardware supplies - BPLC	\$ 575.25
2266.2030-01	25/06/2018	Benara Nurseries	Supply of plants	\$ 517.22
2266.2033-01	25/06/2018	BOC Gases Australia Limited	CO2 for beverage and oxygen supplies	\$ 630.31
2266.2043-01	25/06/2018	Chadson Engineering Pty Ltd	Supply of pool sampling tablets	\$ 520.30
2266.2049-01	25/06/2018	City Of Perth	BA/DA archive retrievals	\$ 109.47
2266.2051-01	25/06/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers - various locations	\$ 1,100.00
2266.2052-01	25/06/2018	Cobblestone Concrete	Concrete path construction - various locations	\$ 34,036.20
2266.2072-01	25/06/2018	Landgate	Gross rental valuations and land enquiries	\$ 566,93
2266.2074-01	25/06/2018	Dickies Tree Service	Tree lopping services - Namatjeera playground	\$ 495.00
2266.2105-01	25/06/2018	Inner City Newsagency	Newspaper delivery	\$ 175.04
2266.2106-01	25/06/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,055.88
2266.2119-01	25/06/2018	Line Marking Specialists	Line marking services - various locations	\$ 9,926.12
2266.2120-01	25/06/2018	LO-GO Appointments	Temporary staff - Depot	\$ 1,014.95
2266.2122-01	25/06/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 1,820.83
2266.2126-01	25/06/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 18,426.10
2266.2136-01	25/06/2018	Mindarie Regional Council	Processable and non processable waste	\$ 89,298.00
2266.2189-01	25/06/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 171.60
2266.2192-01	25/06/2018	Sigma Chemicals	Pool chemicals	\$ 6,102.80
2266.2200-01	25/06/2018	Sportsworld Of WA	Merchandise - BPLC	\$ 446.05
2266.2204-01	25/06/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 19.25
2266.2221-01	25/06/2018	Turfmaster Facility Management	Turf maintenance & weed control program - various locations	\$ 46,178.00
2266.2229-01	25/06/2018	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 3,387.65
2266.3001-01	25/06/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 13,030.08
2266.3034-01	25/06/2018	Sanax Medical & First Aid Supplies	First aid supplies	\$ 224.35
2266.3040-01	25/06/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 1,335.13
2266.3057-01	25/06/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 1,270.97
2266.3066-01	25/06/2018	Royal Life Saving Society	First aid supplies	\$ 225.80

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Creditor	Date	Payee	Description	Amount
2266.3091-01	25/06/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 165.00
2266.3092-01	25/06/2018	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 1,592.44
2266.3103-01	25/06/2018	Forestvale Trees	Supply of trees	\$ 1,584.00
2266.3146-01	25/06/2018	K.S. Black (WA) Pty Ltd	Pump repairs - Kyilla Reserve	\$ 840.40
2266.3161-01	25/06/2018	Enzed Perth & Enzed Wangara	Plant repairs and maintenance	\$ 371.78
2266.3170-01	25/06/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 2,455.78
2266.3195-01	25/06/2018	Initial Hygiene	Sharps disposal services	\$ 2,063.62
2266.3213-01	25/06/2018	Domus Nursery	Supply of plants	\$ 1,931.60
2266.3215-01	25/06/2018	Les Mills	Licence fees for fitness classes	\$ 1,553.41
2266.3222-01	25/06/2018	Securepay Pty Ltd	Web payment fees	\$ 1,379.68
2266.3239-01	25/06/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 10,076.00
2266.3280-01	25/06/2018	Actimed Australia	Gym supplies - fitness balls	\$ 74.80
2266.3281-01	25/06/2018	Community Newspapers	Advertising - BPLC	\$ 1,274.85
2266.3410-01	25/06/2018	Allmark and Associates Pty Ltd	Name plates - Admin	\$ 37.95
2266.3416-01	25/06/2018	Shade Experience	Shade sail repairs - Bourke Street Reserve	\$ 660.00
2266.3417-01	25/06/2018	Slater-Gartrell Sports	Supply & install match wicket and turf - Britannia Reserve	\$ 14,434.20
2266.3424-01	25/06/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 1,617.65
2266.3474-01	25/06/2018	CSP Group	Plant repairs and maintenance	\$ 878.20
2266.3492-01	25/06/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 475.31
2266.3496-01	25/06/2018	Orbit Health & Fitness Solutions	Gym equipment repairs	\$ 289.50
2266.3511-01	25/06/2018	City of Stirling	Bulk waste collection and green waste tipping fees	\$ 31,024.20
2266.3511-01	25/06/2018	City of Stirling	Long service leave liability	\$ 986.04
2266.3555-01	25/06/2018	AAA Headsets	Supply of wireless headsets	\$ 1,687.40
2266.3560-01	25/06/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 4,202.32
2266.3606-01	25/06/2018	Heavy Automatics Pty Ltd - WA	Plant repairs and maintenance	\$ 539.00
2266.3613-01	25/06/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 7,579.00
2266.3683-01	25/06/2018	Naturalis Spring Water	Spring water supplies	\$ 43.20
2266.3700-01	25/06/2018	Quality Traffic Management Pty Ltd	Traffic management services - Oxford Street	\$ 1,317.25
2266.3712-01	25/06/2018	Sports Turf Technology Pty Ltd	Annual groundwater monitoring report	\$ 9,442.40
2266.3712-01	25/06/2018	Sports Turf Technology Pty Ltd	Groundwater well licence renewals	\$ 1,815.00
2266.3732-01	25/06/2018	Telstra	Repair damaged Telstra pit - Brady Street	\$ 1,370.70
2266.3757-01	25/06/2018	J & K Hopkins	Office furniture supplies - Admin and Depot	\$ 468.00
2266.3772-01	25/06/2018	Midalia Steel	Supply of fence panels	\$ 792.00
2266.3880-01	25/06/2018	Institute of Public Works Engineering Australasia (WA)	Staff training - IPWEA State conference	\$ 2,900.00
2266.4017-01	25/06/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 11,491.70
2266.4035-01	25/06/2018	Kevrek (Australia) Pty Ltd	Crane service	\$ 461.67
2266.4060-01	25/06/2018	Tudor House (WA) Pty Ltd	Printing services - banner artwork	\$ 390.50
2266.4161-01	25/06/2018	Instant Windscreens	Supply and fit windscreen	\$ 845.00
2266.4199-01	25/06/2018	The Children's Book Council Of Australia (WA Branch)	Library supplies	\$ 108.00

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Creditor	Date	Payee	Description		Amount
2266.4205-01	25/06/2018	Ryall's Water Workout	Supply of buoyancy belts - BPLC	\$	216.00
2266.4210-01	25/06/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$	6,859.60
2266.4214-01	25/06/2018	Kerbing West	Kerbing services - various locations	\$	12,945.19
2266.4221-01	25/06/2018	Suez Recycling & Recovery Pty Ltd	Waste collection services - BPLC	\$	657.80
2266.4319-01	25/06/2018	Oce-Australia Pty Ltd	Scanner rental	\$	363.00
2266.4367-01	25/06/2018	Academy Services WA Pty Ltd	Cleaning services - various locations;washroom consumables	s\$	40,944.30
2266.4382-01	25/06/2018	Curtin University Of Technology	Sponsorship - Curtin Ignition program 2018	\$	2,950.00
2266.4418-01	25/06/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$	6,118.20
2266.4493-01	25/06/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$	6,743.00
2266.4627-01	25/06/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$	5,711.91
2266.4768-01	25/06/2018	Optus Billing Services Pty Ltd	Telephone and internet charges	\$	17.60
2266.4862-01	25/06/2018	Primavera Quality Meats	Catering services - Depot	\$	160.00
2266.4872-01	25/06/2018	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$	5,892.36
2266.4889-01	25/06/2018	Officeworks Ltd	Paper supplies	\$	499.00
2266.4971-01	25/06/2018	Totally Workwear	Uniform supplies - various departments	\$	857.15
2266.5041-01	25/06/2018	Alsco Pty Ltd	Mat supplies	\$	534.73
2266.5084-01	25/06/2018	ATF Services Pty Ltd	Security fence - various locations	\$	1,129.64
2266.5193-01	25/06/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$	3,520.00
2266.5294-01	25/06/2018	A Team Printing	Printing services - COV letterheads	\$	895.40
2266.5301-01	25/06/2018	Kott Gunning	Legal services - prosecution case	\$	5,055.57
2266.5368-01	25/06/2018	Tamala Park Regional Council	Account for GST for sale of land	\$	8,487.40
2266.5538-01	25/06/2018	Frediani Milk Wholesalers	Milk supplies	\$	391.15
2266.5598-01	25/06/2018	Total Eden Pty Ltd	Plant repairs and maintenance	\$	891.00
2266.5764-01	25/06/2018	Graffiti Force	Graffiti removal services - various locations	\$	774.09
2266.5836-01	25/06/2018	Manheim Pty Ltd	Towing services	\$	2,249.50
2266.5888-01	25/06/2018	Kleen West Distributors	Graffiti removal supplies	\$	1,358.23
2266.5936-01	25/06/2018	Outsource Business Support Solutions P/L	Technical support to Authority system	\$	1,320.00
2266.6041-01	25/06/2018	Battery World Osborne Park	Supply of batteries	\$	114.95
2266.6072-01	25/06/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$	2,236.25
2266.6218-01	25/06/2018	Devco Builders	Maintenance and repairs - various locations	\$	118,653.94
2266.6258-01	25/06/2018	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$	118.00
2266.6259-01	25/06/2018	Australian HVAC Services Pty Ltd	Air conditioning renewal - Loftus Belgravia Gym	\$	89,078.00
2266.6259-01	25/06/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$	3,848.90
2266.6278-01	25/06/2018	T&H Wilkes Pty Ltd	Gravel supplies	\$	1,100.00
2266.6304-01	25/06/2018	Suez Medical Solutions Pty Ltd	Supply of sharps containers	\$	380.46
2266.6455-01	25/06/2018	The BBQ Man	BBQ cleaning services - various locations	\$	5,706.68
2266.6482-01	25/06/2018	Department of Transport	Vehicle ownership searches	\$	5,289.65
2266.6482-01	25/06/2018	Department of Transport	Access map guides for schools	\$	2,517.90
2266.6551-01	25/06/2018	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	\$	180.49

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Creditor	Date	Payee	Description	Amount
2266.6628-01	25/06/2018	Hart Sport	Supply of whistles and lanyards - BPLC	\$ 200.90
2266.6712-01	25/06/2018	Joe Crisafio Kia	Vehicle service and repairs	\$ 1,966.00
2266.6733-01	25/06/2018	1905 Coffee on Newcastle	Catering services - Council meeting	\$ 55.00
2266.6743-01	25/06/2018	Elizabeth Richards School Supplies Pty Ltd	Library supplies	\$ 92.40
2266.6783-01	25/06/2018	Action Asbestos Removals	Asbestos removal services	\$ 484.00
2266.6872-01	25/06/2018	Truck Centre (WA) Pty Ltd	Plant repairs and maintenance	\$ 205.48
2266.6881-01	25/06/2018	Bridgestone Select West Perth/Osborne Park	Supply of battery	\$ 254.75
2266.6903-01	25/06/2018	APARC Pty Ltd	Central management system licensing; meter maintenance	\$ 41,014.93
2266.6933-01	25/06/2018	Mackay Urbandesign	Design advisory fee	\$ 1,320.00
2266.7057-01	25/06/2018	Australian Paper	Envelope supplies	\$ 1,070.03
2266.7118-01	25/06/2018	C Wood Distributors	Beatty Park Café supplies	\$ 734.80
2266.7152-01	25/06/2018	Development Assessment Panels	Amended DAP fees	\$ 7,835.00
2266.7156-01	25/06/2018	FE Technologies Pty Ltd	Annual maintenance - Mobile scanning 2018/19	\$ 722.70
2266.7168-01	25/06/2018	Christou Nominees Pty Ltd	Design advisory fee	\$ 990.00
2266.7189-01	25/06/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 1,320.00
2266.7190-01	25/06/2018	Chindarsi Architects	Design advisory fee	\$ 440.00
2266.7344-01	25/06/2018	Bicycle Network Incorporated	Bike count services - Super Tuesday 2018	\$ 5,128.20
2266.7382-01	25/06/2018	Turf Developments (WA) Pty Ltd	Returfing works - various locations	\$ 3,003.55
2266.7399-01	25/06/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products; sanipod service	\$ 2,915.85
2266.7467-01	25/06/2018	Hire King	Hire of tables and chairs for NAIDOC festival	\$ 441.00
2266.7477-01	25/06/2018	Expo Group	Printing services - various events and departments	\$ 5,941.10
2266.7505-01	25/06/2018	Imagesource	Printing services - BPLC	\$ 407.00
2266.7510-01	25/06/2018	Northsands Resources	Sand supplies	\$ 2,000.10
2266.7572-01	25/06/2018	Compu-Stor	Records digitisation and off-site storage	\$ 13,121.25
2266.7593-01	25/06/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 489.06
2266.7605-01	25/06/2018	Centropak	Beatty Park Café supplies	\$ 956.37
2266.7648-01	25/06/2018	Revelation Perth International Film Festival Inc.	Sponsorship - Perth international film festival 2018	\$ 16,500.00
2266.7648-01	25/06/2018	Revelation Perth International Film Festival Inc.	City of Vincent short film competition 2018	\$ 2,750.00
2266.7664-01	25/06/2018	Raymond Sleeman	Fitness instructor fees	\$ 454.72
2266.7837-01	25/06/2018	Mondoluce	Recessed luminaire - Loftus Recreation Centre	\$ 8,723.00
2266.7845-01	25/06/2018	Mount Hawthorn Hub	Mount Hawthorn Festival activation and youth event funding	\$ 7,181.36
2266.7924-01	25/06/2018	Alerton Australia	Maintenance of business management system - BPLC	\$ 2,131.80
2266.7950-01	25/06/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 145.20
2266.7955-01	25/06/2018	Synergy	Electricity charges - various locations	\$ 69,877.25
2266.7963-01	25/06/2018	Cat Haven	Cat trapping, collection and impound fees	\$ 997.50
2266.7967-01	25/06/2018	CS Legal	Debt recovery services	\$ 17,377.44
2266.8009-01	25/06/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 1,352.12
2266.8040-01	25/06/2018	Wilson Security	Security services - various locations	\$ 6,060.96
2266.8108-01	25/06/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 7,687.24

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Creditor	Date	Payee	Description	Amount
2266.8118-01	25/06/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2266.8120-01	25/06/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 222.87
2266.8307-01	25/06/2018	MessageMedia	SMS integrating for Phoenix	\$ 213.57
2266.8340-01	25/06/2018	Place Laboratory	Landscape architecture - Axford Park; design advisory fees	\$ 17,820.00
2266.8420-01	25/06/2018	Corsign WA Pty Ltd	Car park signs - various locations	\$ 6,093.45
2266.8425-01	25/06/2018	Paceway Osborne Park	Vehicle service and repairs	\$ 366.00
2266.8468-01	25/06/2018	Innovations Catering	Catering services - Council meeting	\$ 462.00
2266.8490-01	25/06/2018	Subthermal	Engineering consultancy - Upgrade of boiler - BPLC	\$ 12,320.00
2266.8527-01	25/06/2018	Shanthi Bhavana Meditation & Yoga	Fitness instructor fees	\$ 89.10
2266.8547-01	25/06/2018	AWB Building Co.	Plumbing services - various locations	\$ 12,023.53
2266.8585-01	25/06/2018	Sodexo	Catering services - NAIDOC week celebrations	\$ 1,353.00
2266.8586-01	25/06/2018	Tree Amigos	Street trees & parks pruning/removal - Gill Street	\$ 293.70
2266.8609-01	25/06/2018	Minter Ellison	Legal services - General employment matters	\$ 8,761.50
2266.8620-01	25/06/2018	Boyan Electrical Services	Electrical services - BPLC	\$ 423.50
2266.8645-01	25/06/2018	Domain Catering Pty Ltd	Catering services - EAG meeting	\$ 215.00
2266.8671-01	25/06/2018	Design Right	Design services - various projects	\$ 35,200.00
2266.8672-01	25/06/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 1,525.00
2266.8674-01	25/06/2018	Organic 2000	Fertiliser supplies	\$ 931.52
2266.8698-01	25/06/2018	Empire Catering	Catering services - employee 10 year recognition	\$ 936.00
2266.8743-01	25/06/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 1,680.68
2266.8770-01	25/06/2018	Perth City Glass	Glass repair services - various locations	\$ 1,623,60
2266.8820-01	25/06/2018	Inhouse Group Pty Ltd	Trendwise visitor analytics - various locations	\$ 775.50
2266.8821-01	25/06/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 687.01
2266.8829-01	25/06/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386,00
2266.8841-01	25/06/2018	Edgefield Projects	Design advisory fee	\$ 440.00
2266.8845-01	25/06/2018	Gymcare	Gym equipment repairs and maintenance	\$ 454.96
2266.8847-01	25/06/2018	REALMstudios Pty Ltd	Design advisory fee	\$ 440.00
2266.8848-01	25/06/2018	DDLS Training	Staff training - Administering Cisco	\$ 3,960.00
2266.8854-01	25/06/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,345.08
2266.8855-01	25/06/2018	Information Proficiency	HPE Content Manager support	\$ 330.00
2266.8899-01	25/06/2018	SJR Civil Consulting Pty Ltd	Consultancy & design services - road assessments	\$ 1,408.00
2266.8911-01	25/06/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,068,41
2266.8949-01	25/06/2018	WA Library Supplies	Library supplies	\$ 432.27
2266.8959-01	25/06/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 8,480.53
2266.8976-01	25/06/2018	Stott Hoare	Supply of computers and monitors	\$ 8,904.50
2266.8986-01	25/06/2018	Perth Marquees	Hire of marquees - NAIDOC week	\$ 1,410.00
2266.9018-01	25/06/2018	Cr A Castle	Reimbursement of expenses - child care	\$ 360.00
2266.9068-01	25/06/2018	ATTAR Advanced Technology Testing and Research	Wet pendulum testing - BPLC	\$ 1,892.00
2266.9165-01	25/06/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 15,400.00

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Creditor	Date	Payee	Description		Amount
2266.9172-01	25/06/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Removal of speed cushions - Fitzgerald Street	\$	1,320.00
2266.9214-01	25/06/2018	J D Penangke	Library art workshop - NAIDOC week	\$	990.00
2266.9263-01	25/06/2018	Zimbulis Foods	Beatty Park Café supplies	\$	638.17
2266.9285-01	25/06/2018	KPS Building Group Pty Ltd	Hire of dividing fence - Cheriton Street	\$	2,125.00
2266.9299-01	25/06/2018	SpacetoCo Pty Ltd	Consultancy fee - Reporting & financial handling	\$	330.00
2266.9316-01	25/06/2018	J Franey	Aboriginal shoe painting - NAIDOC festival	\$	580.00
2266.9323-01	25/06/2018	Sid Thoo	Design advisory fee	\$	880.00
2266.9389-01	25/06/2018	Maali Mia Pty Ltd	Catering services - Library	\$	385.00
2266.9400-01	25/06/2018	Y Ravi	Part refund of Beatty Park Leisure Centre fees	\$	77.22
2266.9414-01	25/06/2018	Warlitj Productions	Nyittiny storytelling in Library - NAIDOC week	\$	600.00
2266.9420-01	25/06/2018	North City Holden	Vehicle service & repairs	\$	250.00
2266.9454-01	25/06/2018	Create PT Wealth Pty Ltd	Staff training - personal trainer seminar	ه ۲	194.00
2266.9467-01	25/06/2018	V McGuire	Smoking ceremony - NAIDOC week		
2266.9469-01	25/06/2018	Elite Property Group (WA) Pty Ltd	Rates refund	\$	1,000.00
				\$	2,740.00
2266.9472-01 2266.9473-01	25/06/2018	C Dietsch	Part refund of Beatty Park Leisure Centre fees	\$ \$	192.60
	25/06/2018	D McGeough Clubs WA Incorporated	Part refund of Beatty Park Leisure Centre fees		135.00
2266.9474-01	25/06/2018		Presentation at Subiaco Football Clubrooms	\$ \$	
2266.9475-01	25/06/2018	East Perth Women's Football Club	Kidsport voucher		150.00
2266.9478-01	25/06/2018	E Wilson	Reimbursement of expenses - work related blood test	\$ \$	85.80 310.00
2266.9479-01	25/06/2018	The Blinds Gallery	Cellular blind for gym reception Refund of parking ticket overcharge	\$ \$	19.98
2266.9480-01		S Gor N Golat		\$ \$	49.50
2266.9485-01 2266.9488-01	25/06/2018 25/06/2018	E V Penny	Refund of Beatty Park membership - deducted in error Refund of infrastructure bond		2,000.00
2266.9489-01	25/06/2018	L G Newby		ب \$	2,000.00
2266.9489-01	25/06/2018	R L Harch	Refund of infrastructure bond Refund of infrastructure bond	\$ \$	2,000.00
2266.9490-01	25/06/2018	Residential Building WA Pty Ltd	Refund of infrastructure bond	ه \$	2,000.00
2266.9491-01	25/06/2018		Refund of hall bond	\$	2,300.00
2266.9492-01	25/06/2018	A J Haygarth	Swim school photo shoot - Beatty Park		240.00
2266.9494-01	25/06/2018	New Holland Consort Inc	Community funding grant - Friends and music event	\$	
2266.9494-01 2266.9495-01	25/06/2018	D Payne	Refund of infrastructure bond	\$	2,900.00
		I Barnard		\$	3,225.00
2266.9496-01	25/06/2018		Part refund of Beatty Park Leisure Centre fees	\$	64.50
2266.9499-01	25/06/2018	K Ferreira	Part refund of Beatty Park Leisure Centre fees	\$	830.00
2266.9500-01	25/06/2018	U R Murabito	Rates refund	\$	1,400.00
				\$ 3	3,787,202.89
Direct Debit					
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$	7,416.61

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Creditor	Date	Payee	Description		Amount
Lease Fees	05/06/2018	Neopost 1659932	Franking machine	\$ 385.0	
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$	148,533.26
Pank Easa and Ch		Commonwealth Bank	Bank fees	¢	24 427 24
Bank Fees and Ch			Bank lees	\$	21,437.31
Total Direct Debit					177,772.18

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		Creditors Report - Payn	nents by Cheque	
		01/06/2018 to 25		
Creditor	Date	Payee	Description	Amount
00082349	06/06/2018	BCITF Building & Construction Industry Training Fund	Levy collection	\$ 14,001.26
00082350	06/06/2018	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 251.15
00082351	06/06/2018	Petty Cash - Finance	Petty cash recoup	\$ 332.40
00082352	06/06/2018	Petty Cash - Library	Petty cash recoup	\$ 195.80
00082353	06/06/2018	G V Cerini	Rates refund	\$ 3,342.62
00082354	06/06/2018	D J Hurst	Refund of works bond	\$ 3,000.00
00082355	06/06/2018	K Goodall	Refund of works bond	\$ 275.00
00082356	06/06/2018	K Cole	Refund of works bond	\$ 2,000.00
00082357	06/06/2018	S Thompson	Refund of works bond	\$ 2,000.00
00082358	06/06/2018	J Seymour	Refund of infrastructure bond	\$ 1,500.00
00082359	06/06/2018	M Montgomery	Refund of infrastructure bond	\$ 2,000.00
00082360	06/06/2018	Erban Development Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
00082361	06/06/2018	Dale Alcock Homes	Refund of infrastructure bond	\$ 2,000.00
00082362	06/06/2018	A Mellroy	Refund of infrastructure bond	\$ 1,500.00
00082363	06/06/2018	J Dilts-Bayman	Refund of hall bond	\$ 300.00
00082364	06/06/2018	J M Rosenberg	Part refund of hall hire	\$ 90.00
00082365	06/06/2018	S Srisukkho	Refund of grounds bond	\$ 1.000.00
00082366	06/06/2018	Residential Building WA Pty Ltd	Refund of infrastructure bond	\$ 275.00
00082367	06/06/2018	K G Sealy	Planning application fee refund	\$ 147.50
00082368	06/06/2018	B Perkins	Planning application fee refund	\$ 590.00
00082369	06/06/2018	A Kalani	Crossover subsidy	\$ 475.00
00082370	20/06/2018	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 223.05
00082371	20/06/2018	Petty Cash - Finance	Petty cash recoup	\$ 237.05
00082372	20/06/2018	Petty Cash - Library	Petty cash recoup	\$ 102.45
00082373	20/06/2018	S Jones	Refund of infrastructure bond	\$ 2,000.00
00082374	20/06/2018	AAA Demolition & Tree Services	Refund of infrastructure bond	\$ 2,000.00
00082375	20/06/2018	Dale Alcock Homes	Refund of infrastructure bond	\$ 2,000.00
00082376	20/06/2018	Air Roofing Company	Refund of infrastructure bond	\$ 2,000.00
00082377	20/06/2018	M Dichiera	Part refund of dog registration	\$ 150.00
00082378	20/06/2018	A Green	Part refund of dog registration	\$ 77.50
00082379	20/06/2018	S Rose	Part refund of dog registration	\$ 38.75
00082380	20/06/2018	C Thring	Part refund of dog registration	\$ 77.50
00082381	20/06/2018	J Moorman	Part refund of dog registration	\$ 15.00
00082382	20/06/2018	K Cutting	Part refund of dog registration	\$ 150.00
00082383	20/06/2018	R Soanes	Part refund of dog registration	\$ 150.00

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Creditor	Date	Payee	Description	Amount
00082384	20/06/2018	M D'Alessandro	Planning application fee refund	\$ 7,367.00
00082385	20/06/2018	Mount Hawthorn Primary School	Environmental grant	\$ 3,250.00
00082386	20/06/2018	Repair Cafe Perth Incorporated	Environmental grant	\$ 2,000.00
00082387	20/06/2018	Perth Bike Hub	Environmental grant	\$ 1,000.00
00082388	20/06/2018	R Sitorus	Part refund of dog registration	\$ 150.00
00082389	20/06/2018	Kyilla Primary School	Environmental grant	\$ 1,280.00
00082390	22/06/2018	E Ellis	Part refund of dog registration	\$ 150.00
				\$ 61,694.03
Total Cancell	ed Cheques			\$ -
Total Nett Ch	eque Payments			\$ 61,694.03

Card Holder	Date Payee	Description		Amount
Chief Executive Officer	24/05/2018 Foam Coffee Bar	Refreshments - meeting with Chamber of Commerce	\$	13.90
	30/05/2018 CPP Nedlands Gateway	Parking - Seminar attendance	\$	4.03
	30/05/2018 City of Fremantle	Parking - Meeting of CEOs in Fremantle	\$	3.00
	06/06/2018 WA Local Government	Attendance at WALGA breakfast forum	\$ \$	65.00 85.93
			Ψ	05.55
Director Corporate Services	16/05/2018 City of Perth Parking	Parking - IPAA State budget breakfast	\$	5.54
	22/05/2018 Foam Coffee Bar	Refreshments - Waste charge strategy meeting	\$	7.50
			\$	13.04
Manager Marketing and Communications	09/05/2018 MyFonts	Posters and banners - NAIDOC week	\$	47.99
	10/05/2018 Mailchimp	Email campaign	\$	201.30
	10/05/2018 International transaction fee	Email campaign	\$	5.03
	14/05/2018 Arts Hub Holdings	Subscription - Arts resource	\$	149.00
	15/05/2018 Sayers Little Brother	Media launch - Local planning scheme	\$	33.40
	17/05/2018 22 Enterprise Pty Ltd	Mothers Day public relations event	\$	50.00
	25/05/2018 Shutterstock Inc	Subscription	\$	108.90
	29/05/2018 The Rosemount Hotel	Catering services - Citizenship ceremony	\$	615.00
	31/05/2018 Facebook	Advertising	\$	2.50
	31/05/2018 Facebook	Advertising	\$	20.14
	01/06/2018 Createsend.com	Email campaign	\$	32.65
	05/06/2018 Woolworths	Event supplies - Kyilla Farmers Market	\$	64.65
			\$	1,330.56
Manager Human Resources	24/05/2018 Nationwide Training	Staff training - Forklift licence	\$	457.00
	06/06/2018 Webjet	Airfare - Waste strategy summit training	\$	3.92
	06/06/2018 Webjet	Airfare - Waste strategy summit training	\$	654.56
			\$	1,115.48
Purchasing Officer	09/05/2018 Sanity Music	CDs for library	\$	97.72
	09/05/2018 Bookery	Books for library	\$	588.80
	09/05/2018 Canprint Communication	Guide to road design - Engineering	\$	61.60
	09/05/2018 NPG Scientific American	Library subscription	\$	78.72
	09/05/2018 International transaction fee	Library subscription	\$	1.97
	09/05/2018 European Hotel	Catering services - Design review panel meeting	\$	167.85

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Card Holder	Date	Payee	Description	Amount
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Tenderlink	Tender advertising	\$ 172.70
	09/05/2018	Dyslexia Speld Foundation	Books for library	\$ 1,403.70
	09/05/2018	Sanity Music	CD for library	\$ 18.28
	10/05/2018	Dun & Bradstreet	ASIC search	\$ 17.90
	10/05/2018	Sanity Music	DVDs for library	\$ 53.94
	14/05/2018	Sanity Music	CD for library	\$ 46.98
	15/05/2018	Sanity Music	CDs for library	\$ 47.50
	22/05/2018	Tenderlink	Tender advertising	\$ 172.70
	29/05/2018	Moore Stephens WA Pty Ltd	Purchase of 2018 budget manual and templates	\$ 660.00
	29/05/2018	Booktopia	Book for library	\$ 68.25
	31/05/2018	Coles	Catering - Travelsmart breakfast	\$ 83.91
	31/05/2018	Sanity Music	DVDs for library	\$ 33.94
	31/05/2018	Sanity Music	DVD for library	\$ 18.99
	01/06/2018	Westnet	WiFi Council Chambers	\$ 39.95
				\$ 4,871.60
Total Corporate Credit Card	S			\$ 7,416.61

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11.3 INVESTMENT REPORT AS AT 30 JUNE 2018

TRIM Ref:	D18/97271
Author:	Sheryl Teoh, A/Coordinator Financial Services
Authoriser:	Kerryn Batten, Director Corporate Services
Attachments:	1. Investment Report 🕂 🛣

RECOMMENDATION:

That Council NOTES the provisional Investment Report for the month ended 30 June 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.

There are still a number of year end transactions and adjustments that need to be completed before the year end accounts will be finalised and audited. Whilst the overall balance of investments and interest earned is not likely to change, the allocations between Municipal, Trust and Reserve funds may need to be adjusted.

DETAILS:

Total funds held for the period ended 30 June 2018 including on call in the City's operating account were \$28,409,157; compared to \$24,670,461 for the period ending 30 June 2017.

Total term deposit investments for the period ended 30 June 2018 were \$24,687,341 compared to \$28,712,736 for the prior month end, and \$23,533,279 for the period ending 30 June 2017.

Funds under management comparison table:

Month	201	6/17	201	7/18
Ended	Total funds held	Total term deposit investments	Total funds held	Total term deposit 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	\$28,409,157	\$24,687,341

Total accrued interest earned on Investments as at 30 June 2018:

	Revised	YTD	YTD	% of YTD
	Budget	Budget	Actual	Budget
Municipal	\$423,000	\$413,000	\$506,274	119.69%
Reserve	\$220,000	\$220,000	\$240,110	109.14%
Sub-total	\$643,000	\$643,000	\$746,384	116.08%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$139,938	0.00%
Total	\$643,000	\$643,000	\$886,322	137.84%

*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		Maximum % of Total Portfolio		
Equivalent	Policy	Actual	Policy	Actual	Policy	Actual	
A1+	30%	28.6%	30%	Nil	90%	60.9%	
A1	25%	1.8%	30%	Nil	80%	1.8%	
A2	20%	19.8%	n/a	Nil	60%	37.3%	

*As per subtotals on Attachment 1

RISK MANAGEMENT IMPLICATIONS:

Moderate: Funds are invested with various financial institutions with high long term and short term 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.

The City has obtained a weighted average interest rate of 2.51% for current investments including the operating account; and 2.68% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for June 2018 is 2.07%.

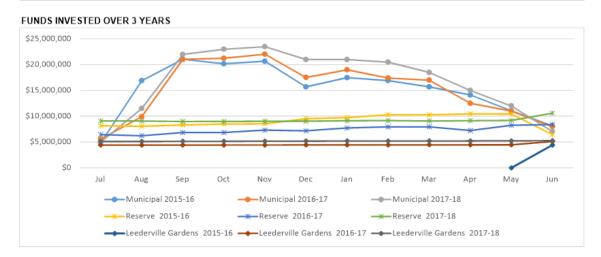
As at 30 June 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income exceed the year to date budget estimate by \$103,384 (16.08%).

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. 39.05% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 30 June 2018.

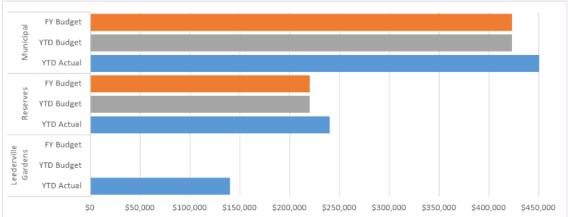
The investment report (Attachment 1) consists of:

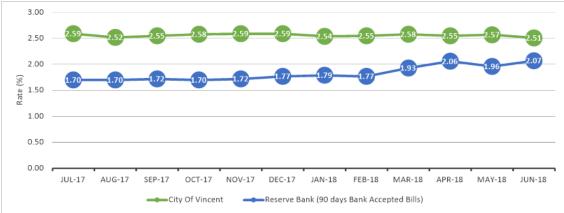
- Investment Performance & Policy Compliance Charts;
- Investment Portfolio;
- Investment Interest Earnings; and
- Current Investment Holding.

CITY OF VINCENT INVESTMENT PERFORMANCE AS AT 30 JUNE 2018 No.





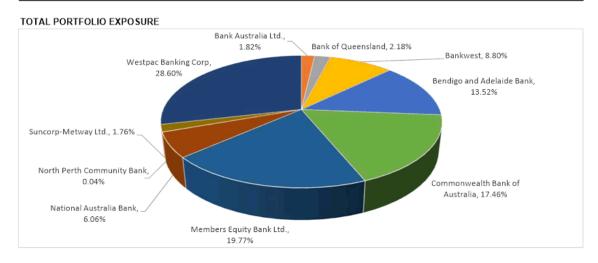


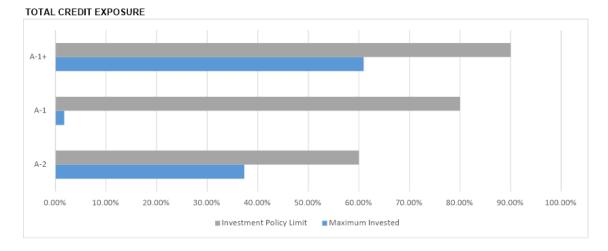


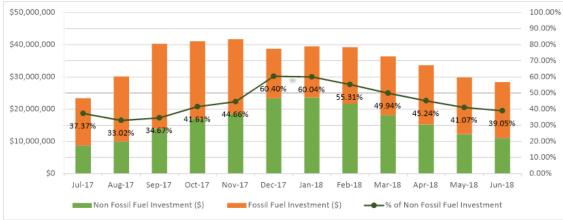
INTEREST RATE COMPARISON

CITY OF VINCENT INVESTMENT POLICY COMPLIANCE AS AT 30 JUNE 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 30 JUNE 2018

1	

	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	surpius must	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	3,540,254	0	181,562	0	3,721,816	13.1%
Term Deposits	7,000,000	10,609,944	1,800,000	5,266,397	24,676,341	86.9%
Shares	11,000 10,551,254	0 10,609,944	0 1,981,562	0 5,266,397	11,000 28,409,157	0.0% 100.0%
BY INSTITUTION						
Bank Australia Ltd.	0	516,398	0	0	516,398	1.8%
Bank of Queensland	0	619,503	0	0	619,503	2.2%
Bankwest	2,500,000	0	0	0	2,500,000	8.8%
Bendigo and Adelaide Bank	0	3,840,117	0	0	3,840,117	13.5%
Commonwealth Bank of Australia	3,540,254	459,956	181,562	777,485	4,959,257	17.5%
Members Equity Bank Ltd.	1,000,000	2,093,443	500,000	2,023,063	5,616,506	19.8%
National Australia Bank	0	0	300,000	1,420,303	1,720,303	6.1%
North Perth Community Bank (Equity Share)	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	0	500,000	0	0	500,000	1.8%
Westpac Banking Corp	3,500,000 10,551,254	2,580,527 10,609,944	1,000,000 1,981,562	1,045,546 5,266,397	8,126,073 28,409,157	28.6%
A-1 A-2	0 1,011,000 10,551,254	500,000 7,069,461 10,609,944	0 500,000 1,981,562	0 2,023,062 5,266,397	500,000 10,603,523 28,409,157	1.8% 37.3% 100.0%
– BY TERMS	10,001,201	10,000,011	1,001,002	512 55 (557	20,000,101	100107
0-30 days	3,540,254	0	181,562	0	3,721,816	13.1%
31-90 days	0,040,204	ő	01,002	ő	0	0.0%
91-180 days	7,000,000	ů 0	0	ů 0	7,000,000	24.6%
181-270 days	0	0	500.000	0	500,000	1.8%
270-365 days	0	10,609,944	1,300,000	5,266,397	17,176,341	60.5%
> 1 year	11,000	0	0	0	11,000	0.0%
-	10,551,254	10,609,944	1,981,562	5,266,397	28,409,157	100.0%
BY MATURITY						
0-30 days	8,540,254	696,825	181,562	0	9,418,641	33.2%
31-90 days	2,000,000	1,232,681	500,000	1,045,546	4,778,227	16.8%
91-180 days	0	2,091,077	500,000	2,023,063	4,614,140	16.2%
181-270 days	0	2,843,658	500,000	777,485	4,121,143	14.5%
270-365 days	0	3,745,703	300,000	1,420,303	5,466,006	19.2%
> 1 year	11,000	0	0	0	11,000	0.0%
-	10,551,254	10,609,944	1,981,562	5,266,397	28,409,157	100.0%
BY FOSSIL FUEL EXPOSURE (as determined	,	<i>,</i>				
Fossil Fuel Lending	9,551,254	3,040,483	1,481,562	3,243,335	17,316,634	61.0%
Non Fossil Fuel Lending	1,000,000	7,569,461	500,000	2,023,062	11,092,523	39.0%
_	10,551,254	10,609,944	1,981,562	5,266,397	28,409,157	100.0%

CITY OF VINCENT INVESTMENT INTEREST EARNINGS AS AT 30 JUNE 2018



	YTD 30/06/2018 \$	YTD 30/06/2017 \$	FY 2017/18 \$	FY 2016/17 \$
MUNICIPAL FUNDS				
Budget	423,000	436,000	423,000	436,000
Interest Earnings	506,274	486,092	506,274	486,092
% Income to Budget	119.69%	111.49%	119.69%	111.49%
RESERVE FUNDS				
Budget	220,000	206,000	220,000	206,000
Interest Earnings	240,110	205,608	240,110	205,608
% Income to Budget	109.14%	99.81%	109.14%	99.81%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	139,938	140,391	139,938	140,391
% Income to Budget	0.00%	0.00%	0.00%	0.00%
TOTAL				
Budget	643,000	642,000	643,000	642,000
Interest Earnings	886,322	832,091	886,322	832,091
% Income to Budget	137.84%	129.61%	137.84%	129.61%
Variance	243,322	190,091	243,322	190,091
% Variance to Budget	37.84%	29.61%	37.84%	29.61%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS	TRUST)			
Budget	643,000	642,000	643,000	642,000
Interest Earnings	746,384	691,700	746,384	691,700
% Income to Budget	116.08%	107.74%	116.08%	107.74%
Variance	103,384	49,700	103,384	49,700
% Variance to Budget	16.08%	7.74%	16.08%	7.74%

CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 30 JUNE 2018



Funds I	nstitution	Investment Date	Maturity Date	Term	Interest Rate	Principa \$
OPERATING ACCOUNTS	<u>s</u>					
Municipal C	Commonwealth Bank of Australia					3,540,254
Trust 0	Commonwealth Bank of Australia					181,562
Total Operating Funds						3,721,816
SHARES	Lath Dath Committee Dath	22/44/2004				44.000
Municipal N	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
TERM DEPOSITS						
	fembers Equity Bank Ltd.	16/01/2018	02/07/2018	167	2.65%	1,000,000
	Bankwest	17/01/2018	02/07/2018	166	2.55%	1,000,000
Municipal V	Vestpac Banking Corp	14/02/2018	09/07/2018	145	2.52%	500,000
Reserve	Vestpac Banking Corp	25/07/2017	10/07/2018	350	2.73%	696,825
Municipal E	Bankwest	23/02/2018	16/07/2018	143	2.45%	1,000,000
Municipal E	Bankwest	23/02/2018	23/07/2018	150	2.50%	500,000
Municipal V	Vestpac Banking Corp	12/03/2018	30/07/2018	140	2.64%	1,000,000
Reserve E	Bendigo and Adelaide Bank	08/08/2017	06/08/2018	363	2.70%	716,283
Municipal V	Vestpac Banking Corp	12/03/2018	07/08/2018	148	2.64%	500,000
Municipal V	Vestpac Banking Corp	22/03/2018	13/08/2018	144	2.70%	1,000,000
Municipal V	Vestpac Banking Corp	22/03/2018	20/08/2018	151	2.70%	500,000
Trust	/lembers Equity Bank Ltd.	14/12/2017	03/09/2018	263	2.62%	500,000
Leederville Gardens In V	Vestpac Banking Corp	06/09/2017	06/09/2018	365	2.77%	1,045,546
Reserve E	3ank Australia Ltd.	14/09/2017	10/09/2018	361	2.80%	516,398
Reserve E	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,503
Reserve E	Bendigo and Adelaide Bank	09/11/2017	06/11/2018	362	2.65%	708,814
Leederville Gardens In M	/lembers Equity Bank Ltd.	14/12/2017	03/12/2018	354	2.61%	2,023,062
Reserve M	/lembers Equity Bank Ltd.	14/12/2017	10/12/2018	361	2.61%	762,760
Trust V	Vestpac Banking Corp	12/03/2018	12/12/2018	275	2.64%	500,000
Reserve V	Vestpac Banking Corp	14/02/2018	14/01/2019	334	2.60%	941,851
Reserve V	Vestpac Banking Corp	14/02/2018	11/02/2019	362	2.60%	941,851
Trust V	Vestpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,000
Leederville Gardens In (Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	777,485
	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	459,956
Reserve S	Suncorp-Metway Ltd.	14/06/2018	12/03/2019	271	2.80%	500,000
Reserve M	/lembers Equity Bank Ltd.	12/04/2018	08/04/2019	361	2.75%	579,938
Reserve M	/lembers Equity Bank Ltd.	08/05/2018	06/05/2019	363	2.80%	750,744
Trust N	National Australia Bank	14/06/2018	11/06/2019	362	2.80%	300,000
Leederville Gardens In N	National Australia Bank	14/06/2018	11/06/2019	362	2.80%	1,420,303
Reserve E	Bendigo and Adelaide Bank	29/06/2018	11/06/2019	347	2.85%	2,415,020
Total Term Deposits						24,676,341
Total Investment Includi	ng At Call					28,409,157

11.4 PROVISIONAL FINANCIAL STATEMENTS AS AT 30 JUNE 2018

TRIM Ref:	D18/97898
Author:	Nilesh Makwana, Accounting Officer
Authoriser:	Kerryn Batten, Director Corporate Services
Attachments:	1. Provisional Financial Statement as at 30 June 2018 🕂 🛣

RECOMMENDATION:

That Council RECEIVES the Provisional Financial Statements for the month ended 30 June 2018 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the provisional Financial Statements for the period ended 30 June 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 the relevant accounting standard, 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 30 June 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 6-66 67-80 81 82-83 84 85

The following table provides a summary view of the year to date actual, compared to the revised and year to date Budget. It should be noted that data is provisional as year-end accounting and audit activities are yet to be completed.

Summary of Financial Activity by Program as at 30 June 2018

	Revised Budget 2017/18	YTD Budget 2017/18	YTD Actual 2017/18	Variance 2017/18	Variance 2017/18
	\$	\$	\$	\$	%
REVENUE	22,352,642	22,352,642	22,850,783	498,141	2%
EXPENDITURE	(58,084,120)	(58,084,120)	(55,818,243)	2,265,877	-4%
NET OPERATING EXCLUDING RATES	(35,731,478)	(35,731,478)	(32,967,459)	2,764,019	-8%
OPERATING ACTIVITIES EXCLUDED FROM NON-CASH EXPENDITURE AND REVENUE	BUDGET				
Add Deferred Rates Adjustment	0	0	9,237	9,237	0%
Add Back Depreciation	10,246,060	10,246,060	10,278,767	32,707	0%
(Profit)/Loss on Asset Disposals "Percent for Art" and "Cash in Lieu"	(415,015)	(415,015)	(473,237)	(58,222)	14%
Funds Adjustment	0	0	0	0	0%
AMOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,831,045	9,831,045	9,814,767	(16,278)	0%
INVESTING ACTIVITIES					
Non-Operating Grants, Subsidies and Contributions	2,733,778	2,733,778	2,599,035	(134,743)	-5%
Capital Expenditure	(12,736,797)	(12,736,797)	(7,940,600)	4,796,197	-38%
Proceeds from Joint Venture Operations	333,333	333,333	333,333	0	0%
Proceeds from Disposal of assets	202,321	202,321	326,310	123,989	61%
	(9,467,365)	(9,467,365)	(4,681,921)	4,785,444	-51%
FINANCING ACTIVITIES					
Repayments Loan Capital	(881,398)	(881,398)	(881,398)	(0)	0%
Transfers from Reserves	1,194,291	1,194,291	649,838	(544,453)	-46%
Transfers to Reserves	(2,401,835)	(2,401,835)	(2,351,663)	50,172	-2%
	(2,088,942)	(2,088,942)	(2,583,223)	(494,281)	24%
Plus: Surplus/(Deficiency) Brought Fwd 1 July 2017	4,475,026	4,475,026	4,475,026	1	0%
	(32,981,714)	(32,981,714)	(25,942,811)	7,038,904	-21%
Surplus/(Deficiency) Before General Rates	32,976,983	32,976,983	33,018,221	41,238	0%
Total amount raised from General Rates Restricted Grant			600,000	600,000	0%
NET CURRENT ASSETS at JUNE 30 C/FWD - SURPLUS/(DEFICIT)	(4,731)	(4,731)	7,675,410	7,680,142	-162337%

Comments on the statement of financial activity – Attachment 1:

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', however this is excluded in the Nature and Type report and 'Rates' revenue is added.

Revenue by Program is showing a positive variance of 2% (\$498,141). This is due to higher revenue in General Purpose funding of \$748,376 and \$240,448 in Transport. However there is lower revenue in Community Amenities of \$165,549 and Recreation and Culture by \$411,557 (of which Beatty Park Leisure Centre comprises \$320,182).

Operating Revenue as presented on the 'Nature and Type' report (Page 4 of **Attachment 1**) is showing 1% variance.

Operating Expenditure

Expenditure by Program is showing a positive variance of 4% (\$2,265,877). This is due to:

- Transport underspend of \$655,878;
- Recreation and Culture underspend of \$699,456;
- Community Amenities underspend of \$897,417;
- Health underspend of \$102,341;
- Other Property and Services overspend of \$244,930.

Similarly, the operating expenditure listed under the Nature and Type report reflects a corresponding favourable variance of 4%, with the largest variances in:

- Materials and Contracts (\$1,492,498 favourable), where the variance is due to timing on waste collection and tipping costs \$178,022, consultants \$290,250, recycling collection \$100,534 and contractors \$354,723;
- Utilities Charges (\$255,681 favourable) mainly due to timing variance on electricity bills;
- Insurance Expenses (\$193,446 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 receipt of invoices for the projects that are completed in June 2018. The adopted carry forward of capital projects into 2018-19 is \$3,169,772. For further detail, refer to Note 5 on **Attachment 1**.

Transfer to Reserves

Transfer to reserves have been completed as at 30 June. There will be few balance day adjustments once end of year process is completed.

Opening surplus bought forward (2016/17)

The surplus opening balance brought forward from 2016/17 was \$4,475,026.

Closing surplus 2017/18

There is currently a surplus of \$7,675,410 compared to the year to date budget deficit of \$4,731. This variance is substantially attributed to the positive variance in operating expenditure, balance day adjustments for capital expenditure and capital carry forwards.

An explanation of each report within the Statement of Financial Activity (**Attachment 1**), along with some commentary, is 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 30 June 2018 is \$7,675,410.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 6 – 66)

This statement shows a summary of operating revenue and expenditure by Service Unit.

5. Capital Expenditure and Funding Summary (Note 5 Page 67 - 80)

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	2,018,358	1,288,480	36%
Infrastructure Assets	8,194,846	8,194,846	5,045,097	38%
Plant and Equipment	1,441,911	1,441,911	940,571	35%
Furniture and Equipment	1,081,682	1,081,682	666,452	38%
Total	12,736,797	12,736,797	7,940,600	38%

FUNDING	Revised Budget \$	YTD Budget \$	YTD Actual \$	Remaining Budget %
Own Source Funding - Municipal	8,606,407	8,606,407	4,365,417	49%
Cash Backed Reserves	1,194,291	1,194,291	649,838	46%
Capital Grant and Contribution	2,733,778	2,733,778	2,599,035	5%
Other (Disposals/Trade In)	202,321	202,321	326,310	-61%
Total	12,736,797	12,736,797	7,940,600	38%

Note: Detailed analysis is included on page 67 - 80 of Attachment 1.

6. Cash Backed Reserves (Note 6 Page 81)

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 30 June 2018 is \$10,609,944.

7. Rating Information (Note 7 Page 82 – 83)

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 30 June 2018 is \$203,742 (this includes deferred rates of \$117,708). This represents 0.60% of collectable income compared to 0.91% at the same time last year.

8. Receivables (Note 8 Page 84)

Receivables of \$3,612,509 are outstanding as at 30 June 2018, of which \$2,815,458 has been outstanding over 90 days. This is comprised of:

- \$2,468,479 (87.7%) 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 August to determine the
 likelihood of collection of aged debts, and the amount of any required write off;
- \$327,795 (11.6%) relates to Cash in Lieu Parking. Some Cash in Lieu Parking debtors have special payment arrangements over more than one year; and
- \$28,827 (0.7%) relates to Other Receivables, refer to attachment page 84.

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 85)

As at 30 June 2018 the operating deficit for the centre was \$1,412,976 in comparison to the year to date budgeted deficit of \$1,255,806.

Once the depreciation component has been deducted, the cash position showed a current cash deficit of \$251,825 in comparison to the year to date budget estimate of a cash deficit of \$94,659.

10. Explanation of Material Variances

All material variances as at 30 June 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.

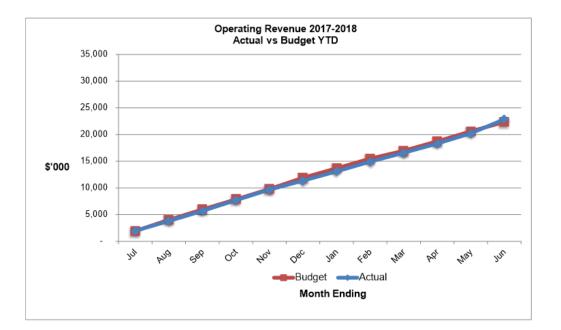
CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY PROGRAM AS AT 30 JUNE 2018

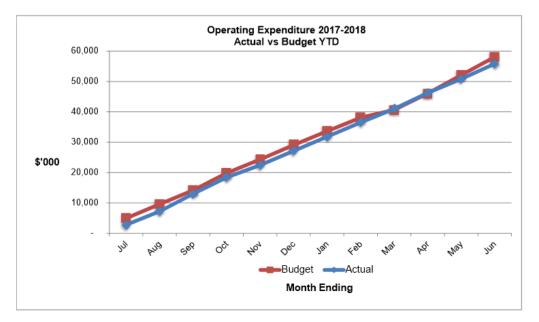


	Revised	YTD	YTD	YTD	YTD
	Budget	Budget	Actual	Variance	Variance
	2017/18 \$	2017/18	2017/18	2017/18	2017/18
REVENUE FROM OPERATING ACTIVITIES (EXCLUDING F	-	\$	\$	\$	%
Governance	142,340	142,340	149,708	7,368	5%
General Purpose Funding	1,874,176	1,874,176	2,622,552	748,376	40%
Law, Order, Public Safety	191,933	191,933	166,375	(25,558)	-13%
Health	356,058	356,058	358,981	2,923	1%
Education and Welfare	201,015	201,015	171,631	(29,384)	-15%
Community Amenities	1,069,740	1,069,740	904,191	(165,549)	-15%
Recreation and Culture	9,987,529	9,987,529	9,575,972	(411,557)	-4%
Transport	7,715,140	7,715,140	7,955,588	240,448	3%
Economic Services Other Property and Services	242,291 572,420	242,291 572,420	249,823 695,961	7,532 123,541	3% 22%
other riopenty and bernees	22,352,642	22,352,642	22,850,783	498,141	2%
EXPENDITURE FROM OPERATING ACTIVITIES	22,002,012	22,002,012	22,000,000	,	2.00
Governance	(3,784,927)	(3,784,927)	(3,811,778)	(26,851)	1%
General Purpose Funding	(865,282)	(865,282)	(890,632)	(25,350)	3%
Law, Order, Public Safety	(1,378,747)	(1,378,747)	(1,296,199)	82,548	-6%
Health	(1,268,589)	(1,268,589)	(1,166,248)	102,341	-8%
Education and Welfare	(1,330,146)	(1,330,146)	(1,279,027)	51,119	-4%
Community Amenities	(11,665,687)	(11,665,687)	(10,768,270)	897,417	-8%
Recreation and Culture	(22,559,993)	(22,559,993)	(21,860,537)	699,456	-3%
Transport	(12,703,334)	(12,703,334)	(12,047,456)	655,878	-5%
Economic Services	(774,190)	(774,190)	(699,938)	74,252	-10%
Other Property and Services	(1,753,225)	(1,753,225)	(1,998,155)	(244,930)	14%
	(58,084,120)	(58,084,120)	(55,818,243)	2,265,877	-4%
NET RESULT EXCLUDING GENERAL RATES	(35,731,478)	(35,731,478)	(32,967,459)	2,764,019	-8%
OPERATING 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)	(473,237)	(58,222)	14%
"Percent for Art" and "Cash in Lieu" Funds					
Adjustment	0	0	0	0	0%
Add Back Depreciation	10,246,060	10,246,060	10,278,767	32,707	0%
AMOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,831,045	9,831,045	9,814,767	(16,278)	0%
INVESTING ACTIVITIES					
Non-Operating Grants, Subsidies and Contributions	2,733,778	2,733,778	2,599,035	(134,743)	-5%
Purchase Land and Buildings	(2,018,358)	(2,018,358)	(1,288,480)	729,878	-36%
Purchase Infrastructure Assets	(8,194,846)	(8,194,846)	(5,045,097)	3,149,749	-38%
	(8,194,846) (1,441,911)		(5,045,097) (940,571)	3,149,749 501,340	-38% -35%
Purchase Infrastructure Assets Purchase Plant and Equipment Purchase Furniture and Equipment	,	(8,194,846) (1,441,911) (1,081,682)			-35%
Purchase Plant and Equipment	(1,441,911)	(1,441,911)	(940,571)	501,340	-35% -38%
Purchase Plant and Equipment Purchase Furniture and Equipment	(1,441,911) (1,081,682)	(1,441,911) (1,081,682)	(940,571) (666,452)	501,340 415,230	-35% -38% 0%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations	(1,441,911) (1,081,682) 333,333	(1,441,911) (1,081,682) 333,333	(940,571) (666,452) 333,333	501,340 415,230 0	-35% -38% 0% 61%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets	(1,441,911) (1,081,682) 333,333 202,321	(1,441,911) (1,081,682) 333,333 202,321	(940,571) (666,452) 333,333 326,310	501,340 415,230 0 123,989	-35% -38% 0% 61%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets	(1,441,911) (1,081,682) 333,333 202,321	(1,441,911) (1,081,682) 333,333 202,321	(940,571) (666,452) 333,333 326,310	501,340 415,230 0 123,989	-35% -38% 0% 61%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365)	(940,571) (666,452) 333,333 326,310 (4,681,921)	501,340 415,230 0 123,989 4,785,444	-35% -38% 0% 61% - 51%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398)	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398)	501,340 415,230 0 123,989 4,785,444 (0)	-35% -38% 0% 61% -51%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures Transfers to Reserves (Restricted Assets)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835)	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398) (2,351,663)	501,340 415,230 0 123,989 4,785,444 (0) 50,172	-35% -38% 0% 61% -51% 0% -2% -46%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures Transfers to Reserves (Restricted Assets)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398) (2,351,663) 649,838	501,340 415,230 0 123,989 4,785,444 (0) 50,172 (544,453)	-35% -38% 0% 61% -51% 0% -2%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures Transfers to Reserves (Restricted Assets) Transfers from Reserves (Restricted Assets)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942)	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398) (2,351,663) 649,838 (2,583,223)	501,340 415,230 0 123,989 4,785,444 (0) 50,172 (544,453) (494,281)	-35% -38% 0% 61% -51% 0% -2% -46% 24%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures Transfers to Reserves (Restricted Assets) Transfers from Reserves (Restricted Assets) Plus: Surplus/(Deficiency) Brought Fwd 1 July 2017	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026 (32,981,714)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026 (32,981,714)	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398) (2,351,663) 649,838 (2,583,223) 4,475,026 (25,942,811)	501,340 415,230 0 123,989 4,785,444 (0) 50,172 (544,453) (494,281) 1 7,038,904	-35% -38% 0% 61% -51% 0% -2% -2% -2% 24% 0%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures Transfers to Reserves (Restricted Assets) Transfers from Reserves (Restricted Assets) Plus: Surplus/(Deficiency) Brought Fwd 1 July 2017 Surplus/(Deficiency) before General Rates	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398) (2,351,663) 649,838 (2,583,223) 4,475,026	501,340 415,230 0 123,989 4,785,444 (0) 50,172 (544,453) (494,281) 1	-35% -38% 0% 61% -51% 0% -2% -46% 24% 0% -21%
Purchase Plant and Equipment Purchase Furniture and Equipment Proceeds from Joint Venture Operations Proceeds from Disposal of Assets FINANCING ACTIVITIES Repayments of Debentures Transfers to Reserves (Restricted Assets) Transfers from Reserves (Restricted Assets) Plus: Surplus/(Deficiency) Brought Fwd 1 July 2017 Surplus/(Deficiency) before General Rates Total Amount raised from General Rates	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026 (32,981,714)	(1,441,911) (1,081,682) 333,333 202,321 (9,467,365) (881,398) (2,401,835) 1,194,291 (2,088,942) 4,475,026 (32,981,714)	(940,571) (666,452) 333,333 326,310 (4,681,921) (881,398) (2,351,663) 649,838 (2,583,223) 4,475,026 (25,942,811) 33,018,221	501,340 415,230 0 123,989 4,785,444 (0) 50,172 (544,453) (494,281) 1 7,038,904 41,238	-35% -38% 0% 61% -51% 0% -2% -46% 24% 0% -21% 0%

CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY PROGRAM - GRAPH AS AT 30 JUNE 2018

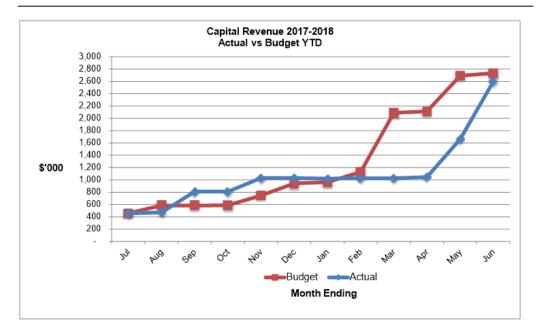


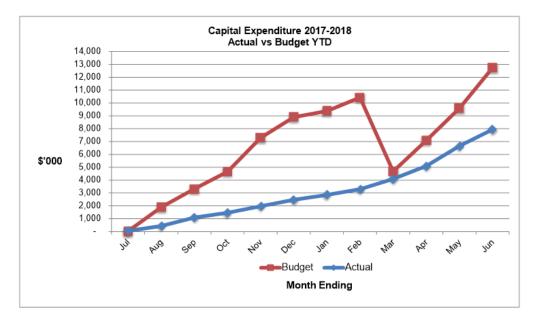




CITY OF VINCENT NOTE 5 - CAPITAL REVENUE / EXPENDITURE PROGRAM AS AT 30 JUNE 2018







CITY OF VINCENT NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME BY NATURE AND TYPE AS AT 30 JUNE 2018



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance Jun-18	YTD Variance Jun-18
	\$	\$	\$	\$	%
REVENUE					
Rates	32,976,983	32,976,983	33,018,221	41,238	0%
Operating Grants, Subsidies and Contributions	785,304	785,304	1,269,351	484,047	62%
Fees and Charges	18,836,398	18,836,398	18,719,184	(117,214)	-1%
Interest Earnings	921,700	921,700	1,022,980	101,280	11%
Other Revenue	1,394,225	1,394,225	1,355,566	(38,659)	-3%
-	54,914,610	54,914,610	55,385,302	470,692	1%
EXPENDITURE					
Employee Costs	(26,110,063)	(26,110,063)	(25,973,764)	136,299	-1%
Materials and Contracts	(17,921,093)	(17,921,093)	(16,354,407)	1,566,686	-9%
Utilities Charges	(1,955,570)	(1,955,570)	(1,692,857)	262,713	-13%
Interest Expenses	(995,630)	(995,630)	(892,480)	103,150	-10%
Insurance Expenses	(989,760)	(989,760)	(796,314)	193,446	-20%
Depreciation on Non-Current Assets	(10,246,060)	(10,246,060)	(10,278,767)	(32,707)	0%
Other Expenditure	134,056	134,056	183,818	49,762	37%
-	(58,084,120)	(58,084,120)	(55,804,771)	2,279,349	_4%
Non-Operating Grants, Subsidies and Contributions	2,733,778	2,733,778	2,599,035	(134,743)	-5%
Profit on Asset Disposals	415,015	415.015	483,702	68,687	17%
Loss on Asset Disposals	-	-	(10,465)	(10,465)	0%
-	3,148,793	3,148,793	3,072,272	(76,521)	-2%
NET RESULT	(20,717)	(20,717)	2,652,803	2,673,520	-12905%
OTHER COMPREHENSIVE INCOME Changes on Revaluation of Non-Current Assets	-	-	-	-	0%
TOTAL OTHER COMPREHENSIVE INCOME	(20,717)	(20,717)	2,652,803	2,673,520	-12905%
TOTAL COMPREHENSIVE INCOME	(20,717)	(20,717)	2,652,803	2,673,520	-12905%
=					

CITY OF VINCENT NOTE 3 - NET CURRENT FUNDING POSITION AS AT 30 JUNE 2018



	Ref	Actual	Actual
	Note	30-Jun-18	30-Jun-17
		\$	\$
Current Assets			
Cash - Unrestricted		10,553,637	8,515,883
Cash - Restricted Reserves		10,609,944	8,908,119
Trade and Other Receivables - Rates		128,858	218,492
Trade and Other Receivables - Other Debtors	8	3,612,510	4,748,353
Inventories		184,342	181,244
Total Current Assets		25,089,290	22,572,091
Less: Current Liabilities			
Sundry and Other Creditors		(2,678,324)	(5,102,188)
Provisions - Current		(4,125,612)	(3,486,758)
Total Current Liabilities		(6,803,936)	(8,588,946)
Less:			
Reserves - Restricted Cash		(10,609,944)	(8,908,119)
Trade and Other Receivables - Other Debtors - Restricted Grant		0	(600,000)
Net Current Funding Position		7,675,410	4,475,026

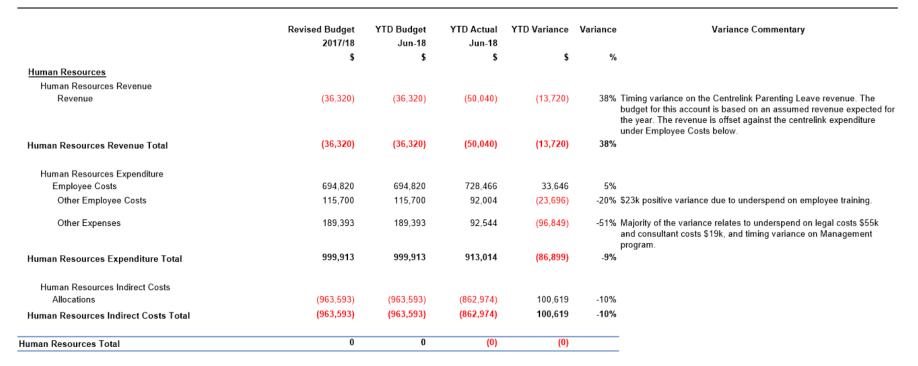


	Revised Budget 2017/18 \$	June 2018 Budget YTD \$	June 2018 Actual YTD \$	% YTD Budget
Operating Revenue By Service Area				
Chief Executive Officer	(200)	(200)	0	0%
Other Governance	(103,820)	(103,820)	(98,950)	95%
Human Resources	(36,320)	(36,320)	(50,040)	138%
Director Corporate Services	(1,331,396)	(1,331,396)	(2,018,986)	152%
Rates Services	(33,659,083)	(33,659,083)	(33,759,254)	100%
Finance Services	(363)	(363)	(73,181)	20160%
Record Management	(2,000)	(2,000)	(718)	36%
Beatty Park Leisure Centre	(7,716,289)	(7,716,289)	(7,396,165)	96%
Library & Local History Services	(19,680)	(19,680)	(24,046)	122%
Community Partnerships	(56,000)	(56,000)	(28,394)	51%
Ranger Services	(7,786,500)	(7,786,500)	(8,039,917)	103%
Health Services	(356,058)	(356,058)	(358,981)	101%
Statutory Planning Services	(592,120)	(592,120)	(467,796)	79%
Compliance Services	(19,355)	(19,355)	(8,199)	42%
Policy and Place Services	(7,440)	(7,440)	(8,364)	112%
Building Services	(240,291)	(240,291)	(249,380)	104%
Engineering Design Services	(88,050)	(88,050)	(75,458)	86%
Environment Services	(24,500)	(24,500)	(29,843)	122%
Parks Services	(2,395,425)	(2,395,425)	(2,278,615)	95%
	(330,610)	(330,610)	(315,780)	96%
Waste Management Services	(550,010)			
Waste Management Services Works & Operations Services	(149,110)	(149,110)	(103,235)	69%
Works & Operations Services Operating Revenue By Service Area Total		1	(103,235) (55,385,302)	69% 101%
Works & Operations Services	(149,110)	(149,110)		
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area	(149,110) (54,914,610)	(149,110) (54,914,610)	(55,385,302)	101%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources	(149,110) (54,914,610) 2,255,404 36,320	(149,110) (54,914,610) 2,255,404 36,320	(55,385,302) 2,163,330 50,040	101% 96% 138%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer	(149,110) (54,914,610) 2,255,404 36,320 178,200	(149,110) (54,914,610) 2,255,404 36,320 178,200	(55,385,302) 2,163,330 50,040 189,479	101% 96% 138% 106%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435	(55,385,302) 2,163,330 50,040 189,479 591,280	96% 138% 106% 99%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632	96% 138% 106% 99% 103%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435	(55,385,302) 2,163,330 50,040 189,479 591,280	96% 138% 106% 99%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981	96% 96% 138% 106% 99% 103% 36%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129	101% 96% 138% 106% 99% 103% 36% 20656%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981	101% 96% 138% 106% 99% 103% 36% 20656% 113%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93% 94%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540	96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589	(149,110) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93% 93% 94% 92%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services Health Services Statutory Planning Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93% 94% 92% 93%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services Statutory Planning Services Compliance Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381 663,937	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93% 94% 92% 93% 99%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services Statutory Planning Services Compliance Services Policy and Place Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381 663,937 1,575,075	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93% 92% 92% 93% 99% 90%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services Statutory Planning Services Compliance Services Policy and Place Services Building Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381 663,937 1,575,075 665,143	101% 96% 138% 106% 99% 103% 36% 20656% 113% 98% 100% 97% 93% 92% 92% 93% 92% 93% 90% 90%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services Statutory Planning Services Compliance Services Policy and Place Services Building Services Engineering Design Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190 2,333,833	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190 2,333,833	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381 663,937 1,575,075 665,143 2,043,516	101% 96% 138% 106% 99% 20656% 113% 98% 100% 97% 93% 92% 93% 92% 93% 90% 88%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ranger Services Statutory Planning Services Compliance Services Policy and Place Services Building Services Engineering Design Services Environment Services	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190 2,333,833 367,076	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190 2,333,833 367,076	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381 663,937 1,575,075 665,143 2,043,516 365,390	101% 96% 138% 106% 99% 20656% 113% 98% 100% 97% 93% 92% 93% 92% 93% 90% 88% 100%
Works & Operations Services Operating Revenue By Service Area Total Operating Expenditure By Service Area Chief Executive Officer Human Resources Director Corporate Services Other Governance Rates Services Record Management Finance Services Marketing and Communications Beatty Park Leisure Centre Community Partnerships Community Connections Library & Local History Services Ratel Services Path Services Compliance Services Policy and Place Services Building Services Engineering Design Services Environment Services Parks Services	(149,110) (54,914,610) (54,914,610) (54,914,610) (54,914,610) 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190 2,333,833 367,076 13,429,006	(149,110) (54,914,610) (54,914,610) 2,255,404 36,320 178,200 598,435 865,282 2,000 363 894,768 8,972,095 1,978,186 273,389 1,873,702 6,207,011 1,268,589 2,550,333 670,326 1,744,757 739,190 2,333,833 367,076 13,429,006	(55,385,302) 2,163,330 50,040 189,479 591,280 890,632 718 74,981 1,007,129 8,806,177 1,985,879 265,899 1,748,540 5,841,082 1,166,248 2,368,381 663,937 1,575,075 665,143 2,043,516 365,390 12,875,166	101% 96% 138% 106% 99% 20656% 113% 98% 100% 97% 93% 92% 93% 92% 93% 90% 88% 100% 90%

	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18 \$	Jun-18 \$	\$	%	
Chief Executive Officer	*	Ŷ	•	Ŷ	70	
Chief Executive Officer Expenditure						
Employee Costs	450,130	450,130	391,388	(58,742)	-13%	Variance due to positions not filled and a position being reallocated to Corporate Services.
Other Employee Costs	11,050	11,050	10,525	(525)	-5%	
Other Expenses	267,050	267,050	245,456	(21,594)	-8%	
Chief Executive Officer Expenditure Total	728,230	728,230	647,369	(80,862)	-11%	
Chief Executive Officer Indirect Costs						
Allocations	(728,230)	(728,230)	(647,369)	80,862	-11%	
Chief Executive Officer Indirect Costs Total	(728,230)	(728,230)	(647,369)	80,862	-11%	
Chief Executive Officer Total	0	0	0	(0)		-
Members of Council						
Members Of Council Revenue						
Revenue	(200)	(200)	0	200	-100%	
Members Of Council Revenue Total	(200)	(200)	0	200	-100%	
Members Of Council Expenditure						
Employee Costs	89,440	89,440	87,512	(1,928)	-2%	
Other Employee Costs	10,000	10,000	6,487	(3,513)	-35%	
Other Expenses	460,613	460,613	467,116	6,503	1%	
Members Of Council Expenditure Total	560,053	560,053	561,116	1,063	0%	
Members Of Council Indirect Costs						
Allocations	1,695,351	1,695,351	1,602,214	(93,137)	-5%	
Members Of Council Indirect Costs Total	1,695,351	1,695,351	1,602,214	(93,137)	-5%	
Members of Council Total	2,255,204	2,255,204	2,163,330	(91,874)	-4%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	5un-18 \$	5un-18	\$	%	
Other Governance						
Other Governance Revenue						
Revenue	(103,820)	(103,820)	(98,950)	4,870	-5%	
Other Governance Revenue Total	(103,820)	(103,820)	(98,950)	4,870	-5%	
Other Governance Expenditure						
Employee Costs	248,230	248,230	252,546	4,316	2%	
Other Employee Costs	5,200	5,200	3,365	(1,835)	-35%	
Other Expenses	112,630	112,630	95,636	(16,994)	-15% \$17k	k timing on audit fees.
Other Governance Expenditure Total	366,060	366,060	351,548	(14,512)	-4%	
Other Governance Indirect Costs						
Allocations	232,375	232,375	239,732	7,357	3%	
Other Governance Indirect Costs Total	232,375	232,375	239,732	7,357	3%	
ther Governance Total	494,615	494,615	492,329	(2,286)	0%	





	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Director Corporate Services						
Director Corporate Services Expenditure						
Employee Costs	440,620	440,620	484,356	43,736	10%	Variance due to a position in Chief Executive Officer area being reallocated to Corporate Services.
Other Employee Costs	9,530	9,530	6,864	(2,666)	-28%	
Other Expenses	5,040	5,040	4,227	(813)	-16%	
Director Corporate Services Expenditure Total	455,190	455,190	495,446	40,256	9%	
Director Corporate Services Indirect Costs						
Allocations	(455,190)	(455,190)	(495,446)	(40,256)	9%	
Director Corporate Services Indirect Costs Total	(455,190)	(455,190)	(495,446)	(40,256)	9%	
Director Corporate Services Total	0	0	0	0		-
Insurance Premium						
Insurance Premium Expenditure						
Other Expenses	989,760	989,760	796,314	(193,446)	-20%	Positive variance on Workers Compensation Premium \$160k as a result of insurance premium being reviewed, and Property Insurance \$25k.
Insurance Premium Expenditure Total	989,760	989,760	796,314	(193,446)	-20%	
Insurance Premium Recovery						
Allocations	(889,760)	(889,760)	(659,621)	230,139	-26%	
Insurance Premium Recovery Total	(889,760)	(889,760)	(659,621)	230,139	-26%	
Insurance Premium Total	100,000	100,000	136,693	36,693	37%	

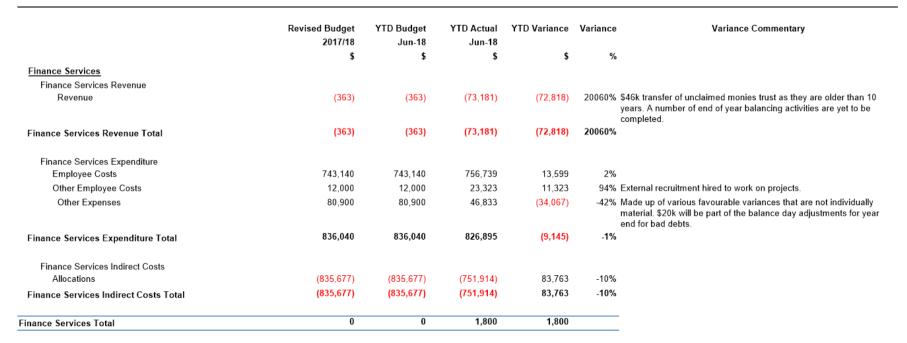


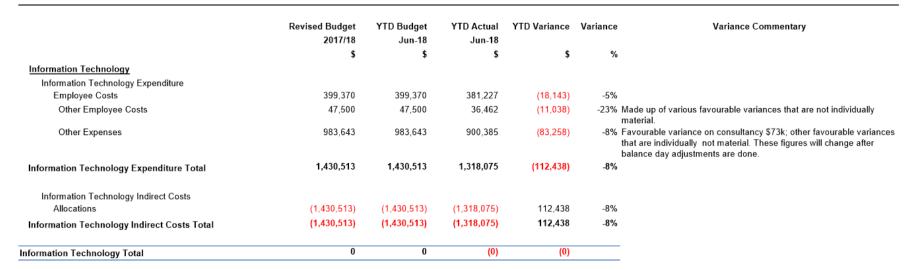
	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18	Jun-18			
	\$	\$	\$	\$	%	1
Insurance Claim						
Insurance Claim Recoup						
Revenue	(46,500)	(46,500)	(42,714)	3,786	-8%	
Insurance Claim Recoup Total	(46,500)	(46,500)	(42,714)	3,786	-8%	
Insurance Claim Expenditure						
Other Expenses	30,000	30,000	6,385	(23,615)	-79%	Insurance claim excess lower than budgeted due to a reduction in claims.
Insurance Claim Expenditure Total	30,000	30,000	6,385	(23,615)	-79%	
Insurance Claim Total	(16,500)	(16,500)	(36,329)	(19,829)	120%	
Mindarie Regional Council						
Mindarie Regional Council Revenue						
Revenue	(92,820)	(92,820)	(94,752)	(1,932)	2%	
Mindarie Regional Council Revenue Total	(92,820)	(92,820)	(94,752)	(1,932)	2%	
Mindarie Regional Council Expenditure						
Other Expenses	48,200	48,200	46,401	(1,799)	-4%	
Mindarie Regional Council Expenditure Total	48,200	48,200	46,401	(1,799)	-4%	
Mindarie Regional Council Total	(44,620)	(44,620)	(48,351)	(3,731)	8%	
General Purpose Revenue						
General Purpose Revenue						
Revenue	(1,192,076)	(1,192,076)	(1,881,519)	(689,443)	58%	Variance due to receipt of Federal grants and interest on investments
Nevenue	(1,132,070)	(1,152,070)	(1,001,010)	(000,440)	50%	higher than budgeted.
General Purpose Revenue Total	(1,192,076)	(1,192,076)	(1,881,519)	(689,443)	58%	· · ·
General Purpose Revenue Total	(1,192,076)	(1,192,076)	(1,881,519)	(689,443)	58%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Comm
	\$	\$	\$	\$	%	
Rates Services						
Rates Services Revenue						
Revenue	(33,659,083)	(33,659,083)	(33,759,254)	(100,171)	0%	
Rates Services Revenue Total	(33,659,083)	(33,659,083)	(33,759,254)	(100,171)	0%	
Rates Services Expenditure						
Employee Costs	261,150	261,150	259,753	(1,397)	-1%	
Other Employee Costs	300	300	0	(300)	-100%	
Other Expenses	398,900	398,900	422,695	23,795	6%	
Rates Services Expenditure Total	660,350	660,350	682,448	22,098	3%	
Rates Services Indirect Costs						
Allocations	204,932	204,932	208,184	3,252	2%	
Rates Services Indirect Costs Total	204,932	204,932	208,184	3,252	2%	
ates Services Total	(32,793,801)	(32,793,801)	(32,868,621)	(74,820)	0%	

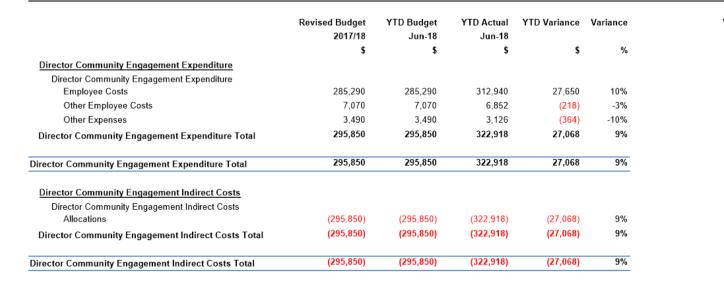
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	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Records Management						
Records Management Revenue						
Revenue	(2,000)	(2,000)	(718)	1,282	-64%	
Records Management Revenue Total	(2,000)	(2,000)	(718)	1,282	-64%	
Records Management Expenditure						
Employee Costs	248,470	248,470	255,301	6,831	3%	
Other Employee Costs	18,400	18,400	973	(17,427)	-95%	\$11k budget for agency labour not required.
Other Expenses	144,600	144,600	76,849	(67,751)		\$58k underspent on contractor costs for the records management operational project.
Records Management Expenditure Total	411,470	411,470	333,122	(78,348)	-19%	
Records Management Indirect Costs						
Allocations	(409,470)	(409,470)	(332,404)	77,066	-19%	
Records Management Indirect Costs Total	(409,470)	(409,470)	(332,404)	77,066	-19%	
Records Management Total	0	0	0	(0)		



Variance Commentary

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	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18 \$	Jun-18 \$	Jun-18	\$	%	
Marketing and Communications Expenditure	\$	\$	\$	2	%	
Marketing and Communications Expenditure						
Employee Costs	461,460	461,460	580.611	119,151	26%	Variance due to department restructure and voluntary redundancy
		,		,		payments.
Other Employee Costs	2,200	2,200	8,517	6,317	287%	
Other Expenses	257,588	257,588	253,217	(4,371)	-2%	
Marketing and Communications Expenditure Total	721,248	721,248	842,345	121,097	17%	
Marketing and Communications Expenditure Total	721,248	721,248	842,345	121,097	17%	
Marketing and Communications Indirect Costs						
Marketing and Communications Indirect Costs						
Allocations	173,520	173,520	164,783	(8,737)	-5%	
Marketing and Communications Indirect Costs Total	173,520	173,520	164,783	(8,737)	-5%	
Marketing and Communications Indirect Costs Total	173,520	173,520	164,783	(8,737)	-5%	
Customer Service Centre						
Customer Services Centre Expenditure						
Employee Costs	456,780	456,780	536,032	79,252	17%	Variance due to department restructure and voluntary redundancy payments.
Other Employee Costs	28,900	28,900	15,751	(13,149)	-45%	Payments. Made up of various favourable variances that are not individually
	20,000	20,000		(,		material.
Other Expenses	37,400	37,400	43,042	5,642	15%	
Customer Services Centre Expenditure Total	523,080	523,080	594,824	71,744	14%	
Customer Services Centre Indirect Costs						
Allocations	(523,080)	(523,080)	(594,824)	(71,744)	14%	
Customer Services Centre Indirect Costs Total	(523,080)	(523,080)	(594,824)	(71,744)	14%	
Customer Service Centre Total	0	0	0	0		-
						-

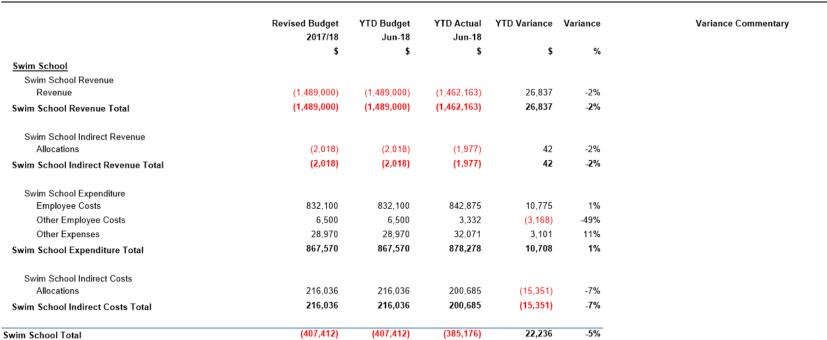


	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-18 \$	YTD Variance	Variance %	Variance Commentary
Beatty Park Leisure Centre Administration	Ŧ	·	÷	•		
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,527,521)	(2,527,521)	(2,470,625)	56,896	-2%	
Beatty Park Leisure Centre Admin Revenue Total	(2,527,521)	(2,527,521)	(2,470,625)	56,896	-2%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,527,521	2,527,521	2,470,625	(56,896)	-2%	
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,527,521	2,527,521	2,470,625	(56,896)	-2%	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	855,720	855,720	916,701	60,981	7%	
Other Employee Costs	13,380	13,380	5,915	(7,465)	-56%	
Other Expenses	342,450	342,450	282,306	(60,144)	-18%	Timing variance on consultants costs and possible savings
Beatty Park Leisure Centre Admin Expenditure Total	1,211,550	1,211,550	1,204,922	(6,628)	-1%	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,211,550)	(1,211,550)	(1,204,922)	6,628	-1%	
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,211,550)	(1,211,550)	(1,204,922)	6,628	-1%	
eatty Park Leisure Centre Administration Total	0	0	(0)	(0)		



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Beatty Park Leisure Centre Building						
Beatty Park Leisure Centre Building Revenue						
Revenue	(159,350)	(159,350)	(158,476)	874	-1%	
Beatty Park Leisure Centre Building Revenue Total	(159,350)	(159,350)	(158,476)	874	-1%	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	536,133	536,133	446,489	(89,644)	-17%	Timing variance on contractors and labour costs and possible savings.
Ground Maintenance	41,500	41,500	24,899	(16,601)	-40%	Timing variance on invoices from contractors.
Other Expenses	2,109,857	2,109,857	2,073,835	(36,022)	-2%	
Beatty Park Leisure Centre Occupancy Costs Total	2,687,490	2,687,490	2,545,223	(142,267)	-5%	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,528,140)	(2,528,140)	(2,386,747)	141,393	-6%	
Beatty Park Leisure Centre Indirect Costs Total	(2,528,140)	(2,528,140)	(2,386,747)	141,393	-6%	
Beatty Park Leisure Centre Building Total	0	0	0	(0)		-

	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	5un-18 \$	5un-10 \$	\$	%	
Swimming Pool Areas						
Swimming Pool Areas Revenue						
Revenue	(1,866,475)	(1,866,475)	(1,760,146)	106,329	-6%	Revenue lower than budget estimates, \$69k in Adult, \$13k lane hire, \$9k carnival entry, \$7k child entry. There is \$12k favourable variance for In term swimming lessons.
Swimming Pool Areas Revenue Total	(1,866,475)	(1,866,475)	(1,760,146)	106,329	-6%	
Swimming Pool Areas Indirect Revenue						
Allocations	(397,833)	(397,833)	(388,876)	8,957	-2%	
Swimming Pool Areas Indirect Revenue Total	(397,833)	(397,833)	(388,876)	8,957	-2%	
Swimming Pool Areas Expenditure						
Employee Costs	966,550	966,550	985,802	19,252	2%	
Other Employee Costs	20,000	20,000	22,604	2,604	13%	
Other Expenses	211,810	211,810	276,693	64,883		\$47k higher on plant maintenance cost due to reactive maintenance on indoor pool and \$21k higher on water treatment chemicals than anticipated.
Swimming Pool Areas Expenditure Total	1,198,360	1,198,360	1,285,098	86,738	7%	•
Swimming Pool Areas Indirect Costs						
Allocations	2,845,408	2,845,408	2,696,855	(148,553)	-5%	
Swimming Pool Areas Indirect Costs Total	2,845,408	2,845,408	2,696,855	(148,553)	-5%	
Swimming Pool Areas Total	1,779,460	1,779,460	1,832,931	53,471	3%	-

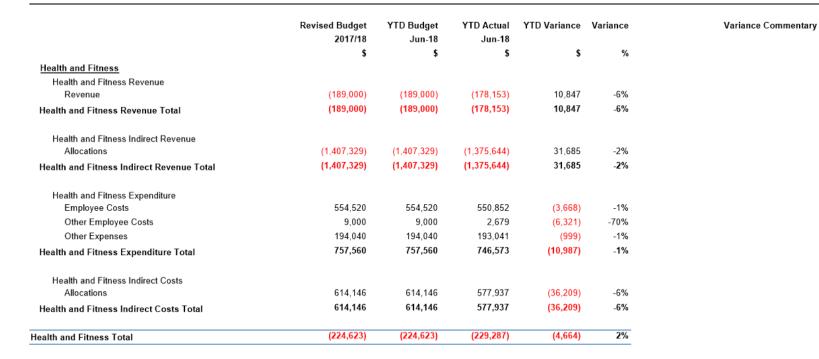




	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18 \$	Jun-18 \$	\$	%	
Café	·	Ŷ	÷	Ŷ	,,	
Cafe Revenue						
Revenue	(740,407)	(740,407)	(666,013)	74,394	-10%	Sales are \$46k lower than budgeted due to patronage lower than expected in summer and \$20k supplier sponsorship contributions was
Cafe Revenue Total	(740,407)	(740,407)	(666,013)	74,394	-10%	incorrectly budgeted.
Cafe Indirect Revenue						
Allocations	(2,018)	(2,018)	(1,977)	42	-2%	
Cafe Indirect Revenue Total	(2,018)	(2,018)	(1,977)	42	-2%	
Cafe Expenditure						
Employee Costs	386,640	386,640	421,521	34,881	9%	
Other Employee Costs	500	500	529	29	6%	
Other Expenses	301,480	301,480	316,904	15,424	5%	
Cafe Expenditure Total	688,620	688,620	738,954	50,334	7%	
Cafe Indirect Costs						
Allocations	115,172	115,172	106,336	(8,836)	-8%	
Cafe Indirect Costs Total	115,172	115,172	106,336	(8,836)	-8%	
Café Total	61,367	61,367	177,300	115,933	189%	



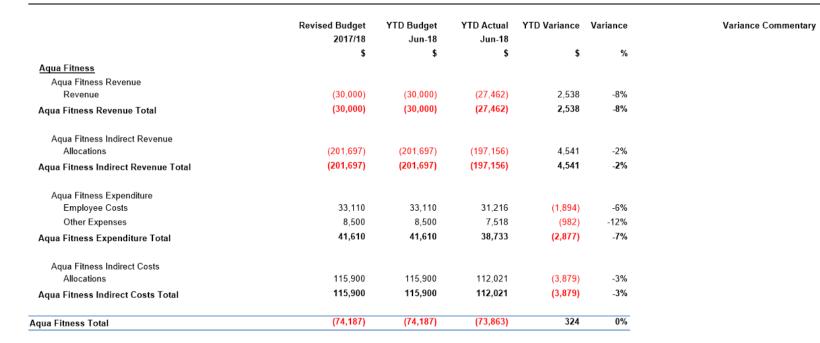
	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	•
Retail						
Retail Revenue						
Revenue	(520,000)	(520,000)	(486,884)	33,116	-6%	
Retail Revenue Total	(520,000)	(520,000)	(486,884)	33,116	-6%	
Retail Indirect Revenue						
Allocations	(503)	(503)	(494)	9	-2%	
Retail Indirect Revenue Total	(503)	(503)	(494)	9	-2%	
Retail Expenditure						
Employee Costs	50,000	50,000	49,172	(828)	-2%	
Other Employee Costs	1,500	1,500	291	(1,209)	-81%	
Other Expenses	276,490	276,490	240,994	(35,496)	-13%	Stock purchase is lower by \$33k which will change once end of year invoices are processed.
Retail Expenditure Total	327,990	327,990	290,457	(37,533)	-11%	
Retail Indirect Costs						
Allocations	90,485	90,485	85,715	(4,770)	-5%	
Retail Indirect Costs Total	90,485	90,485	85,715	(4,770)	-5%	,
Retail Total	(102,028)	(102,028)	(111,206)	(9,178)	9%	-



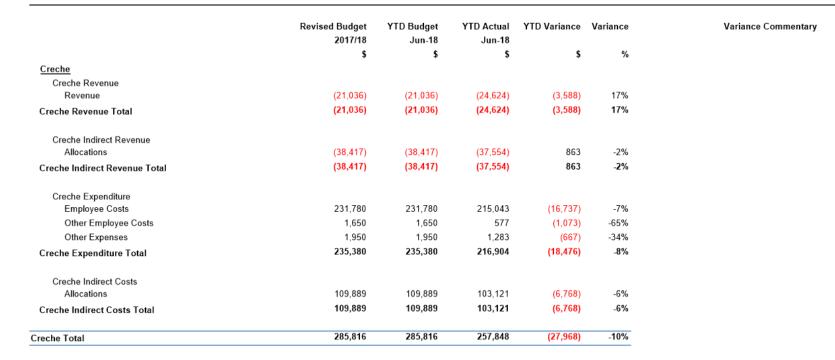




	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	5un-18 \$	Jun-18 \$	\$	%	
Group Fitness	·	Ŧ	·	•		
Group Fitness Revenue						
Revenue	(173,500)	(173,500)	(161,620)	11,880	-7%	
Group Fitness Revenue Total	(173,500)	(173,500)	(161,620)	11,880	-7%	
Group Fitness Indirect Revenue						
Allocations	(477,706)	(477,706)	(466,948)	10,758	-2%	
Group Fitness Indirect Revenue Total	(477,706)	(477,706)	(466,948)	10,758	-2%	
Group Fitness Expenditure						
Employee Costs	275,940	275,940	278,612	2,672	1%	
Other Employee Costs	900	900	4,360	3,460	384%	
Other Expenses	105,020	105,020	91,096	(13,924)	-13%	Made up of various favourable variances that are not individually material.
Group Fitness Expenditure Total	381,860	381,860	374,068	(7,792)	-2%	
Group Fitness Indirect Costs						
Allocations	206,759	206,759	195,965	(10,794)	-5%	
Group Fitness Indirect Costs Total	206,759	206,759	195,965	(10,794)	-5%	
Group Fitness Total	(62,587)	(62,587)	(58,535)	4,052	-6%	





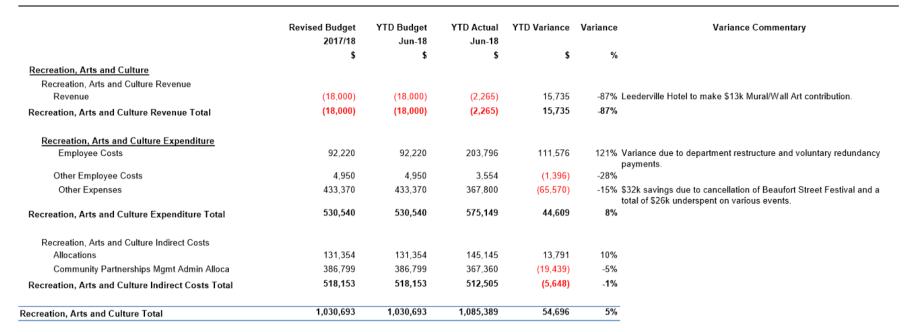




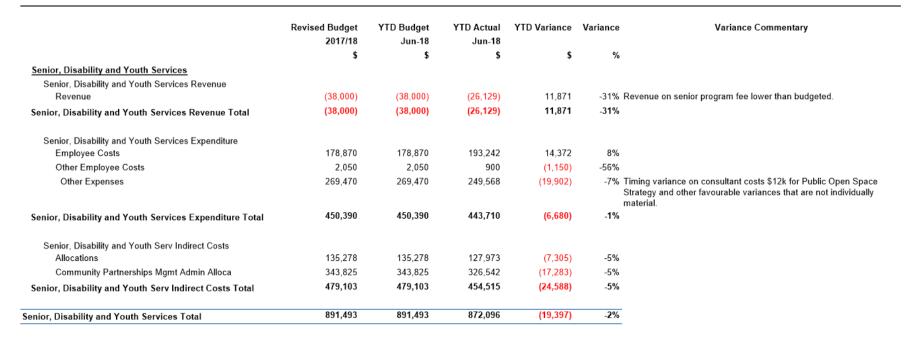
ORDINARY COUNCIL MEETING AGENDA

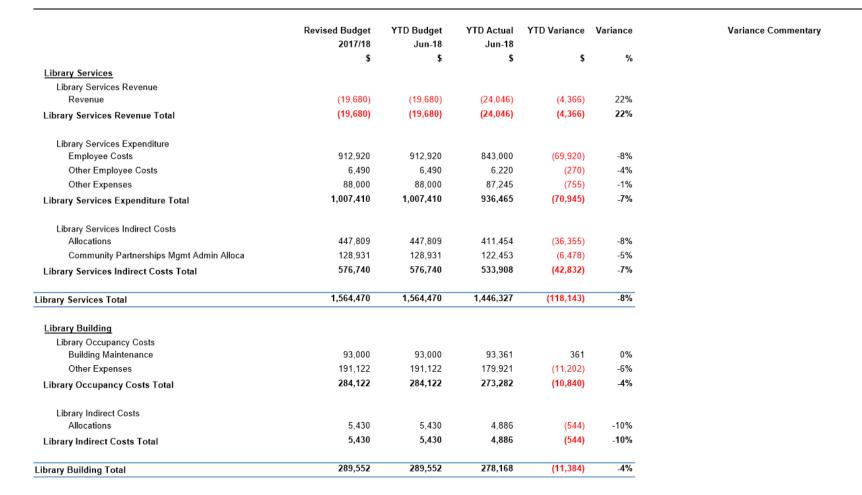
	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Community Partnership Mgmt Administration						
Community Partnerships Management Administration						
Employee Costs	527,930	527,930	516,448	(11,482)	-2%	
Other Employee Costs	1,150	1,150	938	(212)	-18%	,
Other Expenses	192,500	192,500	172,981	(19,519)	-10%	Timing variance on consultants costs.
Community Partnerships Management Administration Total	721,580	721,580	690,367	(31,213)	-4%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	137,975	137,975	125,988	(11,987)	-9%	
Community Partnerships Mgmt Admin Recove	(859,555)	(859,555)	(816,355)	43,200	-5%	,
Community Partnerships Mgmt Admin Indirect Costs Total	(721,580)	(721,580)	(690,367)	31,213	-4%	
Community Partnership Mgmt Administration Total	0	0	0	0		-
Community Connections						
Community Connections Expenditure						
Employee Costs	89,440	89,440	86,013	(3,427)	-4%	,
Other Employee Costs	4,910	4,910	4,501	(409)	-8%	
Other Expenses	126,200	126,200	125,303	(897)	-1%	,
Community Connections Expenditure Total	220,550	220,550	215,817	(4,733)	-2%	
Community Connections Indirect Costs						
Allocations	52,839	52,839	50,081	(2,758)	-5%	
Community Connections Indirect Costs Total	52,839	52,839	50,081	(2,758)	-5%	
Community Connections Total	273,389	273,389	265,899	(7,490)	-3%	-





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	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18	Jun-18		0/	
	\$	\$	\$	\$	%	
Ranger Services Administration						
Ranger Services Administration Revenue	(2.070)	(2.070)	(2.740)		200	
Revenue	(3,870)	(3,870)	(2,716)	1,154	-30%	
Ranger Services Administration Revenue Total	(3,870)	(3,870)	(2,716)	1,154	-30%	
Ranger Services Administration Expenditure						
Employee Costs	2,379,630	2,379,630	2,287,216	(92,414)	-4%	
Other Employee Costs	56,680	56,680	39,993	(16,687)	-29%	\$10k savings on agency labour costs that was not required.
Other Expenses	135,680	135,680	104,841	(30,839)	-23%	\$25k timing variance on consultant cost.
Ranger Services Administration Expenditure Total	2,571,990	2,571,990	2,432,049	(139,941)	-5%	
Ranger Services Administration Indirect Costs						
Allocations	(2,568,120)	(2,568,120)	(2,429,334)	138,786	-5%	
Ranger Services Administration Indirect Costs Total	(2,568,120)	(2,568,120)	(2,429,334)	138,786	-5%	
Ranger Services Administration Total	0	0	0	0		-
Fire Prevention						
Fire Prevention Revenue						
Revenue	(2,296)	(2,296)	(3,248)	(952)	41%	
Fire Prevention Revenue Total	(2,296)	(2,296)	(3,248)	(952)	41%	
Fire Prevention Indirect Costs						
Allocations	218,050	218,050	206,127	(11,923)	-5%	
Fire Prevention Indirect Costs Total	218,050	218,050	206,127	(11,923)	-5%	
Fire Prevention Total	215,754	215,754	202,879	(12,875)	-6%	-



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	5un-18 \$	5un-18	\$	%	
Animal Control	Ŧ	•	÷	Ŧ		
Animal Control Revenue						
Revenue	(107,700)	(107,700)	(93,039)	14,661		Made up of various unfavourable variances that are not individually material.
Animal Control Revenue Total	(107,700)	(107,700)	(93,039)	14,661	-14%	
Animal Control Expenditure						
Other Expenses	16,650	16,650	18,079	1,429	9%	
Animal Control Expenditure Total	16,650	16,650	18,079	1,429	9%	
Animal Control Indirect Costs						
Allocations	218,050	218,050	204,527	(13,523)	-6%	
Animal Control Indirect Costs Total	218,050	218,050	204,527	(13,523)	-6%	
Animal Control Total	127,000	127,000	129,566	2,566	2%	-
Local Laws (Law and Order)						
Local Laws (Law and Order) Revenue						
Revenue	(60,494)	(60,494)	(45,035)	15,459		\$11k revenue lower than budget estimates for work zone licences and permits.
Local Laws (Law and Order) Revenue Total	(60,494)	(60,494)	(45,035)	15,459	-26%	
Local Laws (Law and Order) Indirect Costs						
Allocations	428,088	428,088	400,518	(27,570)	-6%	
Local Laws (Law and Order) Indirect Costs Total	428,088	428,088	400,518	(27,570)	-6%	
Local Laws (Law and Order) Total	367,594	367,594	355,483	(12,111)	-3%	



	Revised Budget 2017/18	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18 \$	Jun-18 \$	\$	%	
Abandoned Vehicles	·	•	·	Ţ		
Abandoned Vehicles Revenue						
Revenue	(26,000)	(26,000)	(20,285)	5,716	-22%	
Abandoned Vehicles Revenue Total	(26,000)	(26,000)	(20,285)	5,716	-22%	
Abandoned Vehicles Expenditure						
Other Expenses	16,000	16,000	9,782	(6,218)	-39%	
Abandoned Vehicles Expenditure Total	16,000	16,000	9,782	(6,218)	-39%	
Abandoned Vehicles Indirect Costs						
Allocations	218,050	218,050	204,527	(13,523)	-6%	
Abandoned Vehicles Indirect Costs Total	218,050	218,050	204,527	(13,523)	-6%	
bandoned Vehicles Total	208,050	208,050	194,024	(14,026)	-7%	-
Inspectorial Control						
Inspectorial Control Revenue						
Revenue	(2,431,800)	(2,431,800)	(2,603,476)	(171,676)	7%	
Inspectorial Control Revenue Total	(2,431,800)	(2,431,800)	(2,603,476)	(171,676)	7%	
Inspectorial Control Expenditure						
Other Expenses	1,093,929	1,093,929	1,049,764	(44,165)		Timing variance on software licenses \$41k, \$45k possible savings on parking ticket supplies, and Bank Charges \$32k higher than budget estimates.
Inspectorial Control Expenditure Total	1,093,929	1,093,929	1,049,764	(44,165)	-4%	
Inspectorial Control Indirect Costs						
Allocations	2,500,069	2,500,069	2,338,779	(161,290)	-6%	
Inspectorial Control Indirect Costs Total	2,500,069	2,500,069	2,338,779	(161,290)	-6%	
nspectorial Control Total	1,162,198	1,162,198	785,067	(377,131)	-32%	•



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	5un-18	5uli-10 \$	\$	%	
Car Park Control	·	Ŧ	·	•		
Car Park Control Revenue						
Revenue	(2,758,160)	(2,758,160)	(2,754,042)	4,118	0%	
Car Park Control Revenue Total	(2,758,160)	(2,758,160)	(2,754,042)	4,118	0%	
Car Park Control Expenditure						
Ground Maintenance	193,280	193,280	145,915	(47,365)	-25%	Timing variance on contractors and labour costs.
Other Expenses	768,750	768,750	699,001	(69,749)	-9%	
Car Park Control Expenditure Total	962,030	962,030	844,916	(117,114)	-12%	
Car Park Control Total	(1,796,130)	(1,796,130)	(1,909,126)	(112,996)	6%	
Kerbside Parking Control						
Kerbside Parking Control Revenue						
Revenue	(2,396,180)	(2,396,180)	(2,518,077)	(121,897)	5%	
Kerbside Parking Control Revenue Total	(2,396,180)	(2,396,180)	(2,518,077)	(121,897)	5%	
Kerbside Parking Control Expenditure						
Other Expenses	527,075	527,075	557,902	30,827	6%	
Kerbside Parking Control Expenditure Total	527,075	527,075	557,902	30,827	6%	
Kerbside Parking Control Total	(1,869,105)	(1,869,105)	(1,960,175)	(91,070)	5%	
Dog Pound Expenditure						
Dog Pound Expenditure						
Building Maintenance	5,150	5,150	2,892	(2,258)	-44%	
Ground Maintenance	0	0	555	555		
Other Expenses	0	0	0	0		
Dog Pound Expenditure Total	5,150	5,150	3,447	(1,703)	-33%	
Dog Pound Expenditure Total	5,150	5,150	3,447	(1,703)	-33%	

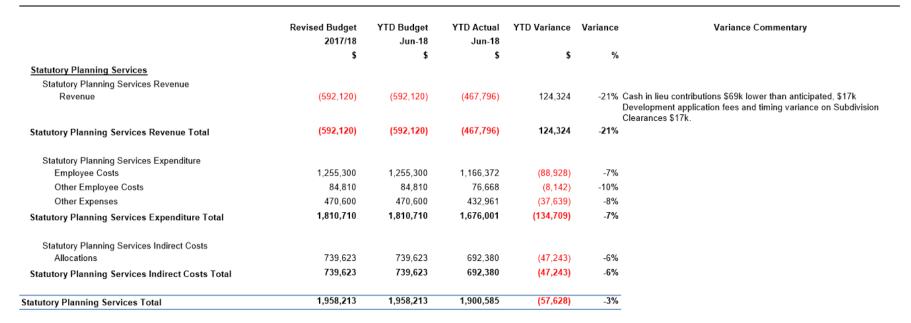
ORDINARY COUNCIL MEETING AGENDA



	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18	Jun-18			
	\$	\$	\$	\$	%	
Director Development Services						
Director Development Services Expenditure						
Employee Costs	411,410	411,410	422,044	10,634	3%	
Other Employee Costs	2,440	2,440	1,368	(1,072)	-44%	
Other Expenses	4,830	4,830	3,654	(1,176)	-24%	
Director Development Services Expenditure Total	418,680	418,680	427,066	8,386	2%	
Director Development Services Indirect Costs						
Allocations	(418,680)	(418,680)	(427,066)	(8,386)	2%	
Director Development Services Indirect Costs Total	(418,680)	(418,680)	(427,066)	(8,386)	2%	
Director Development Services Total	0	0	(0)	(0)		
·						-
Health Administration and Inspection						
Health Administration and Inspection Revenue						
Revenue	(334,978)	(334,978)	(340,442)	(5,464)	2%	
Health Administration and Inspection Revenue Total	(334,978)	(334,978)	(340,442)	(5,464)	2%	
Health Administration and Inspection Expenditure						
Employee Costs	670,120	670,120	639,088	(31,032)	-5%	
Other Employee Costs	22,380	22,380	16,211	(6,169)	-28%	
Other Expenses	105,800	105,800	68,949	(36,851)	-35%	\$7k savings on health program, \$6k on legal cost, \$5k on vincent accord and other favourable variances that are not individually
Health Administration and Inspection Expenditure Total	798,300	798,300	724,249	(74,051)	-9%	material.
Health Administration and Inspection Indirect Cost						
Allocations	353,333	353,333	343,094	(10,239)	-3%	
Health Administration and Inspection Indirect Cost Total	353,333	353,333	343,094	(10,239)	-3%	
Health Administration and Inspection Total	816,655	816,655	726,900	(89,755)	-11%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	5un-18 \$	5un-10 \$	\$	%	
Food Control	·	Ŧ	÷	Ŧ		
Food Control Revenue						
Revenue	(2,000)	(2,000)	0	2,000	-100%	
Food Control Revenue Total	(2,000)	(2,000)	0	2,000	-100%	
Food Control Expenditure						
Other Expenses	21,500	21,500	8,628	(12,872)		Made up of various favourable variances that are not individually material.
Food Control Expenditure Total	21,500	21,500	8,628	(12,872)	-60%	
Food Control Total	19,500	19,500	8,628	(10,872)	-56%	
Health Clinics						
Health Clinics Revenue Revenue	(19,080)	(10.090)	(19,520)	541	-3%	
	(19,080)	(19,080) (19,080)	(18,539) (18,539)	541	-3%	
Health Clinics Revenue Total	(15,000)	(15,000)	(10,555)	J41	-3 /0	
Health Clinics Expenditure						
Building Maintenance	26,507	26,507	24,186	(2,321)	-9%	
Ground Maintenance	0	0	2,367	2,367		
Other Expenses	66,549	66,549	61,559	(4,990)	-7%	
Health Clinics Expenditure Total	93,056	93,056	88,112	(4,944)	-5%	
Health Clinics Indirect Costs						
Allocations	2,400	2,400	2,165	(235)	-10%	
Health Clinics Indirect Costs Total	2,400	2,400	2,165	(235)	-10%	
Health Clinics Total	76,376	76,376	71,739	(4,637)	-6%	







	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18 \$	Jun-18 \$	Jun-18 \$	\$	%	
Compliance Services						
Compliance Services Revenue						
Revenue	(19,355)	(19,355)	(8,199)	11,156		\$11k lower in Infringement Fines and Penalties than in the estimated budget.
Compliance Services Revenue Total	(19,355)	(19,355)	(8,199)	11,156	-58%	•
Compliance Services Expenditure						
Employee Costs	350,100	350,100	378,331	28,231	8%	
Other Employee Costs	6,960	6,960	4,765	(2,195)	-32%	
Other Expenses	57,900	57,900	42,015	(15,885)	-27%	\$14k Legal costs not required due to fewer infringements.
Compliance Services Expenditure Total	414,960	414,960	425,110	10,150	2%	
Compliance Services Indirect Costs						
Allocations	255,366	255,366	238,826	(16,540)	-6%	
Compliance Services Indirect Costs Total	255,366	255,366	238,826	(16,540)	-6%	
Compliance Services Total	650,971	650,971	655,738	4,767	1%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Policy and Place Services						
Policy and Place Services Revenue						
Revenue	(7,440)	(7,440)	(8,364)	(924)	12%	
Policy and Place Services Revenue Total	(7,440)	(7,440)	(8,364)	(924)	12%	
Policy and Place Serv Expenditure						
Employee Costs	896,520	896,520	898,103	1,583	0%	
Other Employee Costs	15,260	15,260	12,351	(2,909)	-19%	
Other Expenses	457,020	457,020	303,556	(153,465)	-34%	Timing variance on strategic planning program and donations.
Policy and Place Serv Expenditure Total	1,368,800	1,368,800	1,214,009	(154,791)	-11%	
Policy and Place Services Indirect Cost						
Allocations	375,957	375,957	361,066	(14,891)	-4%	
Policy and Place Services Indirect Cost Total	375,957	375,957	361,066	(14,891)	-4%	
Policy and Place Services Total	1,737,317	1,737,317	1,566,711	(170,607)	-10%	

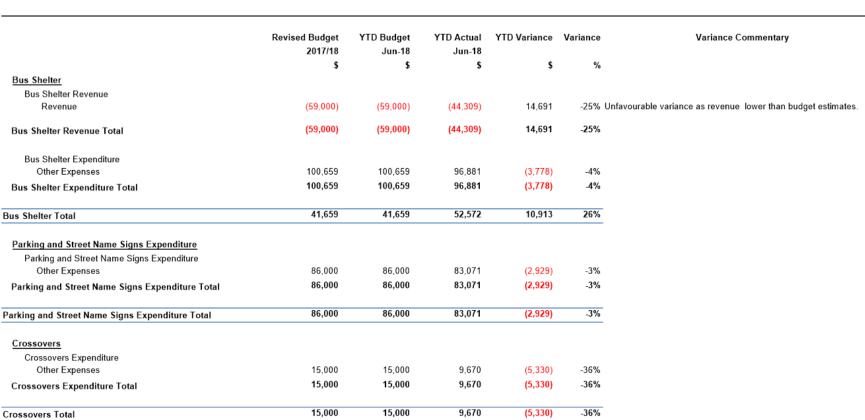


	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	5un-18 \$	5un-10 \$	\$	%	
Building Control	-		-			
Building Control Revenue						
Revenue	(240,291)	(240,291)	(249,380)	(9,089)	4%	
Building Control Revenue Total	(240,291)	(240,291)	(249,380)	(9,089)	4%	
Building Control Expenditure						
Employee Costs	391,530	391,530	334,929	(56,601)	-14%	Salary savings are expected.
Other Employee Costs	10,590	10,590	17,656	7,066	67%	
Other Expenses	26,500	26,500	15,746	(10,754)	-41%	Made up of various favourable variances that are not individually material.
Building Control Expenditure Total	428,620	428,620	368,332	(60,288)	-14%	
Building Control Indirect Costs						
Allocations	310,570	310,570	296,811	(13,759)	-4%	
Building Control Indirect Costs Total	310,570	310,570	296,811	(13,759)	-4%	
Building Control Total	498,899	498,899	415,763	(83,136)	-17%	

	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Director Engineering Expenditure						
Director Engineering Expenditure						
Employee Costs	378,680	378,680	305,655	(73,025)	-19%	Salary savings are expected.
Other Employee Costs	12,120	12,120	16,295	4,175	34%	
Other Expenses	62,600	62,600	52,397	(10,203)	-16%	Made up of various favourable variances that are not individually material.
Director Engineering Expenditure Total	453,400	453,400	374,348	(79,052)	-17%	
Director Engineering Indirect Costs						
Allocations	(453,400)	(453,400)	(374,348)	79,052	-17%	
Director Engineering Indirect Costs Total	(453,400)	(453,400)	(374,348)	79,052	-17%	
Director Engineering Expenditure Total	0	0	0	0		-
Engineering Design Services						
Engineering Design Services Revenue						
Revenue	(6,050)	(6,050)	(6,239)	(189)	3%	
Engineering Design Services Revenue Total	(6,050)	(6,050)	(6,239)	(189)	3%	
Engineering Design Services Expenditure						
Employee Costs	495,550	495,550	510,558	15,008	3%	
Other Employee Costs	31,100	31,100	48,939	17,839	57%	\$21k spent on agency labour to back fill a position and other favourable variances that are not individually material.
Other Expenses	248,750	248,750	206,282	(42,468)	-17%	Timing variance on asset management data collection fees \$12k and consultants \$22k.
Engineering Design Services Expenditure Total	775,400	775,400	765,778	(9,622)	-1%	
Engineering Design Services Indirect Costs						
Allocations	389,774	389,774	340,654	(49,120)	-13%	
Engineering Design Services Indirect Costs Total	389,774	389,774	340,654	(49,120)	-13%	
Engineering Design Services Total	1,159,124	1,159,124	1,100,194	(58,930)	-5%	-



	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18	Jun-18			
	\$	\$	\$	\$	%	
Bike Station Expenditure						
Bike Station Expenditure						
Other Expenses	8,000	8,000	6,996	(1,004)	-13%	
Bike Station Expenditure Total	8,000	8,000	6,996	(1,004)	-13%	
Bike Station Expenditure Total	8,000	8,000	6,996	(1,004)	-13%	
Street Lighting						
Street Lighting Revenue						
Revenue	(23,000)	(23,000)	(24,607)	(1,607)	7%	
Street Lighting Revenue Total	(23,000)	(23,000)	(24,607)	(1,607)	7%	
Street Lighting Expenditure						
Other Expenses	840,000	840,000	623,827	(216,173)		\$193k timing variance on electricity bills and \$22k underspend on contractors.
Street Lighting Expenditure Total	840,000	840,000	623,827	(216,173)	-26%	
Street Lighting Total	817,000	817,000	599,220	(217,780)	-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 Jun-18	YTD Actual Jun-18	YTD Variance	Variance	
	\$	\$	\$	\$	%	
Roads Linemarking Expenditure						
Roads Linemarking Expenditure						
Other Expenses	65,000	65,000	67,261	2,261	3%	
Roads Linemarking Expenditure Total	65,000	65,000	67,261	2,261	3%	
Roads Linemarking Expenditure Total	65,000	65,000	67,261	2,261	3%	
Tree Lighting Leederville Expenditure						
Tree Lighting Leederville Expenditure						
Other Expenses	50,000	50,000	47,068	(2,932)	-6%	
Tree Lighting Leederville Expenditure Total	50,000	50,000	47,068	(2,932)	-6%	
Tree Lighting Leederville Expenditure Total	50,000	50,000	47,068	(2,932)	-6%	
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 Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Comment
	2017/18	5un-18 \$	5un-18 \$	\$	%	
Environmental Services	·	Ŧ	Ŧ	·		
Environmental Services Revenue						
Revenue	(24,500)	(24,500)	(29,843)	(5,343)	22%	
Environmental Services Revenue Total	(24,500)	(24,500)	(29,843)	(5,343)	22%	
Environmental Services Expenditure						
Employee Costs	87,200	87,200	89,793	2,593	3%	
Other Employee Costs	0	0	86	86		
Other Expenses	224,940	224,940	227,756	2,816	1%	
Environmental Services Expenditure Total	312,140	312,140	317,635	5,495	2%	
Environmental Services Indirect Costs						
Allocations	54,936	54,936	47,756	(7,180)	-13%	
Environmental Services Indirect Costs Total	54,936	54,936	47,756	(7,180)	-13%	
nvironmental Services Total	342,576	342,576	335,547	(7,029)	-2%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	suii-18	\$	%	
Property Management Administration						
Property Management Administration Revenue						
Revenue	(2,810)	(2,810)	(5,429)	(2,619)	93%	
Property Management Administration Revenue Total	(2,810)	(2,810)	(5,429)	(2,619)	93%	
Property Management Administration Expenditure						
Employee Costs	319,640	319,640	312,739	(6,901)	-2%	
Other Employee Costs	4,060	4,060	3,722	(338)	-8%	
Other Expenses	42,930	42,930	43,027	97	0%	
Property Management Administration Expenditure Total	366,630	366,630	359,487	(7,143)	-2%	
Property Management Administration Indirect Costs						
Allocations	216,701	216,701	188,444	(28,257)	-13%	
Property Management Administration Indirect Costs Total	216,701	216,701	188,444	(28,257)	-13%	
Property Management Administration Total	580,521	580,521	542,502	(38,019)	-7%	
Civic Centre Building						
Civic Centre Building Expenditure						
Building Maintenance	247,485	247,485	303,627	56,142	23%	Major variance is assoicated with timing of building maintenance required at the Civic Centre.
Ground Maintenance	73,000	73,000	65,045	(7,955)	-11%	
Other Expenses	721,072	721,072	678,456	(42,616)	-6%	
Civic Centre Building Expenditure Total	1,041,557	1,041,557	1,047,128	5,571	1%	
Civic Centre Building Indirect Costs						
Allocations	(1,041,557)	(1,041,557)	(1,047,128)	(5,571)	1%	
Civic Centre Building Indirect Costs Total	(1,041,557)	(1,041,557)	(1,047,128)	(5,571)	1%	
Civic Centre Building Total	0	0	0	(0)		-



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Child Care Centres and Play Groups						
Child Care Centres and Play Groups Revenue						
Revenue	(21,580)	(21,580)	(11,232)	10,348	-48%	Timing variance on recoup of maintenance cost.
Child Care Centres and Play Groups Revenue Total	(21,580)	(21,580)	(11,232)	10,348	-48%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	10,250	10,250	6,108	(4,142)	-40%	
Ground Maintenance	0	0	286	286		
Other Expenses	44,899	44,899	44,077	(822)	-2%	
Child Care Centres and Play Groups Expenditure Total	55,149	55,149	50,471	(4,678)	-8%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,920	2,920	2,627	(293)	-10%	
Child Care Centres and Play Groups Indirect Costs Total	2,920	2,920	2,627	(293)	-10%	
hild Care Centres and Play Groups Total	36,489	36,489	41,866	5,377	15%	

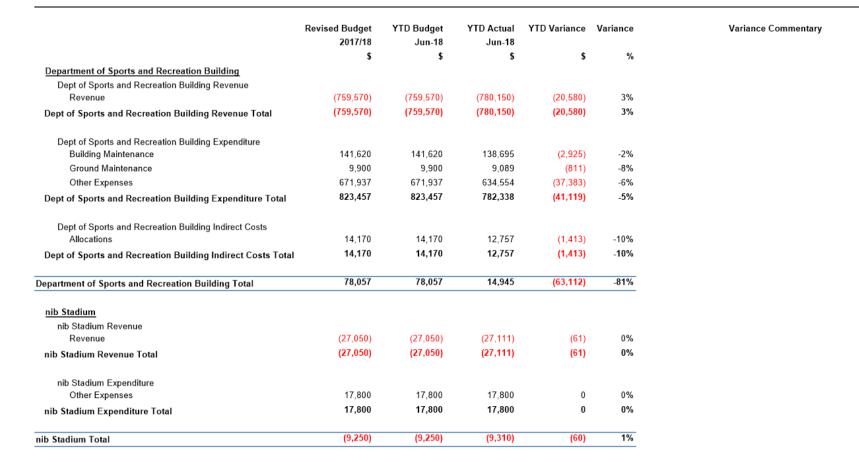
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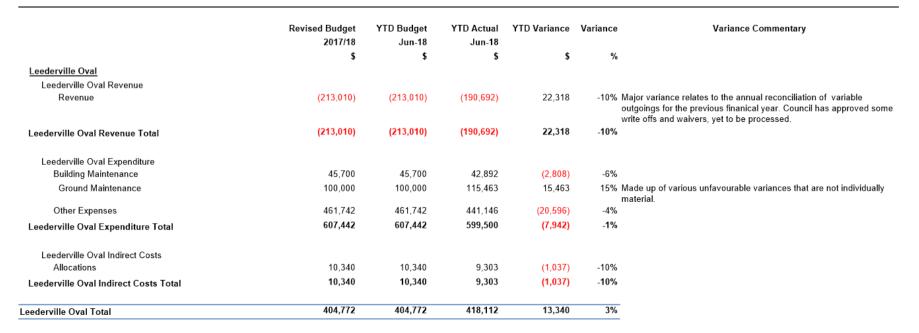
	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance
	\$	\$	\$	\$	%
Pre Schools and Kindergartens					
Pre Schools and Kindergartens Revenue					
Revenue	(53,765)	(53,765)	(50,352)	3,413	-6%
Pre Schools and Kindergartens Revenue Total	(53,765)	(53,765)	(50,352)	3,413	-6%
Pre Schools and Kindergartens Expenditure					
Building Maintenance	11,275	11,275	10,938	(337)	-3%
Ground Maintenance	400	400	528	128	32%
Other Expenses	50,945	50,945	51,823	878	2%
Pre Schools and Kindergartens Expenditure Total	62,620	62,620	63,289	669	1%
Pre Schools and Kindergartens Indirect Costs					
Allocations	2,080	2,080	1,869	(211)	-10%
Pre Schools and Kindergartens Indirect Costs Total	2,080	2,080	1,869	(211)	-10%
re Schools and Kindergartens Total	10,935	10,935	14,806	3,871	35%



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Community and Welfare Centres						
Community and Welfare Centres Revenue						
Revenue	(87,670)	(87,670)	(83,918)	3,752	-4%	
Community and Welfare Centres Revenue Total	(87,670)	(87,670)	(83,918)	3,752	-4%	
Community and Welfare Centres Expenditure						
Building Maintenance	48,450	48,450	36,526	(11,924)	-25%	Timing variance on contractor invoices.
Ground Maintenance	5,500	5,500	3,425	(2,075)	-38%	
Other Expenses	215,814	215,814	215,284	(530)	0%	
Community and Welfare Centres Expenditure Total	269,764	269,764	255,235	(14,529)	-5%	
Community and Welfare Centres Indirect Costs						
Allocations	8,120	8,120	7,311	(809)	-10%	
Community and Welfare Centres Indirect Costs Total	8,120	8,120	7,311	(809)	-10%	
Community and Welfare Centres Total	190,214	190,214	178,628	(11,586)	-6%	









	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Loftus Centre						
Loftus Centre Revenue						
Revenue	(696,280)	(696,280)	(626,516)	69,764	-10%	Timing variance on variable outgoing recoups.
Loftus Centre Revenue Total	(696,280)	(696,280)	(626,516)	69,764	-10%	
Loftus Centre Expenditure						
Building Maintenance	105,600	105,600	128,219	22,619		Unfavourable variance relates to additional labour costs associated with building maintenance.
Ground Maintenance	21,700	21,700	52,475	30,775	142%	Unfavourable variance relates to additional labour costs associated with grounds maintenance.
Other Expenses	935,918	935,918	889,936	(45,982)	-5%	°
Loftus Centre Expenditure Total	1,063,218	1,063,218	1,070,629	7,411	1%	
Loftus Centre Indirect Costs						
Allocations	22,980	22,980	20,690	(2,290)	-10%	
Loftus Centre Indirect Costs Total	22,980	22,980	20,690	(2,290)	-10%	
Loftus Centre Total	389,918	389,918	464,803	74,885	19%	



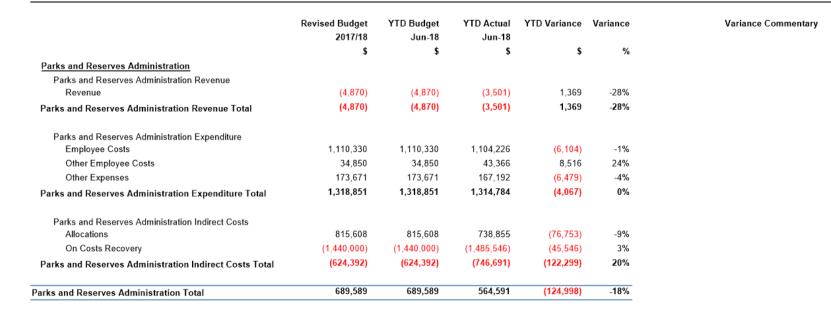
	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Public Halls						
Public Halls Revenue						
Revenue	(168,750)	(168,750)	(186,242)	(17,492)	10% F	Favourable variance due to higher demand.
Public Halls Revenue Total	(168,750)	(168,750)	(186,242)	(17,492)	10%	
Public Halls Expenditure						
Building Maintenance	174,227	174,227	156,499	(17,728)		\$10k favourable variance in building depreciation due to componentisation.
Ground Maintenance	4,000	4,000	4,053	53	1%	
Other Expenses	236,111	236,111	218,020	(18,091)	-8%	
Public Halls Expenditure Total	414,338	414,338	378,572	(35,766)	-9%	
Public Halls Indirect Costs						
Allocations	8,120	8,120	7,304	(816)	-10%	
Public Halls Indirect Costs Total	8,120	8,120	7,304	(816)	-10%	
Public Halls Total	253,708	253,708	199,634	(54,074)	-21%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Reserves Pavilions and Facilities						
Reserves Pavilions and Facilities Revenue						
Revenue	(71,810)	(71,810)	(69,584)	2,227	-3%	
Reserves Pavilions and Facilities Revenue Total	(71,810)	(71,810)	(69,584)	2,227	-3%	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	452,686	452,686	434,953	(17,733)	-4%	
Ground Maintenance	7,500	7,500	7,392	(108)	-1%	
Other Expenses	310,798	310,798	296,642	(14,156)	-5%	
Reserves Pavilions and Facilities Expenditure Total	770,984	770,984	738,987	(31,997)	-4%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	8,270	8,270	7,456	(814)	-10%	
Reserves Pavilions and Facilities Indirect Costs Total	8,270	8,270	7,456	(814)	-10%	
Reserves Pavilions and Facilities Total	707,444	707,444	676,860	(30,584)	-4%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Sporting Clubs Buildings						
Sporting Clubs Buildings Revenue						
Revenue	(139,610)	(139,610)	(133,972)	5,638	-4%	
Sporting Clubs Buildings Revenue Total	(139,610)	(139,610)	(133,972)	5,638	-4%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	67,455	67,455	53,082	(14,373)	-21%	\$10k favourable variance in building depreciation due to componentisation.
Ground Maintenance	14,500	14,500	7,777	(6,723)	-46%	
Other Expenses	712,020	712,020	720,644	8,624	1%	
Sporting Clubs Buildings Expenditure Total	793,975	793,975	781,503	(12,472)	-2%	
Sporting Clubs Buildings Indirect Costs						
Allocations	25,020	25,020	22,511	(2,509)	-10%	
Sporting Clubs Buildings Indirect Costs Total	25,020	25,020	22,511	(2,509)	-10%	
porting Clubs Buildings Total	679,385	679,385	670,042	(9,343)	-1%	-







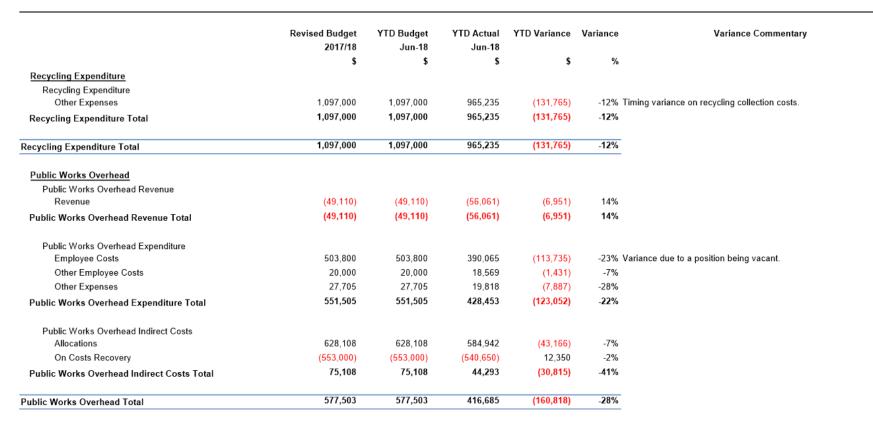
	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2017/18	Jun-18	Jun-18			
	\$	\$	\$	\$	%	
Parks and Reserves						
Parks and Reserves Revenue						
Revenue	(68,650)	(68,650)	(54,126)	14,524	-21%	Reserve and Ground Hire revenue lower than anticipated.
Parks and Reserves Revenue Total	(68,650)	(68,650)	(54,126)	14,524	-21%	
Parks and Reserves Expenditure						
Ground Maintenance	2,150,595	2,150,595	2,025,960	(124,635)	-6%	
Other Expenses	811,330	811,330	810,167	(1,163)	0%	
Parks and Reserves Expenditure Total	2,961,925	2,961,925	2,836,126	(125,799)	_4%	
Parks and Reserves Indirect Costs						
Allocations	370	370	336	(34)	-9%	
Parks and Reserves Indirect Costs Total	370	370	336	(34)	-9%	
Parks and Reserves Total	2,893,645	2,893,645	2,782,336	(111,309)	-4%	
Sporting Grounds						
Sporting Grounds Revenue						
Revenue	(78,000)	(78,000)	(55,347)	22,653	-29%	Ground Hire revenue lower than anticipated.
Sporting Grounds Revenue Total	(78,000)	(78,000)	(55,347)	22,653	-29%	
Sporting Grounds Expenditure						
Ground Maintenance	1,169,550	1,169,550	1,167,004	(2,546)	0%	
Other Expenses	544,254	544,254	536,346	(7,908)	-1%	
Sporting Grounds Expenditure Total	1,713,804	1,713,804	1,703,351	(10,453)	-1%	
Sporting Grounds Total	1,635,804	1,635,804	1,648,004	12,200	1%	



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Road Reserves Expenditure						
Road Reserves Expenditure						
Ground Maintenance	394,250	394,250	343,101	(51,149)	-13%	Timing variance on labour costs.
Other Expenses	16,190	16,190	14,000	(2,190)	-14%	
Road Reserves Expenditure Total	410,440	410,440	357,101	(53,339)	-13%	
Road Reserves Expenditure Total	410,440	410,440	357,101	(53,339)	-13%	-
Parks Other						
Parks Other Revenue						
Revenue	(2,000)	(2,000)	(444)	1,556	-78%	
Parks Other Revenue Total	(2,000)	(2,000)	(444)	1,556	-78%	
Parks Other Expenditure						
Other Expenses	2,061,910	2,061,910	2,010,457	(51,453)	-2%	
Money/Monger Street Trees Surgery	22,000	22,000	21,618	(382)	-2%	
Parks Other Expenditure Total	2,083,910	2,083,910	2,032,075	(51,835)	-2%	
Parks Other Total	2,081,910	2,081,910	2,031,631	(50,279)	-2%	



	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Varianco	Variance Commentary
	2017/18	Jun-18	Jun-18	TTD variance	vanance	valiance commentary
	\$	\$	\$	\$	%	
Processable Waste Collection						
Processable Waste Collection Revenue						
Revenue	(329,410)	(329,410)	(310,517)	18,893	-6%	
Processable Waste Collection Revenue Total	(329,410)	(329,410)	(310,517)	18,893	-6%	
Processable Waste Collection Expenditure						
Employee Costs	564,130	564,130	567,349	3,219	1%	
Other Employee Costs	5,000	5,000	0	(5,000)	-100%	
Other Expenses	3,818,955	3,818,955	3,601,644	(217,311)	-6%	
Processable Waste Collection Expenditure Total	4,388,085	4,388,085	4,168,993	(219,092)	-5%	
Processable Waste Collection Indirect Costs						
Allocations	368,827	368,827	326,027	(42,800)	-12%	
On Costs Recovery	(530,000)	(530,000)	(565,372)	(35,372)	7%	
Processable Waste Collection Indirect Costs Total	(161,173)	(161,173)	(239,345)	(78,172)	49%	
Processable Waste Collection Total	3,897,502	3,897,502	3,619,131	(278,371)	-7%	
Other Waste Services						
Other Waste Services Revenue						
Revenue	(1,200)	(1,200)	(5,263)	(4,063)	339%	
Other Waste Services Revenue Total	(1,200)	(1,200)	(5,263)	(4,063)	339%	
Other Waste Services Expenditure						
Other Expenses	673,750	673,750	571,520	(102,230)	-15%	Timing variance on waste collection expenses and waste management programs.
Other Waste Services Expenditure Total	673,750	673,750	571,520	(102,230)	-15%	· · ·
Other Waste Services Total	672,550	672,550	566,256	(106,294)	-16%	-







	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Plant Operating						
Plant Operating Expenditure						
Other Expenses	1,657,495	1,657,495	1,738,066	80,571	5%	
Plant Operating Expenditure Total	1,657,495	1,657,495	1,738,066	80,571	5%	
Plant Operating Indirect Costs						
Allocations	(1,837,620)	(1,837,620)	(1,546,802)	290,818	-16%	
Plant Operating Indirect Costs Total	(1,837,620)	(1,837,620)	(1,546,802)	290,818	-16%	
lant Operating Total	(180,125)	(180,125)	191,264	371,389	-206%	
Recoverable Works						
Recoverable Works Revenue						
Revenue	(100,000)	(100,000)	(47,174)	52,826	-53%	Timing variance of recoverable works reimbursement.
Recoverable Works Revenue Total	(100,000)	(100,000)	(47,174)	52,826	-53%	5
Recoverable Works Expenditure						
Other Expenses	100,000	100,000	76,937	(23,063)	-23%	Recoverable works lower than budget estimate.
Recoverable Works Expenditure Total	100,000	100,000	76,937	(23,063)	-23%	-
Recoverable Works Total	0	0	29,763	29,763		
Drainage Expenditure						
Drainage Expenditure						
Other Expenses	297,022	297,022	301,123	4,101	1%	
Drainage Expenditure Total	297,022	297,022	301,123	4,101	1%	
Drainage Expenditure Total	297,022	297,022	301,123	4,101	1%	-
• .						-

	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance
	\$	\$	\$	\$	%
Footpaths/Cycleways Expenditure					
Footpaths/Cycleways Expenditure					
Other Expenses	845,014	845,014	863,071	18,057	2%
Footpaths/Cycleways Expenditure Total	845,014	845,014	863,071	18,057	2%
Footpaths/Cycleways Expenditure Total	845,014	845,014	863,071	18,057	2%
Rights of Way Expenditure					
Rights of Way Expenditure					
Other Expenses	202,660	202,660	191,145	(11,515)	-6%
Rights of Way Expenditure Total	202,660	202,660	191,145	(11,515)	-6%
Rights of way Expenditure Total	202,000	202,000	151,145	(11,515)	-070
Rights of Way Expenditure Total	202,660	202,660	191,145	(11,515)	-6%
Roads Expenditure					
Roads Expenditure					
Other Expenses	2,071,009	2,071,009	2,070,081	(928)	0%
Roads Expenditure Total	2,071,009	2,071,009	2,070,081	(928)	0%
Roads Expenditure Total	2,071,009	2,071,009	2,070,081	(928)	0%
Stored Chaming Fundations					
Street Cleaning Expenditure					
Street Cleaning Expenditure	740.000	740.000	707 200	(44,000)	20/
Other Expenses	719,000	719,000	707,368	(11,632)	-2%
Street Cleaning Expenditure Total	719,000	719,000	707,368	(11,632)	-2%
Street Cleaning Expenditure Total	719,000	719,000	707,368	(11,632)	-2%

Variance Commentary

	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Traffic Control for Roadworks Expenditure						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	166,000	126,145	(39,855)	-24%	Timing variance on general maintenance contractors costs.
Traffic Control for Roadworks Expenditure Total	166,000	166,000	126,145	(39,855)	-24%	
Traffic Control for Roadworks Expenditure Total	166,000	166,000	126,145	(39,855)	-24%	
· · · · · · · · · · · · · · · · · · ·						-
Roadwork Signs and Barricades Expenditure						
Roadwork Signs and Barricades Expenditure						
Other Expenses	500	500	469	(31)	-6%	
Roadwork Signs and Barricades Expenditure Total	500	500	469	(31)	-6%	
Roadwork Signs and Barricades Expenditure Total	500	500	469	(31)	-6%	-
						-
Sump Expenditure						
Sump Expenditure						
Other Expenses	500	500	0	(500)	-100%	
Sump Expenditure Total	500	500	0	(500)	-100%	
Sump Expenditure Total	500	500	0	(500)	-100%	

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ORDINARY COUNCIL MEETING AGENDA



Works Depot Indirect Costs Total	(168,240)	(168,240)	(177,056)	(8,816)	
Allocations	(168,240)	(168,240)	(177,056)	(8,816)	
Works Depot Indirect Costs	(100,040)	(400.040)	(177.050)	(0.040)	59
Works Depot Expenditure Total	168,240	168,240	177,056	8,816	5%
Other Expenses	4,170	4,170	7,327	3,157	76%
Other Employee Costs	5,330	5,330	3,672	(1,658)	-31%
Employee Costs	158,740	158,740	166,057	7,317	5%
Works Depot Expenditure					
Works Depot	3	3	5	\$	70
	2017/18	Jun-18	Jun-18	\$	%
	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Variance



	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actual Jun-18	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
Depot Building						
Depot Occupancy Costs						
Building Maintenance	92,650	92,650	119,688	27,038	29% I	Negative variance due to reactive maintenance.
Ground Maintenance	0	0	3,837	3,837		
Other Expenses	242,288	242,288	238,313	(3,975)	-2%	
Depot Occupancy Costs Total	334,938	334,938	361,837	26,899	8%	
Depot Indirect Costs						
Allocations	(334,938)	(334,938)	(361,837)	(26,899)	8%	
Depot Indirect Costs Total	(334,938)	(334,938)	(361,837)	(26,899)	8%	
Depot Building Total	0	0	0	0		
Net Operating	3,169,510	3,169,510	419,468	(2,750,042)	-87%	



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	150,000	70,087	(79,913)	-53% 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	398,353	272,836	(125,517)	-32% Work in progress, remaining budget will be carried forward into 2018/19.
Changeroom Tiles replacement	120,000	100,000	100,000	30,784	(69,216)	-69% 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	100,000	84,828	(15,172)	-15% 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	250,000	182,583	(67,417)	-27% Work partially completed, remaining budget will be carried forward into 2018/19.
Escape Gate Upgrade	12,000	9,500	9,500	9,411	(89)	-1%
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 Jun-18 \$	YTD Actual Jun-18 \$	YTD Variance	Variance Variance Commentary
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	20,033	33	0%
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	270,000	114,049	(155,951)	-58% Work partially completed, remaining budget will be carried forward in 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	18,930	15,748	(3,182)	-17%
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 completed, awaiting invoices. 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	100,000	102,542	2,542	3%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-18 \$	YTD Variance	Variance Variance Commentary
Mens Shed - Macerator Sewer Upgrade	50,000	50,000	50,000	3,800	(46,200)	-92% 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	37,200	27,995	(9,205)	-25% Works completed, awaiting invoices.
Woodville Reserve - Replace slabbed building surrounds with concrete	25,000	25,000	25,000	16,571	(8,429)	-34% Works completed, awaiting invoices.
FOR LAND & BUILDING ASSETS	2,343,358	2,018,358	2,018,358	1,288,480	(729,878)	-36%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	150,000	14,844	(135,156)	-90%
Intersections at Vincent and Fitzgerald Streets	79,560	79,560	79,560	55,256	(24,304)	-31% 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	230,000	0	(230,000)	-100%
Miscellaneous Traffic Management	80,000	80,000	80,000	74,456	(5,544)	-7%
Mid-block signalised pedestrian 'Pelican' crossings	250,000	250,000	250,000	3,433	(246,568)	-99%
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	30,000	13,476	(16,524)	-55% Work in progress, remaining budget will be carried forward into 2018/19.



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	300,000	230,422	(69,578)	-23% On-going work, remaining budget will be carried forward into 2018/19.
North Perth Public Open Space	114,000	114,000	114,000	770	(113,230)	-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%



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ROADWORKS - REHABILITATION (MRRG PROGRAM)						
Beaufort/Brisbane Street Intersection Improvements	139,970	139,970	139,970	2,191	(137,779)	-98% Funds carried forward.
Brisbane Street - Beaufort to William Street	134,214	134,214	134,214	0	(134,214)	-100% Funds carried forward.
Beaufort Street - Brisbane to Parry Street	51,043	51,043	51,043	0	(51,043)	-100% Funds carried forward.
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	152,965	(235)	0%
Angove Street - Charles to Daphne Street	327,400	327,400	327,400	200,028	(127,372)	-39% Work completed with surplus, awaiting final invoices.
Fitzgerald Street - Raglan Road to Angove Street	142,700	142,700	142,700	133,028	(9,672)	-7%
Scarborough Beach Road - Oxford to Fairfield Street	72,600	72,600	72,600	70,461	(2,139)	-3%
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	100,000	45,399	(54,601)	-55% 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	98,545	8,545	9%
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	83,000	84,460	1,460	2%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-18 \$	YTD Variance	Variance Variance Commentary
SLAB FOOTPATH PROGRAM						
Newcastle St - Carr to Watercorp	85,000	85,000	85,000	85,968	968	1%
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	47,315	(4,685)	-9%
Purslowe Street - Brady St to East St	26,500	35,000	35,000	32,248	(2,752)	-8%
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	106,294	13,294	14% Work completed, awaiting invoice from suppliers.
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 Jun-18 \$	YTD Actual Jun-18 \$	YTD Variance	Variance Variance Commentary
BICYCLE NETWORK						
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	190,000	0	(190,000)	-100% Carried forward to FY2018/19.
Oxford Street Green - Bike Box	25,000	25,000	25,000	1,091	(23,909)	-96% Work completed, awaiting invoice from suppliers.
Bike Boulevard Stage 2	1,100,000	1,300,000	1,300,000	594,344	(705,656)	-54% Work partially completed, remaining budget will be carried forward into 2018/19.
Bike Parking	15,000	14,000	14,000	12,935	(1,065)	-8%
Carr/Cleaver Street - bike lanes	50,000	50,000	50,000	50,296	296	1%
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	11,055	(23,945)	-68% Work completed, awaiting invoice from suppliers.
Chelmsford Road Car Park	78,000	78,000	78,000	38,432	(39,568)	-51% 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	72	(4,928)	-99%
Pansy Street Car Park - Lighting	1,600	1,600	1,600	0	(1,600)	-100%
Parking Restriction Implementation	143,682	118,682	118,682	42,442	(76,240)	-64% Work partially completed, remaining budget will be carried forward into 2018/19.
Raglan Road Car Park - Resurfacing & Lighting	70,000	70,000	70,000	28,736	(41,264)	-59% Work completed, awaiting invoice from suppliers.
DRAINAGE						
Beatty Park Reserve - Flood Mitigation Works	3,033	3,033	3,033	3,283	250	8%
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	181,647	(16,353)	-8% Work in progress, anticipate to complete by June 2018.
Miscellaneous Improvements	55,000	55,000	55,000	53,524	(1,476)	-3% Works 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 Jun-18	YTD Actual Jun-18	YTD Variance	Variance Variance Commentary
	\$	\$	\$	\$		
PARKS AND RESERVES						
Axford Park - Redevelopment	200,000	200,000	200,000	29,460	(170,540)	-85% On-going work, remaining budget will be carried forward into 2018/19.
Banks Reserve - Foreshore restoration stage 2	185,300	196,800	196,800	198,495	1,695	1%
Central Control Irrigation System (Stage 3)	60,000	60,000	60,000	57,441	(2,559)	-4%
Charles Veryard Reserve - Full/Partial Dog Exercise Fence & Landscaping	15,000	15,000	15,000	2,863	(12,137)	-81% Work completed, awaiting invoice from suppliers.
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	65,000	57,109	(7,891)	-12%
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	26,368	1,368	5%
Les Lilleyman Reserve - Eco-zoning	30,000	30,000	30,000	18,963	(11,037)	-37% Work completed, awaiting invoice from suppliers.
Loftus Rec Centre - Synthetic Soccer Pitch Surface	0	41,193	41,193	0	(41,193)	-100% Work completed, awaiting invoice from suppliers.
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	140,000	190,129	50,129	36% Work completed ahead of schedule; awaiting invoice from suppliers.
Synthetic Cricket Wicket Surfacing Program	25,000	25,000	25,000	23,919	(1,081)	-4%
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 Jun-18 \$	YTD Actual Jun-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	24,600	0	(24,600)	-100% Awaiting invoices with possible savings.
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	40,000	33,005	(6,995)	-17%
Upgrade and install new street lighting	15,000	15,000	15,000	5,425	(9,575)	-64%
Braithwaite Park - Fence	0	0	0	2,309	2,309	100%
TOTAL EXPENDITURE						
FOR INFRASTRUCTURE ASSETS	8,358,501	8,194,846	8,194,846	5,045,097	(3,149,749)	-38%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	380,000	371,400	(8,600)	-2%
Single Axle Truck (Flocon)	200,000	200,000	200,000	0	(200,000)	-100% Funds carried forward to FY18-19.
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	10,300	10,085	(215)	-2%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	11,200	(171,201)	-94% 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% Work completed, awaiting invoice from suppliers.	
25m pool pump	7,500	7,500	7,500	0	(7,500)	-100%	
Dry Chlorine feeder	12,000	12,000	12,000	4,761	(7,239)	-60%	
POLICY AND PLACE							
Installation of Device Sensors for Town Centre Performance	1,236	400	400	1,107	707	177%	
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 to commence in FY18-19. Budget will be carried forward in 2018/19.	to
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	1,441,911	940,571	(501,340)	-35%	



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	41,000	0	(41,000)	-100% Work completed, awaiting invoice from suppliers.
Pool Lane rope replacement	7,000	7,000	7,000	0	(7,000)	-100% Work completed, awaiting invoice from suppliers.
INFORMATION TECHNOLOGY						
Upgrade of IT Firewall	80,000	80,000	80,000	0	(80,000)	-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	350,000	343,551	(6,449)	-2%
Redevelopment of Website (stage 2)	30,000	30,000	30,000	28,189	(1,811)	-6%
Upgrade of AV Devices	30,000	30,000	30,000	29,976	(24)	0%
Upgrade IT Network Remote Access Facility	30,000	30,000	30,000	0	(30,000)	-100% Project to commence in FY18-19. Budget will be carried forward into 2018/19.
SOE Development	15,000	18,000	18,000	17,635	(365)	-2%
Online Lodgement of Applications	100,000	100,000	100,000	11,673	(88,327)	-88% 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% Project to commence in FY18-19. Budget will be carried forward into 2018/19.
Uninterruptable Power Supply x2 (BPLC & Library)	0	8,000	8,000	6,660	(1,340)	-17%
MARKETING & COMMUNICATIONS						
Digital Camera	0	2,532	2,532	2,583	51	2%



	Adopted Budget 2017/18 \$	Revised Budget 2017/18 \$	YTD Budget Jun-18 \$	YTD Actual Jun-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	15,464	464	3%
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	6,000	3,020	(2,980)	-50%
Halls, Pavilions and Operational Buildings - Non Fixed Assets - Renewal	60,000	60,000	60,000	28,139	(31,861)	-53% Works completed with possible savings.
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	1,081,682	666,452	(415,230)	-38%
	42 444 220	40 700 707	40 700 707	7 0 40 600	(4 700 407)	200/
TOTAL CAPITAL EXPENDITURE	13,411,320	12,736,797	12,736,797	7,940,600	(4,796,197)	-38%

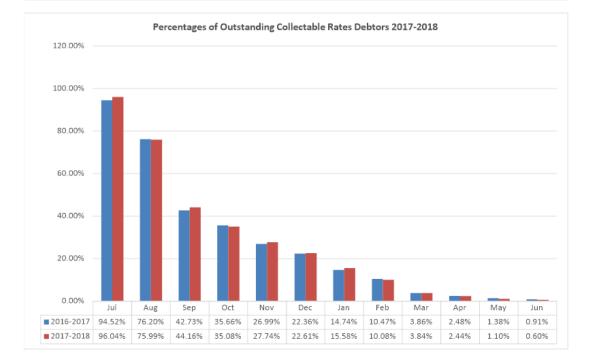
CITY OF VINCENT NOTE 6 - CASH BACKED RESERVES AS AT 30 JUNE 2018



24 JULY 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	30-Jun-18
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Administration Centre Reserve	11,418	10,587	0	0	178	216	(10,440)	(10,440)	1,156	363
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	556,854	92,983	87,430	0	0	3,890,493	3,896,088
Beatty Park Leisure Centre Reserve	252,933	253,819	0	0	4,739	7,051	(155,000)	(12,991)	102,672	247,879
Capital Reserve	8,264	7,470	0	0	237	201	0	0	8,501	7,671
Cash in Lieu Parking Reserve	782,114	781,449	60,000	41,474	20,756	20,696	(175,000)	(87,049)	687,870	756,570
Electronic Equipment Reserve	52,666	52,589	0	0	1,509	1,413	0	0	54,175	54,002
Hyde Park Lake Reserve	148,486	148,177	0	0	4,253	3,985	0	0	152,739	152,162
Land and Building Acquisition Reserve	277,340	276,761	0	0	7,944	7,440	0	0	285,284	284,201
Leederville Oval Reserve *	217,145	216,694	0	0	5,217	5,827	(70,000)	0	152,362	222,521
Leederville Tennis Reserve	1,976	1,981	970	976	70	67	0	0	3,016	3,024
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	569	0	0	24,650	24,543
Loftus Recreation Centre Reserve	39,329	39,123	57,060	57,142	1,380	1,737	(80,568)	(39,375)	17,201	58,627
North Perth Tennis Reserve	42,094	42,049	4,670	4,675	1,273	1,199	0	0	48,037	47,923
Office Building Reserve - 246 Vincent Street	528,131	527,031	0	0	12,979	14,170	(10,000)	0	531,110	541,201
Parking Facility Reserve	98,461	98,182	0	0	2,788	2,712	(2,250)	0	98,999	100,894
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	6,664	(267,000)	(97,000)	40,749	210,427
State Gymnastics Centre Reserve	96,746	96,639	10,750	10,774	2,925	2,690	(40,000)	(18,950)	70,421	91,153
Strategic Waste Management Reserve	20,884	20,842	0	0	598	559	0	0	21,482	21,401
Tamala Park Land Sales Reserve	1,991,393	2,022,698	1,452,514	1,433,870	77,298	55,942	(34,033)	(34,033)	3,487,172	3,478,477
Underground Power Reserve	195,835	195,426	0	0	5,609	5,255	0	0	201,444	200,681
Waste Management Plant and Equipment Reserve	543,138	546,224	0	0	10,544	13,912	(350,000)	(350,000)	203,682	210,136
	8,875,671	8,908,119	2,143,415	2,111,928	258,420	239,735	(1,194,291)	(649,838)	10,083,215	10,609,944

* \$70,000 not used for electrical upgrade, retained in reserve.



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CITY OF VINCENT NOTE 8 - RATING INFORMATION FOR THE MONTH ENDED 30 JUNE 2018



	Rateable Value	Rate in Dollar	Budget	Actual	Rates Levied to Budget
Rate Revenue	\$	Cents	\$	\$	%
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	104.09
4 Vacant Other @ \$1,414	41,700	12.236	5,656	5,656	100.0%
Interim Rates	0		450,000	501,255	111.4%
Back Rates	0		30,000	27,710	92.4%
Total Amount Made up from Rates	496,628,538	-	33,014,532	33,018,221	
Non Payment Penalties					
Instalment Interest @ 5.5%			176,260	157,461	89.39
Penalty Interest @ 11%			80,000	121,806	152.39
Administration Charge - \$13 per instalment			200,000	247,475	123.79
Legal Costs Recovered			25,000	67,922	271.79
Other Reimbursements			600	626	104.39
Interest Write Off			(200)	0	0.09
Other Revenue		_	33,496,192	33,613,511	
Exempt Bins - Non Rated Properties			147,000	136,778	93.09
Commercial / Residential Additional Bins			119,000	168,962	142.09
Swimming Pools Inspection Fees			12,881	12,881	142.0
		_			100.01
			33,775,073	33,932,132	
Opening Balance				218,492	
Total Collectable			33,775,073	34,150,624	101.11%
Less					
Cash Received				32,883,592	
Rates writen off				27,838	
Rebates Allowed				1,035,452	
Refunds Allowed				0	
Rates Balance To Be Collected		=	33,775,073	203,742	0.60%
Add					
ESL Debtors				38,277	
Pensioner Rebates Not Yet Claimed				4,160	
ESL Rebates Not Yet Claimed				388	
Less Deferred Rates Debtors				(117 709)	
Current Rates Debtors Balance			-	(117,708) 128,858	
Sarron natos popiors Dalando			-	120,030	

CITY OF VINCENT NOTE 8 - DEBTOR REPORT FOR THE MONTH ENDED 30 JUNE 2018



DESCRIPTION		CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
		\$	\$	\$	\$	\$
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 *		0	(7)	0	327,795	327,788
DEBTOR CONTROL - PROPERTY INCOME		(35,481)	12,484	5,897	(9,643)	(26,742)
DEBTOR CONTROL - RECOVERABLE WORKS		(13,522)	0	0	0	(13,522)
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE		0	0	0	0	0
DEBTOR CONTROL - OTHER		160,777	0	0	28,827	189,603
DEBTOR CONTROL - % ART CONTRIBUTIONS		0	0	0	0	0
DEBTOR CONTROL - GST		(222,979)	13,793	209,187	0	0
DEBTOR CONTROL - INFRINGEMENT *		202,954	97,994	67,340	2,468,479	2,836,767
PROVISION FOR DOUBTFUL DEBT		0	0	0	0	0
TOTAL DEBTORS OUTSTANDING AS AT 31/05/2018		91,748	124,263	282,424	2,815,458	3,313,894
UNDERGROUND POWER						50,220
ACCRUED INCOME						24,055
ACCRUED INTEREST						194,448
PREPAYMENTS						29,893
TOTAL TRADE AND OTHER RECEIVABLES						3,612,509
DATE DEBTOR OVER 90 DAYS	AMOUNT	DEBT DETAILS	Con	nments		
12/20/2016 Torrest Lilli Octobert Obert	0 000 00	Observery A Deservery C	a ta cha la suface a ta base - Dese	dia a second de la second	and him	

	DATE	DEBTOR OVER 50 DATS	AMOUNT	DEDT DETAILS	comments
Г	12/09/2016	Tuart Hill Cricket Club	9,080.00	Charles Veryard Reserve for training/matches	Pending negotiation of ground hire.
F	04/11/2016	C Caferelli	28,600.00	Breaches of Planning Development Act	Referred to Fines Enforcement Registry.
В	ALANCE OF 6	0 DAY DEBTORS OVER \$500.00	37,680.00		

* Administration will be reviewing these debts in July 2018.

CITY OF VINCENT NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION AS AT 30 JUNE 2018



24 JULY 2018

	Revised Budget 2017/18	YTD Budget Jun-18	YTD Actuals Jun-18	YTD Actuals Jun-17	Month Actuals Jun-18	Month Actuals Jun-17
	\$	\$	\$	\$	\$	\$
ADMINISTRATION						
Revenue	0	0	0	0	0	0
Expenditure	0	0	(2,964)	(45)	(2,964)	(45)
Surplus/(Deficit)	0	0	(2,964)	(45)	(2,964)	(45)
SWIMMING POOLS AREA						
Revenue	2,264,308	2,264,308	2,149,022	2,101,003	124,575	123,116
Expenditure	(4,043,768)	(4,043,768)	(3,981,953)	(3,455,801)	(307,803)	(383,523)
Surplus/(Deficit)	(1,779,460)	(1,779,460)	(1,832,931)	(1,354,798)	(183,228)	(260,408)
SWIM SCHOOL						
Revenue	1,491,018	1,491,018	1,464,139	1,482,589	127,500	131,717
Expenditure	(1,083,606)	(1,083,606)	(1,078,963)	(1,071,772)	(92,631)	(87,568)
Surplus/(Deficit)	407,412	407,412	385,176	410,818	34,869	44,149
CAFÉ						
Revenue	742,425	742,425	667,990	675,261	37,740	41,545
Expenditure	(803,792)	(803,792)	(845,290)	(815,118)	(62,771)	(79,095)
Surplus/(Deficit)	(61,367)	(61,367)	(177,300)	(139,857)	(25,031)	(37,550)
RETAIL SHOP						
Revenue	520,503	520,503	487,378	484,557	28,789	27,624
Expenditure	(418,475)	(418,475)	(376,172)	(411,211)	(27,771)	(47,866)
Surplus/(Deficit)	102,028	102,028	111,206	73,346	1,018	(20,243)
HEALTH & FITNESS						
Revenue	1,596,329	1,596,329	1,553,797	1,521,703	127,049	122,834
Expenditure	(1,371,706)	(1,371,706)	(1,324,510)	(1,345,901)	(96,012)	(104,871)
Surplus/(Deficit)	224,623	224,623	229,287	175,801	31,037	17,963
GROUP FITNESS						
Revenue	651,206	651,206	628,568	610,313	49,003	46,885
Expenditure	(588,619)	(588,619)	(570,033)	(542,855)	(43,931)	(62,654)
Surplus/(Deficit)	62,587	62,587	58,535	67,458	5,072	(15,769)
AQUAROBICS						
Revenue	231,697	231,697	224,618	218,470	17,982	16,617
Expenditure	(157,510)	(157,510)	(150,755)	(137,887)	(11,588)	(13,508)
Surplus/(Deficit)	74,187	74,187	73,863	80,583	6,394	3,108
CRECHE						
Revenue	59,453	59,453	62,177	75,995	4,888	6,519
Expenditure	(345,269)	(345,269)	(320,025)	(317,993)	(24,713)	(21,924)
Surplus/(Deficit)	(285,816)	(285,816)	(257,848)	(241,997)	(19,825)	(15,405)
Net Surplus/(Deficit)	(1,255,806)	(1,255,806)	(1,412,976)	(928,691)	(152,658)	(284,198)
Less: Depreciation	(1,161,147)	(1,161,147)	(1,161,151)	(563,300)	(96,748)	(51,175)

12 COMMUNITY ENGAGEMENT

12.1 LATE REPORT: NOTICE OF MOTION - CR SUSAN GONTASZEWSKI - STRATEGIES TO IMPROVE PARTICIPATION AND ACCESSIBILITY BY WOMEN AND GIRLS AT CITY OF VINCENT SPORTSGROUNDS AND ASSOCIATED FACILITIES

REPORT TO BE ISSUED PRIOR TO COUNCIL MEETING - 24 JULY 2018

13 CHIEF EXECUTIVE OFFICER

13.1 APPROVAL TO ADVERTISE DRAFT STRATEGIC COMMUNITY PLAN 2018 - 2028

TRIM Ref:	D18/98447	
Author:	Rosslind Ellis, Acting Director Community Engagement	
Authoriser:	Michael Quirk, Director Community Engagement	
Attachments:	 Strategic Community Plan -Text Only <u>1</u> Imagine Vincent Community Engagement Plan <u>1</u> 	

RECOMMENDATION:

That Council:

1. AUTHORISES the Chief Executive Officer to advertise the Draft Strategic Community Plan as shown in Attachment 1 for public comment for a period of 30 days.

2. NOTES that:

- 2.1 The Mayor and CEO's columns will be included following endorsement by the Council;
- 2.2 The document will be developed into a designed document for the public consultation process;
- 2.3 Notification of the draft launch will be sent to the database of residents who participated in the Imagine Vincent Consultation;
- 2.4 The video of the Imagine Vincent consultation process will be released via the City's website and social media channels; and
- 2.5 The draft Strategic Community Plan document will be made available on the City's Imagine Vincent consultation website.

PURPOSE OF REPORT:

To consider the Draft Strategic Community Plan for the purpose of advertising it for public comment.

BACKGROUND:

City of Vincent Strategic Community Plan 2013-23 (SCP) was adopted in 2013 and is due for its 4-year review. Through the review of the SCP, the City made a commitment to strengthen its focus on community engagement by actively inviting two-way conversations across the community to gather feedback, ideas and thoughts.

Through actively listening and working with the community the new SCP 2018-2028 has been prepared.

DETAILS:

The City engaged Shape Urban after a detailed tender process in November 2016 to assist with the consultation and development of the City's SCP. The Council, CEO and administration project team were highly engaged in the process.

In designing the Imagine Vincent consultation and the draft SCP the Council asked the project team to follow these guiding principles:

• The engagement campaign must be open and inviting, exciting and engaging and to help the Council to build even greater knowledge about the Vincent community. The consultation needs to enable all members of our community to be involved and ensure that community inputs are reflected in the outcomes; that it is representative, relevant, and transparent and the outcomes are measurable.

- Our consultation will be positively assisted by being inclusive and informative; sharing knowledge freely, making sure we use the feedback (data) that the community has already given us and by having all representatives of the City involved. To avoid potential challenges, our campaign will need to be open and honest and clear and we will need to show that we are aware of existing issues, that we are willing to talk about them, and that we are learning from past lessons.
- The engagement approaches that will be right for us will need to be transparent and open enabling us to keep our community fully informed. The approach will be inclusive of all members of our community, be collaborative, and the outcomes will be both revealing and instructive. The approach should enable all representatives of the City to be involved in a meaningful and collaborative way.
- There are so many ways to engage with the community, and we want to understand what tools and techniques will best work for our many and varied community members, as well as for our many and varied opportunities and challenges. The engagement techniques that we choose must be, above all, engaging and transparent and inclusive.

CONSULTATION/ADVERTISING:

The Imagine Vincent community consultation process was the largest engagement exercise ever undertaken by the City.

The consultation was launched on the 8 June 2017 with a full day workshop at North Perth Town Hall with 90 people attending. These 90 people were comprised of 30 from a general call out to Vincent residents, 30 from precinct groups, town teams and advisory groups, 30 from community groups and identified City stakeholders. The purpose of the launch event was to identify the questions that would get the right answers from our community. From this launch event seven key questions were identified to take out to the community.

- How can we maximise the benefits of population growth and improve our environment?
- How can we be the leader in helping people get around in an active, safe and sustainable way?
- What do you love about Vincent? How can we celebrate and promote our uniqueness?
- How can we support and facilitate our local businesses/ enterprises/ services and stay flexible to change?
- How can the design of our neighbourhoods encourage a greater sense of community?
- How can we help build connections across our diverse community of people?
- How could we work together to create welcoming places and spaces for everyone?

At midnight 9 June these seven questions were posted to the Imagine Vincent website and the community consultation phase of the project official started. The project team directly contacted 349 identified stakeholders via phone and email during this period and sent 32,015 postcards to all residents and business directly them to the Imagine Vincent website.

The project team reported consultation numbers and targets back to the Council at each Councillor workshop during the consultation period. The Council made it clear that hard to reach groups were very important to talk to as part of the consultation. The project team ensured that identified hard to reach groups were directly engaged with in situations that they would feel comfortable.

Diverse groups engaged	
Number of language/ethnic groups engaged:	31
Number of Indigenous groups engaged:	5
Number of arts and culture engaged:	23
Number of religious denominations engaged:	26
Number of hard to reach groups engaged:	139
Number of community groups engaged:	23

Young people were a key group in the Imagine Vincent campaign. Students were included in the launch event as well as in classroom thought generation activities. In addition at risk youth events were run through Foyer Oxford. The project team also held "cloud" idea days at the Leederville skate park where young people could write and draw their ideas for a Vincent of the future, this group was dominated by young men aged from 10 - 25 which had been identified as a hard to reach group.

Events for young people included

All education institutions, Family Services, and Youth organisations were contacted directly to be informed about Imagine Vincent and be given the opportunity to come to a Community Workshop or host an event. Events were held at:

- Aranmore High School
- Aranmore Primary School
- Kyilla Primary School
- Mount Hawthorn Primary School
- North Perth Primary School
- Highgate Primary School
- Rae Street Play Street
- Foyer Oxford
- Leederville HQ (at an advertised skate park function)
- Children and Young People Advisory Group

Over 60 Population is a high proposition of the Vincent community and the project team directly contact all 22 aged care facilities that are located in the City. Events for Over 60's included:

- Leederville Gardens
- Vincent Men's Shed

Indigenous groups were an important part of the consultation process, five Indigenous services groups were contacted directly to be informed about Imagine Vincent and be given the opportunity to come to the Community Workshop or host an event. They were also asked to spread information about Imagine Vincent to their members. Events were held at:

- Nyoongar Outreach
- Noongar Radio
- Reconciliation Action Plan Working Group

31 language/culture/ethnic representative groups were contacted directly to be informed about Imagine Vincent and be given the opportunity to come to the Community Workshop or host an event. They were also asked to spread information about Imagine Vincent to their members. Key advertising materials and invitations were translated into Chinese and Vietnamese. In addition the team ran a Chinese language business event on William Street for local businesses, Chinese and Vietnamese speaking staff were at the event to assist in translating.

All five City of Vincent Town Teams were invited to be involved in the project, as well as direct contact with over 50 businesses including 5 business hubs or co-working spaces. These businesses were contacted directly to be informed about Imagine Vincent and be given the opportunity to come to the Community Workshop or host an event. They were also asked to spread information about Imagine Vincent to their members.

5 shopping hubs were contacted directly to be informed about Imagine Vincent and be given the opportunity to host a pop up. Posters were displayed in shopping facilities.

Event information was distributed through existing local professional and business networks to encourage attendance. General and Business Events were held at:

- The Cabin
- Rockefeller
- Ilka
- The Old Laundry
- Bar 399
- Budburst Bar
- Get Your Fix
- Department of Sport and Recreation (as it was known at the time)
- The Mezz

In addition 32 social services teams were directly contacted and 73 sporting clubs. The project team also ran "Pop up" events in key locations:

- Leederville Parklet Coffee for ideas
- Imagine Vincent Cup
- Alfred Road Parklet (North Perth)

- Beatty Park early morning (swimmers)
- Beatty Park evening
- Loftus Centre
- Bike Hub (Ride to work day)
- Native Plant Sale
- Kyilla Farmers Market
- Compost and Worm Workshop
- Town Team Vincent Launch

Advertising tools were released at identified consultation phases.

There have been 1041 people involved in Imagine Vincent.

Over 4204 thoughts, ideas and views have been shared across the seven questions.

Getting started

- 4250 Postcards handed out (including Chinese and Vietnamese)
- 32,015 postcards mailed to addresses
- 500 surveys and registration forms at community centres
- 50+ posters around Vincent
- 94 Host a Conversation Kits handed out
- 8 Vinyl banners located around the City
- 38 pop ups and events

Social Media

- 188 updates across 3 social media channels
 - 71 Facebook posts
 - o 98 tweets
 - 19 Instagram posts
- 35,966 Twitter impressions
- 577 Twitter engagements
- 113,621 Reached on Facebook
- 4,118 Engaged on Facebook

IMAGINE VINCENT SITE

- 4.5k visits to the Imagine Vincent
- 319 site registrations
- 10 quick polls via Facebook and Twitter
- 615 quick poll votes
- 139 survey responses

CITY

- 5 eNews updates
- Reminder in rates notice to households
- 3080cm² of newspaper ads including two wrap around
- Media article published on XX

IMAGINE VINCENT CUP

- website clicks from display banners on the WAFL sites
- 1800 of Imagine Vincent tickets distributed
- 2500 punters through the gates
- 10m x 15m Imagine Vincent Sign
- Channel 7 sports coverage
- 45 Football members at the "Beers for Ideas" event following the game
- WAFL nomination for best Community exercise in the state

Following the general consultation period outlined above 12,000 community panel invitations were sent to randomly selected community members. The target was a group of 40 Vincent residents from all demographics within the City of Vincent. The group came together on 23 September 2017 and discussed and voted on all the ideas collected over the previous 12 weeks using an online voting tool <u>www.deliberatelyengaging.com.au</u>.

LEGAL/POLICY:

Section 5.56 of the *Local Government Act 1995* requires that a local government makes a "plan for the future" which must include the adoption of a Strategic Community Plan.

Regulation 19C of the *Local Government (Administration) Regulations 1996* sets out a number of requirements for a Strategic Community Plan.

The Draft Strategic Community Plan fulfils these statutory requirements.

RISK MANAGEMENT IMPLICATIONS:

Low The City have been actively involved in the creation of this document.

STRATEGIC IMPLICATIONS:

The Strategic Community Plan 2018-2028 is the Councils most significant guiding document and establishes the community's vision for Vincent's future. The Plan will drive our planning, budgeting, resource allocation and service delivery over the next decade, in order to focus our efforts and align our activities to achieve the community's vision.

SUSTAINABILITY IMPLICATIONS:

Nil

FINANCIAL/BUDGET IMPLICATIONS:

Nil

COMMENTS:

The advertising of the Draft SCP will allow administration to finalise the consultation process and allow administration to seek public comment in preparation for final endorsement.

CITY OF VINCENT

STRATEGIC COMMUNITY PLAN 2018 – 2028

Created by the community of the City of Vincent

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.

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.

ACKNOWLEDGEMENT OF COMMUNITY PARTICIPATION

This document has been prepared with the support of many people from our wonderfully diverse community. We wish to acknowledge the following people for their support in preparing this document:

- Through our engagement campaign, the 1041 people that provided their time; answering our questions, providing their input and participating in discussions about the direction of Vincent
- Our Town Teams and Advisory Group members for participating in Imagine Vincent
- The businesses who shared our information through posters and postcards
- And last, but not least, our very hard working and passionate Community Engagement Panel; Naomi, Susan, Sarah, Anne, Jannah, Brayden, Ashley, Lay, Ghassan, Maria, Owen, Alec, Patricia, Jim, David, John, Dylan, Jade, Philip, Andrew, Joy, Amanda, Andy, Timothy, Diane, Robert, Alison, Joe, Alen, Anita, Kym, Takeshi, Anne, Nigel, Abbas, Paula, Jolene, Kat, Clint, Jimmy, Elsbeth, Alex, David and Christine.

Insert Map Picture

This map went everywhere throughout the campaign. These dots represent the many people who gave their time to help us prepare this document. We thank you all!

Insert:

MAYOR'S MESSAGE

CONTENTS PAGE

1. INTRODUCTION

The Strategic Community Plan 2018-2028 (SCP) is the City's most significant guiding document and establishes the community's vision for Vincent's future. The Plan will drive our planning, budgeting, resource allocation and service delivery over the next decade, in order to focus our efforts and align our activities to achieve the community's vision.

This SCP is the result of the largest community engagement initiative ever undertaken by the City of Vincent – Imagine Vincent, described in more detail in Section 5.

Through that engagement, we received an abundance of rich feedback from all areas of our community, which together have helped paint a picture of how our community wants to experience life in Vincent in the decade ahead.

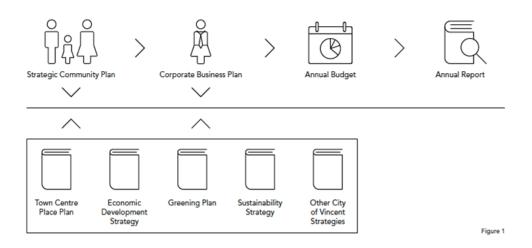
That in turn has enabled us to think about the contribution and commitment that we can make to help achieve the community's vision for the future.

In developing this SCP we also acknowledge the previous Vincent Vision community engagement campaign that underpinned the City's immediate past SCP and laid the foundations upon which the Imagine Vincent engagement initiative was built. This reflects the City's ongoing commitment to engaging with our community to understand, define and deliver on our shared vision for the future.

2. PLANNING AND REPORTING FRAMEWORK

Under the Local Government Act 1995, every local government in Western Australia must develop a Strategic Community Plan, as part of an Integrated Planning and Reporting (IPR) Framework.

Relevant Regulations and Guidelines require that the Plan clearly define the Council's strategic priorities, actions and initiatives for the coming decade – clearly linked to the community's aspirations for the future. The IPR framework is illustrated in Figure 1 below.



3. CONTEXT

State Direction

The State Government's Perth and Peel @ 3.5 million strategy, describes the future direction for the region as its population approaches 3.5 million in the 2030s. In addition to promoting increased infill development, the strategy identifies the following principles as key to maintaining the health of the region:

- Liveable
- Prosperous
- Connected
- Sustainable
- Collaborative.

Feedback received from our community through Imagine Vincent has illustrated a strong alignment to these principles, which have been incorporated into this document.

Strategic Considerations

Research, trends and technology of various kinds are always dynamic. They provide new insights into strategic issues we ought to consider for the future.

For the City of Vincent, these issues include:

- Ensuring a healthy, functional and equitable city to cater for our growing population;
- · The need for diverse housing, both in affordability and in building types to accommodate changing lifestyles and needs;
- · Shifting global economies, changing local job markets and the need for a resilient and diverse local economy;
- · Climate change and the effect it could have on our flora, fauna and the physical environment;
- · Technological disruptions, including digitally facilitated sharing economies and autonomous vehicles;
- · Evolutions in transport and the infrastructure to support them;
- · Public health issues and ways to support a healthier community; and
- · Addressing social isolation among the aged, at-risk and disadvantaged in our community.

Such considerations were frequently raised throughout the Imagine Vincent engagement process and are reflected in the direction and outcomes of this document.

4. CITY PROFILE

Options for Infographic

Population

- 2016 35,587 | 2026 44,443
- 25-34 Fastest Growing Age
- 35% born overseas
- 1,800 people became citizens over the last 10 years
- 21% do voluntary work

Area

- 11.3km2
- Including: North Perth, Leederville, Highgate, Mount Hawthorn, parts of East Perth, West Perth, Perth and Mount Lawley.
- 18,349 Rateable Properties

Around Vincent

- 9 sites of Aboriginal significance for the Whadjuk Noongar people
- 106.4km² Parks and Gardens
- +144 km of road
- +260 Kilometres of footpath
- +11 schools and TAFEs
- +10 halls and pavillions
- +40 tennis Courts
- +48 parks and reserves
- 42 playgrounds
 - 2 nature playgrounds
 - 25 swing sets
 - +36 fitness equipment
 - 7 sand pits
 - 3 park chess tables
- 19 car parks

Business & Community

- +4,000 local businesses
- +400 retail, food and hospitality businesses
- +25,700 local jobs
- 16 community events
- 158 public art murals
- 3000 free plants given to community each year

Property Ownership

•	Home ownership	COV - 40.6%	Greater Perth - 66.4%
•	Renting	COV - 40.9%	Greater Perth - 28.3%

Getting around

_	CITY OF	GREATER
	VINCENT	PERTH
Walk	8.7%	2.1%
Ride	3.0%	1.0%
Car	54.8%	68.7%
Bus	14.6%	29.2%

5. THE PROCESS

The Strategic Community Plan represents our community's long term vision, values, aspirations and priorities and what we'll do to help achieve them. The SCP defines our strategic priorities and will inform our resource allocations, intentions for asset stewardship and service delivery over the coming decade – clearly linked to the community's aspirations.

With this in mind, we embarked on the most significant community engagement exercise ever undertaken by the City of Vincent – Imagine Vincent.

Through this engagement campaign we wanted to reach far and deep into our community to understand our community's dreams and desires for the future, so that we could then define the role we can play in making the community's vision a reality.

Above all else, we wanted Imagine Vincent to be engaging, inclusive, transparent and collaborative, with two key goals in mind:

- To provide every person living, working in or visiting Vincent with every possible opportunity to shape our future; and
- To ensure the feedback results were honest, independent and representative of our community at large, including age composition, gender, ethnicity, language, religion and ability.

The process undertaken through Imagine Vincent is documented in more detail in the Imagine Vincent Engagement Summary, which is an important reference source for the detail in this SCP. A simple flowchart of the engagement process is shown in Figure 2, while a snapshot of some key numbers from our 'imagining' are shown in Figure 3.

Reviews

It is also important to note that the SCP, while being incredibly important in guiding us over the next ten years, will not remain static.

As we continue to deliver on the outcomes and actions of this SCP we will maintain an open and transparent dialogue with the community, to stay in step with community expectations.

We will undertake a desktop review of this Plan every two years to ensure the outcomes and actions remain relevant and assess how well we have delivered on our commitments. This review will involve key stakeholder groups and analysis by the City.

A complete review of this Plan will be undertaken every four years, involving further engagement with the broader community. Our two-yearly desktop reviews will help us track our progress and refine our focus to ensure the size and scope of the four-yearly review appropriately responds to any changes in community aspiration or expectation.

This in turn will support us in continuing to be an agile Local Government that is alert and responsive to our community's needs.

8 June - early September 2017 Community Workshop Launch - 8 June

Focused meetings, community conversations, social and traditional media, quick polls, surveys, pop-up meetings and direct contacts

 \searrow

August - mid September 2017 Ongoing pop-up meetings, social and traditional meetings and quick polls Review emerging themes

Community Engagement Panel 16 & 23 September

 \checkmark

October 2017 - June 2018 Review of community engagement outcomes, consolidation of Community Engagement Panel outcomes

Development of Strategic Community Plan

Figure 2. The Imagine Vincent Process

Feature text – use of Imagine Vincent clouds and icons

Figure 3. Imagine Vincent Key Numbers

- 1041 people involved in Imagine Vincent
- Over 4204 thoughts, ideas and views
- 349 one on one conversations
- 1 launch workshop
- 32,015 postcards mailed to addresses
- 500 surveys and registration forms at community centres
- 4,500 visits to the Imagine Vincent Website
- 12,000 community panel invitations sent to randomly selected community members
- 615 quick poll votes
- 6 events at education institutes
- 12 pop up community events
- 8 events hosted by local businesses
- 23 community groups engaged
- 22 aged and senior groups directly contacted
- 5 Indigenous groups engaged
- 237 children/young people involved
- 42 Community Panel members

We came to you...

Mayors Night at the Cabin Chat - photo

William Street event at Bar 399 with Chinese language translators – photo
Local Business nights in North Perth, Mt Lawley, Leederville and Mt Hawthorn
Skateboarding clinics in Leederville with our brainstorm clouds – photo
Imagine Vincent Cup at Leederville Oval photo
Pop Ups in our Parklets (with free coffee!) photo
Cups of tea with the residents of Leederville Gardens (thanks for the cake) – photo
Displays at The Mezz and North Perth shopping Centre photo
Budhurst Bar Night for Dads of Vincent – photo
Supper with the residents of Foyer Oxford (thanks for the milo and brownies)
Department of Sport and Recreation morning tea photo
Evening hang out with Vincent Mums at Ilka photo
North Perth Local meet the Neighbour night at the Old Laundry photo

Tree planting day in Mt Hawthorn photo Kyilla Farmers market photo Beaufort street craft market photo Noongar Radio tea and catch up photo Classroom discussions with Vincent students about how they see the future photo Composting workshop chat photo

Our information and documents were translated into Vietnamese and Chinese [Examples]

6. VISION

In concluding the community engagement campaign, our independently and randomly selected Community Engagement Panel was asked to create a vision statement that best reflected the ideas and feedback received from our community throughout month *Imagine Vincent* engagement campaign.

The Panel's resulting vision statement is below:

In 2028, the City of Vincent is a leafy and vibrant 24 hour city, which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a council that says YES!

This statement represents the Panel's interpretation of what our community wants for the future of Vincent.

What we hear is that the community wants us to be a Council and an organisation that is clever, creative and courageous; that is in tune with community appetites and expectations; open-minded and willing to push the boundaries and willing to think and act as an enabler rather than a traditional local government regulator.

We are delighted to accept the challenge!

7. PRIORITIES

Our priorities to 2028 are defined below. They have been drawn from the feedback received from our community, and reflect our past, present and future. No one priority is more substantial than another; each works in concert with the others to deliver on our community's overall vision.

Enhanced Environment

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

Accessible City

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.

Connected Community

We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.

Thriving Places

Our vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.

Sensitive Design

Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.

Innovative & Accountable

The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.

8. OUTCOMES AND ACTIONS

Using the results of the Imagine Vincent community engagement campaign, we have defined the following for each of the six Priority Areas:

- Outcomes The aspiration that the community expects us to achieve. These are the Outcomes we will work towards and will be achieved by focusing on a number of Actions.
- Actions Our commitment to what we will do to achieve or contribute to the community's Outcomes. These Actions will be delivered through specific tasks and activities stated in our Corporate Business Plan.

ENHANCED ENVIRONMENT

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

THE OUTCOMES WE WILL WORK TOWARDS	WHAT WE'LL DO
 Our parks and reserves are maintained, enhanced and well utilised 	Invest in our parks and reserves which may include increased planting, improving or establishing playgrounds or skate parks and providing improved infrastructure such as water fountains and seats.
 Our urban forest/canopy is maintained and increased 	Increase access to green space in high priority areas.
 We have improved resource efficiency and waste management 	Increase native planting and urban canopy in the public realm including tree planting in road reserves, verge gardens and strategic greening of City assets.
 We have minimised our impact on the environment 	Provide information and support the community to increase greening and tree preservation on private property (such as developing a planting guide).
	Deliver a contemporary and sustainable waste service that minimises waste generation and increases recovery, reuse and recycling.
	Invest in alternative energy and water efficiency initiatives, including consideration of emerging technologies.
	Support educational programs and initiatives that assist the community to live sustainably

Comments from the Community - possible feature text

- Create edible landscapes in laneways
- Verges should have a functional use for residents
- More awareness of adopt-a-verge, adopt-a-tree and tree planting programs
- Continue to review household and city assets according to green credentials
- Keep renewing building policy to increase renewable energy targets
- Encourage innovative ways to have non-traditional gardens (e.g. rooftop, verge, wall).

ACCESSIBLE CITY

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.

THE OUTCOMES WE WILL WORK TOWARDS	WHAT WE'LL DO
 Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use We have better integrated all modes of transport and increased services through the City 	Deliver alternative streetscapes that encourage increased pedestrian and cyclist activity.
	Develop and progress an integrated transport plan that considers increased and better connected pedestrian, cyclist and public transport.
We have embraced emerging transport	Improve and enhance pedestrian and bicycle support infrastructure.
technologies	Prioritise pedestrians through safe streets, slower speed zones and shared spaces.
	Partner with others, including Local Governments and the State Government, to advocate for improved transport networks.

Comments from the Community - possible feature text

- Trials for 'Park Streets and Open streets'
- Investigate options to improve east-west linkages and possible CAT bus systems
- Reduced speed limits in North Perth, William Street, along Scarborough Beach Road
- More non-car based travel; and encouraging people to embrace walking, riding, trains
- Make streets more pedestrian friendly
- Adding charging stations to recharge electric cars
- Better routes within Vincent (East-West routes)

CONNECTED COMMUNITY

We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.

THE OUTCOMES WE WILL WORK TOWARDS	WHAT WE'LL DO	
An arts culture flourishes and is	Integrate accessibility, diversity and inclusion into our operations and service delivery to meet the needs of everyone in our community.	
celebrated in the City of Vincent	Develop a clear vision for creative arts in the City and continue to deliver public art, inclusion of art in built form, opportunities for local artists and creative spaces.	
 We have enhanced opportunities for our community to build relationships and connections with each other and the City Our many cultures are celebrated 	Acknowledge and celebrate the history of the Whadjuk Noongar people and develop partnerships with local Whadjuk Noongar organisations and community members.	
	Improve access to information on all that we offer our community, including comprehensive neighbourhood maps.	
 We recognise, engage and partner with the Whadjuk Noongar people and culture 	Lead by example through decision making and communications to support the diversity and culture of our community.	
	Develop and deliver a community engagement charter that clearly identifies how and when we will engage with the community and provide a single location for all information sharing.	
 Our community facilities and spaces are well known and well used 	Support and streamline community-led opportunities in public spaces such as 'street parties', community gardens and verge parks.	
 We are an inclusive, accessible and equitable City for all 	Partner with support services and surrounding local governments to proactively address homelessness, social isolation and disadvantage and facilitate opportunities for members of the community to be involved.	

Comments from the Community – possible feature text

- · More diverse street art, more publicity of street art, encourage new artists
- A diversity of public art, opportunities for local artists and facilitating creative spaces and artistic endeavours.
- Priority plans and continued support for creative spaces
- Availability of community spaces, local markets and produce suppliers and a description of facilities within various parks
- The vibe is great in Vincent. It's a cool place to be great cafes and bars, cute shops, street art.
- There are a lot of services for people with young families which means that parents have a lot of opportunity to connect with other parents.
- We could do walking tours around the city to show off local art, stores areas etc.
- We love the innovative thinking, the involvement of the community, the diversity of the community here is highly represented and celebrated and there is a general support and encouragement about change and progressive ideas.
- I would love to see Vincent become the arts capital of Perth.

THRIVING PLACES

Our vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.

THE OUTCOMES WE WILL WORK TOWARDS		WHAT WE'LL DO
•	We are recognised as a City that supports local and small business	Increase our role and influence in attracting, retaining and growing independent businesses in the City through economic development initiatives and support for town teams.
 Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority 		Increase safety in our town centres and public places through good design, investment in infrastructure and partnerships with WA Police and community organisations.
•	We encourage innovation in business, social enterprise and imaginative uses of space, both	Prioritise investment in maintenance, repair and improvement programs to deliver high quality public places and facilities.
•	public and private Our physical assets are efficiently and effectively	Streamline systems and policies to reduce red tape and barriers for business.
	managed and maintained	Review opportunities and advocate to better connect the City through support for the digital economy, investigating options for enhanced telecommunications infrastructure and services such as free public wi-fi.
		Take a place-based approach to investment in our town centres and gathering places to increase activation, improve wayfinding and create destinations for all members of the community.
		Encourage business growth and community interaction in smaller neighbourhood centres across the City, through inclusion in business support initiatives.

Comments from the Community - possible feature text

- In developing non-traditional business spaces (e.g. co-working spaces, temporary uses of vacant spaces, pop-up shops and hacker spaces.
- City to provide safe spaces, facilities.
- Better use of existing spaces to promote small business/ community activities.
- Less red tape with retail, food, alcohol applications. Better internet capabilities.
- Listen and canvass ideas from businesses.
- Reduce red tape for small business and reduce alfresco restrictions.
- Develop an entrepreneur hub!
- Power and USB ports around the city
- Hold a community concert for small, up-and-coming bands and choirs

SENSITIVE DESIGN

Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.

THE OUTCOMES WE WILL WORK TOWARDS	WHAT WE'LL DO
 Our built form is attractive and diverse, in line with our growing and changing community 	Improve design outcomes for all types of development in the City with the support of our Design Review Panel.
 Our built form character and heritage is protected and enhanced 	Encourage increased diversity of housing for our growing community through planning policy.
 Our planning framework supports quality design, sustainable urban built form and is responsive to 	Support high quality density development in town centres and high frequency corridors that responds to the local context.
our community and local context	Reward sustainable design innovations including improved waste management, alternative energy, improved air quality and noise attenuation and more useable green space.
	Champion our community's aspirations and the importance of local context within planning frameworks and decision making.

Comments from the Community - possible feature text

- Reward people who are meeting and delivering local aspirations.
- Support education about sustainability and support community groups that promote sustainability
- · Ensure that high density dwellings have nearby access to green play/leisure areas
- Ensure planning applications take due consideration of existing residents e.g. solar access, balconies/noise, parking etc
- Create public amenities to encourage community participation. e.g. community vegetable gardens, chess groups, mixed mend women's vocational sheds, food appreciation groups etc
- I mostly interact with neighbours when I'm out the front gardening, so continue to encourage verge, front and community gardens.
- Bring a more artistic eye to street "furniture" e.g. bollards etc.
- I love the heritage houses, unique streetscapes and beautiful parks with mature trees.
- · Value our heritage and distinguishing architecture of town centres to avoid generic outputs

INNOVATIVE AND ACCOUNTABLE

We have a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.

THE OUTCOMES WE WILL WORK TOWARDS	WHAT WE'LL DO	
 Our resources and assets are planned and managed in an efficient and sustainable manner 	Review and consolidate assets to ensure all buildings and facilities are well utilised and meet community needs.	
 Our community is aware of what we are doing and how we are meeting our goals 	Continuously improve the City's website and other communication channels to ensure information is easy to find and services are effectively communicated.	
 Our community is satisfied with the service we provide 	Support two-way dialogue and provide clear pathways for community members to find information and interact with us through on and off-line options.	
 We are open and accountable to an engaged community 	Involve the community in setting our strategic directions through ongoing participation.	
	Advocate on issues of importance to our community.	
	Measure and respond to the level of community satisfaction with the City.	

Comments from the Community - feature text

- Provide more awareness of available facilities for community activities and events.
- Opportunities for sharing responsibility for asset management (e.g. tidy streets programs, garden competitions, graffiti reporting).
- Make it easy for change to happen.
- · Continue the strong council focus on transparent/ accountable dealings.
- Ensure businesses are not tied down in Council red tape when they are trying to be innovative.
- We love the innovative thinking, the involvement of the community, the diversity of the community here is highly represented and celebrated and there is a general support and encouragement about change and progressive ideas.

9. COMMUNITY DECISION MAKING CRITERIA

In recognising the enormous contribution of our Vincent community to this process we also recognise that decisions will need to be made in the future about what actions to prioritise, or about necessary actions that may not have been apparent at the time we undertook our engagement process.

To ensure our future decision making is robust and follows the values of the work undertaken throughout the engagement campaign, we also took the opportunity to discuss what decision making criteria was most important to the community in making ongoing decisions.

Our Community Engagement Panel considered a variety of key decision making criteria which reflect the values and expectations they believe the community would like to see applied to the City's decision-making framework.

Using these criteria, we will be able to determine the best course of action and budget allocation for key decisions that affect our future direction.

Alongside our specific Priorities, Outcomes and Actions, these criteria will assist us to ensure decisions are made in alignment with community expectations and preferences. In all, there are six criteria, ranked by the Panel in order of priority where 1 has the greatest importance, as follows:

RANK	CRITERIA	DESCRIPTION
1	Liveability	Liveability is about social wealth. Liveability will be achieved through projects and activities that ensure our place is safe, low in crime, where children and the elderly are comfortable and where there are trees and nature helping to provide health/mental health benefits. Improved access to community services and good public transport will increase liveability, as will the ability to observe our history and culture through the preservation of important buildings and precincts that ground our sense of place.
2	Sustainability	Sustainability is about long term return on investment. Sustainability will be achieved through projects and activities that deliver benefits for future generations without negatively impacting on the current community, that reduce polution and result in better public health outcomes. These projects and activities should be forward thinking; identifying and allowing for adpatation to new trends if required. Projects and activities will be long term, have agreed measurement and results will be reported.
3	Efficiency	Efficiency is about more responsible use of our assets . Efficiency will achieved through projects and activities that use strong data and evidence for decision making to maximise the use and enjoyment of our existing spaces and encourage multiple and shared use of resources. Partnering with other Local Governments and State Government agencies, reducing red tape, and providing greater access to knowledge and information about living and working in the City will increase efficiency.

4	Equity	Equity is about servicing the whole community. Equity will be achieved through projects and activities that benefit the majority of our community; across all cultures, ethnicity, ages, genders, ability and financial status. These projects and activities will result in balanced delivery of service for all. Projects and activities that recognise both long term and short term community members and include strategies to encourage participation across different demographics will increase equity.
5	Helping Connect People	Helping Connect People is about creating an environment for sharing and solution finding. Connecting people will be achieved through projects and activities that identify and consider the relationships between stakeholders when making decisions, that encourage greater relationships between our business, social, recreation and residential communities, and support sharing and solving problems together. Shared spaces, shared resources and access to knowledge and information about our community will help connect people.
6	Respecting the many cultures of Vincent	Respecting the many cultures of Vincent is about recognising our history and celebrating our diversity. This will be achieved by projects and activities that openly support our many and varied community members; through locally relevant signage and communications tools, through events, festivals and food, and through expressing shared values whilst fully respecting our differences. Projects and activities that encourage tolerance, understanding, pride of place and the unification of our community will help all of our many cultures feel respected.



EXECUTIVE SUMMARY



The City of Vincent's existing Strategic Community Plan 2013 - 23 (SCP) was adopted in September 2013. A lot has changed during this time in terms of strategic direction and a change in the City's economic, social and environmental landscape, as well as community and customer needs and expectations.

Council has resolved to undertake a full review of the SCP. A focus of the review will be to engage with the community as is required by the Local Government Act, however, the proposed Community Engagement Campaign intends to go above and beyond the statutory requirements to be extremely targeted and purposeful.

In designing this engagement campaign the City's Elected Members followed four guiding principles:

- We want our engagement campaign to be open & inviting, exciting & engaging and to help us build even greater knowledge about our community. The campaign needs to enable all members of our community to be involved and ensure that community inputs are reflected in the outcomes; that it is representative, relevant, transparent and the outcomes are measurable.
- 2. Our campaign will be positively assisted by being inclusive & informative; sharing knowledge freely, making sure we use the feedback (data) that the community has already given us and by having all representatives of the

City **involved**. To avoid potential challenges, our campaign will need to be **open & honest & clear** and we will need to show that we are **aware** of existing issues, that we are **willing to talk** about them, and that we are **learning** from past lessons.

- 3. The engagement approaches that will be right for us will need to be transparent & open enabling us to keep our community fully informed. The approach will be inclusive of all members of our community, be collaborative, and the outcomes will be both revealing and instructive. The approach should enable all representatives of the City to be involved in a meaningful and collaborative way.
- 4. There are so many ways to engage with the community, and we want to **understand** what tools and techniques will best work for our many and varied community members, as well as for our many and varied opportunities and challenges. The engagement techniques that we choose must be, above all, engaging & transparent & inclusive. We will also need to be able to measure the quality of the engagement, both in terms of relevance (did it achieve our goals) and in terms of satisfaction with the process. Proper evaluation will need to be undertaken.

WHAT IS THIS DOCUMENT FOR?

This document describes the key activities and supporting actions that together make up the Community Engagement Campaign. It is to be read as a campaign management tool, describing activities and actions in accordance with a set timeframe and clarifying the objective of each activity, linking back to the guiding statements developed by the City. Monitoring the Community Engagement Campaign for success is also a part of this document, and forms an important part of the evaluation framework for the overall project.

Section 1 provides a summary and background to the Community
Engagement Campaign. Section 2 provides the key messages that will ensure a clear direction can be communicated to the community.

Section 3 provides a high-level summary of the intended process and philosophy of the Community Engagement Campaign, whilst Section 4 provides the detail of the program and activities to be undertaken. Section 4 also provides a summary of key benefits for each activity, and challenges that the Project Team, City and Elected Members need to be aware of/avoid.

Section 5 provides information regarding the proposed evaluation techniques that will be employed; these provide a basis for reviewing the Community Engagement Campaign process throughout the timeframe of the project and also for improving on this process in future engagement activities.

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City of Vincent Strategic Community Plan Community Engagement Campaign

1. INTRODUCTION

The City of Vincent's (the City's) existing Strategic Community Plan 2013-23 (SCP) was adopted in 2013 and is due for its 4-year review. Through the review of the SCP, the City will strengthen its focus on community engagement by actively inviting two-way conversations across the community to gather feedback, ideas and thoughts. Through actively listening and working with the community the new 10-year Strategic Community Plan will be prepared.

1.1. BACKGROUND

A Strategic Community Plan is a document that is required to be developed by all Local Governments in Western Australia. This is a requirement under Section 5.56 (2) of the Local Government Act 1995, and has been the case since the Integrated Planning and Reporting (IPR) Framework and Guidelines were introduced in WA as part of the State Government's Local Government Reform Program. All local governments were required to have their first suite of IPR documents in place by 1 July 2013.

The Advisory Standard published by the Department of Local Government and Communities refers to the minimum regulatory requirements as well as "Achieving", "Intermediate" and "Advanced" Standards of IPR performance. Local governments should be on a pathway of continuous improvement, moving steadily through Achieving, Intermediate or Advanced Standards of IPR. A Strategic Community Plan outlines community long term (10+ years) vision, values, aspirations and priorities, with reference to other local government plans, information and resourcing capabilities. The Strategic Community Plan is not static. A full review is required every four years with a desktop review every two years.

The Strategic Community Plan:

- establishes the community's vision for the local government's future, including aspirations and service expectations;
- drives the development of local government area/place/regional plans, resourcing and other informing strategies, e.g. workforce, asset management and services; and
- drives and/or influences all other planning.

IPR enables community members and stakeholders to participate in shaping

the future of the community and in identifying issues and solutions. This is not restricted by the Council's direct service delivery responsibilities. A community's aspirations are expressed as a vision, outcomes (or similar) and priorities. The community vision and outcomes are typically higher level than the scope of local government activity. Examples include prosperity, social cohesion, safety, and health. While such vision elements and/or outcomes are a driving force for local governments, many other factors are outside their control.

The Strategic Community Plan doesn't make local government accountable for high level community visions or outcomes. Rather, the Strategic Community Plan needs to include clear definition of the Council's strategic priorities, intentions for asset stewardship and service delivery, and resourcing implications over the coming decade – clearly linked to the community's aspirations.

1.2. THE COMMUNITY ENGAGEMENT CAMPAIGN

NB: This section has been sourced almost entirely from the Department of Local Government and Communities. Further information can be found at https://www.dlgc.wa.gov.au/Publications/Pages/ IPR-Framework-and-Guidelines-aspx.aspx The proposed Community Engagement Campaign is designed to be targeted and effective. It is essential that every Vincent citizen has the opportunity to contribute to the City's future strategic direction. Whilst multiple techniques have been considered in developing this Community Engagement Campaign, the activities proposed in this campaign have been selected through a collaborative process with the Elected Members. These techniques have demonstrated achievement of the guiding principles developed through that process. The overarching objectives, which have been drawn from the guiding principles for the Community Engagement Campaign are:

- Our engagement campaign enables all members of our community to be involved by providing multiple engagement opportunities to suit our diverse community
- 2. Our engagement campaign ensures that community inputs are reflected in the outcomes (the SCP); that it can be clearly shown that the SCP is developed through engagement with the community and that it is representative and relevant.
- Our engagement campaign will be inclusive & informative; sharing knowledge freely and transparently
- 4. Our engagement campaign will use past feedback that the community has given us. We acknowledge existing issues, are willing to talk about them, and are learning from past lessons.

- 5. Our engagement campaign will keep our community fully informed and be collaborative.
- 6. Our engagement campaign will focus on activities and actions that we can realistically be able to manage or influence. The outcomes will therefore be instructive and purposeful.
- Our engagement techniques that we choose are engaging, transparent and inclusive.
- Our engagement campaign will be measured for quality; both in terms of relevance (did it achieve our goals) and in terms of satisfaction with the process.

The Strategic Community Plan can also encompass the contributions of others and provide inspiration and guidance for alignment of all relevant stakeholders in favour of the community's aspirations.

1.3. THE COMMUNITY ENGAGEMENT CAMPAIGN 'BRAND'

A 'brand' has been workshopped with the City executive and the Elected Members. The Community Engagement Campaign brand is 'Imagine Vincent', which implies an open and inviting process as well as a forward-looking engagement campaign. Imagine Vincent provides an excellent basis for themed discussions (e.g. Imagine Green Vincent, Imagine Tech Vincent) and for having members of the community consider the future from the point of view of 'others'.

1.4. TIMEFRAMES

The Community Engagement Campaign is expected to run from April through to October, with the months of April and May encompassing the preparation and planning phase and October delivering the summary component. June to September will be the primary Community Engagement Campaign; the time when collaboration with the community is at its greatest and feedback is encouraged and can be provided.

1.5. PARTICIPANTS

All members of the Vincent Community are invited to be participants. The following roles will be fulfilled by various members of the community:

- Residents, owners and business community – this group are owners and occupiers of 'places' within the City, and are important contributors to the spirit and vibrancy of the community. The role of this group is to provide advice, feedback, support, encouragement and constructive criticism to the City. Some members of this group will be called upon to provide a formal advisory role.
- Advisory groups, formalised community groups and sporting clubs – this group occupy 'places' within the City and also help to shape, organize, support and connect with the broader community. This community is an excellent existing conduit to many members of the community and their role is to provide a link into the network of the Vincent community.

 City of Vincent administrative staff - this group are occupiers of the City and potentially residents of the City, but are also responsible for delivering on the projects and programs already happening. The role of this group is to ensure that the campaign is aligned to the focus areas of the City, to appropriate governance frameworks, and to provide expert technical knowledge and support when considering various ideas and priorities. This group will be required to make sure all ongoing City administration tasks are communicated to the Project Team so they can be included in any communications. This group will also be fundamental in supporting delivery of the SCP - they need to be involved throughout the process and communicate the process to others.

 City of Vincent Elected Members

 this group are an important connection between the community and the administrative staff of the City. Their role is both as

 advocates and as participants in the process. They will provide important feedback to the project team to ensure that the objectives and intent of the various activities are being honoured, and they will help the project team to resolve any shortcomings by providing local knowledge and locally appropriate advice. The Elected Members will also have a critical community facing role throughout the Community Engagement Campaign.

 The Project Team – This small team of people are responsible for coordinating, facilitating and finding ways and means to connect the City with the community. The Project Team will be seen throughout the City at various times throughout the Community Engagement Campaign and can be asked any questions at all about both the process and the opportunities to be involved. For the duration of the project, the project team are also members of the community.

City of Vincent Strategic Community Plan Community Engagement Campaign

1.6. ENGAGEMENT DRIVERS

This Community Engagement Campaign has been prepared by understanding the historical engagement undertaken by the City, recognising the vast amount of feedback that has been and continues to be provided to the City through various projects run by the City and others, and considering the many studies and strategies undertaken by the City over the last few years.

This Community Engagement Campaign has also been prepared to align with the International Association for Public Participation (IAP2) engagement principles set out in the International Association of Public Participation (IAP2) Code of Conduct. These principles include:

- Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
- Public participation includes the promise that the public's contribution will influence the decision.
- Public participation promotes sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers.
- Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
- Public participation seeks input from participants in designing how they participate.
- Public participation provides participants with the information they need to participate in a meaningful way.

- Public participation communicates to participants how their input affected the decision.
- In addition to these principles, which are largely based on a decision point, the approach to stakeholder engagement in the Community Engagement Campaign will include principles based on supporting the implementation of the Community Engagement Campaign. These additional principles are:
- Public participation promotes local agents for implementation, bestowing decision making power to communities and enabling local support for delivery.
- Public participation develops a shared agenda and alignment to shared tasks and activities.

1.6.1. IAP2

IAP2 has developed a framework that defines the level of public participation in terms of a spectrum that begins with Inform, Consult and moves to Involve, Collaborate and Empower (see Figure 1).

FIGURE 1 : IAP2 SPECTRUM

In the IAP2 spectrum, the further to the right of the spectrum, the greater the ability of the public to influence or impact decision-making. A simple way of illustrating the relationships amongst stakeholders by way of the direction of information sharing is shown in Figure 2.

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

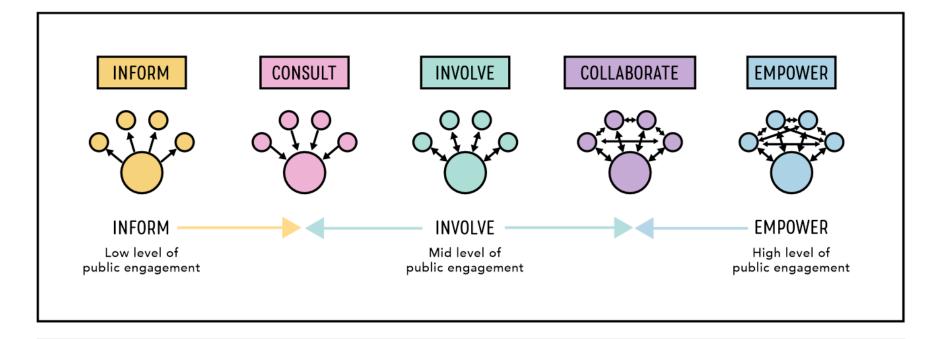
(Source: International Association for Public Participation)

City of Vincent Strategic Community Plan Community Engagement Campaign



FIGURE 2 : IAP2 SPECTRUM RELATIONSHIP DIAGRAM

Naturally, activities in the Community Engagement Campaign will correspond to various points in the spectrum, depending on both the timing of the activity and the level of interest of the community. The City is aiming to generally achieve a 'collaborative' engagement campaign.





A clear, consistent approach to communicating with stakeholders is an important component of the Community Engagement Campaign. Key facts, or messages, have been developed to assist all those involved in engagement activities, to reinforce the guiding principles and objectives in the Community Engagement Campaign, pre-empt possible issues and continue to build mutual trust.

City of Vincent Strategic Community Plan Community Engagement Campaign

2.1. KEY MESSAGES

The following are the key messages relating to the Community Engagement Campaign and the SCP:

- A Strategic Community Plan (SCP) outlines our community's long term (10+ years) vision, values, aspirations and priorities, with reference to other local government plans, information and our ability to fund and resource those priorities. We are required by legislation to have an SCP, but we are also obliged by our role in the community to properly plan for the future of our City.
- 2. To develop our SCP we will undertake an extensive and farreaching Community Engagement Campaign. Our Community Engagement Campaign has been designed to be inclusive, reflective of our community and collaborative, with real opportunities for all our entire diverse, unique and evolving Vincent community to imagine the future and be involved in shaping it.
- Our Community Engagement Campaign has been designed to be exciting & engaging to help us build even greater knowledge about our community.
- 4. Our Community Engagement Campaign has been designed to allow for maximum transparency and information sharing. Multiple opportunities for reviewing outcomes and for being informed are available to all members of the community.
- 5. The Community Engagement Campaign enables our community members and stakeholders to participate in identifying opportunities, new ideas, issues and solutions that will be translated into priorities and actions for the City of Vincent.

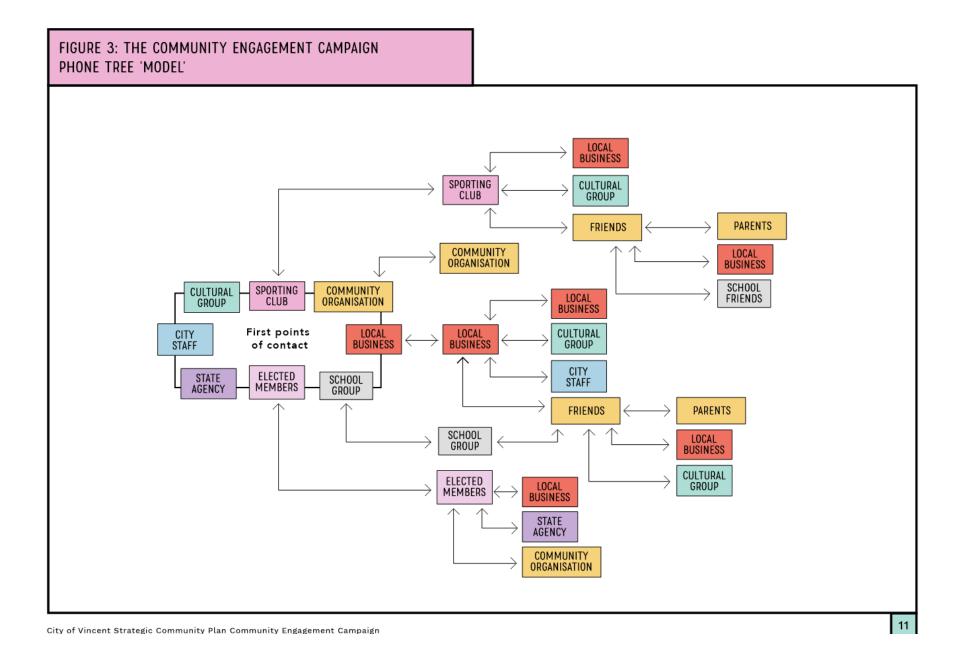
3. COMMUNITY ENGAGEMENT CAMPAIGN

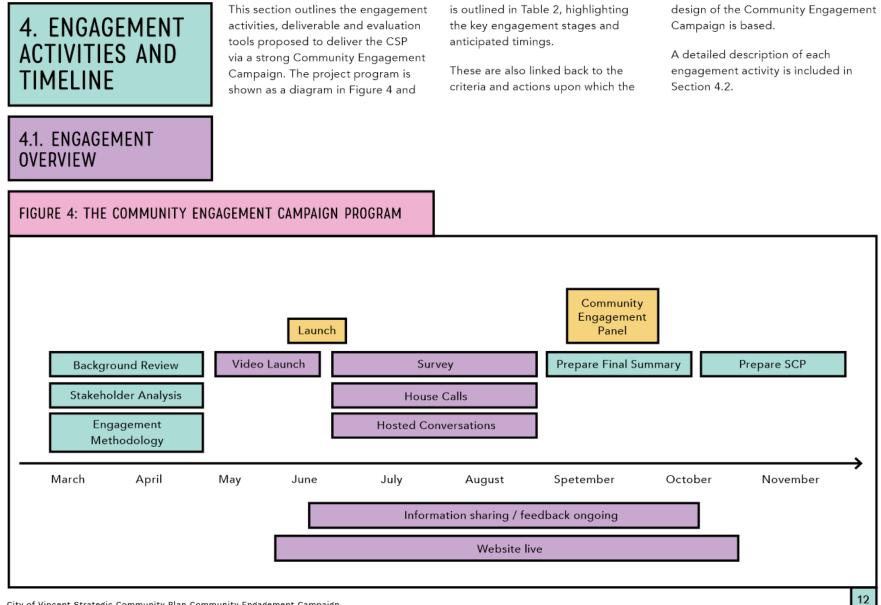
Community engagement activities proposed have been designed to ensure that every member of the Vincent community can be involved in 'Imagining Vincent'.

All activities have been designed to achieve a transparent, collaborative outcome. The methodology for the Community Engagement Campaign includes multiple opportunities for formal face-to-face interaction with the City, Elected Members and the Project Team, but also includes a strong desire to allow for the community itself to lead the discussion. The Community Engagement Campaign is designed around the phone-tree concept: whereby a number of initial discussions can result in exponential growth of the discussion. This approach asks of the community to be involved, but it does not presume to ask the community to be involved on terms that they might not be able to achieve (e.g. at a time or a place that does not suit them).

This is shown conceptually in Figure 3.

Together with the phone tree concept the Community Engagement Campaign is also designed to ensure that the community who are engaged in the development of the SCP is representative or reflective of the broader Vincent community, including its age composition, gender, ethnicity, language, religion and physicality. To achieve this, the Community Engagement Campaign includes key events that will include targeted community groups and organisations and a random selection of people from the broader Vincent community.





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STAGE / TIMING	ACTIVITY		
Pre-Campaign March – April 2017	 Background literature review and community analysis using Forecast id data, previous reports, documents and studies, community survey outcomes, CATALYSE outcomes, online analysis of social media Stakeholder Analysis – development of a broad reaching stakeholder analysis of all known and anticipated community groups 	 Development of community profiles typical profiles of people in the City of Vincent Development of a 'What's on Vincent' calendar to provide up to date activities that will support, impact or contribute to the Community Engagement Campaign and the SCP 	 Develop a set of Frequently Asked Questions and Key Messages Develop branding and style guide Prepare online portal, set up user interface and populate with information and background materials
Soft Launch May 2017 – June 2017	 Video/Mayor message Website launch 	 Produce Information packs for self- hosting and Community 	 Take registrations of interest for involvement and/or events
May 2017 – June 2017	Website launchSocial media launch	 Engagement Campaign ambassadors 	 Main launch activities: Advertisement in Voice and
	 Register interest at streets and laneways and other events already occurring ('watch this space' style engagement) 	 Review budget submission outcomes 	Guardian Express providing call for expressions of interest - to be involved in the launch
	 Produce Community Engagement Campaign documents/flyers/media content 		event and soft-launching the Community Engagement Campaign

STAGE / TIMING	ACTIVITY		
Campaign	 Formal Launch and communications activities: 	Web portal feedback and conversation options	
June 2017 – September 2017	 Social media campaign Invitation to engage postcards available at City buildings, businesses etc 	• House calls	
		Self-hosted conversations	
	• Launch event:	 Piggy back on ongoing events, street stalls, pop-ups 	
	 set expectations; introduce process and enable community to 	 Daily monitoring of web portal 	
	 - introduce process and enable community to understand the Community Engagement Campaign and SCP process; - invite people to register for updates; 	 Fortnightly information sharing (updates) and updates of activities and tasks completed, noticeboard/virtual noticeboard updates 	
	 invite interested parties to register to be involved; invite people to be ambassadors; futurist speaker; visioning session, key themes ('imagine if "xxx"); 	 Monitoring themes and ideas – liaise with City administration to workshop key suggestions and consider opportunities, challenges, trade-offs 	
	- visioning session, key themes (imagine if 'xxx'); - work with participants to frame questions for the engagement campaign; and - community statements, vox pops, formal launch.	 Additional advertisement in Voice and Guardian Expres if relevant to re-energise 	
		• Regular social media updates	
	Direct stakeholder meetingsSurvey/Polls	 Organise panel selection (participants) and panel event coordination 	
Closing Engagement Activities	 Finalise summary of emergent themes and ideas 	 Community Engagement Panel 	
September 2017	• Finalise presenters and technical experts	• Community Engagement Panel to summarise outcomes	
	Prepare data summaries	• Community Engagement Campaign summary report	
	 Provide Community Engagement Panel background papers to all participants 	• Email, paper and website updates	
SCP	• Prepare final summary, share information, produce SCP		
October 2017 – November 2017			

4.2 DETAILED ENGAGEMENT ACTIVITIES

TABLE 2 ENGAGEMENT AND COMMUNICATIONS ACTIVITIES

The engagement methodology involves a number of key activities to identify stakeholders, inform them about the Community Engagement Campaign and SCP processes and provide opportunities for comment, collaboration and feedback for consideration by the City's project team. These are described in Table 2. The table also describes some of the key benefits and challenges of each activity.

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
1	Background Review	To ensure that engagement is not undertaken without understanding past engagement activities; including expectations that may have been expressed, information that may have been gathered and views and opinions that may have been forwarded. The background review will include analysis of the Forecast id data, Vincent Visions outcomes, outcomes of recent engagement on the new planning policy framework, a summary of upcoming events, any past challenging projects, any other broader community concerns and any other engagement activities that may occur during the Community Engagement Campaign.	 Benefits: The community will understand that their voices have been heard in the past and that this process is a next step rather than a new beginning. It is necessary to build an historical basis for the SCP document. 	 Challenges: Some documents, although old, may be very relevant and vice versa. It is challenging to ensure that past information is considered without closing the door to new or different ideas and expectations of the community.
2	Stakeholder Analysis	To develop a clear database of agencies, organisations, groups and representative bodies that will have a stake in the future of the City of Vincent. This distils down to the level of the individual, and through the course of the Community Engagement Campaign many individuals will also be included in the stakeholder database, where they have expressed a willingness to be included for communication purposes. The Stakeholder Analysis will first be completed by the Project Team and will then be subject to a review by key personnel from the City to ensure it contains an holistic coverage of the City's various stakeholders. Subsequently, the stakeholder database will be maintained for the duration of the Community Engagement Campaign.	 Benefits: Getting a solid understanding of the breadth of the 'community' of Vincent. Understanding the likely inputs that stakeholders will want to have, and their levels of influence and networks. A comprehensive database of stakeholder contacts that the City can maintain beyond the scope of the project, and perhaps convert to an online system. 	Challenges: • Databases of stakeholders are a moment-in-time output and must be monitored for accuracy. Organisations change leaders, staff and structure all the time – 3 months can make a significant difference.

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
3	FAQs	Local Government's communicate a great deal with their communities, on many different topics. It will be vitally important to the success of the Community Engagement Campaign if there is a clear and defined 'boundary' regarding the purpose and intent of the Community Engagement Campaign, and the purpose and intent of the SCP. FAQ's will follow the Key Messages, and project information will provide a bit more detail and direct readers to other reference documents. All information will be available in hard copy at the City's various buildings, other agreeable locations (i.e. shopping centre noticeboards) and online in the project portal. These documents will be completed by the Project team in conjunction with the City's communications team.	 Benefits: Establishes simple, clear information about the project and its objectives. Is simple to do and has very little cost. 	Challenges: • These require ongoing monitoring – any emerging questions or themes that could be classified as frequently asked should be included in FAQ updates.
4	What's On Vincent	In line with the need to set a defined 'boundary' regarding the purpose and intent of the Community Engagement Campaign, it is also critical that the community can easily see when communications from the City are related to the Community Engagement Campaign or have another purpose. The City will need to continue to run its normal operations during the Community Engagement Campaign and it would be unreasonable to stop all other communications. For that reason, the Community Engagement Campaign web portal will maintain a calendar of events that will be occurring within the duration of the Community Engagement Campaign. The calendar will be completed by the Project team in conjunction with the City's communications and community development teams. All staff at the City will be required to provide updates to the calendar as and when new activities are programmed.	 Benefits: Establishes a simple calendar that clearly shows which engagement or other activities are aligned with the Community Engagement Campaign and which activities are normal business activities. Can be used beyond the timeframe of the Community Engagement Campaign to continue to provide the community with a clear calendar of events. Can help the community to understand the breadth of activities undertaken or supported by the City. 	 Challenges: It is possible that events will occur during the Community Engagement Campaign without being included in the calendar – good communications with the City's leaders will be required to avoid this. Normal planning communications are out of the control of the City as these are application based. Some allowance for this will need to be included in the calendar. Some events will occur right at the end of the Community Engagement Campaign. A proper 'close' of the Community Engagement Campaign will be required to ensure that ongoing events are not distracted by the past Community Engagement Campaign.

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
5	Online/Website	Vast numbers of our community are accessing and sharing information online, with online services becoming steadily the most common form of communication that occurs between organisations and their community. It is also recognised that some members or our community prefer this method of communication; allowing them to access information at their leisure. This Community Engagement Campaign includes the use of an interactive web portal that will be the go-to place for the community to access information about the project, if online is their preferred source of information. The web portal will be designed and set-up by the project team, using the branding and style guide of the City. The portal will have a URL that reflects the Vincent name and have direct links back to the City's website. The portal will include pages where background information and data can be accessed, opportunities for participants to take a survey, provide feedback and undertake polls, and will actively invite people to start and host conversations with people in their networks. The Web portal will replicate all physical engagement activities.	 Benefits: Access to online information is 24 hours a day, 7 days a week. Community members can choose to be heavily engaged or take a lighter approach, and can be engaged from the comfort of their own home or anywhere they have data. Information shared online is available to all and can be referred to by members of the Project Team, City staff and Elected Members. Information available throughout the project will ensure that the project messages are always clear and available. The web portal will be an increasingly important tool in the feeding back of project outcomes, supporting the objectives of transparency. The web portal provides a more universal accessibility to the project inputs and outcomes. The web portal is a relatively inexpensive tool compared to its likely reach. 	 Challenges: Monitoring the web portal is critical to ensure that the portal continues to be the go-to place for information. Ensuring appropriate community rules are followed can be a challenge on web portals. Moderation of inappropriate content, if it occurs, must be done quickly.
City of \	/incent Strategic Commu	unity Plan Community Engagement Campaign		17

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
6	Noticeboards	Traditional noticeboards are the hard copy version of the online web portal. Information about the Community Engagement Campaign will be available at familiar local community places such as shopping centres and local community halls. When project updates are provided on the web portal, these noticeboards will be updated. To deliver on this the Project Team will develop relationships with the 'owners' of such noticeboards and have agreement to easily update information. Local businesses will also be sought out for support.	 Benefits: Regular feedback creates an environment of information that means dis-information can be easily invalidated. If regular project updates are provided and made widely available, these updates can be provided to all media and social media platforms. 	 Challenges: Ensuring a fair summary of activities is provided; not showing any bias towards specific themes is important to achieving and retaining trust in the process. Ensuring hard copies are replaced in a timely manner and consistent with other feedback tools.
7	Social Media	The Community Engagement Campaign will engage with social media, in the main to generate ongoing awareness and interest in the project. The project team will program posts, moderate comments and use existing social media outlets of the City to keep the online community informed. Moderation will only be undertaken if the content breaches appropriate community rules. All Elected Members and staff are invited and encouraged to be involved and active in the social media campaign, and all social media links will need to direct traffic to the web portal.	 Benefits: Social media platforms have extensive reach and the ability to attract the attention of many people in a very short period. Social media can achieve reach across extensive geographical boundaries that are generally unachievable in other engagement methodologies. Social media can be used as a form of reminder; quickly bringing the community back to attention about the project. This is especially important if it becomes apparent that interest is waning in the project, or other face-to-face activities. 	 Challenges: Social media content can quickly become a place for negative media, issues and complaints. Ensuring appropriate community rules are followed can also be a challenge on social media. Moderation of inappropriate content, if it occurs, must be done quickly.

9PostcardsPostcards are a simple and effective communication tool, that allow for information to be communicated quickly and visually. It appeals to a greater audience than letters in envelopes, which can often be thrown away or disregarded without being opened. Conversely, a well branded (obvious City of Vincent buildings and other business sites around the City. Postcards will include details of the web portal, invite participation and provide an opt-in for being kept informed.Benefits: • A simple, vi communication to be communication to an importance with the loc long-term b communication9PostcardsPostcards are a simple and effective communication tool, that allow for information to be communicated quickly and visually. It appeals to a greater audience than letters in envelopes, which can often be thrown away or disregarded without being opened. Conversely, a distributed form of com benefit of using this form of communication is that these postcards can be placed in City of Vincent buildings and other business sites around the City. Postcards will include details of the web portal, invite participation and provide an opt-in for being kept informed.Benefits: • A simple, vi communica shared amo colleagues. • Can be use throughout the City, at City owned and run venues as well as through approaches to business and community organisations.Can be car throughout the city staff (e to direct co	HALLENGES	BENEF	PURPOSE	ACTIVITY	
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	n that can be easily st friends and d can be readily businesses. This unication can prominent places e City. as reminders of the stributed regularly e Community	 A sim comm share collea distril form be plating through t	tool, that allow for information to be communicated quickly and visually. It appeals to a greater audience than letters in envelopes, which can often be thrown away or disregarded without being opened. Conversely, a well branded (obvious City of Vincent Logo) and simply messaged postcard size card can attract attention. The benefit of using this form of communication is that these postcards can be placed in City of Vincent buildings and other business sites around the City. Postcards will include details of the web portal, invite participation and provide an opt-in for being kept informed. Postcards will be printed and displayed throughout the City, at City owned and run venues as well as through	Postcards	9

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
10	Community Profiles	Through analysis of the community of Vincent, we will develop a number of typical profiles or personas for the City. We will regularly use these personas to enable the community to reflect on the experience of the City from the perspective of other community members. The personas will be a constant reminder to the Project Team, the City's staff, the Elected Members and the broader community about the breadth of community members that the SCP is required to be providing for. Profiles will be developed at the commencement of the project. Throughout the course of the project we will seek members of the community to communicate their experiences as part of that persona group (through written feedback or short video responses). This will further enhance the City's understanding of the people in the community and how their opinions and visions may vary.	 Benefits: Developing the personas is not difficult and has the effect of challenging assumptions about who is in our community. This can help to ground feedback on the Community Engagement Campaign /SCP in a shared 'we' context rather than an individual 'me' context. In developing the personas, we will invariably find people who do not fit into the 'mould'; enabling us to expand the context and illustrate the diversity of the community and the divergence of views across the community (in a non-confrontational way). 	Challenges: • Groups that feel under- represented by the personas may feel isolated from the Community Engagement Campaign. It will be important to state clearly up front that the personas are a cross section of the community and that more personas are welcomed.
11	Community Workshop and Formal Launch	A formal launch event is included in the Community Engagement Campaign as the first key activity. The Community Workshop and event will create a formal sense of 'launch' for the community – to make it very clear that this moment/time/day is the start of a community engagement project and everyone is invited to participate. The event will also set expectations, introduce the process and invite those who attend 'in' to understand the process (both the Community Engagement Campaign process and the purpose of the SCP). The event will provide a platform for attendees and the broader community to register interest in being informed or being involved by seeking ambassadors for the process. It will also give an opportunity for people to share their experiences of the City, provide top-of-mind feedback and suggest big ideas.	 Benefits: Creates a real sense of 'beginning' – develop a profile for the Community Engagement Campaign Brings in the existing engaged members of the community but also invites new and 'unlikely' participants Presents a strong face for the campaign 	 Challenges: Attracting a broad cross-section of the City of Vincent to attend and participate Helping attendees to go beyond 'having their say' - so they can focus on the process and generating questions. This will be about 'planning how we plan' together. The session will need to be carefully structured to achieve the desired outcomes.

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
11	Community Workshop and Formal Launch (continued)	This approach to engagement is slightly unusual, in that it establishes a collaborative relationship with the community immediately within the process. To reinforce this experience of immersion into the process the focus of the session will be flexible yet pointed, with this group being asked to help define the key questions of the Community Engagement Campaign. These questions will be immediately turned around and included on the website, through surveys and be included in information packs. The event will also provide an opportunity to capture the thoughts and feelings of the community through short video's and statements. Video content will be made available, introducing the project, providing a forward- looking tone and inviting participation in the Community Engagement Campaign. The Project Team will coordinate this event, held in a City facility, and it is proposed that this activity functions as a launch; complete with refreshments on offer. Numbers are estimated at 90 participants, made up of 30 persons attracted via expressions of interest, 30 persons invited through the City's existing advisory groups and 30 persons invited from diverse sectors of the community. Key stratification will be gender balance, age representativeness, ethnicity and balance of residents and visitors (workers etc); all of which will be weighted in accordance with the relative weighting of each grouping in the City of Vincent (e.g. 11% of residents are aged 18-24; we will seek ~11% of the attendees to be aged 18-24). The event will run over approximately 5 hours.	 Generates an appreciation of the scope and scale of this process, especially around mega trends and future possibilities. Allows the direct engagement of ambassadors/recruiting champions Creates a mini-deliberation on the questions, establishing greater community ownership It will set a tone about the whole process – this will be different and attendees will clearly see how they have helped to shape the whole process. The size and scale of the Launch event is likely to illustrate a commitment to wide representation in the Community Engagement Campaign process and build trust in the community. 	 Ensuring key messages about the purpose of the session and the entire process are consistently conveyed by the consulting team, Elected Members and City staff. The timing of the event is important. Invitations and Expressions of Interest need to occur through mid-late May to meet the launch date.
12	House Calls	Typical engagement projects expect a community of interest to go to a specific place at a specific time and date of the organisation's choice. Whilst this is valid, it is recognised that this does create a barrier to engagement for some participants. This may also contribute to the lack of diversity of community engagement workshops and groups.	 Benefits: This process can allow large numbers of community members to have a relatively personnel experience in their own environment at a time that suits them. 	 Challenges: This may become a time intensive process. Some limitations may apply, depending on the extent of interest. Back-up local venues will be agreed up front to enable grouping of community members if interest is extremely high.

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
12	House Calls (continued)	Considering the model shown in Figure 3 of this Community Engagement Campaign, the Community Engagement Campaign will be undertaking a series of activities that include going out to the community in their own environment; including their homes. Community members will be invited to request a conversation with a member of the Project Team and/or Elected Members and/or staff. Community members can do this in groups (e.g. a sporting club), or can do this in smaller numbers. Information packs will be prepared to support this process, including a framework for the required discussion points, background information, and the process for registering the responses. It is assumed that Elected Members will play a significant role in this activity.	 Benefits: Engagement will still be on the primary themes of interest, and will be focused on the SCP, but it will allow the community an opportunity to personally collaborate in the process. The face-to-face component can build significant relationships and trust with the community. 	 Challenges: This relies on significant involvement from the Elected Members, who also have many other roles to perform (both within the Community Engagement Campaign and outside of it). Committed time will be agreed up-front. This relies on all participants being willing and able to upload outcomes of each meeting. Facilitators and participants will be given access to provide responses to the web-portal online area or in hard copy.
13	Self-Hosted Conversations	In line with the model shown in Figure 3 of this Community Engagement Campaign, the Community Engagement Campaign will also be providing an opportunity for members of the community to host their own engagement conversations in their own environment. Community members will be invited to hold their own hosted engagement event. Again, community members can do this in groups (e.g. a sporting club) or can do this in smaller numbers, but the concept is that conversations can be held across the City in groups that a normal engagement exercise would have no chance of reaching. Information packs will be prepared to support this process, including a framework for the required discussion points, background information, and the process for registering the responses.	 Benefits: This process can allow large numbers of community members to have a good quality and deep conversation amongst their networks in their own environment at a time that suits them. Engagement will still be on the primary topic of interest, and will be focused on the SCP, but it will allow the community an opportunity to personally collaborate with their personal networks in the process. 	Challenges:

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
13	Self-Hosted Conversations (continued)		• The opportunity to run self- hosted events has the potential to encourage greater numbers to be involved whilst also being a true and meaningful opportunity to engage. The trust the City is willing to give to their community will in turn breed trust in the City.	
14	Stakeholder Meetings	Direct contact (face-to-face) with key stakeholders is typical of engagement projects and this Community Engagement Campaign will also include this element. The purpose of directly engaging with key stakeholders is to determine if there are any key issues relevant to the project that may impact, inform or benefit the project; in this case the vision for Vincent. Contacting these stakeholders directly also encourages them to be an active participant in the community, in some cases connecting them back with the communities in which they reside or which they service. In the Community Engagement Campaign, we will engage directly (one on one) with stakeholders such as major employers, shopping centre owners and major sporting clubs, as well as key agency stakeholders such as the Department of Local Government and Communities, Western Australian Local Government Association and neighbouring Councils. Neighbouring Councils have similar challenges and issues, and many of our community members that reside on the boundaries of Vincent will be equally affected by activities outside of Vincent's control as they are by activities of the City. The direct engagement will begin at the commencement of the 'soft launch' phase of the Community Engagement Campaign, and be followed up by update letters or emails at key points through the process. Many stakeholders will be directly invited to participate in the process, and major employers will be asked to encourage their employees to participate.	 Benefits: May have a material impact on the visions and opportunities for Vincent; may provide information otherwise not available. Engaging key stakeholders may encourage their further engagement/participation with the community of Vincent. This may have ongoing benefits for the connection of the Vincent community with other parties that influence the City. The community may be able to meet the stakeholders through the course of the Community Engagement Campaign, improving their understanding of issues outside of Vincent's control, and better informing the community about the many external influences that the City must balance. The engagement of key stakeholders is likely to attract attention to the City and illustrate the City's commitment to its community and its continuous improvement. 	 Challenges: Having key stakeholders become actively engaged in projects that are not directly affecting them is always a challenge. This is particularly the case for those organisations such as neighbouring local Government's that have (sometimes) competing interests and agendas. This can take time away from more directly effective Community Engagement Campaign activities, so beyond the first contact email communications will be actively employed.

Administration meetingsis to deliver an SCP, the City's staff play a significant role in ensuring the priorities and actions have a realistic basis; both in terms of responsibility and capacity. The City's staff will be actively involved in the Community Engagement Campaign process, becoming more so as the Community Engagement Campaign process, becoming more so as the to bovious identification if key priorities and actions. At this stage key staff will begin to play a major role in providing feedback, sorting through actions and potentially providing presentations to the final community engagement progress it. The Project Team has commenced engaging with this group to establish a baseline of expectations, key issues, key concerns and general interface (internal and external). Regular updates will be provided to the City's staff, as it is for the community.The City's staff will carry the SCP forward; their engagement is essential.Ensuring regular updates are provided is critical. Ensuring that feedback/ information updates/opportunities to remain engaged will encourage the City's staff to be actively involved in the Community Engagement Campaign. Thus, the City's staff should be powerful advocates and ambassadors for the Community Engagement Campaign.Ensuring regular updates are provided is critical. Ensuring the essential.16Project UpdatesProject updates are a simple yet vital component of any engagement program. As transparency is also a keyBenefits: • Regular feedback creates an • Ensuring a fair summary of		ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
 engagement program. As transparency is also a key objective of the City of Vincent, it is even more important for this Community Engagement Campaign that regular project updates are provided. Updates will be provided fortnightly, which will include a summary of any emerging themes, number of people engaged and amount of feedback provided Regular feedback creates an environment of information has no place. If regular project updates are provided and made widely available, these updates can be provided to all media and social media platforms. Feedback is easy to deliver in this 	15	Administration	is to deliver an SCP, the City's staff play a significant role in ensuring the priorities and actions have a realistic basis; both in terms of responsibility and capacity. The City's staff will be actively involved in the Community Engagement Campaign process, becoming more so as the Community Engagement Campaign progresses through to obvious identification if key priorities and actions. At this stage key staff will begin to play a major role in providing feedback, sorting through actions and potentially providing presentations to the final community engagement panel where their technical expertise requires it. The Project Team has commenced engaging with this group to establish a baseline of expectations, key issues, key concerns and general interface (internal and external). Regular updates will be provided to the City's staff, as it is	 The City's staff will carry the SCP forward; their engagement is essential. Regular and clear feedback/ information updates/opportunities to remain engaged will encourage the City's staff to be actively involved in the Community Engagement Campaign. Thus, the City's staff should be powerful advocates and ambassadors for the Community Engagement 	• Ensuring regular updates are provided is critical. Ensuring that feedback mechanisms properly filter through the organisation will need to be tested with key staff including front counter, Rangers and community facility staff (such
	16	Project Updates	engagement program. As transparency is also a key objective of the City of Vincent, it is even more important for this Community Engagement Campaign that regular project updates are provided. Updates will be provided fortnightly, which will include a summary of any emerging themes, number of people engaged and amount of	 Regular feedback creates an environment of information that means dis-information has no place. If regular project updates are provided and made widely available, these updates can be provided to all media and social media platforms. Feedback is easy to deliver in this 	 Ensuring a fair summary of activities is provided; not showing any bias towards specific themes is important to achieving and

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES	
17	Vox pops	Video statements that provide a window into community sentiment and the diversity of the people of Vincent can be a powerful tool in illustrating the mix of the community. Videos or written statements will be invited from participants across the community and included in the web portal. The project team will also use formal face-to-face activities to ask for feedback in this form, to contribute to the web portal. Content will be moderated and then uploaded to the web portal by the Project Team. Time limits will apply.	 Benefits: Illustrating the diverse community of Vincent in a simple and authentic way. Allowing members of the community to 'see' people outside of their normal networks. The process can create fun and inject energy into the campaign. Video and written statements may be used by/for the Community Engagement Panel to provide a well-rounded summary of the overall Vincent community. 	 Challenges: Ensuring content is appropriate will require review of all submissions. This could take significant time if the process gains traction. Video statements are likely to be a bit more self focused without proper guidance. A framework will need to be provided including content direction and time limits.
18	Community Engagement Panel	Engagement activities are often accused of being biased, disingenuous or that the facilitators/ organisations are not listening to the voices of the people. In this panel process, all inputs and outputs are fully transparent and available, and the randomly selected panellists are a selection of the very demographic affected by the decision. The Community Engagement Panel will be representative sample of citizens that reflect our community, randomly selected to form a panel which deliberates on the outcomes of the Community Engagement Campaign. The panel will hear technical advice and feedback from key community groups where relevant. The process will be undertaken in a fully transparent environment, being recorded and potentially undertaken in front of a public gallery. The Panel will ultimately work together/deliberate and make a recommendation to the City. The precise format of the panel will need to evolve throughout the Community Engagement Campaign, responding to the emerging themes and feedback received and the depth to which the panel is required to go. Thus, the number of days, hours and format will be a response to the community's inputs. This will be determined by (approximately) late July.	 Benefits: Random selection to ensure a credible 'mini-public' of the City of Vincent deliberates over directions and strategies. Enables participants to 'do a deep dive' into complex issues, and to arrive close to, or at, consensus by the conclusion. Provides a natural convergence point to the broader engagement process. Builds confidence in transparency – the report of the CEP will be unedited and made public. Council's response to their recommendations will also be public. 	 Challenges: Ensuring sufficient time for the deep dive. The format, length and composition of the panel will need to be flexible until greater detail of the responses is known. Ensuring appropriate witnesses to give balance and build confidence in the process. Ensuring broader visibility of the process and how resolutions were reached.

	ACTIVITY	PURPOSE	BENEFITS & CHALLENGES
18	Community Engagement Panel (continued)	The choice of 'presenters' is important to the process as all sides of the discussion must be aired. Selection of the panel will be via an external partner to ensure no selection bias occurs.	

4.3. ENGAGEMENT ACTIVITY TRACKING

All stakeholder engagement and communications will be tracked through lodgement into a spreadsheet. All information will be provided to the City upon conclusion of the project and can be used for ongoing communications tracking. An update about the number of people who have been involved in the Community Engagement Campaign will be available at any point in time, with limited lag effect. Staff and Elected Members who participate in the communications elements of the Community Engagement Campaign will also be asked to utilise the engagement tracker. This document will be an internal document for privacy reasons.

4.4. COMMUNICATIONS PROTOCOLS

A communications protocol will be established for the Community Engagement Campaign. This will include protocols for using social media (i.e. using the URL link to the web portal in communications), how to support the tracking of feedback and communications, which City staff should be advised about communications and what would constitute engagement via this Community Engagement Campaign rather than normal day-to-day activities. This document will be an internal document as it is operational in nature.



5. EVALUATION

An important element of any engagement project is the monitoring and evaluation of performance. The Community Engagement Campaign will be monitored on an ongoing basis to assess whether it is achieving its objectives. Specifically, evaluation tools will seek to determining the quality of the process in term of relevance to the participants and their satisfaction about the ability to input into the process.

Evaluation will also enable the engagement approach to be modified to address any new or emerging matters. Evaluation tools that will be used to assess the effectiveness of the Community Engagement Campaign include:

- Directly invited feedback on events and involvement through end-ofsession feedback forms;
- Number and type of queries received through the stakeholder feedback mechanisms;
- Number of queries where the query is about information not available, or is available but not easy to find,

and then response times to improve information access;

- Level of media interest;
- Project team/staff/Elected Members de-brief session on lessons learnt at the completion of each major activity;
- Online and hard copy feedback forms available at the end of the project, as well as direct emails to all stakeholders that registered to be kept informed.

6. SUMMARY

This Community Engagement Campaign plan describes the overarching objectives and philosophy of the engagement task, and provides several activities that have been designed to achieve those objectives. Ongoing monitoring, evaluation, and listening to feedback will be considered if at any stage the engagement campaign needs to be flexible to further enhance the outcomes. The Community Engagement Campaign has flexibility built into the program, and the Project Team will be responsible for ensuring the Community Engagement Campaign remains on time, but also achieves those objectives. In summary, however, the Community Engagement Campaign is designed to enable the greatest level of participation for the community, to deliver the City an exceptional road map for the next 10+ years.





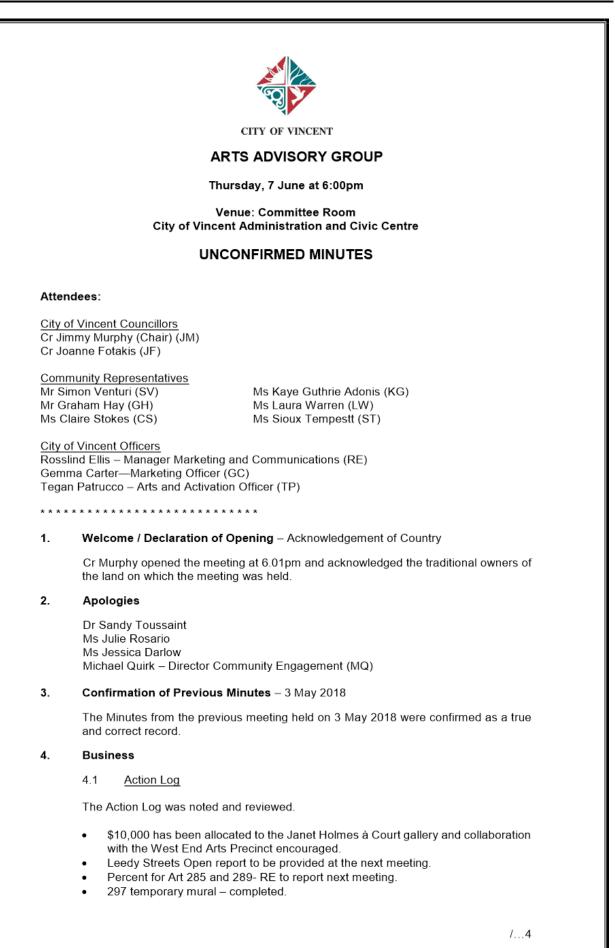


13.2 INFORMATION BULLETIN

TRIM Ref:	D17/177327				
Author:	Emma Simmons, Governance and Council Support Officer				
Authoriser:	Len Kosova, Chief Executive Officer				
Attachments:	 Minutes from the Arts Advisory Group Meeting held on 7 June 2018 1 Minutes of the Tamala Park Regional Council Meeting held on 21 June 2018 Image: Image: Ima				
	$2018 \downarrow$				
	4. Monthly Street Tree Removal Information 🖳 🖾				
	5. Statistics for Development Applications as at end of June 2018 <u>U</u>				
	6. Register of Legal Action and Prosecutions Register Monthly - Confidential				
	 Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 28 June 2018				
	8. Register of Applications Referred to the MetroWest Development Assessment Panel – Current 1 🖫				
	9. Register of Applications Referred to the Design Review Panel – Current <u>U</u>				
	10. Register of Petitions - Progress Report - July 2018 J				
	11. Register of Notices of Motion - Progress Report - July 2018 🕂 🛣				
	12. Register of Reports to be Actioned - Progress Report - July 2018 1				

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated July 2018.



4.2 Arts Strategy Draft

The Draft Arts Strategy was Tabled for consideration and the following feedback was given:

- Outlined the art strategy 18 month strategy and process (JM)
- Noted the mission statement to the group and the five focus areas (JM)
- Would like to see more international artists to maintain a fresh approach (KG)
- Wwould like contemporary artists but don't forget traditional arts as well (GH)
- Make sure we leverage and make the most of the character and history of the area- uniquely Vincent (CS)
- Perhaps an international arts festival to attract high quality artists (KG)
- Agrees that international artists are important but need to ensure we cover three levels of artists – professional, emerging and community (SV)
- Wants to use the light boxes to test the theme concept. Professional or emerging artists could work with community (KG)
- Entry statements can unearth stories of the area to make them cool and relevant (CS)
- The entry statements could move into the place making section (ST)
- Create artistic teams (KG)
- It would be useful to show which of three tiers of target market each action is addressing (JM)
- Create a timeline of project in the strategy to show the events. Good to have a regular annual event that is the same time each year to foster recognition (GH)
- The strategy gives us an assessment criteria for our decisions. Being too specific about actions is almost counterproductive. As long as what we do fits under the five themes (SV)
- The Imagine Vincent data will be incorporated into the strategy, to sit under the 'listen and respond' goal (JM)
- ACTION: Arts Advisory Group members to provide feedback on the Arts Strategy draft document to TP by 21st June 2018.

5. Visual Art Projects/Opportunities

5.1 Percent for Art: Rosewood Facility

TP provided an update on this project. TP has been involved in the shortlisting process for the project artist in collaboration with the new art consultant, Rosewood facility, and the project architects.

5.2 The Good Grocer: Leederville Mural

TP provided an update that this mural is going ahead after the applicant modified the design based on the AAG's feedback.

KG and ST expressed their disagreement with this decision. Discussion was had concerning a review of the mural policy and assessment process.

ACTION: TP to meet with JM, KG and ST to discuss the mural guidelines and application process.

5.3 Noongar Radio: Mural and Uniforms

TP provided an update that Jade Dolman will be painting the Noongar Radio mural in early July. The uniforms will be designed by local artist Kambarni and made by Noongar-owned company Cole Workwear. The design is expected to be completed by the end of June.

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5.4 Lightbox Laneway Gallery: NAIDOC and Pride

TP reported that Charmaine Cole's artwork has been installed in the gallery for the NAIDOC artist slot, with a good response on social media. TP reported that CoV will be partnering with Pride WA to showcase a LGBTQI+ artist for the October- December Lightbox Laneway exhibition. A representative from Pride WA will choose the successful artist in collaboration with CoV and the AAG.

Discussion was had concerning the potential to install more Lightbox Laneway galleries in other CoV locations.

6. Performance Art Projects/Opportunities

6.1 Perth Symphony Orchestra

TP and RE provided an update that CoV are currently looking into partnering with Perth Symphony Orchestra to hold fun community music events such as a symphony for dogs and a Halloween event. TP and RE will be meeting with PSO in July.

7. Quick Wins

7.1 Lightbox Laneway Free Mural

TP reported that a local artist, Hannah Goggs, has offered to do a free mural on the wall immediately beyond the Lightbox Laneway gallery. Hannah runs the Beaufort St Artisan markets and wants to provide her artistic services for free in the interests of improving the area where the markets are. The mural will be completed in July.

KG enquired if funding had been offered to Hannah. TP clarified that she was directed to the co-funded mural application but opted not to do this.

ST expressed her concern about the mural not fitting in with the aesthetic of the area.

7.2 CoV Film Project

TP informed the AAG that they will be invited to the screening of the CoV film project documentaries, which will screen as part of the Revelation Film Festival event 'Get Your Shorts On', on the 11th July at 6.30pm.

ACTION: TP to inform the councillors of the value of the ticket so they can declare it.

8. Close / Next Meeting

The meeting closed at 6.58pm. The next meeting is to be held on Thursday, 5 July 2018.

Signed

Councillor Jimmy Murphy (Chair)

Date this ______day of _____2018

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Summary of Actions	Responsibility	Due Date
Administration to investigate opportunity including the roof of the Mezz and installation at Hyde Street Reserve	RE	1 July 2018
Leedy Streets Open Data to be brought to next meeting and review of competing events in Perth over the Summer	RE	1 June 2018
Summer Concerts Review of Summer Concerts	RE	1 July 2018
285 and 289 Vincent Street Artworks Percent for Art Policy Review	RE	1 Dec 2018
Develop a Public Art Assessment Panel – planners, art officers & professional artists	TP	To be investigated
Arts Advisory Group members to provide feedback on the Arts Strategy draft document to TP	AAG	21 June 2018
TP to meet with JM, KG and ST to discuss the mural guidelines and application process.	TP, JM, KG, ST	7 July 2018
TP to inform the councillors of the value of the ticket so they can declare it	TP	7 July 2018

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Ordinary Meeting of Council

MINUTES

Thursday 21 June 2018, 6:00pm City of Wanneroo 23 Dundebar Road, Wanneroo

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo Towns of Cambridge and Victoria Park

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TAMALA PARK REGIONAL COUNCIL

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis	Cr Jo McAllister
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Sophie Dwyer Cr Christine Hamilton-Prime
City of Perth	Commissioner Andrew Hammond	Commissioner Gaye McMath
City of Stirling	Cr Karen Caddy Cr Joe Ferrante Cr Giovanni Italiano (CHAIRMAN) Cr Bianca Sandri	Cr Suzanne Migdale
Town of Victoria Park	Cr Claire Anderson	Cr Ronhhda Potter
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Samantha Fenn Cr Brett Treby (DEPUTY CHAIRMAN)	Cr Russell Driver Cr Domenic Zappa

Representatives from the Satterley Property Group will be in attendance at the meeting.

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PRESENT	
Chairman	Cr Giovanni Italiano
Councillors	Cr Claire Anderson Cr John Chester Cr Emma Cole Cr Joe Ferrante Commissioner Andrew Hammond Cr Nige Jones Cr Bianca Sandri Cr Brett Treby
Alternate Members	Cr Suzanne Migdale
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies Councillors	Cr Karen Caddy Cr Samantha Fenn Cr Andres Timmermanis
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Nigel Satterley (Satterley Property Group) Ms Lauren Vidler (Satterley Property Group) Mr Carl Buckley (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Matej Nvota (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr Garry Hunt (City of Joondalup) Mr Stuart Jardine (City of Stirling) Mr Martin Mileham (City of Perth) Mr Daniel Simms (City of Wanneroo) Mr Anthony Vuleta (Town of Victoria Park) Mr Len Kosova (City of Vincent) Mr John Giorgi (Town of Cambridge)
In Attendance Participant Councils' Advisers	Mr Mark Dickson (City of Wanneroo) Mr Ross Povey (City of Stirling) Mr Mike Tidy (City of Joondalup)
Members of the Public	Nil
Press	Nil

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1. OFFICIAL OPENING

The Chairman declared the meeting open at 6:05pm and welcomed Councillors to the Tamala Park Regional Council meeting. The Chairman welcomed Commissioner Andrew Hammond to the TPRC meeting.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Apologies received from Cr Karen Caddy, Cr Samantha Fenn and Cr Andres Timmermanis.

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 19 April 2018

Moved Cr Treby, Seconded Cr Anderson.

That the minutes of the Ordinary Meeting of Council of 19 April 2018 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (10/0).

5A. BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

The Chairman advised that a distribution had been made to member local governments today in accordance with the TPRC FYE 2018 Budget. The total distribution was \$2.0M, paid to member local governments proportionally based on shareholding.

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7. MATTERS FOR WHICH MEETING MAY BE CLOSED

- 9.10 Review of Project Forecast 2017 Confidential
- 9.11 Proposed Workshop to Review Catalina Estate Vision / Objectives and Development Manager's Key Performance Indicators – Confidential

8. REPORTS OF COMMITTEES

Management Committee Meeting - 24 May 2018

Cr Treby – Chairman, Management Committee advised that the Committee considered a number of Items listed in this agenda and that there had been robust discussion on Items 9.6 and 9.11. He advised that he would provide further comments when the items were formally considered.

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.12)

9.1 BUSINESS REPORT – PERIOD ENDING 14 JUNE 2018

Moved Cr Treby, Seconded Cr Ferrante.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 14 June 2018.

The Motion was put and declared CARRIED (10/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF MARCH & APRIL 2018

Moved Cr Cole, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- 31 March 2018; and
- 30 April 2018.

The Motion was put and declared CARRIED (10/0).

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF MARCH & APRIL 2018

Moved Cr Treby, Seconded Cr Cole.

[The recommendation in the agenda]

Page 6 of 14

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of March and April 2018:

- Month ending 31 March 2018 (Total \$1,426,372.50)
- Month ending 30 April 2018 (Total \$1,044,808.33)
- Total Paid \$ 2,471,180.83

The Motion was put and declared CARRIED (10/0).

9.4 PROJECT FINANCIAL REPORT – APRIL 2018

Moved Cr Treby, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (April 2018) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (10/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 14 JUNE 2018

Moved Commissioner Hammond, Seconded Cr Cole.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 14 June 2018.

The Recommendation was put and declared CARRIED (7/3).

For: Cr Anderson, Cr Chester, Cr Cole, Commissioner Hammond, Cr Jones, Cr Treby and Cr Italiano

Against: Cr Ferrante, Cr Migdale and Cr Sandri.

9.6 ANNUAL MARKETING PLAN FYE 2019

The CEO advised that he had just received a Disclosure of Interest – Impartiality on this Item from Cr Migdale.

Moved Cr Cole, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

1. APPROVES the Annual Marketing Plan FYE 2019, prepared by the Satterley Property Group.

- 2. ACCEPTS that the Development Managers Key Performance Indicators (June 2014), Marketing 3.2 – Annual Marketing Plan, requiring the preparation of the Annual Marketing Plan by March each year has been ACHIEVED.
- 3. ADVISES the Satterley Property Group that marketing expenditure will be reviewed and monitored in line with market conditions and the requirements of the Project and the Project Budget FYE 2019 (March 2018) as approved.

Moved Cr Anderson, Seconded Cr Sandri.

[A Procedural Motion]

That the Annual Marketing Plan FYE 2019 be deferred pending more detail on actual expenditure and marketing strategies.

The Procedural Motion was put and declared LOST (6/4).

For: Cr Chester, Cr Cole, Commissioner Hammond, Cr Jones, Cr Treby and Cr Italiano.

Against: Cr Anderson, Cr Ferrante, Cr Migdale and Cr Sandri.

The Recommendation in the agenda was put and declared CARRIED (10/0).

9.7 REVIEW OF SUSTAINABILITY INITIATIVES

Moved Cr Anderson, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the review on the Catalina Sustainability Initiatives (May 2018) prepared by the Satterley Property Group.
- 2. APPROVES the following sustainability initiatives and budget for FYE 2019:

SUSTAINABILITY INITIATIVE	ALLOCATION
Waterwise Landscape Package including soil moisture sensors	\$5,000 per lot
Solar Panel Rebate	\$2,000 per lot
Fibre Optic Service	\$1,200 per lot
Community Development	\$1,200 per lot
Waste Recycling (Housing Construction)	\$300 per lot
High rated WELS Fixtures and Appliances in Catalina Beach	\$1,000 per lot

- 3. APPROVES the continuation of the existing landscape initiatives, including native and low water use plants, native seed collection and propagation, use of site mulch and waterwise irrigation systems in landscape packages for Catalina.
- 4. APPROVES the continuation of the fauna and flora relocations associated with bulk earthworks.

- 5. APPROVES the continuation of Medium Density Housing opportunities in accordance with the Catalina Built Form and Housing Strategy (May 2017), including narrow lot housing in Stages 16A and 16B.
- 6. APPROVES the provision of a 12-month Energy Audit for all new homes at a cost of \$300 per lot, subject to the Satterley Property Group providing a satisfactory method for the administration of the trial.
- 7. REQUESTS the Satterley Property Group to review communications and procedures for purchasers and builders on Catalina rebates in order to improve participation rates and assist in delivering TPRC sustainability objectives.
- 8. ACCEPTS that the Satterley Property Group has achieved Key Performance Indicator 2.8 requiring an annual review of sustainability initiatives by May each year.

The Motion was put and declared CARRIED (10/0).

9.8 REVIEW OF CATALINA RISK MANAGEMENT PLAN (MAY 2018)

Moved Cr Treby, Seconded Cr Migdale.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the Risk Management Plan (May 2018) prepared by the Satterley Property Group.
- 2. REQUIRES the Satterley Property Group to continually review and update the Risk Management Plan (May 2018) and report to Council annually.
- 3. ACCEPTS that the Satterley Property Group has achieved Key Performance Indicator 2.12 requiring an Annual review of the Project Risk Management Plan by May each year.
- 4. REQUESTS the CEO to appoint a suitably qualified consultant to undertake an overall risk assessment of the TPRC framework.

The Motion was put and declared CARRIED (10/0).

9.9 APPOINTMENT OF COMMITTEE MEMBER – MANAGEMENT COMMITTEE

Moved Cr Treby, Seconded Cr Jones.

That in accordance with the provisions of the *Local Government Act 1995*, that Cr Italiano be APPOINTED to the Management Committee.

The Recommendation was put and declared CARRIED BY ABSOLUTE MAJORITY (9/1).

Page 9 of 14

For: Cr Chester, Cr Cole, Cr Ferrante, Commissioner Hammond, Cr Jones, Cr Migdale, Cr Sandri, Cr Treby and Cr Italiano

Against: Cr Anderson.

Moved Cr Treby, Seconded Cr Cole.

That Standing Orders be suspended to allow Confidential Items 9.10 and 9.11 to be discussed behind closed doors.

The Motion was put and declared CARRIED (10/0).

Council's Consultants vacated the meeting (7:05pm).

9.10 REVIEW OF PROJECT FORECAST 2017 - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the Project Forecast 2017, submitted by the Satterley Property Group.
- 2. APPROVES the Project Forecast 2017, prepared by the Satterley Property Group, for the purposes of project and financial planning subject to Development Costs being adjusted by removal of the additional in-built contingency.
- ACCEPTS that Satterley Property Group has achieved Key Performance Indicator -Financial Management 4.2 requiring the completion of a Review of Project Cashflow every three years.

The Motion was put and declared CARRIED (10/0).

9.11 PROPOSED WORKSHOP TO REVIEW CATALINA ESTATE VISION / OBJECTIVES AND DEVELOPMENT MANAGER'S KEY PERFORMANCE INDICATORS -CONFIDENTIAL

Council's Consultants (SPG) were invited to join the meeting to participate in discussion on this Item (7:10pm).

Moved Cr Sandri, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council AGREES to:

 A Workshop to review the Catalina Vision and Objectives to inform the review of the Strategic Community Plan. The Workshop to be limited to one day and be attended by all Council members (including Alternate Members), Satterley Property Group representatives

and the TPRC administration officers. The Workshop is to be facilitated by a consultant with relevant experience.

2. A Workshop to review the Development Manager's KPIs with the objective of making them more clearly defined and meaningful; quantified and measured and relevant in achieving TPRC objectives for the Catalina Project. The Workshop to be limited to one day and be attended by all Council members (including Alternate Members), Satterley Property Group representatives and the TPRC administration officers. The Workshop is to be facilitated by a consultant with relevant experience.

Council's Consultants vacated the meeting (7:26pm).

The Motion as amended was as follows

That the Council AGREES to:

- 1. A Workshop to review the Catalina Vision and Objectives to inform the review of the Strategic Community Plan. The Workshop to be limited to one day and be attended by all Council members (including Alternate Members), Satterley Property Group representatives and the TPRC administration officers. The Workshop is to be facilitated by a consultant with relevant experience.
- 2. A Workshop to review the Development Manager's KPIs with the objective of making them more clearly defined and meaningful; quantified and measured and relevant in achieving TPRC objectives for the Catalina Project. The Workshop to be limited to one day and be attended by all Council members (including Alternate Members), Satterley Property Group representatives and the TPRC administration officers. The Workshop is to be facilitated by a consultant with relevant experience.
- 3. The Workshop to review the Catalina Vision and Objectives to be held on a weekend in the first quarter of FYE 2019.

The amended Motion was put and declared CARRIED (10/0).

Moved Cr Sandri, Seconded Cr Migdale.

That Standing Orders be reinstated and the meeting doors be opened.

The Motion was put and declared CARRIED (10/0).

The recommendations for Confidential Items 9.10 and 9.11 were read out as follows:

9.10 Review of Project Forecast 2017 - Confidential

That the Council:

- 1. RECEIVES the Project Forecast 2017, submitted by the Satterley Property Group.
- 2. APPROVES the Project Forecast 2017, prepared by the Satterley Property Group, for the purposes of project and financial planning subject to Development Costs being adjusted by removal of the additional in-built contingency.

3. ACCEPTS that Satterley Property Group has achieved Key Performance Indicator -Financial Management 4.2 requiring the completion of a Review of Project Cashflow every three years.

9.11 Proposed Workshop to Review Catalina Estate Vision / Objectives and Development Manager's Key Performance Indicators - Confidential

That the Council AGREES to:

- 1. A Workshop to review the Catalina Vision and Objectives to inform the review of the Strategic Community Plan. The Workshop to be limited to one day and be attended by all Council members (including Alternate Members), Satterley Property Group representatives and the TPRC administration officers. The Workshop is to be facilitated by a consultant with relevant experience.
- 2. A Workshop to review the Development Manager's KPIs with the objective of making them more clearly defined and meaningful; quantified and measured and relevant in achieving TPRC objectives for the Catalina Project. The Workshop to be limited to one day and be attended by all Council members (including Alternate Members), Satterley Property Group representatives and the TPRC administration officers. The Workshop is to be facilitated by a consultant with relevant experience.
- 3. The Workshop to review the Catalina Vision and Objectives to be held on a weekend in the first quarter of FYE 2019.

9.12 EARLY CONSTRUCTION REBATE – BEACH PRECINCT AGED STOCK – LATE ITEM

Moved Cr Migdale, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the correspondence on the Early Construction Rebate Beach Precinct Aged Stock, prepared by the Satterley Property Group, dated 21 June 2018.
- 2. APPROVES on a 3-month trial basis, the application of an Early Construction Rebate (\$8,000 per lot), in Catalina Beach for selected lots which have been on the market for more than 12 months, for sales contracts entered into between 22 June 2018 and 21 September 2018. Subject to the purchaser providing a copy of a signed Building Contract prior to settlement, with the Rebate being paid to the purchaser's nominated builder within 6 months of the settlement of the lot.
- 3. REQUESTS the Satterley Property Group to provide a report to Council following the 3month trial period of the application of the Early Construction Rebate for lots in Catalina Beach on the success and market acceptance of the Rebate and market conditions.

The Motion as amended was as follows.

That the Council:

- 1. RECEIVES the correspondence on the Early Construction Rebate Beach Precinct Aged Stock, prepared by the Satterley Property Group, dated 21 June 2018.
- 2. APPROVES on a 3-month trial basis, the application of an Early Construction Rebate (\$8,000 per lot), in Catalina Beach for selected lots to a maximum of six lots which have been on the market for more than 12 months, for sales contracts entered into between 22 June 2018 and 21 September 2018. Subject to the purchaser providing a copy of a signed Building Contract prior to settlement, with the Rebate being paid to the purchaser's nominated builder within 6 months of the settlement of the lot.
- 3. REQUESTS the Satterley Property Group to provide a report to Council following the 3-month trial period of the application of the Early Construction Rebate for lots in Catalina Beach on the success and market acceptance of the Rebate and market conditions.

The amended Motion was put and declared CARRIED (10/0).

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

- 9.10 Review of Project Forecast 2017 Confidential
- 9.11 Proposed Workshop to Review Catalina Estate Vision / Objectives and Development Manager's Key Performance Indicators - Confidential

14. GENERAL BUSINESS

Nil

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 7:30pm.

These minutes were confirmed at a meeting	on
SIGNED this day	of 2018
as a true record of proceedings.	

CHAIRMAN



Urban Mobility Advisory Group





URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 28 May 2018 at 6.00pm Venue: Committee Room City of Vincent Administration and Civic Centre

MINUTES

Attendees:

<u>City of Vincent Elected Members:</u> Cr. Jonathan Hallett (*Chairperson*), Cr. Alex Castle

<u>Community Representatives:</u> Greg Koroveshi, Scott Smith, Katherine Celenza (Roadwise Road Safety Advisor)

City of Vincent Officers:

Andrew Murphy (Director Engineering), Craig Wilson (Manager Asset & Design Services), Francois Sauzier (Active Transport Officer)

1. Welcome / Declaration of Opening

- 1.1 JH opened meeting at 6.03pm
- 1.2 Apologies Mayor Emma Cole; Adam Wilmott; Courtney Weber, Holly Taylor, Laura Donovan, Regina Foley, Scott Gibbings, Philip Taylor, Sam Laybutt; Parwez Jahmeerbacus;
- 2. Confirmation of Previous Minutes Moved AC Seconded JH

3. Business

3.1 40 KMH Speed Zone trial

AM updated on current status and recent meetings held with the Acting Commissioner Road Safety Commission (RSC) and Vincent Mayor. CW gave background to 40KMH in Cleaver precinct. CoV to have follow-up meeting with the RSC in mid-June to review the marketing and consultation plan and finalise the consultation leaflet. Consultation is expected to last 4 weeks, once the feedback is collated a report will be prepared for Council to consider way forward.

JH mentioned possibility of 40kMH graphic panels on road rather than pole signs. ACTION AM/CW/FS

3.2 Brisbane St/William St Two Way conversion

CW provided a project status update. The City of Perth (CoP) and MRWA have for the past year been trialling reduced traffic signal cycle times to create more efficient traffic flows in the CBD and asked that road conditions were not altered during this period. As a consequence, the project has not progress in 17/18. Further, CoP will be preparing a report to their Council regarding the results. However, there is no reason that the project can't now proceed in 18/19.

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or Email: umag@vincent.wa.gov.au



CITY OF VINCENT

MRWA signal changes, line marking and signs should take about 3 months to coordinate from date of order. The City will, in conjunction with the CoP and MRWA, develop a marketing plan to provide the public with sufficient warning and information prior to the changeover, which is typically done on a Sunday morning.

ACTION CW

3.3 Update on Previous Agenda Items

3.3.1 Works Program Progress

Bike Boulevard Phase Two:

Scarborough Beach Road and Shakespeare intersection median island works happening weekend of 9-10 June. Major profiling and asphalting works on all legs of the route are programmed for 11-29 June. Works are progressing well however some elements and funding will be carried over to the 2018/19 Financial Year.

3.4 Westcycle Update

PT to present at the next meeting.

3.5 WALGA/Road Safety Report

KC presented road stats and advised of upcoming Road Safety Leadership program. Also discussed the results of the City of Melville/Leeming bike path works (new system to slow down riders). Results are being collated and to be reported soon.

4 General Business

4.1 **SS** – Construction impacting upon pedestrian access.

SS discussed the number of development sites along Fitzgerald Street and how pedestrians (and perhaps wheelchairs) have had to risk walking on the carriageway due to uneven surfaces or blocked paths. CW is to follow up with Rangers regarding safe access on footpaths abutting construction sites – this is relevant to all areas of Vincent.

5. Close / Next Meeting

Meeting closed at 6.50pm

Next meeting: 16 July 2018

These minutes are confirmed as a true and accurate record of the meeting of the Urban Mobility Advisory Group (UMAG) held on 28 May 2018.

Signed:	Chairman
Dated this:day of	2018

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or Email: umag@vincent.wa.gov.au



INFORMATION BULLETIN



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.

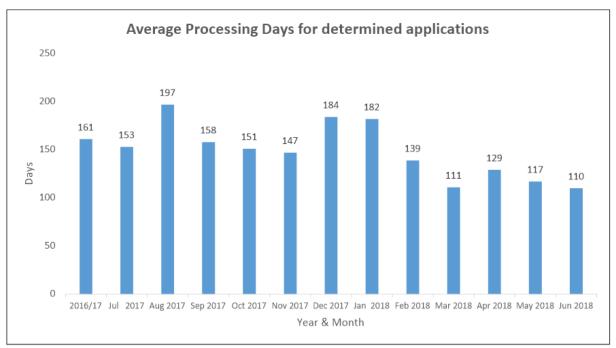
CITY OF VINCENT





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



Statistics for Development Applications As at the end of June 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	17
Median	119	140	134	133	110	99.5	118	125	122	92	82	92	79.5
Average	161	153	197	158	151	147	184	182	139	121	129	117	110
Maximum	924	341	704	408	1008	602	698	755	640	596	980	587	647

 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.

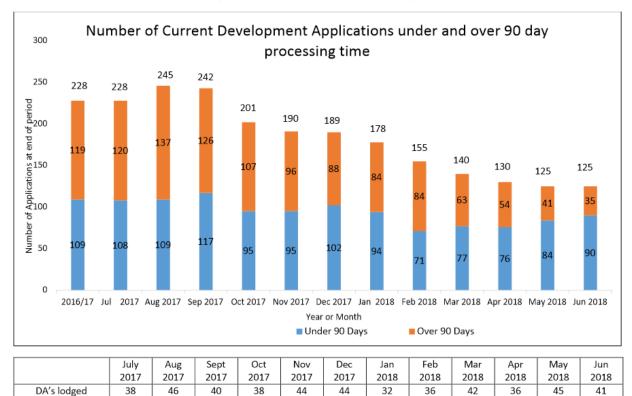


Table 2: No. of DA's lodged and determined each month.

DA's determined

DA's withdrawn

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 for the City to reconsider its decision at this stage. 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. The applicant has submitted additional information to the City 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 a 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. An appeal was lodged with the SAT on 11 January 2018. Mediation held on site on 7 February 2018. A further Mediation was held on 22 February 2018. Following discussions between the applicant and the SAT, it was agreed to adjourn the Mediation to a further Mediation conference to be held on 12 April 2018. The applicant was granted a four week extension to remove the structures from the property and any further action was pending the applicant's progress during that period. Following a review of the applicant's progress in removing unauthorised structures on the sites, on 23 May 2018 the applicant was granted an 8 week extension to remove the structures from the property and any further action is pending the applicant's progress during that period. <i>Representation by: City of Vincent Administration</i>

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 28 JUNE 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 was held on 22 May 2018 at which Staff and Council Members attended and the applicant was directed to submit additional information by 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. Following mediation the matter was adjourned for a further directions hearing on 27 July 2018. <i>Representation by: JDAP representation</i>
5.	No. 209 Vincent Street, West Perth		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. On 25 May 2018 staff attended a Directions Hearing and consented to the request to proceed to Mediation. Mediation was held on 11 June 2018 where the applicant was directed to submit amended plans by 14 June 2018 with a report to be prepared for the 24 July 2018 Council Meeting. <i>Representation by: City of Vincent Administration</i>
6.	No. 7 Chelmsford Road, Mount Lawley	13 April 2018	Macri	An application for review of the decision by Council to refuse the application on 6 March 2018. On 1 June 2018 Staff participated in a telephone Directions Hearing and consented to the request to proceed to Mediation. An on-site mediation session occurred on 19 June 2018 where the matter was adjourned to a directions hearing on 29 June 2018, where the matter will be programmed for a hearing. <i>Representation by: City of Vincent Administration</i>

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 28 JUNE 2018

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METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 28 JUNE 2018

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	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
2.	No. 295 Stirling Street, Perth	Applicant: Roberts Day	Multiple Dwellings – Extension of Term to commence development	10 April 2018	5 June 2018	The application was approved by the DAP at its meeting on 5 June 2018 in accordance with the officer recommendation.
3.	No. 189 Loftus Street, Leederville	Applicant: Carrier and Postmus Architects	Multiple Dwellings – Extension of Term to commence development	27 April 2018	25 June 2018	The application was approved by the DAP at its meeting on 25 June 2018 in accordance with the officer recommendation. The minutes are available here.
4.	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
5.	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
6.	Nos. 238 – 246 Oxford Street, Leederville	Applicant: Planning Solutions	Amendment to Mixed Use development – internal layout	1 May 2018	25 June 2018	The application was approved by the DAP at its meeting on 25 June 2018 in accordance with the officer recommendation. The minutes are available here.
7.	No. 212 Carr Place, Leederville	Applicant: Urbanista Town Planning	Mixed Use Development comprising 5 commercial tenancies and 10 Multiple Dwellings	4 May 2018	To be confirmed	To be confirmed
8.	Nos. 9 – 11 Money Street, Perth	Applicant: Allerding & Associates	Mixed Use Development comprising 22 Multiple Dwellings and 2 commercial tenancies	11 May 2018	To be confirmed	To be confirmed

CITY OF VINCENT DESIGN REVIEW PANEL (DRP) REGISTER OF APPLICATIONS CONSIDERED BY DRP AS AT 28 JUNE 2018

No.	ADDRESS	APPLICANT	PROPOSAL	DAC MEETING DATE	REASON FOR REFERRAL
1.	Nos. 71-77 Walcott Street, Mount Lawley	PTS Town Planning on behalf of Silverleaf	Alterations and Additions to Commercial Building	6/6/2018	The proposal will likely benefit from the referral to the DRP in terms of the
	Suber, Mount Lawley	Investments Pty Ltd	building		city's Built Form Local Planning Policy
					No. 7.1.1 (LPP 7.1.1)
2.	Nos. 139 – 141 Lake	Motus Architecture	Five Storey Multiple Dwelling with	6/6/2018	For the DAC to consider the changes
	Street, Perth		restaurant/café, office and short stay		made by the applicant in response to
			accommodation		the previous comments and
					recommendations of 27 April 2018.
3.	No. 18 Brentham	Property Development	20 Two-Storey Grouped Dwellings	6/6/2018	The proposal will likely benefit from
	Street, Leederville	Solutions			the referral to the DRP in terms of the
					City's Built Form Local Planning Policy
					No. 7.1.1 (LPP 7.1.1).
4.	No. 351 Stirling Street,	Wilt Design	Seven Multiple Dwellings	6/6/2018	The proposal will likely benefit from
	Perth				the referral to the DRP in terms of the
					City's Built Form Local Planning Policy
					No. 7.1.1 (LPP 7.1.1).

INFORMATION BULLETIN



REGISTER OF PETITIONS - PROGRESS REPORT – JULY 2018

Directorate:

Chief Executive Officer

Details:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index: CEO: Chief Executive Official

DE:	Director Engineering
DDS:	Director Development Services
DCorpS:	Director Corporate Services
DCE	Director Community Engagement
CEO:	Chief Executive Officer

Date Rcd	Subject	Action Officer	Action Taken							
Council M	ouncil Meeting – 26 June 2018									
24/06/18	 Petition received from Mr A Strika of Bourke Street, Leederville, along with 22 signatures, in relation to the proposed development at No. 12 Scott Street, Leederville, requesting that Council: <i>"1) apply the City's Deemed-to-comply compliant setback of 7.9m for both house and garage; and</i> 2) circulates the revised plans to community consultation (no approval or conditional approval)." 	DDS	Completed. The petition was considered as part of the related agenda Item 9.1 July OMC.							
19/06/18	Petition received from Mr A Jamieson of Carr Street, West Perth, along with 16 signatures, requesting that Council considers "excluding the properties on the northern side of Carr Street between Numbers 68 and 82 from inclusion in the recent proposal submitted to review the Cleaver Precinct under the Character Retention and Heritage Areas Policy".	DDS	Completed. The petition was considered as part of the City's responses to 2018/19 Community Budget Submissions 1.1, 1.3 and 5.1. The City will be undertaking a broad review of heritage and character in the City, however as the subject properties were recently considered for this purpose as part of the Carr Street Character Retention Area they will not be included in this new project. The lead petitioner has been advised of this.							
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.							

[TRIM ID: D18/35574]

INFORMATION BULLETIN									
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CITY OF VINCENT

REGISTER OF NOTICES OF MOTION - PROGRESS REPORT – JULY 2018						
Directorate: Chief Executive Officer						
Details:						
	A status report is submitted to Council as an Information Bulletin item on a monthly basis. The following Notices of Motion still require action or are in the process of being actioned.					

Key Index: CEO: Chief Executive Officer DCE Director Community Engagement DCorpS: Director Corporate Services DDS: Director Development Services DE: Director Engineering		
Details	Action Officer	Comment
4 April 2018 – Submitted by Cr Loden		
Action on Climate Change	DDS	Administration will present the draft Sustainable Environment Strategy to Council for advertising by March 2019 to support decision making in the 2019/20 Budget and Corporate Business Plan. The draft Sustainable Environment Strategy will include the measures identified in Item 4 of Council's resolution. Administration will consider the carbon emissions which result from the management of waste as part of the Waste Management Strategy.
22 August 2017 – Submitted by Cr Gontasze	ewski	
Strategies to Improve participation and Accessibility by Women and Girls at City of Vincent Sportsground and Associated facilities, by October 2017	DCE	Participation and performance targets now being implemented through the new Sportsground Fees and Charges adopted at the Council Meeting in October 2017. Sporting Club Health Checks now received from all sporting clubs to enable establishment of baseline data. Additional strategies to be reported to the Council Meeting on 24 July 2018.
5 April 2016 – Submitted by Cr Harley/Cr Co	le	
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 has 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. A report will be presented to Council in 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.
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.

[TRIM ID: D17/43059]

INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT - JULY 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: С

CEÓ:	Chief Executive Officer
DCE	Director Community Engagement
DCorpS:	Director Corporate Services
DDS:	Director Development Services
DE:	Director Engineering

ltem	Report Details Action Officer		Comments		
Council	Meeting – 26 June 2018				
9.5	No. 16 (Lot: 30; D/P: 1962) Howlett Street, North Perth - Change of Use from Office to Unlisted Use (Dog Day Care)	DDS	The matter will be presented to a future Council meeting for determination.		
9.7	North Perth Common – Concept Design	DDS	The saving of \$42,350 made from the design, documentation and project management phase of the North Perth Common project was carried forward and included in the 2018/19 budget for the construction phase of the North Perth Common project. Administration will now notify the relevant parties of Council's decision. The North Perth Common project will now proceed to Stage Two, being Detailed Design and Tender Documentation.		
9.8	Business Advisory Group – Key Priorities	DDS	Administration will now use the Business Advisory Group's Key Priorities to inform the review of the City's Economic Development Strategy.		
10.1	City of Vincent Greening Plan – Review	DE	Further report to Council at the conclusion of the advertising period.		
10.3	Draft Waste Strategy 2018 – 2023	DE	Further report to Council at the conclusion of the advertising period.		
11.1	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	DCorpS	Variation of lease being drafted.		
11.2	Acquisition of private rights of way as Crown Land and vesting in City – Right of Way between London and Dunedin Streets, Mount Hawthorn (Lot 60) and Colvin Lane, West Perth (Lot 67)	DCorpS	Administration to provide public notice in accordance with section 52(1)(b) of the Land Administration Act and following consideration of any objections make a request to the Minister.		
11.6	Delegated Authority Review 2018	DCorpS	Completed. 27 June 2018.		
11.7	Adoption of 2018/19 Annual Budget	DCorpS	Fees and Charges to be amended as per OMC. Notify Department of adoption and upload onto website.		
12.1	Review of Community Engagement Policies	DCE	Three Policies (being 'Welcome to Country', 'Community Funding' and 'Community Bus') were reviewed and presented to Council on 26 June 2018. The 'Street Parties Policy' will be presented to Council on 24 July 2018.		
13.3	Corporate Business Plan 2018/19-2021/22	DCorpS	Document design being undertaken by the City's Marketing & Communications Team for publishing on website.		
13.4	Community Budget Submissions 2018/2019	DCorpS	Acknowledge and notify submission applicants.		

ltem	Report Details	Action Officer	Comments
18.1 CONFIDENTIAL ITEM: Expressions of Interests received and disposition options for 245 Vincent Street, Leederville			Notify applicants of Council's decision to not accept their submission.
Council	Meeting – 29 May 2018		
9.6	Amendment 1 to Local Planning Scheme No. 2	DDS	Completed. Administration forwarded Amendment 1 to the Environmental Protection Authority on 1 June 2018 for its assessment under Section 81 of the Planning and Development Act and has forwarded to the Western Australian Planning Commission for determination on 19 June 2018.
10.1	Review of Engineering Policies Relating to Verge Treatments and Street Trees	DE	Further report to Council at the conclusion of the advertising period.
11.1	Leases to Department of Health to govern Department's current use of the Child Health Clinics within City of Vincent	DCorpS	Leases to be sent to Department for review. Signs acknowledging City's support to be installed.
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	DCorpS	Licence reviewed and sent to owners for comment. City and owners representatives to meet to discuss Development Application process 3 July 2018.
<u>Council</u>	Meeting – 1 May 2018		
9.7	No. 48 (Lot: 66; D/P: 6049) Milton Street, Mount Hawthorn - Proposed Five Grouped Dwellings	DDS	Completed. Proposal considered at 26 June 2018 Council Meeting.
12.1	Asset Disposal – Vincent Community Bus	DCE	The Vincent Community Bus will be going to Public Auction on 6 July 2018.
18.1	Review of Policy No. 4.2.13 - Design Advisory Committee and Appointment of Design Review Panel	DDS	Completed. Administration has removed Policy No. 4.2.13 from the City's website and uploaded the adopted Terms of Reference for the Design Review Panel. Administration has notified all applicants for the Design Review Panel on the outcome of this decision and 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	Completed. Proposal considered at 26 June 2018 Council Meeting.
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	Further meeting being finalised to again explain waiver and write off amounts.
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.
<u>Council</u>	Meeting – 6 March 2018		
11.4	Draft Financial Reserves Policy	DCorpS	Administration to finalise Policy adoption process.
Council	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.

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ltem	Report Details	Action Officer	Comments
Council	Meeting – 17 October 2017		
11.3	Termination of Lease and options for future use – 245 (Lot 245) Vincent St, Leederville	DCorpS	Completed. See 18.1 - OMC 26 June 2018.
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	DCorpS	Delegated Authority has been obtained from the Chief Executive Officer (CEO). Waiting for lease to be finalised for execution.
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 implement ride share operators 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. A report will be presented to Council in October 2018 following the implementation of the trial.
Council	Meeting – 22 August 2017		
11.4	Dedication of spite strip (pedestrian footpath) as road – Lot 151, 62 Robinson Ave, Perth	DCorpS	Completed. 27 June 2018.
12.1	Petition for a Multipurpose Court at Birdwood Square, Perth	DCE	Director Community Engagement has met with lead petitioner to discuss Council resolution. Request to be further considered within the context of the Public Open Space Strategy.
Council	Meeting – 27 June 2017		
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.

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ltem	Report Details	Action Officer	Comments
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 (WAPC) on 10 March 2017. A meeting between Main Roads, the Department of Transport and the Department of Planning was held on 4 April 2017. A letter to the Minister for Transport, the Minister for Planning and the Western Australian Planning Commission is currently being prepared.
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DDS	Health; Property; and Trading in Public Places Local Laws to be reported back to Council in 2018.
Council	Meeting – 7 February 2017		
9.2.4	Charles Veryard Reserve – Installation of Dog Exercise Area Fencing (Full Enclosure)	DE	Completed. 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 item "5.2 Investigate a Planning Framework for each of the City's Town Centres."
<u>Council</u>	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	<u> Meeting – 23 August 2016</u>		
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.

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ltem	Report Details	Action Officer	Comments
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	Report presented to City's Exec Team meeting held on 20 June 2018. Exec Team decided to finalise lease as per approval at OMC held on 25 June 2016.
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.
<u>Council</u>	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 the City's Community Engagement Directorate.
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	Report presented to the City's Exec Team meeting held on 20 June 2018. Exec Team decided to finalise lease as per approval at OMC 20 January 2015.
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		v v the
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	Licences being finalised for execution.

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ltem	Report Details	Action Officer	Comments
Council	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.
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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14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

14.1 NOTICE OF MOTION - MAYOR EMMA COLE - REQUEST TO INVESTIGATE OPTIONS TO REINSTATE THE REQUIREMENT TO OBTAIN DEVELOPMENT APPROVAL FOR DEMOLITION

TRIM Ref: D18/102954

Attachments: Nil

That Council REQUESTS Administration to:

- 1. Investigate the options available to the City of Vincent to reinstate the requirement to obtain development approval for the demolition of single houses and the removal of significant vegetation, prior to demolition activity and/or tree removal;
- 2. Ensure the options for investigation include the incorporation of a provision(s) in the City of Vincent Local Planning Scheme No. 2, Local Planning Policy, and/or any other mechanism available to the City or the State Government; and
- 3. Report back to Council on the results of this investigation by November 2018.

REASON

In 2015, the State Government introduced new Planning and Development (Local Planning Schemes) Regulations that introduced an exemption for the demolition of dwellings to require development approval.

Prior to the change in State regulation, the City of Vincent required that any proposed demolition of a dwelling not be permitted without development approval. This allowed for a development assessment process including community advertising and consultation on the development application, the ability to refer development applications to the Design Review Panel for advice, and the opportunity for discussion with applicants on character and tree retention and any incentives that flow from this (for example, a concession in Deep Soil Zone requirement from 15 percent to 12 percent where an established, mature tree is retained).

However, the State Government's regulations removed the City of Vincent's (and all local governments') ability to require a development approval prior to demolition, and this can no longer be achieved without introducing a Heritage Area (as the City has done recently on Harley Street, Highgate and Janet Street, West Perth) or through individual dwellings being heritage listed. It also impacts on the effectiveness of Character Retention Areas, where sites can still be cleared prior to development approval being achieved.

It is concerning to see that this change in regulation is impacting the City of Vincent's ability to influence better retention of local character, heritage and established trees where sites are being cleared prior to consideration of future development.

The City of Vincent has advocated for the State Government to reintroduce the 'no demolition without development approval' provision into the Planning and Development regulations, and will continue to do so. At the same time, it is important for the City of Vincent to examine whether there are other options available to regulate and reinstate the requirement to obtain development approval prior to demolition activity and/or tree removal within Local Planning Scheme No. 2 and/or any other mechanism available to the City.

ADMINISTRATION COMMENTS

Administration supports the intent of the above recommendation to investigate the best way to retain existing local character. The investigation will form part of the initial investigation for Item 5.5 in the City's Corporate Business Plan 2018/19 – 2022/23 relating to character retention and precinct planning.

15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)

Nil

16 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

17 URGENT BUSINESS

Nil

18 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

19 CLOSURE