



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 21 August 2018

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

Len Kosova
Chief Executive Officer

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

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

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- 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.
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1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil






3 (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 - 24 July 2018

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

9 DEVELOPMENT SERVICES**9.1 NO. 148-158 (LOT: 600; D/P: 47025) SCARBOROUGH BEACH ROAD, MOUNT HAWTHORN - CHANGE OF USE FROM OFFICE/RETAIL TO EDUCATIONAL ESTABLISHMENT****TRIM Ref:** D18/100019**Author:** Fiona Atkins, Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** North

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Summary of Application [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Summary of Submissions - Officer Comments [↓](#) 
5. Attachment 5 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for the proposed Change of Use from Office/Retail to Educational Establishment at No. 148-158 (Lot: 600; D/P: 47025) Scarborough Beach Road, Mount Hawthorn, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 6:

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 31 persons; and
- 1.3 The hours of operation for the Educational Establishment shall be limited to the operating hours of The Mezz Shopping Centre.

2. Car Parking and Access

The Parking Management Plan approved as part of this application shall be implemented to the satisfaction of the City prior to the use or occupation of the development;

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 Planning 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/Retail to Educational Establishment at Shop 32, Nos. 148-158 Scarborough Beach Road, Mount Hawthorn (The Mezz Shopping Centre).

PROPOSAL:

The application proposes the use of the subject tenancy as a Kumon Tuition Services Centre, offering tutoring in English and mathematics programs for children aged from three years to high school students. The use will accommodate 25 students and six staff members.

The proposed hours of operation are as per the operating hours of the Mezz, which are currently as follows:

Monday to Friday: 8.00am – 9.00pm

Saturday: 8.00am – 5.00pm

Sunday: 11.00am – 5.00pm

The proposal does not involve any internal modifications to the building. The application includes the provision of signage in the form of opaque and frosted decals overlaid with Kumon branding on the glass panel wall of Shop 32, as displayed in **Attachment 2**.

BACKGROUND:

Landowner:	Hyde Park Management Ltd
Applicant:	Lucy Leng
Date of Application:	14 June 2018
Zoning:	MRS: Urban LPS2: District Centre R Code: Not Applicable
Built Form Area:	Town Centre/Residential
Existing Land Use:	Office/Retail
Proposed Use Class:	Educational Establishment
Lot Area:	12,740m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject tenancy is 61.2 square metres and is located within The Mezz Shopping Centre, which accommodates 280 customer bays and 18 bicycle bays. The tenancy was previously occupied by short term pop up style shops, including a boutique pet supply store and a tax accountant.

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		✓
Car Parking		✓
Bicycle Facilities		✓
Signage	✓	

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
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
<u>Car bays</u>	
No deemed to comply standard – parking management plan required.	280 car parking spaces available for customers at The Mezz Shopping Centre.
<u>Bicycle Facilities</u>	
No deemed to comply standard – parking management plan required.	18 bicycle bays available for customers at The Mezz Shopping Centre.

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 required to be advertised as it is a Discretionary use within the District Centre zone, and the City's Policy No. 4.1.5 Community Consultation requires that Discretionary uses are advertised for a period of 14 days. The application was advertised from 3 July 2018 to 16 July 2018, with the method of consultation being letters mailed to surrounding owners and occupiers, the extent of which is shown on **Attachment 1**.

A total of two submissions were received, of which one objected to the proposal and one conditionally supported the proposal. The main concerns raised by the submission is that the parents of the students will use the parking at other tenancies along Scarborough Beach Road rather than the parking available at The Mezz Shopping Centre.

The applicant was not invited to comment on the submission, as the Parking Management Plan submitted by the applicant was considered to adequately address the submitter's concerns.

A summary of submissions and officer's comments can be found at **Attachment 5**.

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:

In accordance with the City's Delegated Authority Register approved at Ordinary Meeting of Council held on 26 June 2018, this application for development is being referred to Council as it involves an 'Educational Establishment', which is a use listed under the City's Delegation Register as a use to be 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:

Nil.

COMMENTS:Land Use

The subject site is zoned District Centre under the City's LPS2. The subject site is located within The Mezz Shopping Centre, which is characterised by a range of commercial uses. The locality immediately surrounding The Mezz Shopping Centre is characterised by a mix of commercial and residential uses.

The change of use application proposes a Kumon Education Centre, which will provide English and mathematics tutoring for children aged from three years to high school students. Children enrolled in the program physically attend the centre twice a week for 30 to 45 minute periods at pre-assigned session times.

Multiple sessions will run during the day and up to 25 students will be in attendance at any one time, with up to six employees on site at a time. During non-formal tutoring hours, up to two employees will attend the Educational Establishment for planning, preparation and administration activities. Parent/teacher meetings will also be conducted outside of active teaching times. A maximum of 31 people will be at the tenancy at any time.

There is no provision for a waiting area in Shop 32, and therefore parents will not be encouraged to remain during class time.

The proposed Educational Establishment is consistent with the commercial nature of The Mezz Shopping Centre and is considered appropriate for the locality due to its low impact nature. The locality is central with close proximity to local schools and well serviced by public transport. Given the context of the subject site and the proposed use, the Educational Establishment is considered to be consistent with the objectives of the District Centre zone, which requires development to be 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 and Bicycle Parking

Car parking requirements for an Educational Establishment are required to be determined by the City on a site specific Parking Management Plan, in accordance with Policy No. 7.1.1 – Non Residential Parking Requirements. The submitted Parking Management Plan is included as **Attachment 4**.

The Parking Management Plan proposes to utilise the customer parking at The Mezz Shopping Centre. As the proposed Educational Establishment will be located within a tenancy within The Mezz, there is no opportunity to provide further parking bays, and it is expected that the existing 280 customer bays and 18 bicycle bays

associated with the whole Shopping Centre will be used, as required. In a broader sense, it is accepted that the nature of the uses within a shopping centre will evolve over time and the number of bays available at The Mezz Shopping Centre is considered sufficient given the suite of uses that are likely to be accommodated by such a centre.

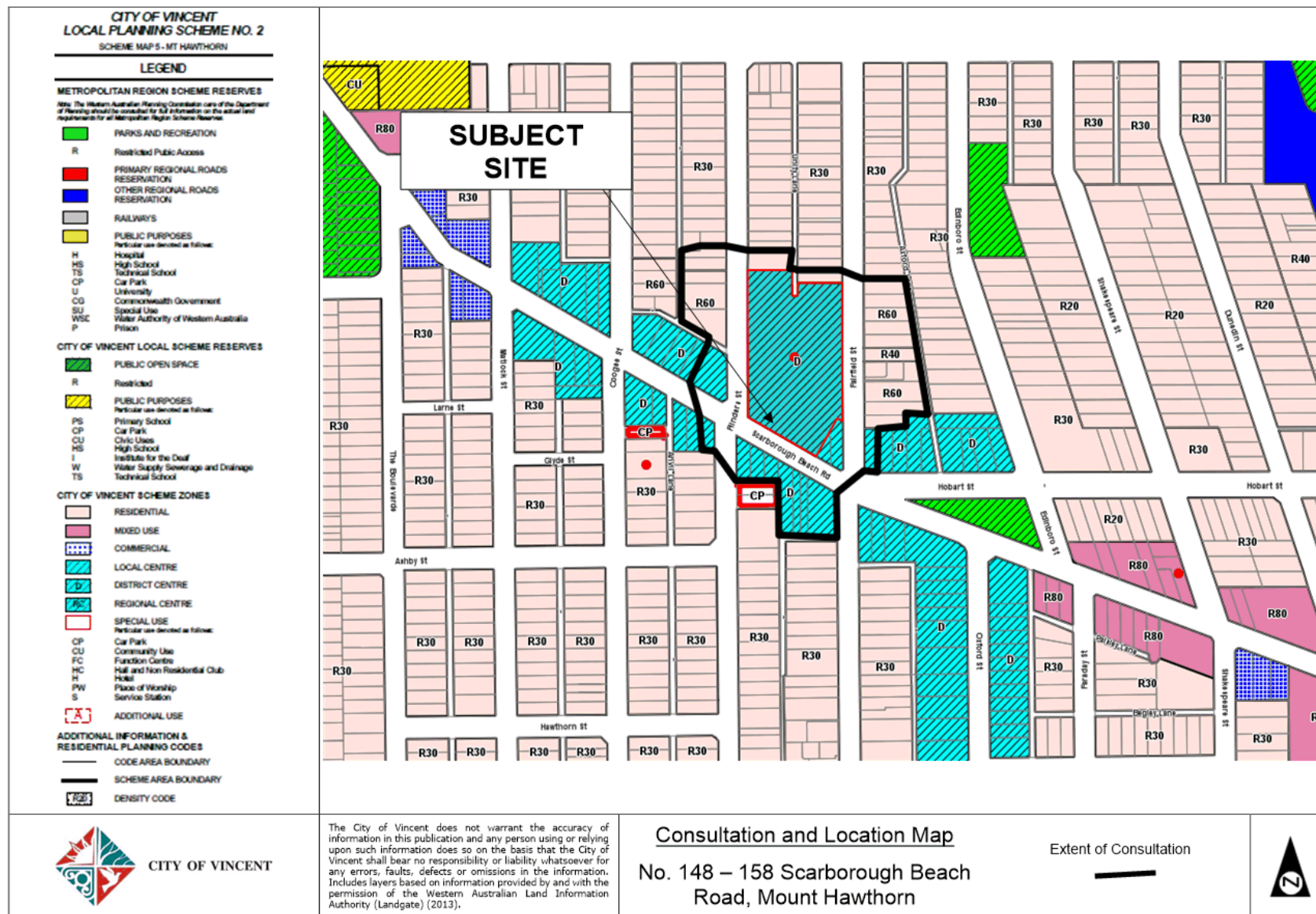
In any event, the applicant has indicated that they expect many students to walk or catch the bus from nearby schools, with Mount Hawthorn Primary School located 750 metres and Aranmore Catholic College 800 metres away from the Mezz. Transperth bus numbers 15, 990 and 402 stop at the Mezz and also service Glendalough and Leederville train stations, providing public transport options for students and parents travelling to and from the Educational Establishment.

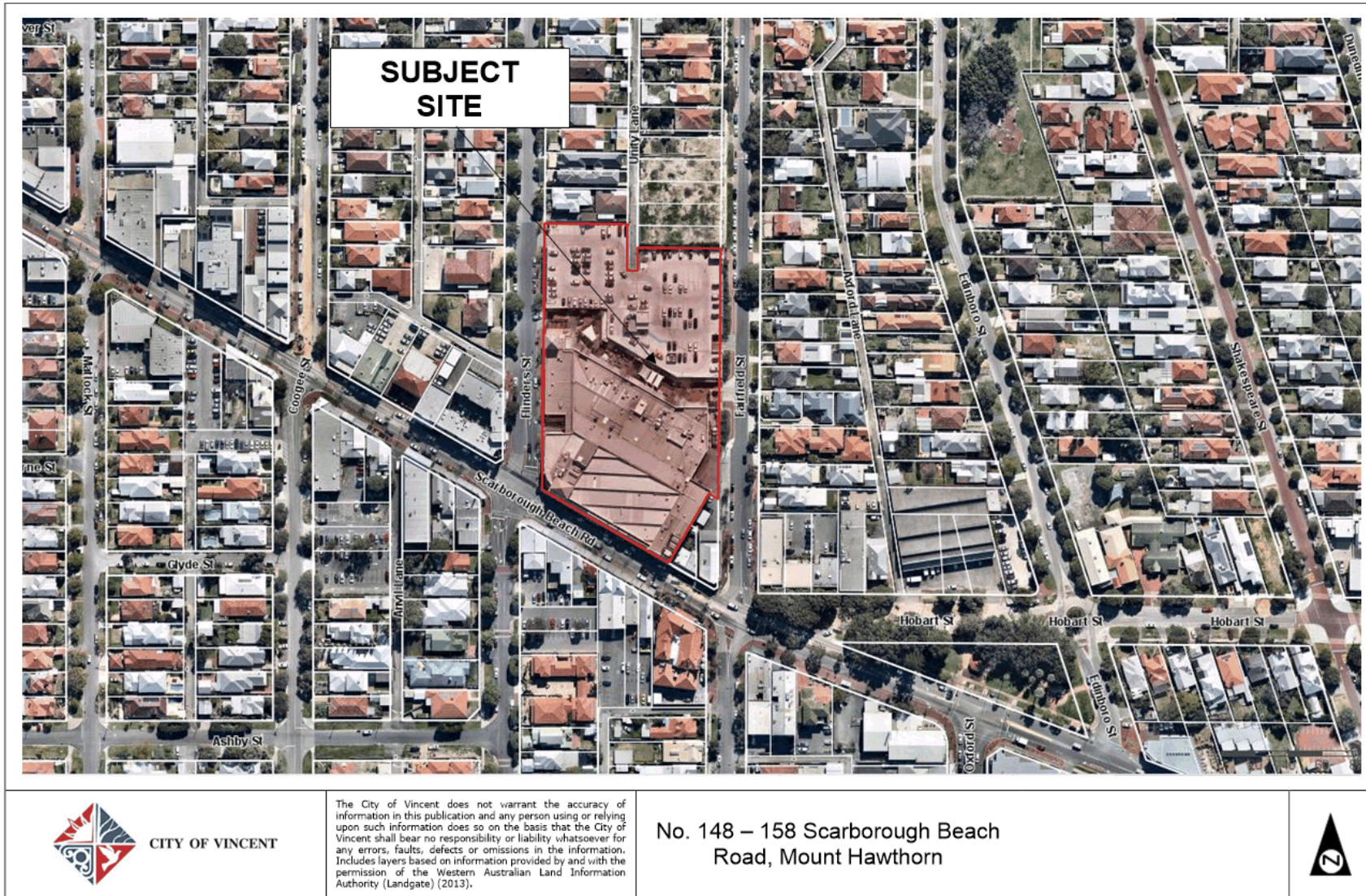
In light of the customer parking available at The Mezz Shopping Centre, the proximity of local schools and availability of public transport, the Parking Management Plan is considered to be acceptable.

Conclusion

Council is required to exercise its discretion regards this development application for an Educational Establishment. Due to the reasons outlined in the above report, the proposed land use is considered to be appropriate for the subject site, and will not have a negative impact on the amenity of the locality.

As such, it is recommended that the application is approved.







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CITY OF VINCENT
Planning Services Department
244 Vincent Street
Leederville WA 6007

13 June 2018

SHOP 32, HAWAIIAN's MEZZ
148 SCARBOROUGH BRACH ROAD, MT HAWTHORN WA 6016
DEVELOPMENT APPLICATION FOR CHANGE OF USE OF PREMISES

We write to apply for Planning Approval to Change the Use of Shop 32, Hawaiian's Mezz, 148 Scarborough Beach Road, Mt Hawthorn WA 6016 (hereinafter referred to as "*Premise*") from the current approved use of Office-Retail to **Educational Establishment**.

We confirm that we have received an Offer to Lease from the Landlord of the Premise, Hyde Park Management Limited (hereinafter referred to as "*Landlord*") to open our Kumon Tuition Services Centre. The commencement date of the Offer to Lease is pending the City's approval for us to operate from the Premise.

Nature of Business

Kumon is one of the largest franchises worldwide, with over 28,000 franchisees providing self-paced tuition services in English and Maths to over 4 million children globally each month. In Australia, 330 Kumon Centres have been established, catering to over 40,000 children. Kumon has operated for over 50 years and are backed by a global network, with the experience and knowledge that comes with being an industry leader.

Kumon Mt Hawthorn Centre (hereinafter referred to as "*Centre*") is the local Mt Hawthorn-based Kumon franchisee. The Centre has been operating from Lesser Hall at the Mt Hawthorn Community Centre for at least 20 years.



1. Activities Which Will be Undertaken

Kumon is a self-paced English and Maths program which is available to children from the ages of 3 years to high-school students.

Children undertaking the program, study at home during any given week, but physically attend the Centre twice a week.

- Each child attends the Centre for a duration of approximately 30 mins (younger children) to 45 mins (older children), in pre-assigned time sessions, to enable the opportunity for face-to-face observation, instruction and assessments of progress
- Parents drop off their child at the Centre at the pre-determined time sessions, leave the Centre and return to pick up their child at the end of the session.
- In the Centre, each child is required to complete pre-assigned work sheets
- The children are supervised by the Franchisee, who is also a qualified Kumon Instructor, and trained Kumon Assistants, who are casual employees

Outside of these Centre hours, the Premise will be used for the following planning, preparation and administration activities:

- Parent face-to-face meetings, with one family at a time.
- Parent Orientation and pre-program commencement testing, usually between five and seven families.
- Preparation and administrative activities such as program progress reviews, preparation of work, parent communications, stocktaking of worksheets etc.

2. Hours and Days of Operation

Formal Centre hours, where children are expected to attend the Centre are as follows:

Day	Time
Monday	3.00pm to 6.30pm
Thursdays	3.00pm to 6.30pm
Fridays	3.00pm to 6.30pm
Saturdays	9.00am to 12.00pm

Outside of these Centre hours, it is expected that the Premise will also be utilised for Centre Planning, Preparation and Administration activities during normal business hours 9.00am to 5.00pm Mondays to Fridays.

3. Number of Employees

During formal Centre operating hours, it is expected that there will be up to 6 employees in attendance, including the Franchisee. Each employee is rostered in shifts of 2-3 hours.

During non-formal Centre hours, for Planning, Preparation and Administration activities, it is expected that there will be no more than 2 employees in the Centre, including the Franchisee. Employees are rostered in shifts of 2-3 hours.

4. Max Number of Customers at any given time

During formal Centre hours, we expect to have up to 25 children in attendance at any one discrete 45 minute time slot and 6 employees, including the Franchisee.

There is no provision for a waiting area in the Premise. Parents will thus not be allowed to remain in the Centre.

During non-formal Centre hours, we expect to have no more than 4 or 5 persons physically present in the Centre at any one time.

5. Type of Equipment Used

The Centre will only be furnished with movable furniture comprising desks, stools, worksheet shelves and filing cabinets.

There are no immediate or future plans for any machinery or equipment to be used in the Centre.

As the Centre is a quiet study environment, we do not have any plans for amplified music, entertainment or other noise emitting activities in our day-to-day operations.

6. Planned Site Works

Apart from the moving in of the movable furniture outlined above, we do not have any plans for any physical site/building works on the Premise as air-conditioning and power outlets are already existing.

There are no plans for any water-related plumbing works in the Premise.

7. Car Parking and Transport Impact

We have attached to this application, the plans to the Hawaiian Mezz mall's current car parking, bicycle parking facilities and access to public transport. As the Premise is located within the mall and given the limited capacity of the Premise, we believe that the impact on the malls existing car parking capacity will be minimal to none.

A significant portion of children will travel to the Centre either via public transport or by walking from nearby schools.

90% of our employees are University students who mostly live in the suburb and will either travel to the Centre via public transport or by walking. The few employees who drive will park at the malls parking facilities.

8. Impact on Public Amenities, Disabled Access

As the children only attend the Centre for durations between 30-45 minutes, the demand for access to toilet facilities is very low. The Hawaiian Mezz mall's existing toilet facilities, including unisex disabled toilets will comfortably absorb any additional demand for these facilities.

The Premise can be fully accessed by physically disabled children as both Hawaiian Mezz mall car parks are served by lifts and wheelchair ramps. There is also a lift from the Scarborough Beach Road street level to almost the front door of the Premise for physically disabled children attending the Centre via public transport.

9. Signage

The Offer to Lease from the Landlord does not permit any external signage.

As the Premise has full-length glass panels on the south, mall-facing end, we propose to apply frost/opaque decals overlaid with Kumon-branding decals on the glass panels, as illustrated below.



The proposed design for the entrance to the Premise is illustrated below.

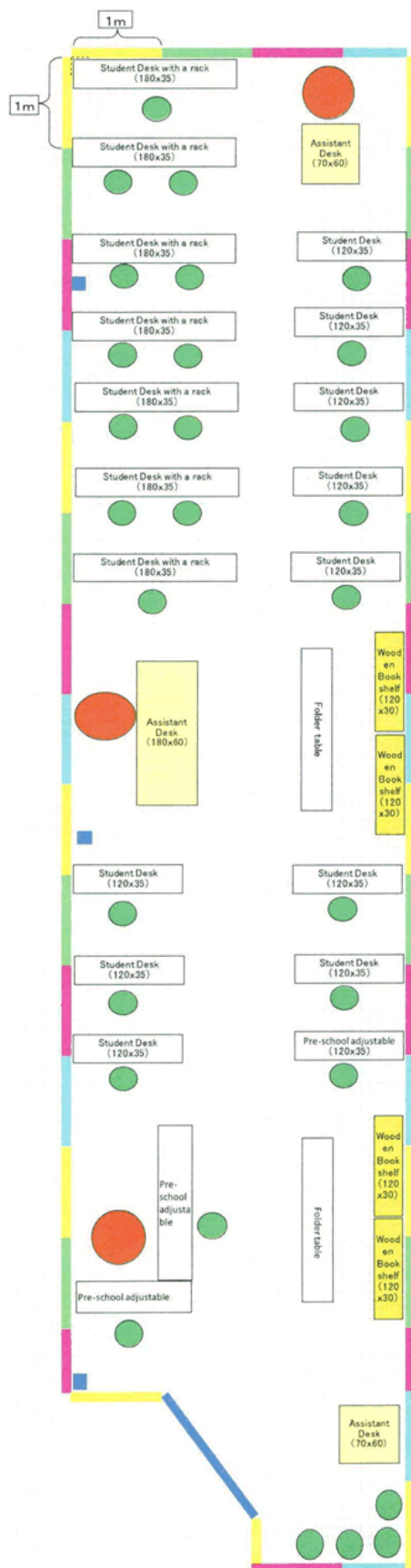


10. Site Survey Plan

The Site Survey Plan of the Premise is attached to this Application as a separate attachment.

11. Proposed Centre Fit out Plan

Proposed Centre Fit out Plan is per the diagram in the next page.



PROPOSED LAYOUT FOR CENTRE

- Green circles are stools for the children
- Orange circles are chairs for Centre Assistants
- Desks and Shelves are as indicated

SUMMARY

We strongly believe that the relocation of the Kumon Mt Hawthorn Centre into the Premise at the Hawaiian Mezz mall will:

- result in a safer and more family-friendly environment for children attending the Centre;
- add to the diversity of the Hawaiian Mezz
- be well absorbed by the existing Hawaiian Mezz transport management facilities such that there will be very minimal to no adverse impact

We trust that this Statement provides you with the information that you required. I may be contacted via mobile or email if further information and clarification is required.

Kind regards,

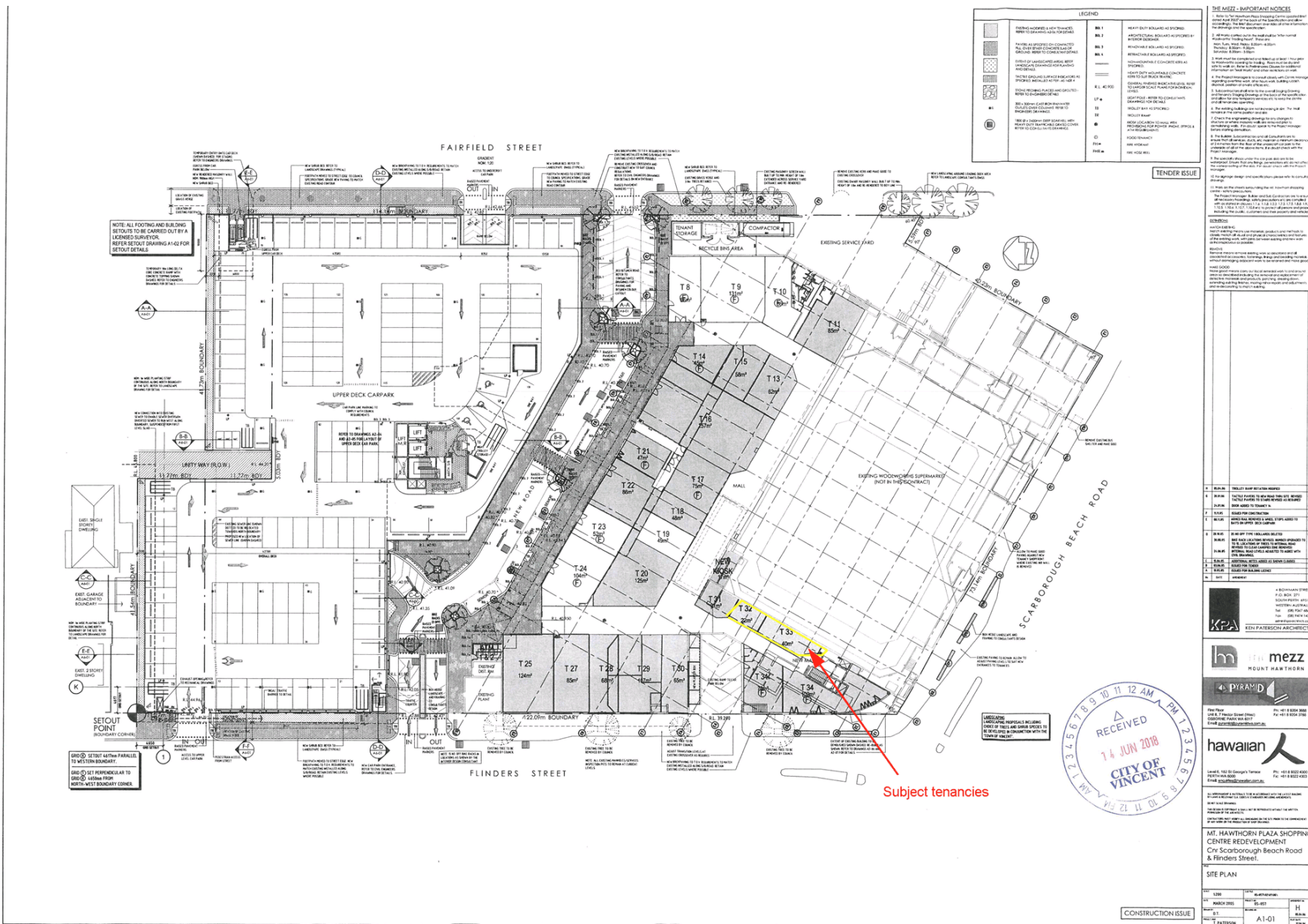


LUCY LENG

Franchisee and Instructor Kumon Mt Hawthorn

M: 0401 949 811

E: kumon.mthawthorn@lengfamily.com



PARKING MANAGEMENT PLAN FRAMEWORK

<u>Owner/Applicant Details</u>	
Name:	LUCY LENG
Address:	Landowners Contact Details Concealed for Privacy
Phone:	
Email:	
Applicant Signature:	

<u>Property Details</u>	
Lot Number:	600 on Deposited Plan DP47025
Address:	Shop 32 Hawaiian's Mezz 148 Scarborough Beach Road Mt Hawthorn WA 6016

<u>Parking Allocation</u>	
Total Number Car Parking Spaces:	280 available spaces for customers of the Centre
Total Number Short Term Bicycle Parking Spaces:	18 available spaces, 10 in the laneway and 8 in basement level car park
Total Number Long Term Bicycle Parking Spaces:	None
Total Number Other Bays:	None

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
	Staff	N/A	None	None	None
	Customers	1 Hour	280	18	None
	Other	N/A	None	None	None

Alternative Transport:

<u>Transport Option</u>	<u>Type & Level of Service</u>
Public Transport	
Train	<ol style="list-style-type: none"> 1. Leederville Train Station is 2.1km south of the Property and is accessible via Transperth bus number 15 2. Glendalough Train Station is 1.8m northwest of the Property and is accessible via Transperth bus number 990
Bus	Transperth bus numbers 15, 990 and 402 stop approximately 150m from the Property in both east and westbound directions
Pedestrian	
Paths	Pedestrian paths are currently existing around the Property in all directions
Facilities	As above
Cycling	
Paths	Shared with pedestrian paths
Facilities	6 x Parking Rails 4 x U Rails 1 x Bike Rack with 8 spaces
Secure Bicycle Parking	None
Lockers	None
Showers/Change Room	1 x Male Staff Shower Room 1 x Female Staff Shower Room

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	Approx 30 spaces	Along Flinders Street Along Scarborough Beach Road	None 1P
Off Street Parking	280 spaces	Within Ground and Level 1 dedicated car parks of the Property per Car Park As- Constructed Plans included in DA submission	3 hours shoppers only

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:	Officers Comments:
<p><u>Parking</u></p> <p>That the visitors and staff to the Educational Establishment will utilise the parking at other tenancies along Scarborough Beach Road rather than the parking available at The Mezz Shopping Centre.</p>	<p>The applicant has submitted a Parking Management Plan (PMP) that highlights an adequate number of car parking bays available at The Mezz Shopping Centre. The PMP also states that the applicant expects a number of students to walk, cycle or catch public transport from the nearby schools. In light of this information, the PMP is considered adequate to prevent parking from the Educational Establishment overflowing into neighbouring properties.</p>

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

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. 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.
4. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
5. 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.

9.2 NO. 1/226 (LOT: 1; D/P: 956) OXFORD STREET, LEEDERVILLE CHANGE OF USE FROM SHOP TO RESTAURANT/CAFE (UNAUTHORISED EXISTING USE)

TRIM Ref: D18/105583

Author: Clair Morrison, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments: 1. Attachment 1 - Consultation and Location Plan [↓](#) 
2. Attachment 2 - Development Plans and Written Submission [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for development approval for a Change of Use from Shop to Restaurant/Café at Unit 1/226 (Lot: 1; D/P: 956) Oxford Street, Leederville, in accordance with the plans shown as Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

1. Use of Premises

1.1 This approval only relates to the Change of Use from Shop to Restaurant/Café as shown on the plans dated 10 July 2018. It does not relate to any other development on the site;

1.2 The use of the premises shall conform with the City of Vincent's Local Planning Scheme No. 2 definition of Restaurant/Café which states:

“means premises primarily used for the preparation, sale and service of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licensed under the Liquor Control Act 1988”;

1.3 The hours of operation for the ‘Restaurant/café’ shall be limited to the following times:

- 11:00am to 9:00pm Tuesday to Thursday;
- 11:00am to 10:00pm Friday to Saturday;
- 11:00am to 9:00pm Sunday;
- Closed Anzac Day;

1.4 The maximum number of patrons for the Restaurant/café (inclusive of any alfresco dining areas) shall be 25;

2. Active Frontage

The development shall maintain an active and interactive relationship and uninterrupted views between the ‘restaurant/café’ and Oxford Street during the hours of the development’s operation to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited. Curtains, blinds or other internal or external treatments that obscure the view of these areas from Oxford Street are not permitted to be used during the hours of the developments operations;

3. Bicycle Facilities

A cash-in-lieu contribution of \$800 shall be paid to the City for the shortfall of three bicycle bays, in the form of two Class 3 bicycle parking facilities, based on the cost of \$400 per Class 3 bicycle parking facility, within 60 days of Council’s approval; 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 Shop to Restaurant/Café at Unit 1, 226 Oxford Street, Leederville.

PROPOSAL:

The application involves the use of the subject site as a Restaurant, accommodating up to five employees and 25 patrons. The operating hours are proposed to be from 11:00am to 9:00pm, Tuesday to Sunday. There will be no external changes to the building. The development plans are included as **Attachment 2**. The subject tenancy is allocated two car parking bays. The applicant intends to obtain a Liquor Licence from the Department of Racing, Gaming and Liquor under the *Liquor Control Act 1988*.

BACKGROUND:

Landowner:	Firestar Enterprises
Applicant:	Maria Victoria Roman
Date of Application:	10 July 2018
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Activity Corridor
Existing Land Use:	Shop
Proposed Use Class:	Restaurant/Café
Lot Area:	62.2m ²
Right of Way (ROW):	N/A
Heritage List:	No

The subject site is located on the corner of Oxford Street and Richmond Street, Leederville, as shown in **Attachment 1**. The subject site has been developed with five commercial tenancies. All tenancies are occupied, with a mix of café, fast food outlet, shop and hair dressing salon. Adjoining the site, to the north and east is a club use building and vacant, fenced land. To the south is the TAFE campus and to the west is a mix of restaurant/café. The locality has a mix of shops, offices, restaurant/café, educational establishments and residential land uses.

The subject tenancy has been operating as a restaurant/café without development approval from the City since mid-2017, previously as Pranziamo and more recently as La Fuente. As the unit has previously been used as a restaurant/café with no recorded complaints, the operations have been allowed to continue whilst the development application is considered.

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. 7.5.7 – Licensed Premises 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	✓	
Parking and Access		✓
Operating Hours	✓	

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:

Approval of the parking management plan will result in the specified cash-in-lieu amount being waived.

COMMENTS:

Parking and Access

The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements sets a deemed-to-comply standard of 6.82 (7) car parking bays for the subject tenancy, one long-term bicycle bay and two short-term bicycle bays, based on the maximum number of patrons on site at any one given time. The commercial development incorporates a private car parking facility with two bays for the exclusive use of the subject tenancy, equating to a shortfall of five bays.

In considering this matter, the following is relevant:

- A restaurant use has been operating within this unit since circa April 2017. There have been no complaints made to the City with regard to parking regarding any tenancy within this commercial development during this timeframe. This indicates to the City that there are no concerns with parking as a result of any tenancies within this commercial development.
- This shortfall equates to a total cash-in-lieu amount of \$26,028.
- The applicant has provided written justification, which is included in **Attachment 2**, to justify the request to waive the required cash-in-lieu amount.
- Surrounding land uses include residential uses, and there is a comprehensive footpath network to allow patrons to arrive on-foot.
- This public parking includes a number of bays along both Oxford Street and Richmond Street.
- The public transport network includes a high-frequency bus route along Oxford Street, and the unit is within 1 kilometre of the Leederville Train Station.
- There is one bicycle rack directly adjacent to the tenancy and another on the corner of Oxford Street and Richmond Street. These bicycle racks provide four short-term bicycle bays. There are four public bicycle bays on Richmond Street, adjacent to this complex.

In light of the above, Administration considers that there is already a significant amount of parking facilities and alternative transport options surrounding the development. Based on the services readily available, it is not considered that the payment of cash-in-lieu would benefit the specific locality or this tenancy. Therefore, it is recommended that the cash-in-lieu amount for car parking be waived.

If Council does not accept the above justification, it is able to either refuse the application or approve the application subject to a condition requiring the provision of a cash-in-lieu contribution.

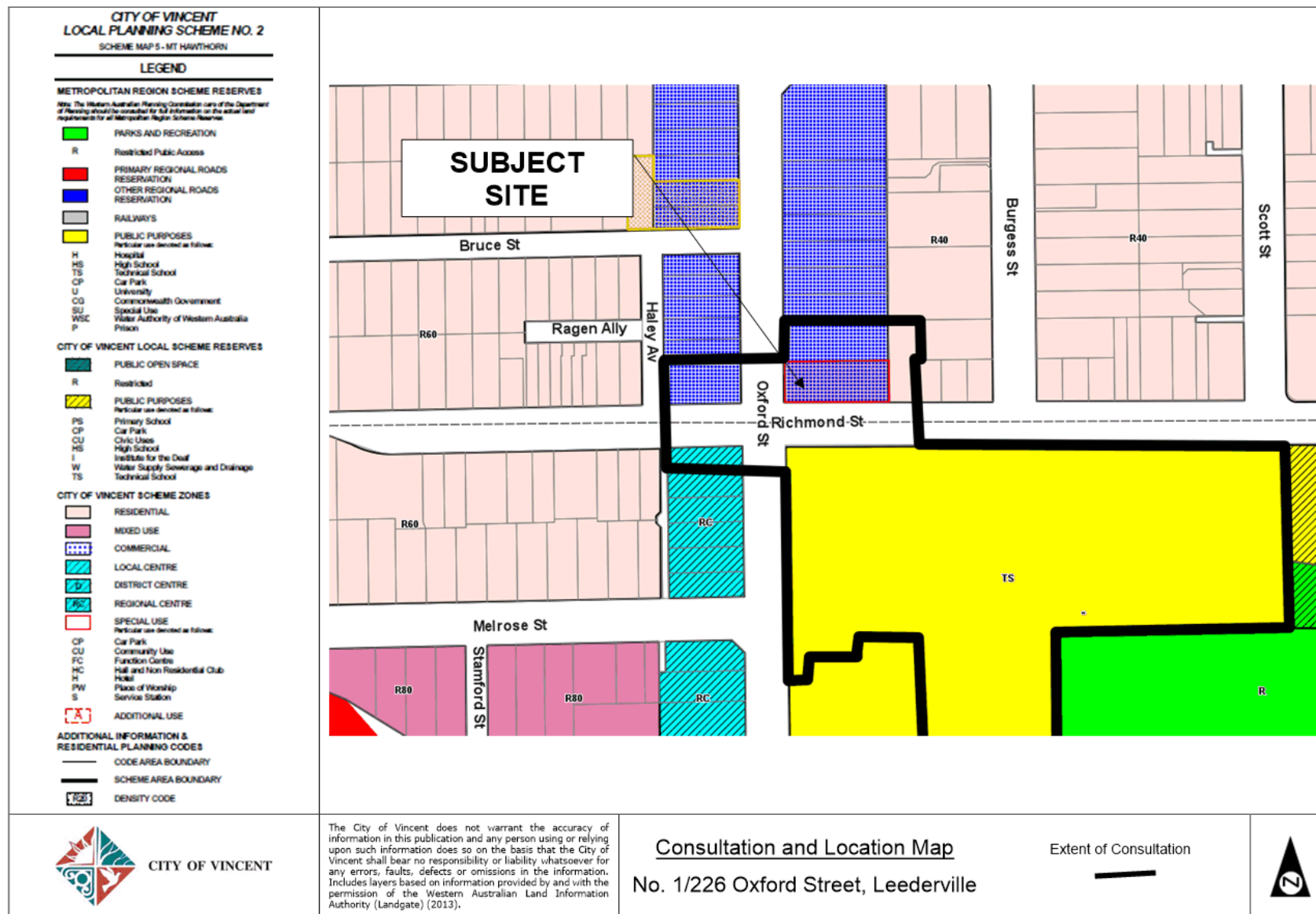
In terms of the required bicycle facilities, the site is highly developed and the footpath incorporates alfresco seating. Therefore, it is considered that there is inadequate space to reasonably accommodate any additional bicycle facilities directly adjacent to the restaurant. There is, however, the ability to accommodate such facilities in close proximity to the subject tenancy, which will enable use by visitors to the restaurant. Whilst Council's Policy requires the provision of one short-term facility and two long-term facilities, and a condition could be imposed to that effect, given the nature of the use, visitors and employees are not likely to visit the site for extended periods of time. Therefore, long-term bays are unlikely to be utilised for that purpose. It is recommended that a condition be imposed to require the payment of cash-in-lieu for four short term bays so as to provide short term alternative transport option. Whilst the bays only accommodate short-term parking,

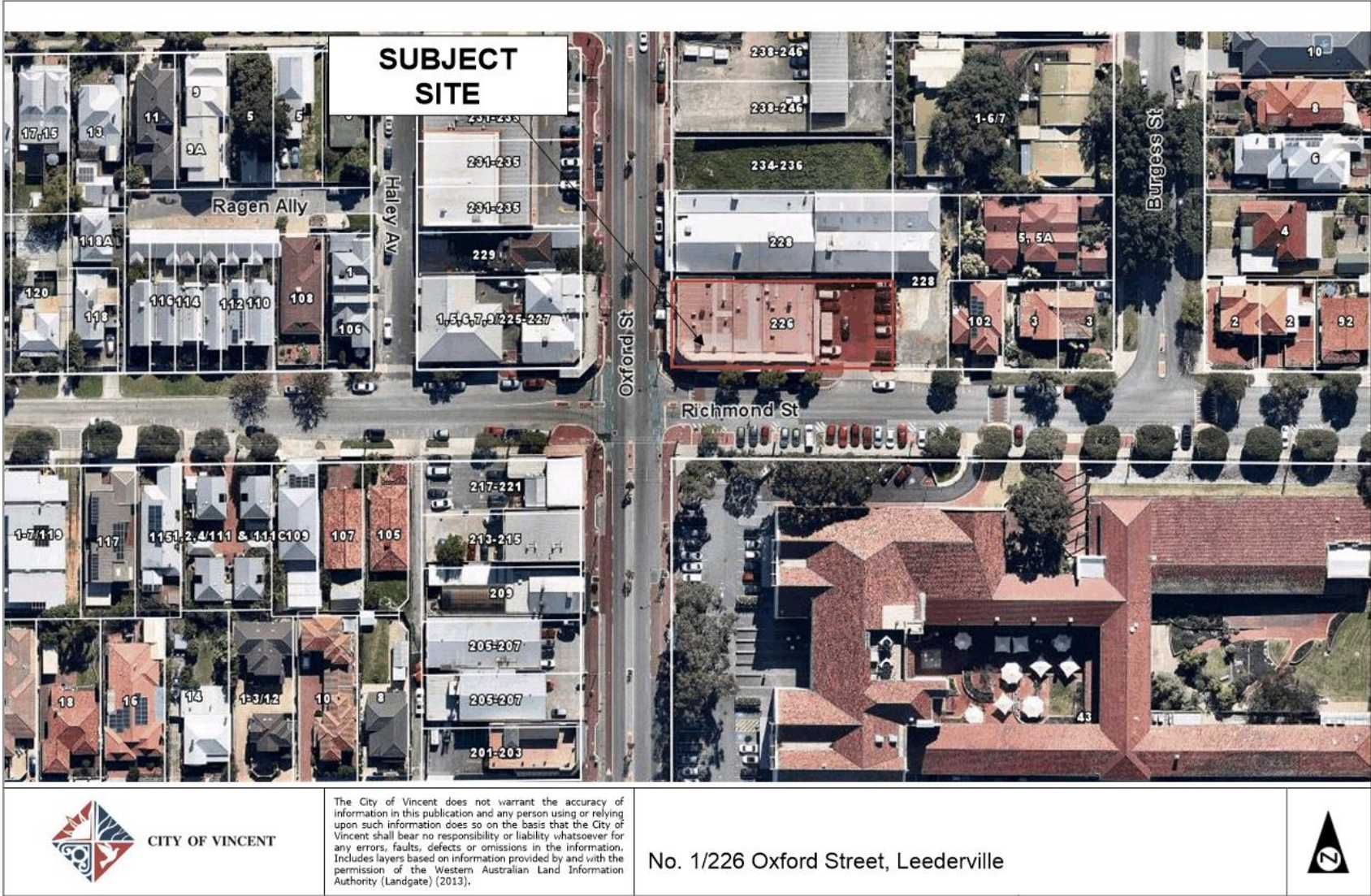
the provision of two facilities will provide parking for up to four bicycles; which will provide a greater capacity than the standard Policy requirement.

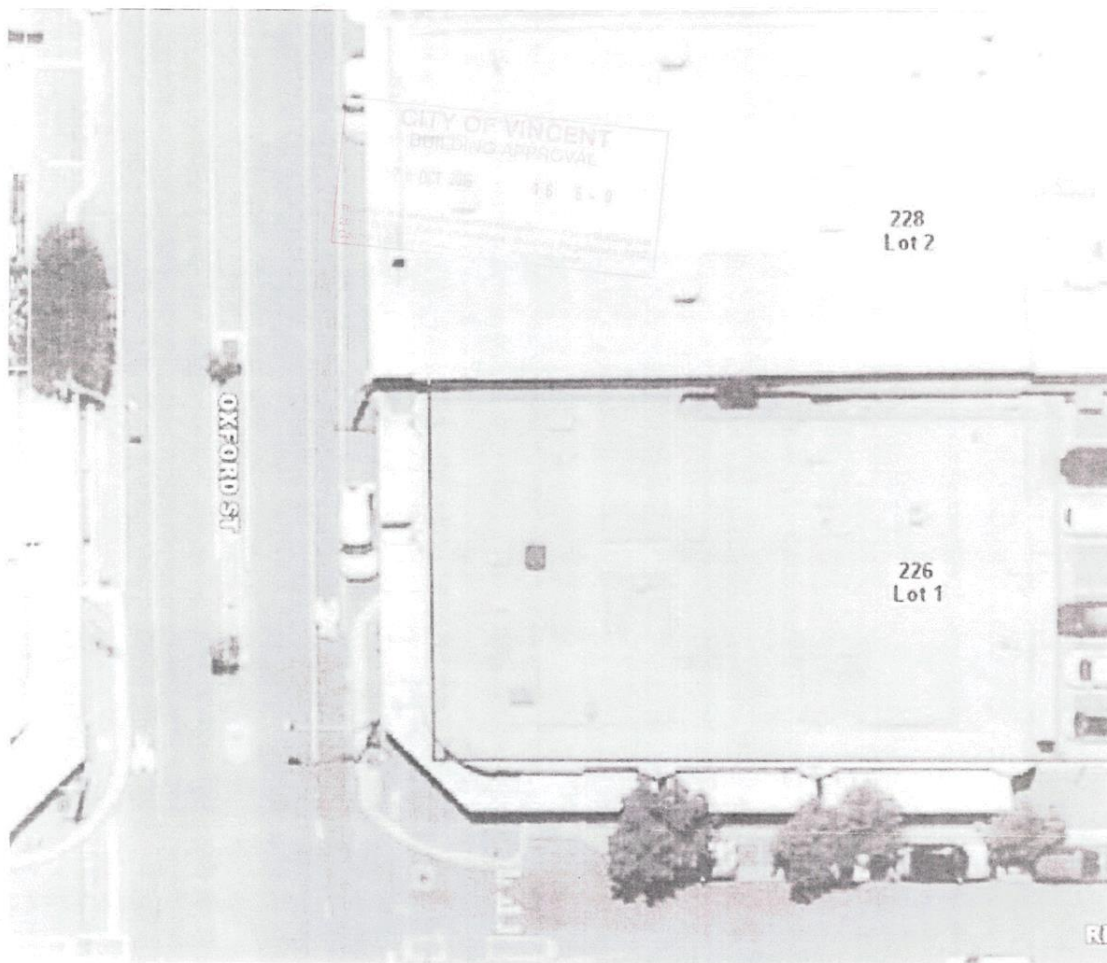
Based on the surrounding car and bicycle parking facilities (including the payment of cash-in-lieu to cater for installation of new short term bicycle racks), and the small scale nature of the development, the proposed use is considered to adequately meet the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements by encouraging more active and sustainable transport modes and encourages reduction on the dependence on single person private vehicle trips. Given the above justification, it is not considered that the proposal will have any negative impact on car parking in the area and is supported.

Conclusion

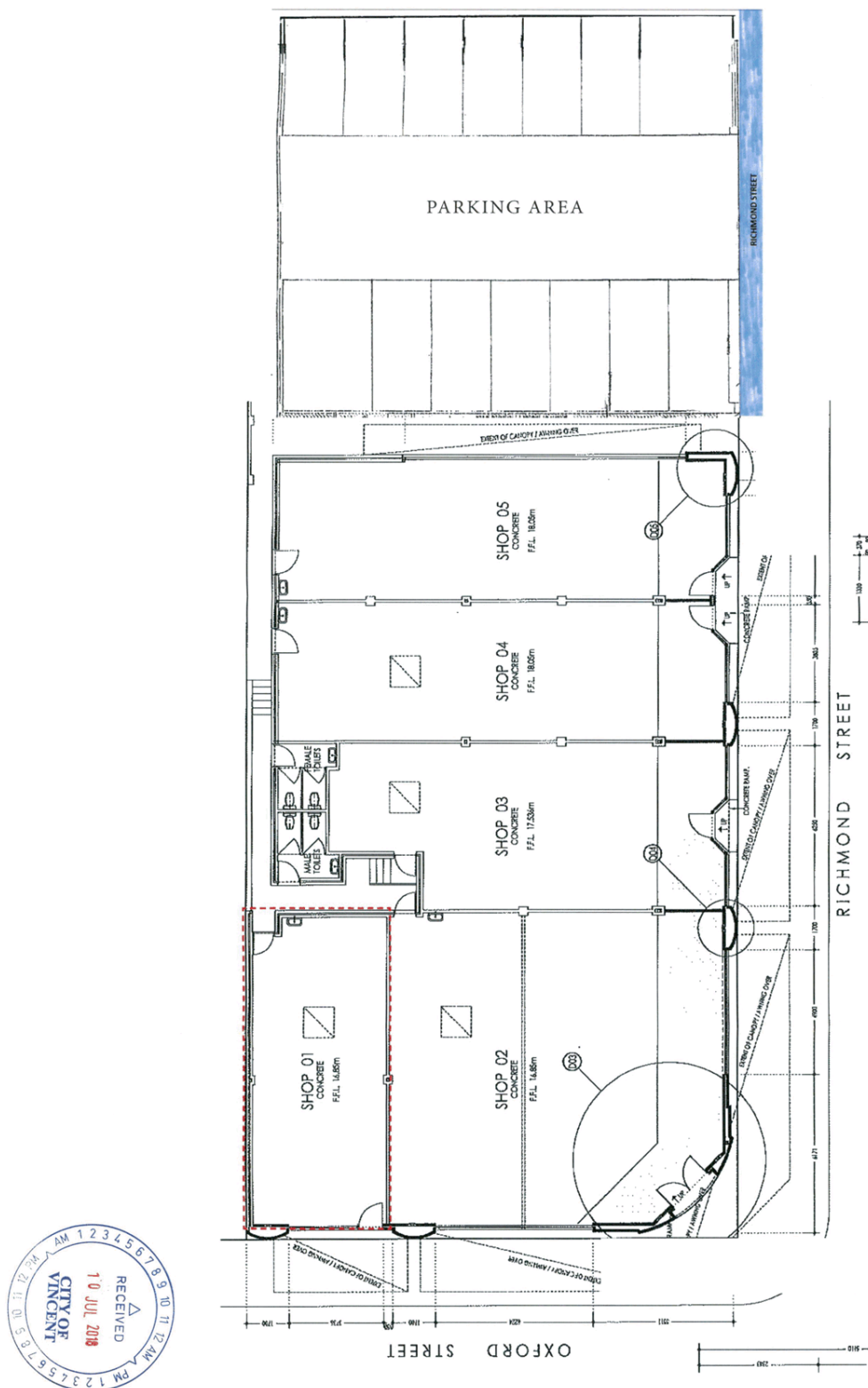
The proposed restaurant/café is considered to be consistent with the objectives of the Commercial zone outlined in the LPS2. The proposal is located within an area that has a variety of parking and alternative transport options. Therefore, it is considered that the proposal meets the objectives of Policy No. 7.7.1 – Non-Residential Development Parking Requirements and is considered that the proposal will be able to adequately operate with minimal impact on the surrounding area. It is recommended that the proposal be approved, subject to conditions.

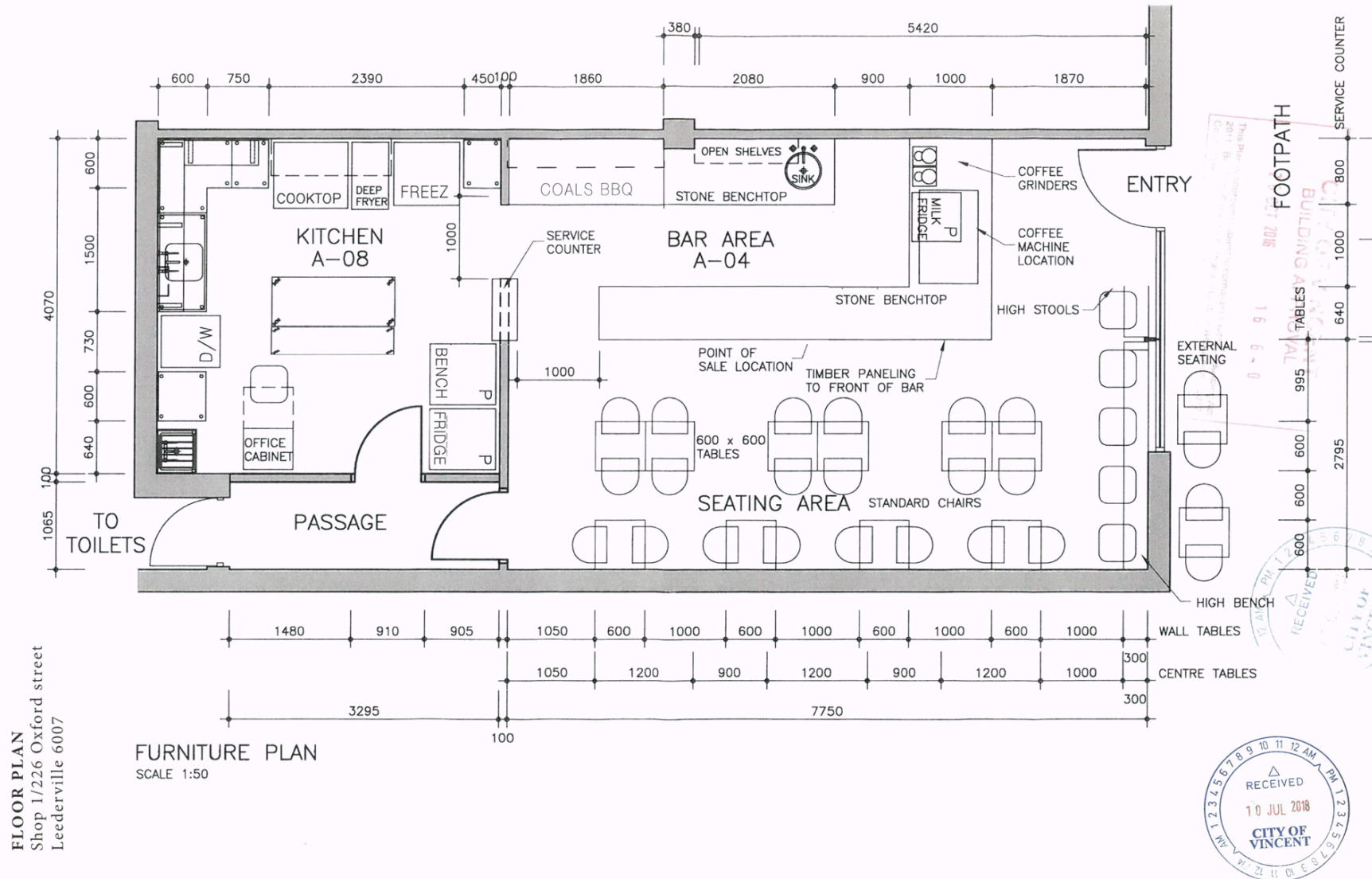


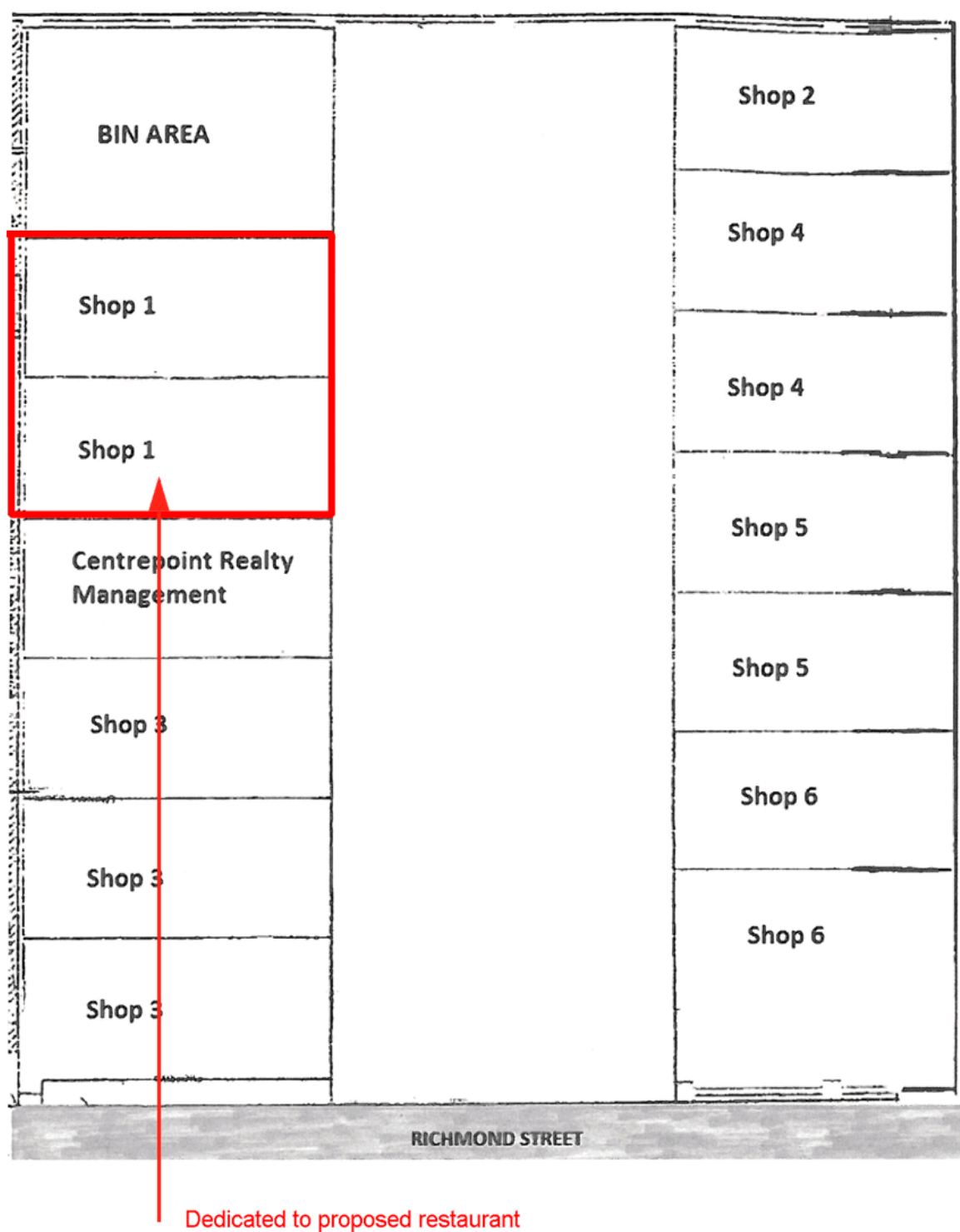




SITE PLAN
 Shop 1/226 Oxford street
 Leederville 6007







Clair Morrison

From:
Sent: Thursday, 19 July 2018 11:23 AM
To: Clair Morrison
Subject: CM9: Re: Development Application for Change of Use to Restaurant

- Proposed use of the site:

La Fuente is a small cozy restaurant located in the middle of Leederville which brings the unique Chilean cuisine for first time to Perth, Australia. Being the first and only Chilean restaurant is that we make sure that we give the correct flavors and service to our costumers. We have created a warm and different space giving a bit of that Chilean atmosphere.

We bring spices to make our dishes as originals as possible, getting to the right taste. Our team of chefs are Chilean as well so the background of our cuisine gets to the right flavors always.

Our team is small, as the restaurant it is small, in the Kitchen there is a chef in charge of the area, that works together with a cooker and kitchen hand. We also have one staff in charge of the coals bbq. Floor staff is always 2 people for our 25 seats, although 1 person should be able to serve up to 10 tables with 4 to 6 patrons, but this way, we make sure everyone is well looked after and we take our time to explain all about our cuisine and culture. We have created a different relation between costumer and waiter in where the interaction is very important so people can understand our way of cooking and live the complete experience of Chilean cuisine.

We operate from Tuesday to Sunday 11am until 9pm. Public Holidays we might not be open but is something we will need to study with the team.

As our restaurant is all about living a different experience, is that we put background music with Chilean boleros or jazz, which is a typical music you would hear in Chile, however this is only as a background as our restaurant focus more on giving the space to the audience for a nice space to eat, talk and laugh.

- Parking

There are parking bays at the back of the premises in where 3 are for La Fuente. After 3pm, all park bays become available as the other shops only use them during their trading hours.

There is also 4 free available parking bays at the front and free street parking on Richmond st. Re Store which is in front, close at 5pm and weekends. all those parking spaces are usually use by patrons at those times.

PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	<u>Maria Victoria Roman Gamonal</u>
Address:	<u>11 Inverness Edge, Connolly 6027</u>
Phone:	<u>0414857019</u>
Email:	<u>victoria@la-fuente.com.au</u>
Applicant Signature:	<u>Victoria Roman G.</u>

Property Details	
Lot Number:	<u>1</u>
Address:	<u>1/226 Oxford st. Leederville</u>

Parking Allocation	
Total Number Car Parking Spaces:	<u>3</u>
Total Number Short Term Bicycle Parking Spaces:	<u>2</u>
Total Number Long Term Bicycle Parking Spaces:	<u>2</u>
Total Number Other Bays:	<u>10 + street parking</u>

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
	Staff	Shifts no long than 3-4 hours	2	1	12+street

	Customers	12 tables	Between street parking and off street parking there are over 50 bays within surrounded areas	2 right on the frontage of the shop	
	Other				

Alternative Transport:

<u>Transport Option</u>	<u>Type & Level of Service</u>
Public Transport	
Train	Leederville train st. located near Oxford st Leederville Joondalup line, 3.2 kilometres from Perth. 12 minutes walking distance from the restaurant
Bus	Bus stop are all along Oxford st, there are 9 bus stops along the street, being the Tafe and Bourke stops right next to the restaurant.
Pedestrian	
Paths	Paths are along both sides of the street. Where businesses have seating on the outside, there is a minimum of 1.5m space for pedestrians to walk comfortably.
Facilities	
Cycling	
Paths	Cycling paths are along both sides of Oxford st.
Facilities	
Secure Bicycle Parking	There is Bicycle parking right in front of the front of the shop There is also another on the side of the shop.
Lockers	

Page 2 of 4

Showers/Change Room	

Public Parking:

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	4 + side streets	4 are available in front of the shop (Oxford st), there is also parking all along Richmond st.	Free parking in Oxford st. Parking on Richmond st has some which are paid but only until certain hours (TAFE) the rest is free parking on the sides of the street.
Off Street Parking	3 +10 20+	There are 3 parking at back of the complex for use of La Fuente, however, there are 10 more that can be use after business closing times. 20 (+) parking area outside re store	Our complex has 13 bays from where 3 are La Fuente and the rest can be use after other businesses stop trading which are between 3pm and 5pm. Re store also has over 20 bays that can be use after their trading hours (weekdays 6pm, Saturdays 4pm, Sundays close)

As stated previously our restaurant trading hours are 11-3pm and then 5-9pm (kitchen times). Being our busiest hours dinnertime. The café located next to us "Pixel" closes down everyday at 3pm. Hairdresser and spa within the complex closes down at 5pm, thus all parking bays at the back of the complex become available for night trading (free parking).

Re store, which is located right in front of the restaurant closes down every weekday at 6pm, Saturdays at 4pm and do not open on Sundays. All bays then become available which are over 20 spaces (free parking).

Street parking is also free on Oxford Street and most in Richmond St. Tafe parking bays are charge but only in weekdays.

Being only a small restaurant with 12 tables for 2 pp in total (24pp) we have found our busiest times are dinner time and weekends, where parking and access are very easy and patrons had already mentioned how good is the location as is very easy to find parking at all times.

Public transport is also very close and easy access, being the Leederville station only 12 minutes walks from the restaurant and bus stops right in front TAFE (less than 5 minutes walking).

There is also cycling paths on both sides of Oxford St as well as footpaths.

The area in general is very easy access and comfortable for people to move around, we have very good comments in regards to the area we chose to open our restaurant as is central and easy to get to, park and enjoy a meal.

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
3. 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.
4. Sound levels created shall not exceed the provisions of the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*.

9.3	NO. 7 (LOT 1; STR: 43011) GALWEY STREET, LEEDERVILLE - PROPOSED EXTENSION TO THE PERIOD OF APPROVAL: PROPOSED ALTERATIONS AND THREE STOREY ADDITION TO SINGLE HOUSE
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TRIM Ref: D18/82331

Author: Emily Andrews, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: North

Attachments:

1. Attachment 1 - Consultation and Location Map  
2. Attachment 2 - Previous Approval and Plans  
3. Attachment 3 - Development Plans  
4. Attachment 4 - Application Submission  
5. Attachment 5 - Summary of Submissions  

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application to extend the period in which the development must be substantially commenced at No. 7 (Lot 1; STR: 40311) Galwey Street, Leederville, for development approval 5.2015.396.1 granted by Council on 9 February 2016 for Proposed Alterations and Three Storey Addition to Existing Single Dwelling subject to the following conditions:

1. The extension of time is granted for a period of two years, being to 9 February 2020;
2. Prior to the issue of a Building Permit, the applicant is to demonstrate that the proposed balcony screening and living / dining windows meet the deemed-to-comply standards of the Residential Design Codes, as they relate to visual privacy; and
3. All other conditions, requirements and advice notes detailed on the development approval 5.2015.356.1 granted on 9 February 2016 continue to apply to this approval.

PURPOSE OF REPORT:

To consider an application for development approval to extend the period within which the development must be substantially commenced for planning approval 5.2015.396.1, granted by Council at its Ordinary Meeting on 9 February 2016 for proposed alterations and three storey addition to the existing single house at No. 7 Galwey Street, Leederville (subject site).

PROPOSAL:

This application proposes an extension of time to substantially commence alterations to the existing single house and a three storey addition to the rear of the subject site. The alterations and additions were approved by Council on 9 February 2016.

BACKGROUND:

Landowner:	Nicola Limond
Applicant:	Derek Limond
Date of Application:	9 May 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R40
Built Form Area:	Residential
Existing Land Use:	Dwelling (Single House)
Proposed Use Class:	Dwelling (Single House)
Lot Area:	313m ²

Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject site is bound by Galwey Street to the north and residential dwellings to the south, east and west. The adjacent property to the west (rear) of the development forms part of a survey strata with the subject site. The locality predominantly consists of single houses ranging from one to two storeys, however there are also three storey developments under construction within the vicinity particularly at the intersections of Loftus and Galwey Streets. The existing dwelling incorporates a mixture of render and red facebrick, with these elements and weatherboard common within the locality and immediate streetscape. The subject site and surrounding lots are zoned Residential, and fall within the Residential Built Form Area of the City's Policy No. 7.1.1 – Built Form. The area has a density of R40 pursuant to the City's Local Planning Scheme No. 2 (LPS2), which has not altered from Town Planning Scheme No.1 (TPS1). A location plan is included as **Attachment 1**.

At its Ordinary Council Meeting held on 9 February 2016, Council approved subject to conditions, alterations and a three storey addition to the existing single house at the subject site. A copy of the approval notice and approved plans are included as **Attachment 2** and the plans subject to this application are included as **Attachment 3**. In accordance with Town Planning Scheme No. 1 and the *Planning and Development (Local Planning Schemes) Regulations 2015*, the applicant had two years to substantially commence the development, however the development has not commenced. The applicant has advised that the inability to substantially commence the development was a result of renovations within the property taking longer than initially expected. The current application seeks a two year extension to the approval period to enable the commencement of the previously approved development. The application does not seek to amend the plans or any other part of the development approval. The applicant's justification for the proposed extension of time is included as **Attachment 4**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes (R Codes). It notes in each instance where Council previously approved a planning element that required discretion to be exercised, as well as each instance where further discretion is proposed. The elements which previously required the discretion of Council are discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply	Council previously exercised its discretion and approved
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Open Space	✓	
Outdoor Living Areas		✓
Privacy		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Parking & Access	✓	
Front Fence	✓	
Surveillance	✓	

Detailed Assessment

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

Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3	
<u>Eastern Boundary</u> Ground Floor requires a setback of 1.7 metres	1.1 metres

<u>Western Boundary</u> Ground Floor requires a setback of 2.0 metres	1.4 metres
Building Height	
Deemed-to-Comply Standard	Proposal
Built Form Clause 5.6 Maximum Height - 2 storeys Wall height of 6.0 metres	Maximum Height - 3 storeys Wall height of 7.0 metres
Visual Privacy	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.4.1 Living and dining rooms to be setback 6.0 metres from the lot boundary	3.5 metres from the southern lot boundary
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1 Minimum dimension of 4.0 metres	Minimum dimension of 3.7 metres

The application was presented to Council, and at its Ordinary Meeting on 9 February 2016, Council considered the following departures:

- Three storey development with a wall height of 7.0 metres in lieu of 6.0 metres;
- Setback variation of 1.1 metres in lieu of 1.5 metres to the eastern boundary;
- Setback variation of 1.4 metres in lieu of 3.0 metres to the western boundary;
- Upper floor living and dining rooms setback 3.5 metres from the southern boundary in lieu of 6.0 metres; and
- Outdoor living area having a minimum dimension of 3.7 metres.

It is noted that Administration has identified that there were inaccuracies in lot boundary setback requirements for the ground floor of the development to the eastern and western lot boundaries in the assessment of the previous approval. This is discussed in further detail in the Comments section.

The deemed-to-comply assessment of the elements previously approved by Council have been assessed in accordance with the Policy No. 7.1.1 – Built Form (Built Form Policy). The variations identified above have not altered as part of the subject application.

The above variations are further 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 22 June 2018 and concluding on 5 July 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

At the conclusion of the community consultation period, two submissions were received comprising of one in objection and one raising concerns. After the closure of the community consultation period, the City received an additional submission objecting to the proposed development. A summary of the submissions is included as **Attachment 5**.

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

- The three storey development will increase overshadowing and inhibit access to winter sun to habitable areas of adjoining dwellings;
- Additions are not in line with the existing dwelling and heritage homes within the locality; and
- Large windows in the middle storey of the development result in overlooking to adjoining dwellings.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

The application to amend an approval can be considered in accordance with Schedule 2, Part 9, Clause 77(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Clause 77(2)(b) allows the application to be made during or after the period within which the development must be substantially commenced. Clause 77(4) provides the local government the ability approve the application with or without conditions or refuse the application.

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

Delegation to Determine Applications:

This matter is being referred to Council as Council determined the previous application and the proposal incorporates a three storey component.

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 *Planning and Development (Local Planning Schemes) Regulations 2015* enable the period within which a development approved must be substantially commence to be extended. Whilst no guidance is provided in the Regulations as to how discretion can be exercised in this regard, the SAT has published several decisions that relate to the issue, which identify relevant considerations, as follows.

1. Whether there have been any changes in the planning framework since the approval was granted;
2. Whether development is likely to receive approval now; and

3. If the applicant has actively and relatively conscientiously pursued the implementation of the development approval.

Each relevant matter is to be considered on balance in the exercise of discretion and is discussed below.

1. Changes in Planning Framework

The initial application for the subject site was assessed in accordance with the local planning framework applicable to the site at the time. This included TPS1, and the City's local planning policies providing guidance to the assessment under this scheme, specifically Policy No. 7.2.1 – Residential Design Elements for residential developments. The subject site has not altered in density with the zoning remaining Residential R40.

The local planning policies applicable to the site have changed since the application was determined, with Council revoking a number of local planning policies and adopting the Built Form Policy on 13 December 2016. The previously approved development incorporated some departures to the deemed-to-comply provisions of the City's previous local planning policies and the R Codes. These departures were considered to satisfy the relevant design principles at the time. The current application does not seek to alter any part of the development and the application has been reassessed using the City's current Built Form Policy, taking into consideration any changes to the context of the subject site.

The changes to the planning framework, and in particular the introduction of the Built Form Policy do not affect the site context and do not affect the previous assessment undertaken as the requirements for building height, lot boundary setbacks, privacy and outdoor living area requirements have not altered.

2. Whether the development is likely to receive approval now

There are no changes from the plans approved by Council in February 2016 and the plans submitted as part of this application.

Each departure to the Built Form Policy and R Codes is discussed individually below.

Lot Boundary Setbacks

In its assessment of the application, Administration has identified discrepancies in the lot boundary setback requirements for the ground floor to the eastern and western lot boundaries. The assessment undertaken as part of the previous approval identified the eastern ground floor wall requiring a setback of 1.5 metres with 1.1 metres proposed, rather the setback requirement is in fact 1.7 metres. Also, the previous assessment outlined the requirement of a 3.0 metres setback to the western boundary ground floor, with 1.4 metres proposed. The required setback is in fact 2.0 metres.

The setback for the ground floor of the development to the eastern boundary is required to be greater than that identified by Administration and that previously considered by Council. However, the building envelope has not altered from the plans previously advertised for comment nor those approved by Council. The comments raised as part of the advertising period for the application did not relate to the setback departures proposed. The setback departure of 0.6 metres (incorrectly identified as 0.4 metres that was advertised and approved) is considered to be minor and does not create any additional adverse impact on the amenity of the adjoining properties given the overshadow is compliant with the R Codes and the development includes various materials such as facebrick, render and weatherboard to assist in mitigating the perception of building bulk.

Similarly, as the plans and building envelope have not altered from that previously approved by Council, the setback departure to the western boundary is still considered to be acceptable. The setback departure to the western boundary as part of this application is 1.0m less than that previously identified and does not result in additional adverse impact on the adjoining properties.

In light of the above, it is considered that the setback departures do not adversely affect the amenity of the adjoining residents and can be supported in accordance with the current planning framework. As such further consideration of the lot boundary setback departures is not required.

Building Height

The development proposes a three storey addition with a wall height of 7.0 metres and a pitched roof height to 8.9 metres, and is contrary to the deemed-to-comply provisions of the Built Form Policy which allows for a two storey development with a maximum wall height of 6.0 metres and a pitched roof height of 9.0 metres.

The wall height variation of 1.0 metre will have minimal visual impact on the existing and desired streetscape with the dwelling appearing as two storey as viewed from the street, and the overall building height measured to the pitch of the roof being compliant with the deemed-to-comply requirements. The three storey element is predominately to the rear of the development site, and the basement level is significantly below ground level which assists in mitigating the impact of bulk to the adjoining property. The development also incorporates a range of materials and finishes such as render, facebrick and weatherboard which are consistent with the existing single house and sympathetic to the locality.

The increase in overshadowing as a result of the proposed height was raised during consultation period, however the development does not propose any departures to the overshadowing requirements of the R Codes. Furthermore, the proposed height will have little impact on access to views of significance for adjoining properties, particularly those to the north given the natural ground level on site, and as the development presents as two storeys as viewed from the street.

The inclusion of an appropriate visual privacy condition ensures there is no overlooking to adjoining properties and as will not adversely impact the amenity of the surrounding developments.

In light of the above, it is considered that the building height departure satisfies the local housing objectives and design principles of the Built Form Policy and R Codes as the 1.0 metre variation does not result in any adverse overshadowing and does not detract from the desired streetscape. As a result, the building height is acceptable under the current planning and policy framework.

Privacy

The visual privacy concerns raised in the submissions are mitigated in accordance with Condition 4.1.1 of the previous development approval, which requires all openings on the first and second floors to comply with the privacy requirements of Clause 5.4.1 of the R Codes. The development plans indicate obscure glazing to 1.6 metres above finished floor level for the balcony, however the openings to the living and dining room are not obscured. To ensure that the openings do not create any adverse overlooking and loss of privacy, it is recommended that a condition be imposed to ensure that the openings comply with the visual privacy requirements of the R-Codes. Therefore and in light of this, privacy is considered to be acceptable.

Landscaping

The R Codes do not require landscaping for single house developments, however the City's Built Form Policy sets out a deemed-to-comply standard for additions and alterations to all buildings. This requires 30 percent of the front setback area to be provided as canopy coverage within 5 years of development approval, unless an existing mature tree with equivalent coverage is retained anywhere on the subject site. The proposal does not comply with this requirement as an existing tree does not provide 30 percent canopy coverage, and 30 percent of the front setback is not provided as canopy coverage.

Although the proposal does not satisfy the abovementioned requirement, the proposed development does not result in the need to remove the existing vegetation on the subject site. At present there is a wide variety of trees species such as frangipanis, olive trees, paperbark and callistemon located within the front setback area of the property and towards the rear of the site. The existing tree species provide in excess of 39 percent canopy coverage across the site, and as such is considered to meet the intent of the landscaping provision of achieving 30 percent canopy coverage across the site.

The Built Form Policy requires new developments on lots of this size to provide 15 percent deep soil and 30 percent canopy coverage. This provision does not directly relate to the subject site as the development proposes additions to a dwelling. Notwithstanding this, the site provides for approximately 12.8 percent deep soil area and 39 percent canopy coverage. As discussed above, the proposed landscaping on site and in particular the canopy coverage is considered to assist in reducing the impact of the development on the adjoining developments and creating greater landscaping amenity for both the occupants and the community.

In light of the above, it is considered that the existing landscaping and canopy coverage is acceptable as there is sufficient landscaping on site to achieve and maintain in excess of 30 percent canopy coverage at the subject site.

Outdoor living areas

The development proposes a minimum dimension of 3.7 metres to the outdoor living area (OLA) of the site in lieu of the required 4.0 metres as per the deemed-to-comply requirements of the R Codes.

The reduced minimum dimension is not considered to adversely impact on the usability of the outdoor living area as it is capable of use in conjunction with a habitable room of the dwelling and allows for an area external of the dwelling for the residents. The area of the OLA is also greater than deemed to comply requirement. Although the OLA is located to the south of the site, there is no covered portion and as such the area has sufficient access to winter sun and ventilation.

Given the above, it is considered that the departure to the minimum dimension of the OLA meets the design principles of the R Codes as it does not limit the functionality of the area and allows for residents to have a usable space external of the dwelling. The proposed departure is therefore supported and is in accordance with the current planning requirements.

3. Implementation of the development

As set out in **Attachment 4**, the applicant is seeking a time extension to commence works due to unforeseen delays with the project. The applicant advised that the initial renovation works which were required to be undertaken prior to the commencement of the subject application took longer than expected, on that basis that the owner works away from Perth. The following works on site have been completed in order to progress with the proposal:

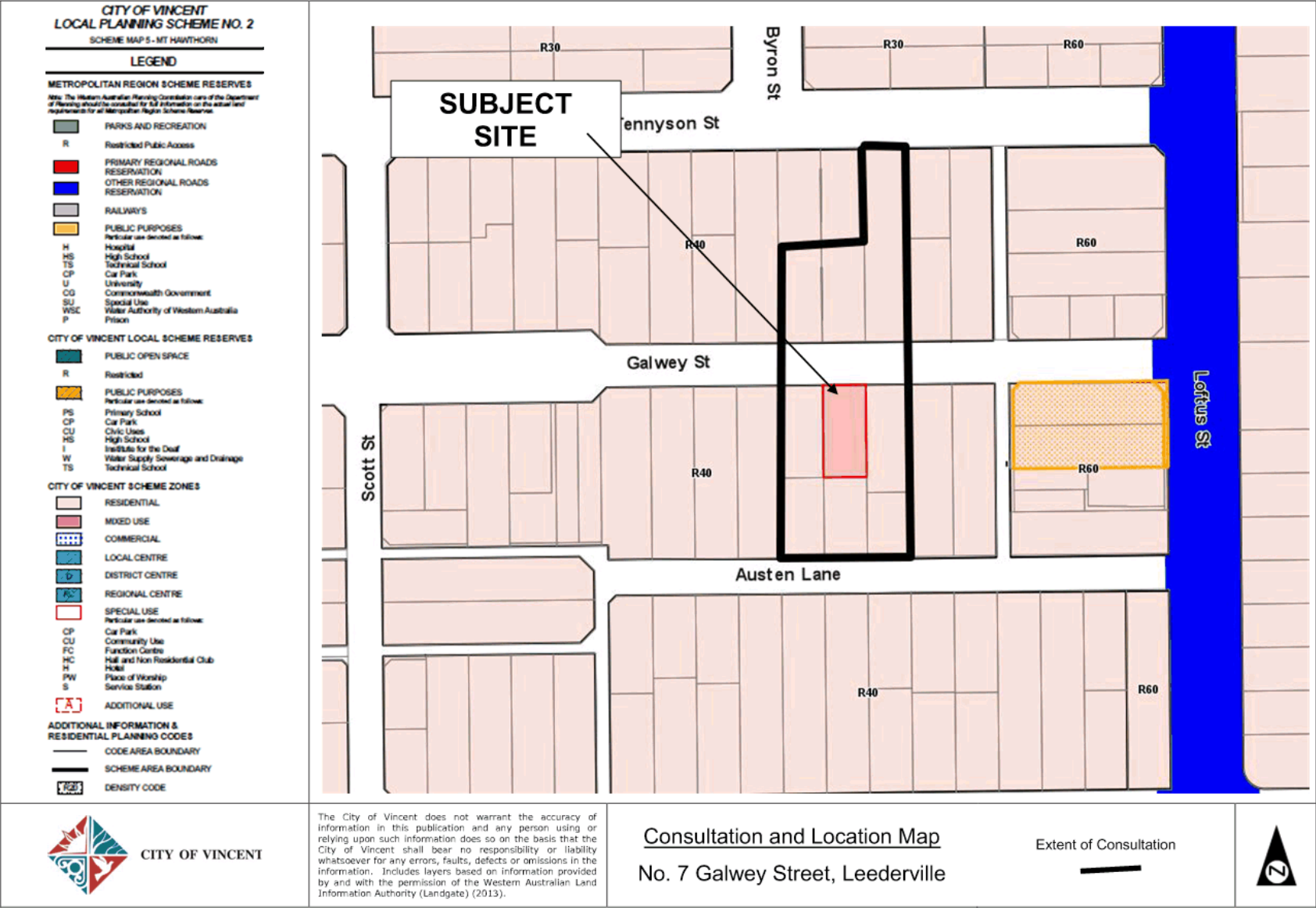
- The renovation and relocation of the bathroom and kitchen into the existing house; and
- The renovation of the hallway which included a bookcase.

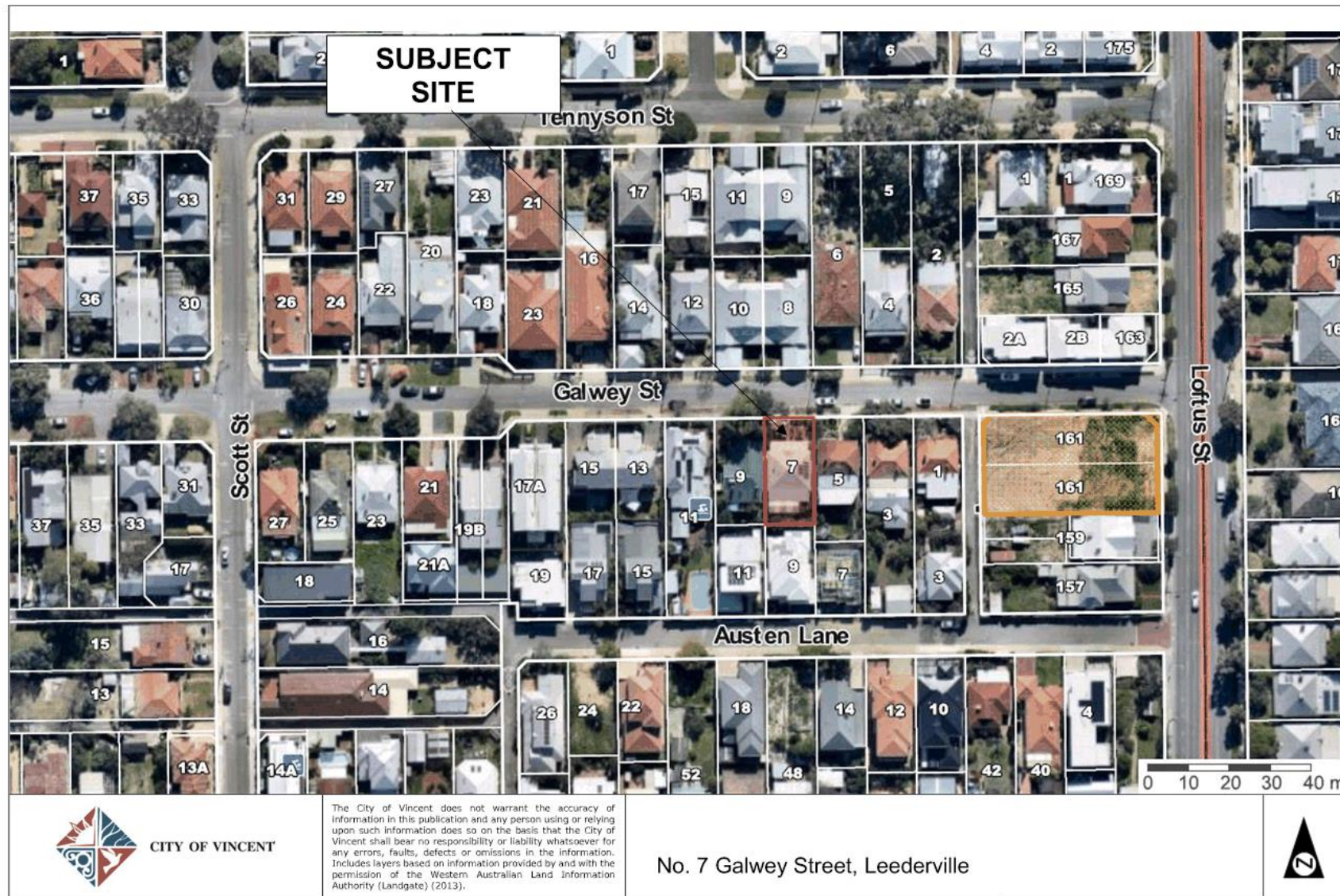
Although the above internal works did not require development approval, they were shown on the previously approved development plans. Ultimately, the applicant has undertaken some works to progress the broader project, it is just that the works completed to date are exempt from requirement to obtain development approval.

Conclusion

The applicant is seeking an amendment to a development approval in order to extend the period of time in which to substantially commence development. The applicant has indicated that they have endeavoured to pursue the development with other works being completed at the subject site. The planning framework applicable to the subject site has not significantly changed since the previous approval was issued, particularly as the zoning and density remains the same. The proposed alterations and additions have been assessed in accordance with the current planning framework and as the development is consistent with the requirements of the Built Form Policy and R Codes. It is considered that departures from deemed to comply standards satisfy the local housing objectives and design principles of the Built Form Policy and R Codes respectively.

Given the above, and as the proposal has not changed since it was previously approved by Council, it is recommended that the application to extend the period of time within which the development must be substantially commenced be approved subject to conditions.





ORDINARY MEETING OF COUNCIL
9 FEBRUARY 2016

6

CITY OF VINCENT
MINUTES

9.1.4 No. 7 (Lot: 1; D/P: 43011) Galwey Street, Leederville – Proposed Alterations and Three Storey Addition to Existing Single Dwelling

Ward:	North Ward	Date:	15 January 2016
Precinct:	Precinct 3 – Leederville	File Ref:	PR27785; 5.2015.396.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant's Justification 4 – Marked up plans showing proposed versus required setbacks 5 – Overshadowing Diagram		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by D & N Limond on behalf of the owner N J Limond, for the proposed Alterations including three storey addition to an Existing Single Dwelling at No. 7 (Lot: 1; D/P: 43011) Galwey Street, Leederville as shown on plans date stamped 5 January 2016, included as Attachment 2, subject to the following conditions:

1. External Fixtures

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

2. Verge Trees

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

3. Stormwater

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

4. Prior to the issue of a Building Permit, the following shall be submitted to and approved by the City:

4.1 Revised Plan

The applicant shall provide revised plans denoting the following:

4.1.1 Visual Privacy

All openings on the first and second levels comply with the privacy requirements of the Residential Design Codes to the satisfaction of the City; and

5. Prior to occupation of the development, all privacy screening shall be installed to the satisfaction of the City.

ORDINARY MEETING OF COUNCIL
9 FEBRUARY 2016

7

CITY OF VINCENT
MINUTES

ADVICE NOTES:

1. With reference to Condition 3 above, please note that no further consideration shall be given to the disposal of storm water '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 for the proposed storm water disposal shall be lodged together with the building permit application working drawings;
2. A Road and Verge security bond for the sum of \$2000, shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc. or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate; and
4. Any new street/front wall, fence and gate within the Galwey 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.

COUNCIL DECISION ITEM 9.1.4

Moved Cr Buckels, Seconded Cr Murphy

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (8-0)

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



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2 AMENDED DA
 1 FOR REVIEW

Revision Description

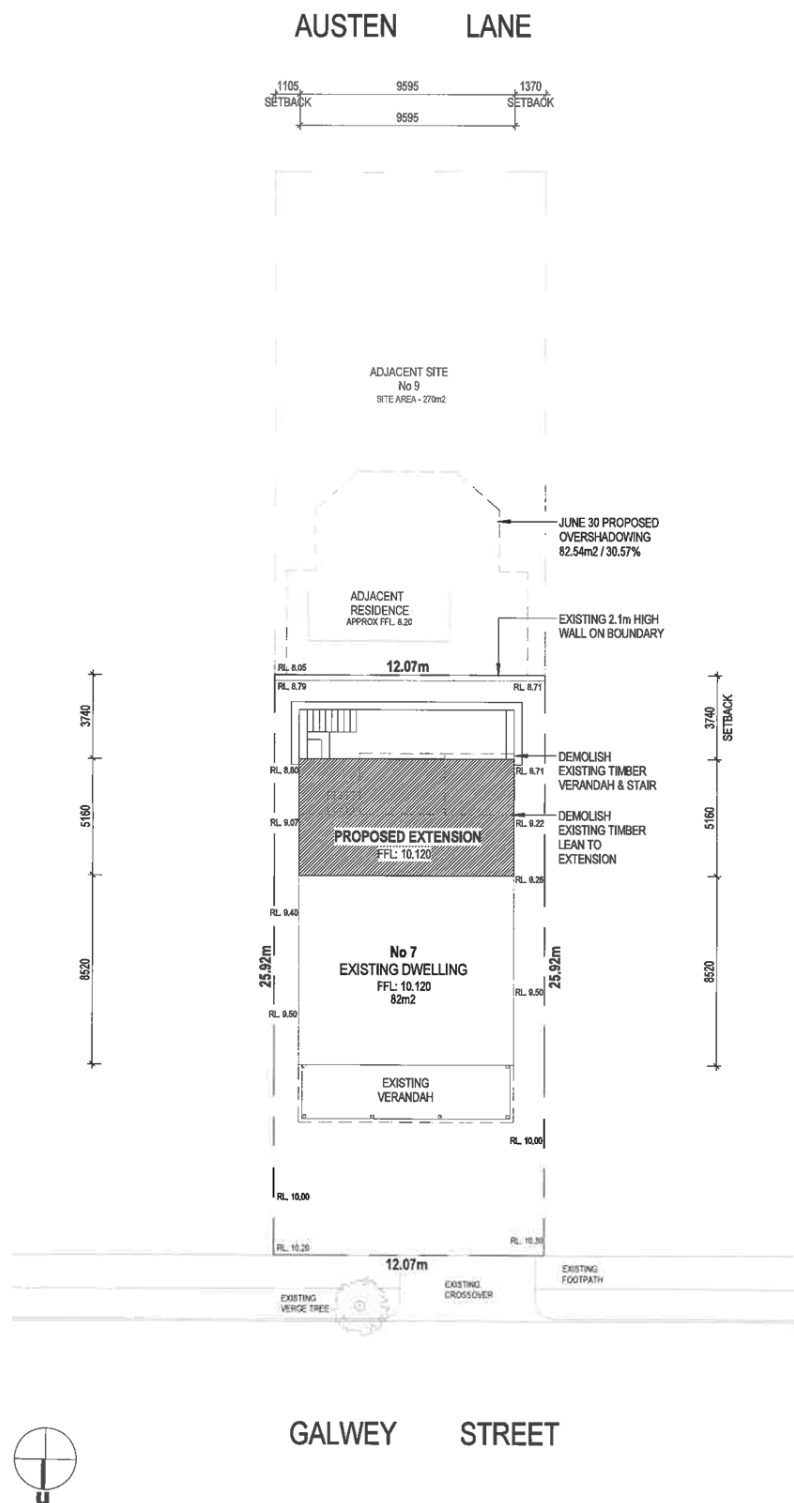
04.01.2015
 22.12.2015
 Date

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 Atanasoff Design

DRAWING TITLE:
 FACADE PERSPECTIVES

PROJECT NAME:
 LIMOND, 7 Gaiway Street, Leederville WA

PROJECT NUMBER: 0117	SCALE:	DRAWING NUMBER: AP-2007	DATE: 04.01.2016	REVISION NUMBER: 2
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2	AMENDED DA	04.01.2015	
1	FOR REVIEW	22.12.2015	
Issue	Revision Description	Date	

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DRAWING TITLE: SITE PLAN			
PROJECT NAME: LIMOND, 7 Galwey Street, Leederville WA			
PROJECT NUMBER: 0117	SCALE: 1:200	DRAWING NUMBER: AP-1001	DATE: 04.01.2015
		REVISION NUMBER: 2	

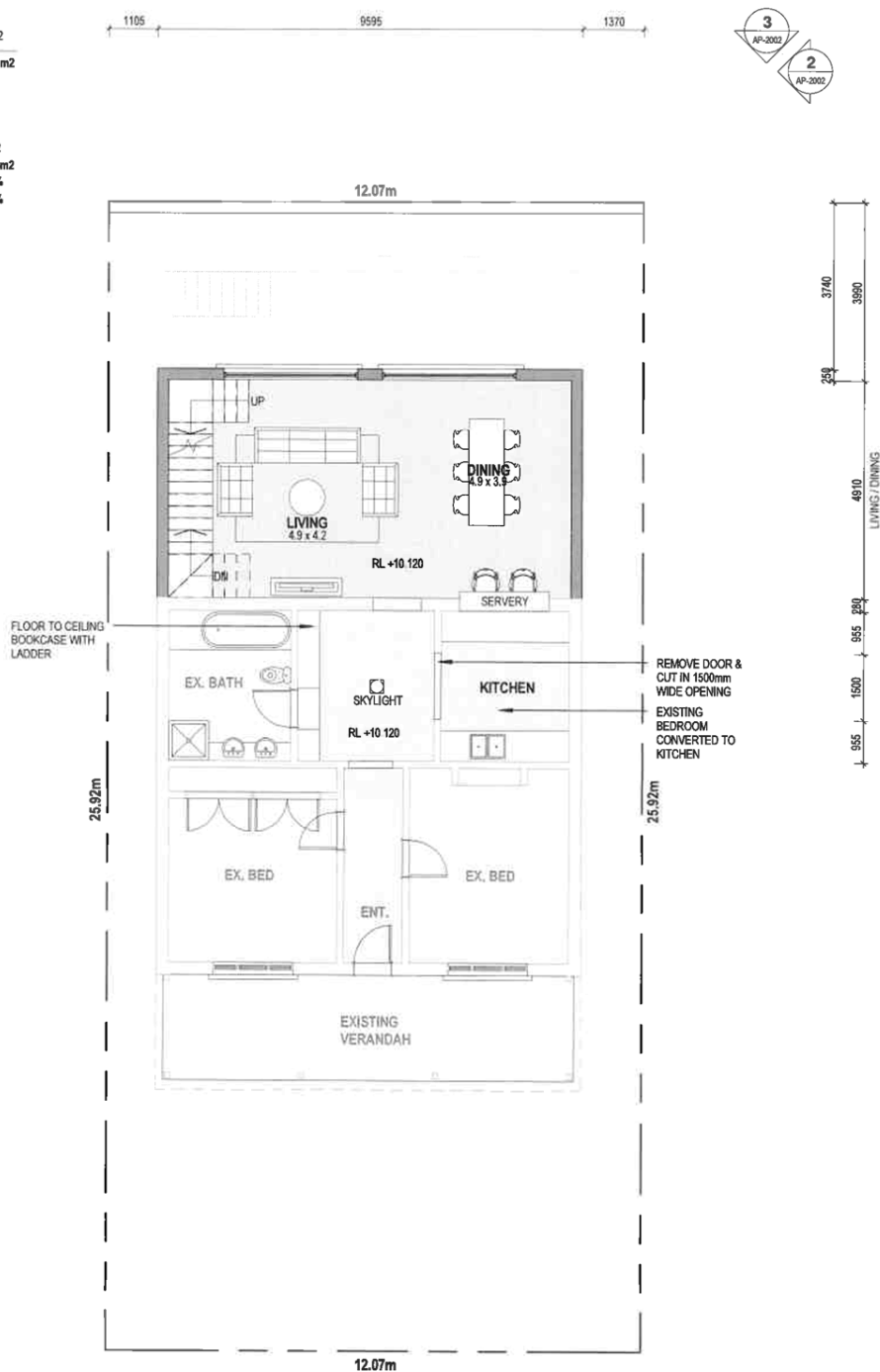
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BASEMENT	49.51m ²
GROUND FLOOR	49.51m ²
FIRST FLOOR	58.19m ²
BALCONY	21.03m ²
CARPORT	34.12m ²
EXISTING BUILDING	82.0m ²
TOTALS	55.16m²
	249.21m²

SITE COVERAGE

ZONING	R40
SITE AREA	313m ²
PROPOSED SITE COVERAGE	131.29m ²
	41.94%
PROPOSED OPEN SPACE	58.06%



GALWEY STREET

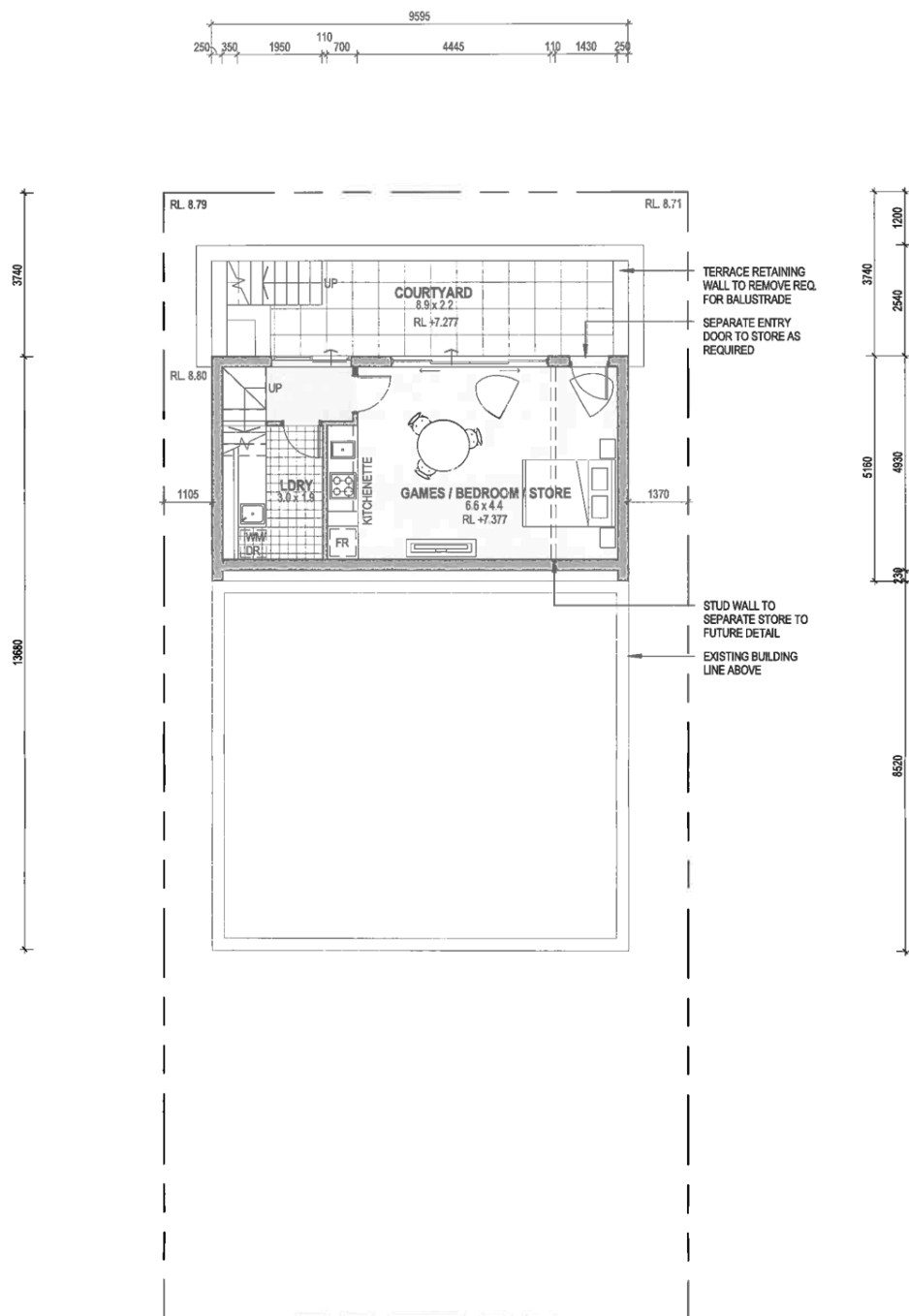
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2 AMENDED DA
 1 FOR REVIEW
 Issue Revision Description

04.01.2015
 22.12.2015
 Date

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DRAWING TITLE: PROPOSED GROUND FLOOR PLAN			
PROJECT NAME: LIMOND, 7 Galwey Street, Leederville WA			
PROJECT NUMBER: 0117	SCALE: 1:100	DRAWING NUMBER: AP-2002	DATE: 04.01.2016
		REVISION NUMBER: 2	



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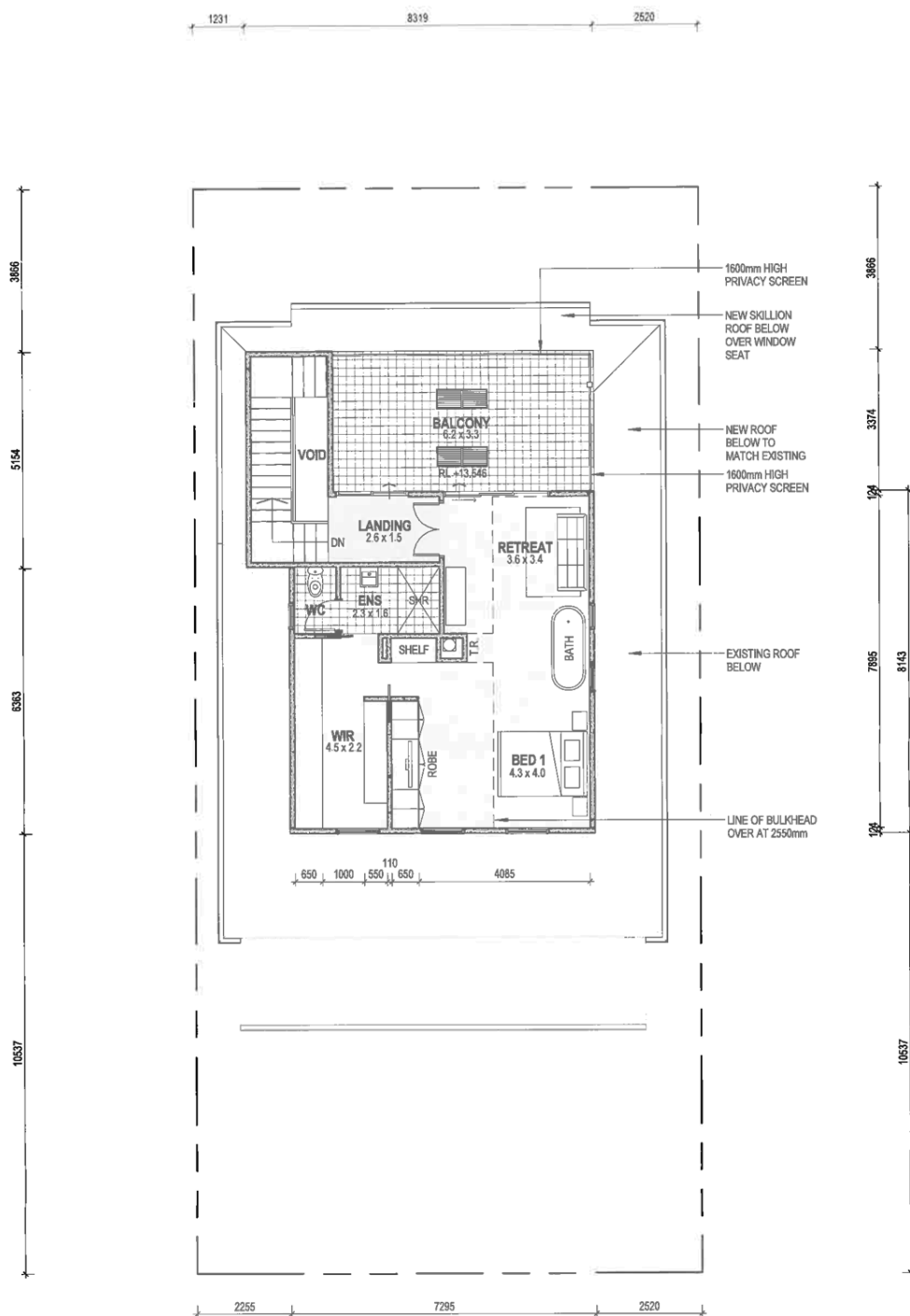
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Revision Description

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PROJECT NUMBER: 0117	SCALE: 1:100	DRAWING NUMBER: AP-2001	DATE: 04.01.2016	REVISION NUMBER: 2



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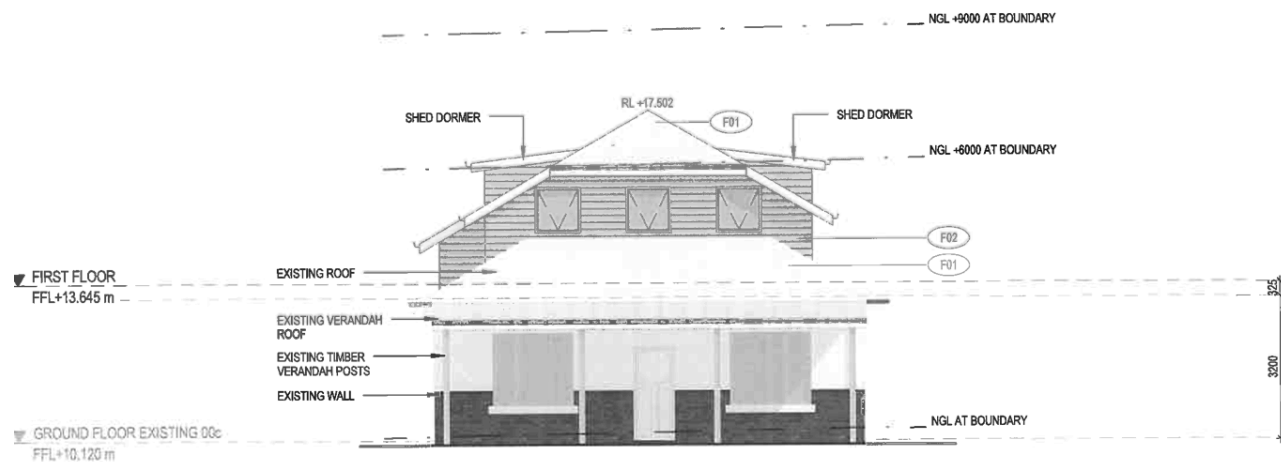
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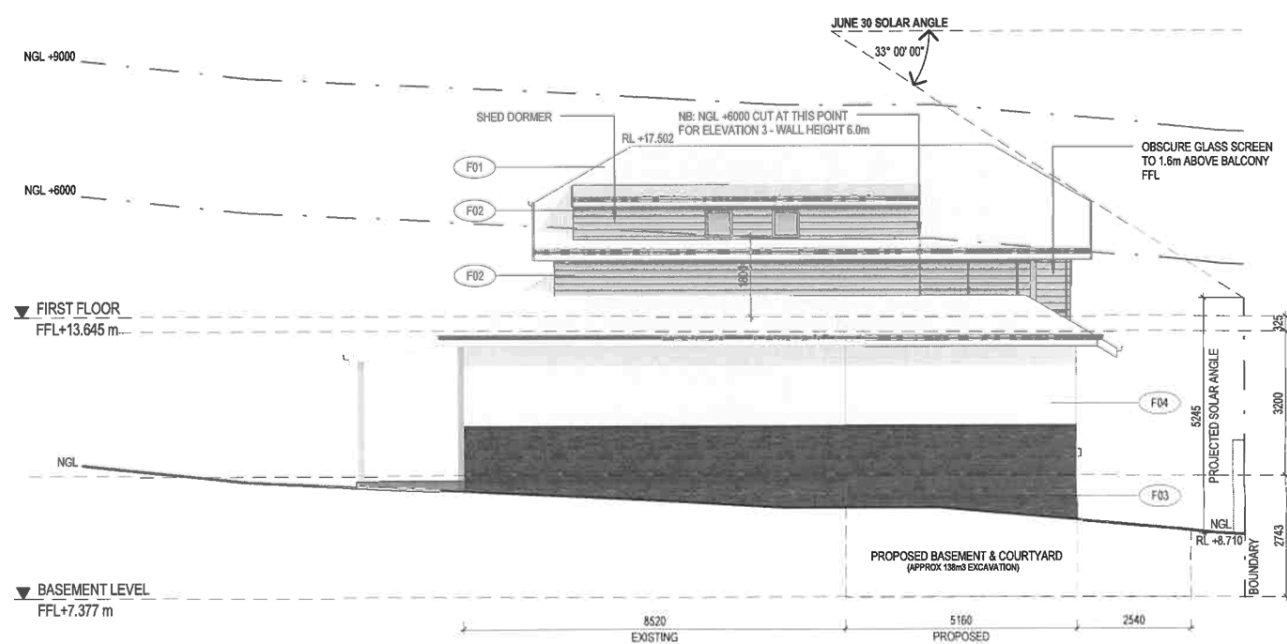
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PROJECT NUMBER: 0117	SCALE: 1:100	DRAWING NUMBER: AP-2003	DATE: 04.01.2016	REVISION NUMBER: 2

FACADE LEGEND AND NOTES

- F01 CUSTOM ORB - "ZINCALUME"
 F02 SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
 F03 RECYCLED RED CLAY FACE BRICK
 F04 PAINTED SAND FINISH RENDER - TO MATCH EXISTING
 OB. OBSCURE GLAZING



1 ELEVATION 1 - GALWEY STREET
 AP-2002 1:100



2 ELEVATION 2
 AP-2002 1:100

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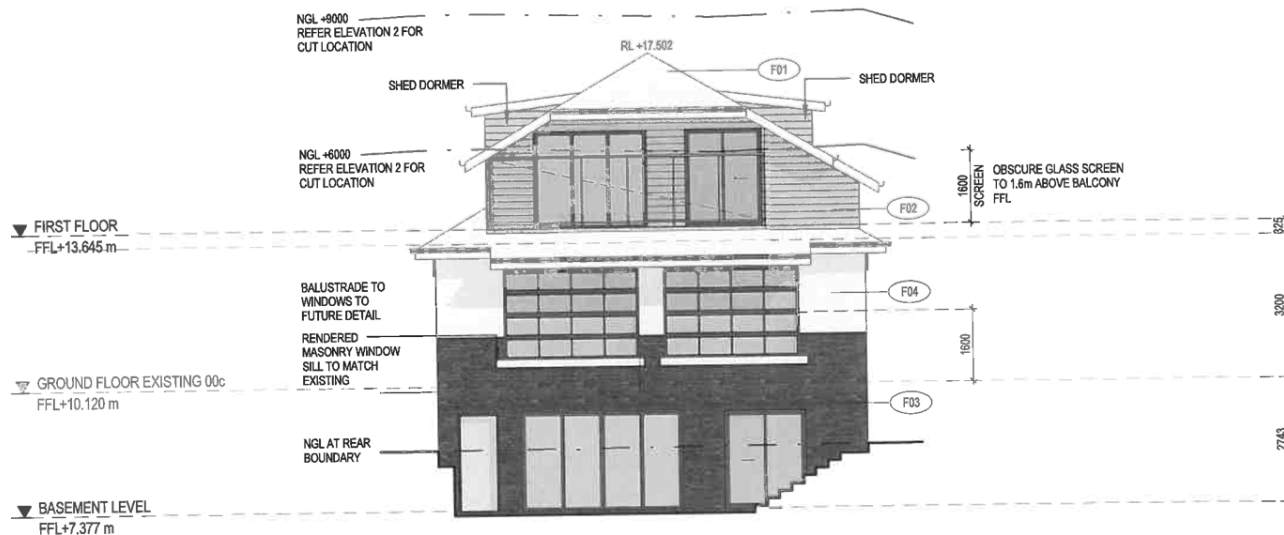
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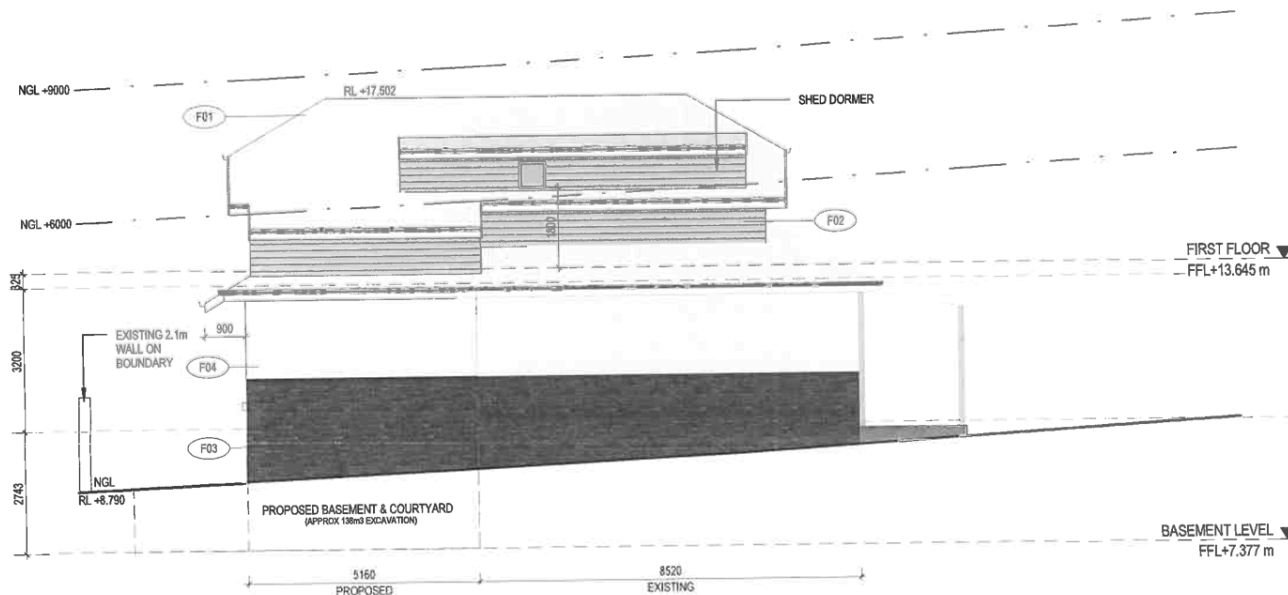
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PROJECT NAME LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER 0117	SCALE As indicated	DRAWING NUMBER AP-4001	DATE 04.01.2016	REVISION NUMBER 2

FACADE LEGEND AND NOTES

- F01 CUSTOM ORB - "ZINCALUME"
 F02 SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
 F03 RECYCLED RED CLAY FACE BRICK
 F04 PAINTED SAND FINISH RENDER - TO MATCH EXISTING
 OB. OBSCURE GLAZING



3 ELEVATION 3
 AP-2002 1:100



4 ELEVATION 4
 AP-2002 1:100

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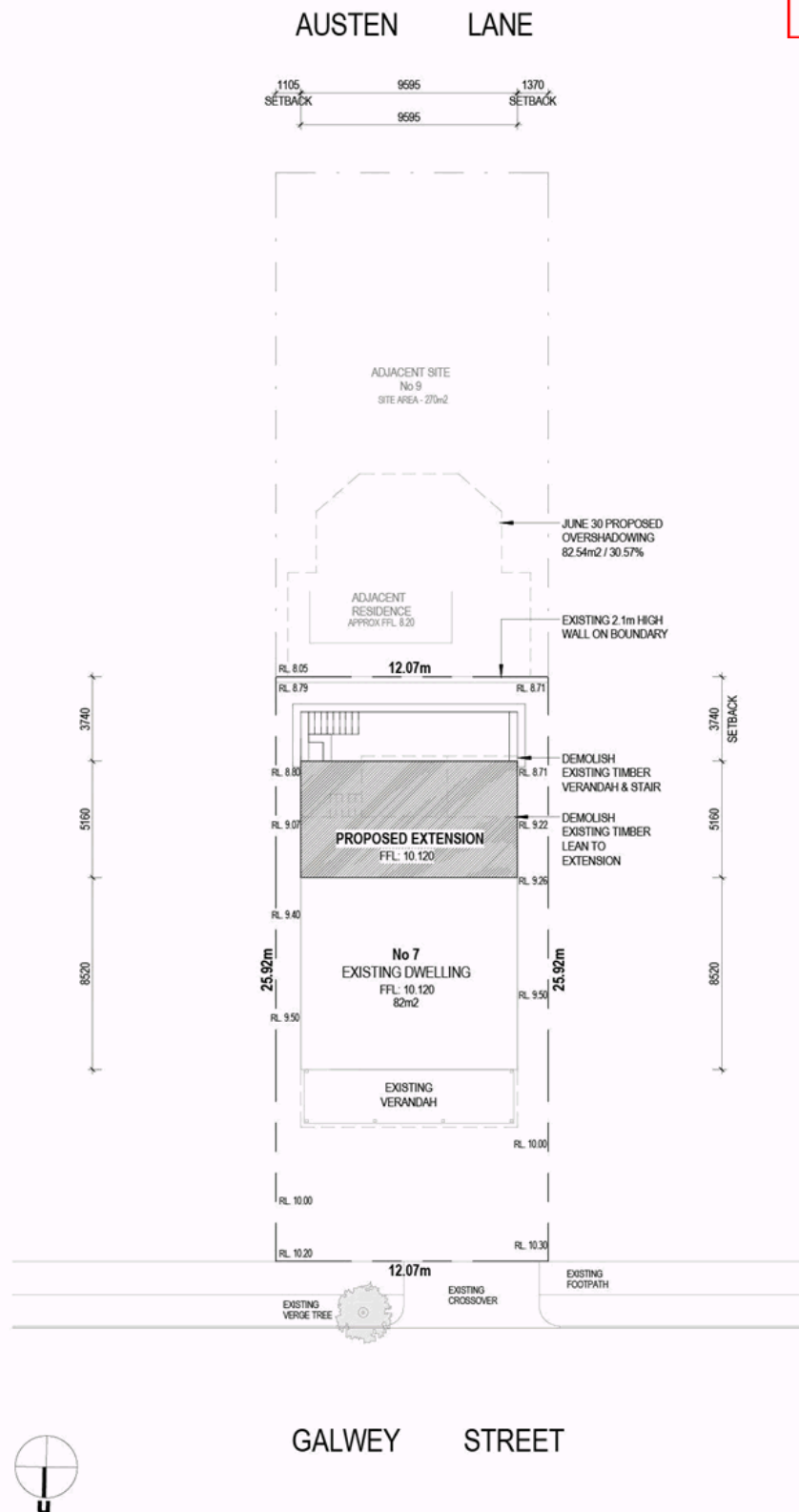
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DRAWING TITLE: ELEVATIONS				
PROJECT NAME: LIMOND, 7 Galwey Street, Leederville WA				
PROJECT NUMBER: 0117	SCALE: As indicated	DRAWING NUMBER: AP-4002	DATE: 04.01.2016	REVISION NUMBER: 2

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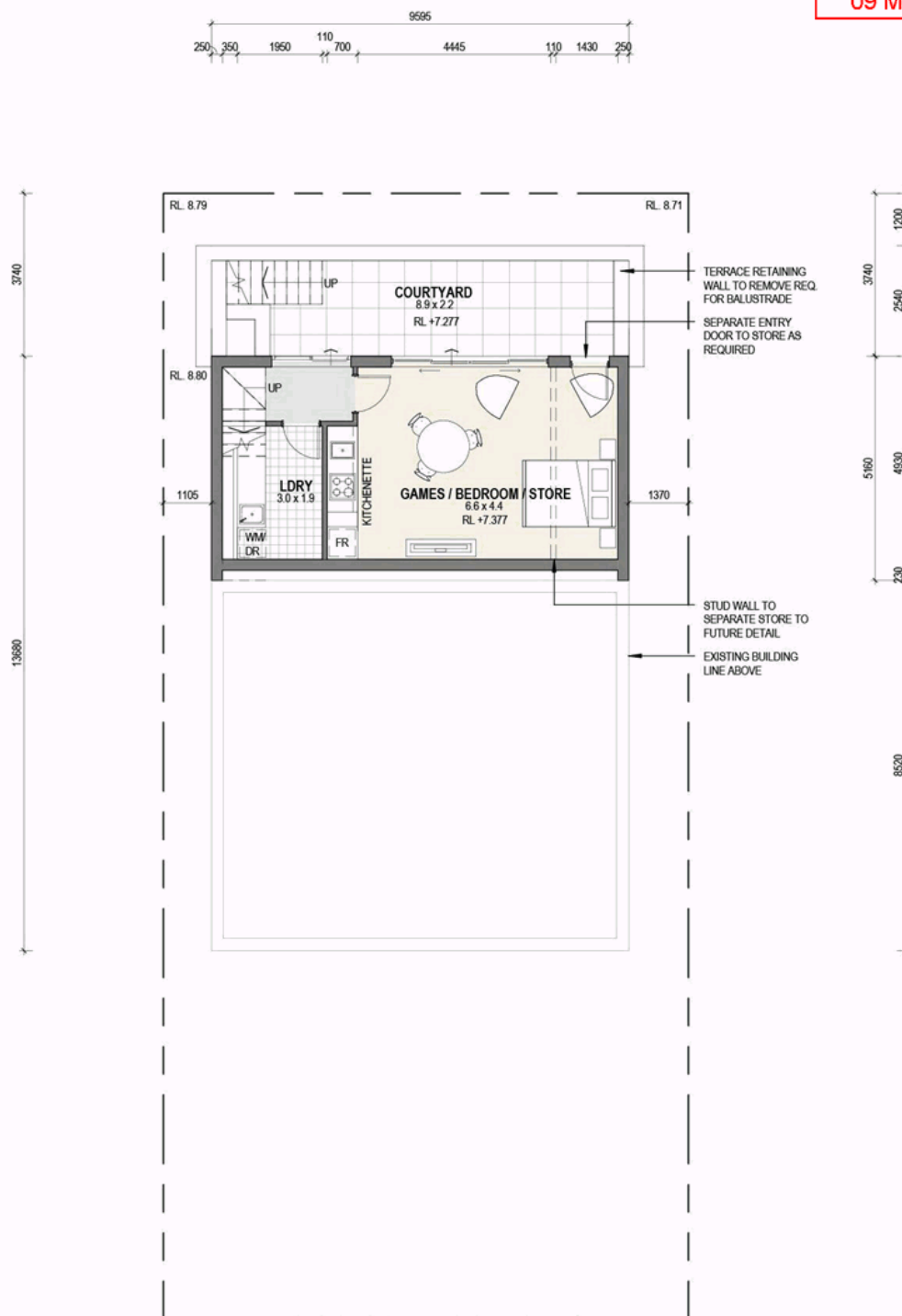
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DRAWING TITLE:
SITE PLAN
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

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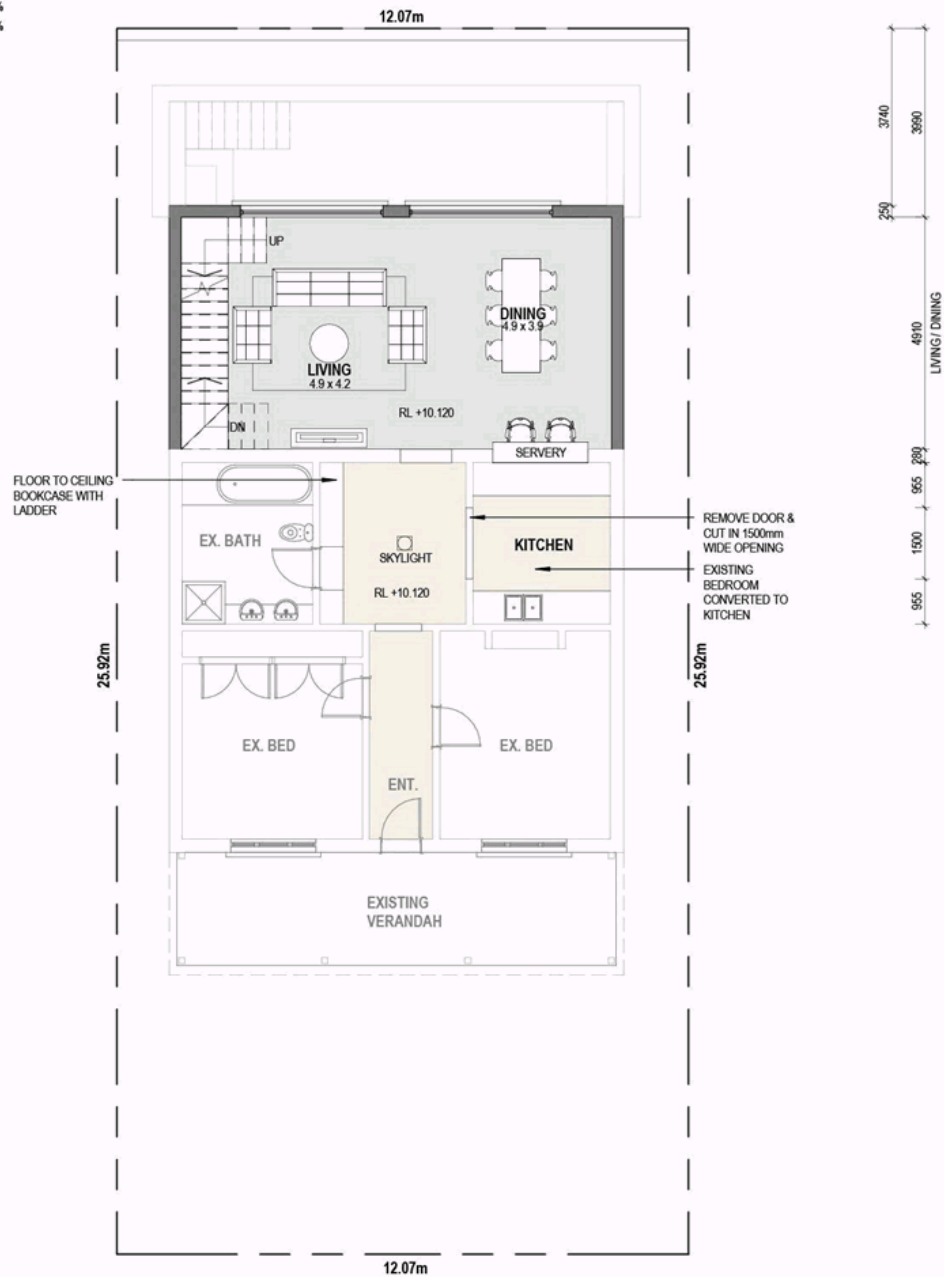
DRAWING TITLE:
PROPOSED BASEMENT
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

PROPOSED EXTENSION

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UND FLOOR	49.51m ²
3T FLOOR	68.19m ²
CONY	21.03m ²
PORT	34.12m ²
STING BUILDING	82.0m ²
TOTALS	55.16m² 249.21m²

SITE COVERAGE

ING	R40
E AREA	313m ²
PROPOSED SITE COVERAGE	131.26m ²
	41.94%
PROPOSED OPEN SPACE	58.06%



GALWEY STREET



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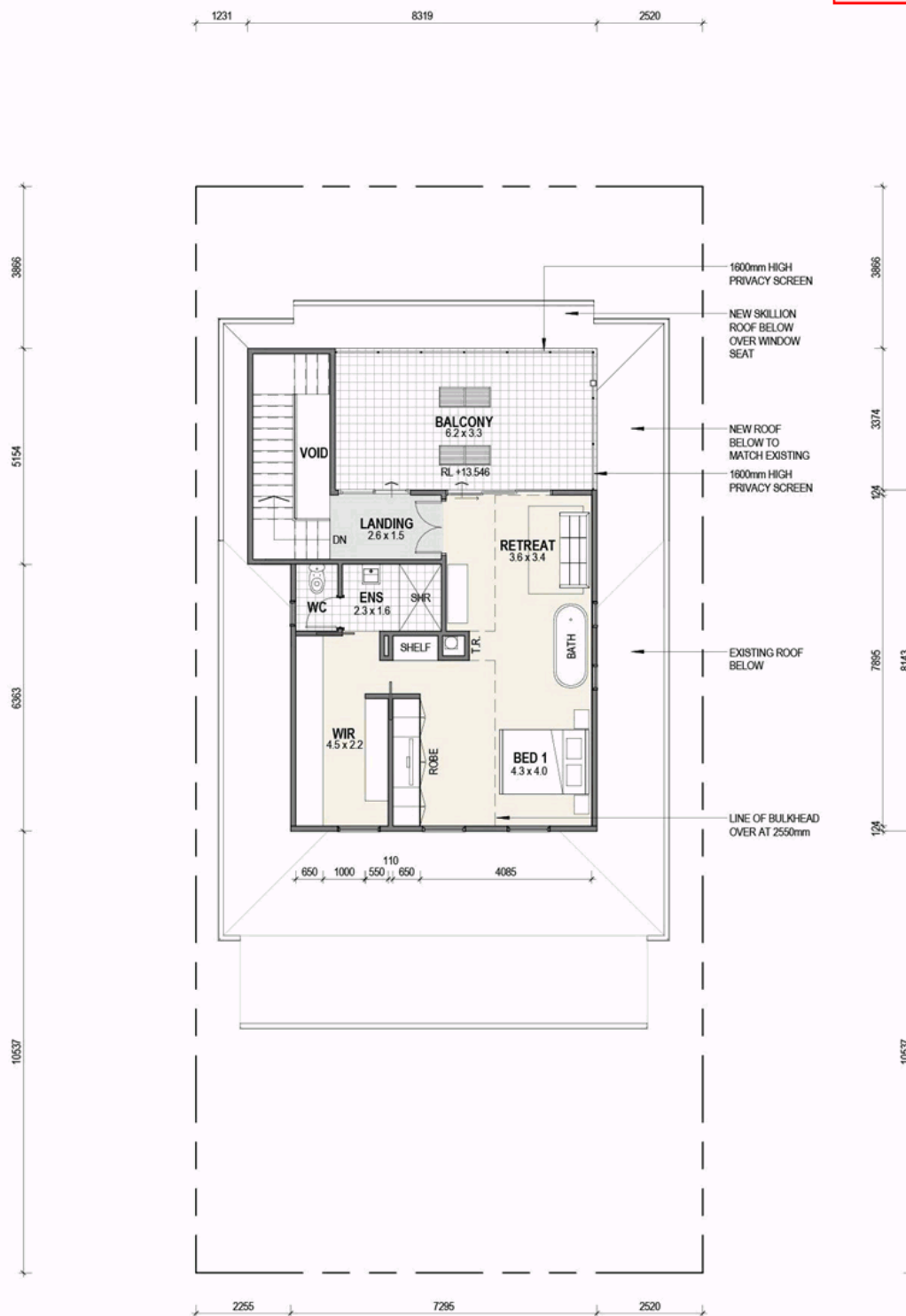
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DRAWING TITLE:
 PROPOSED GROUND FLOOR PLAN
 PROJECT NAME:
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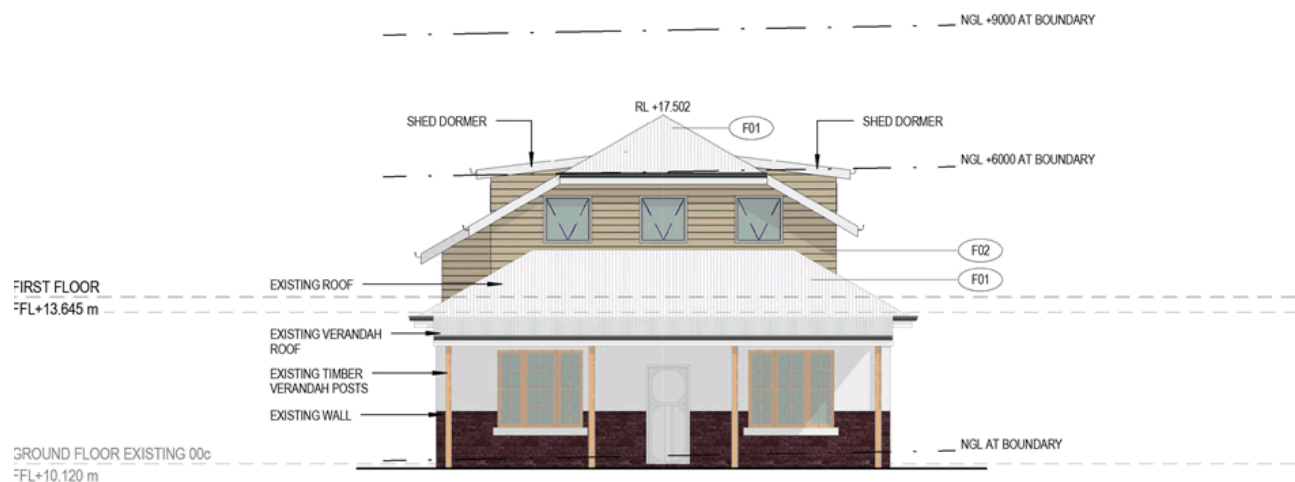
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DRAWING TITLE:
PROPOSED FIRST FLOOR
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

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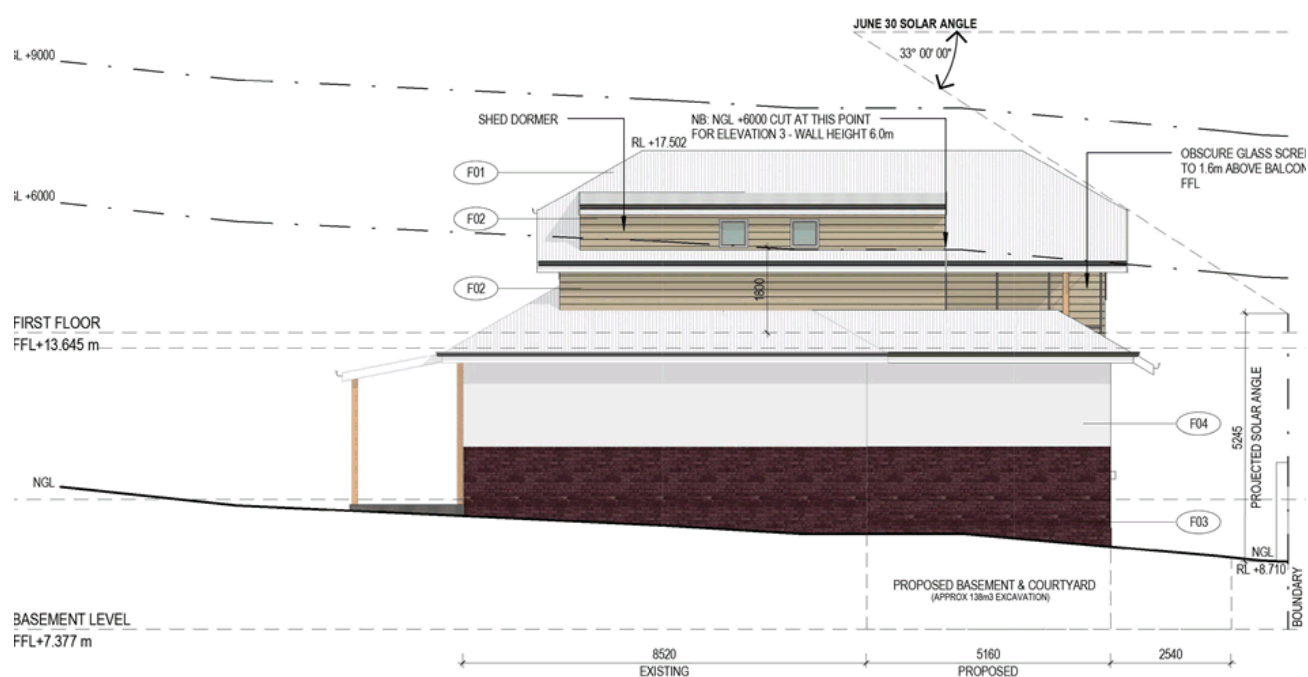
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 F02 SCYON LINEA WEATHERBOARD - "DULUX SELF DESTRUCT" PAINT FINISH
 F03 RECYCLED RED CLAY FACE BRICK
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1 ELEVATION 1 - GALWEY STREET

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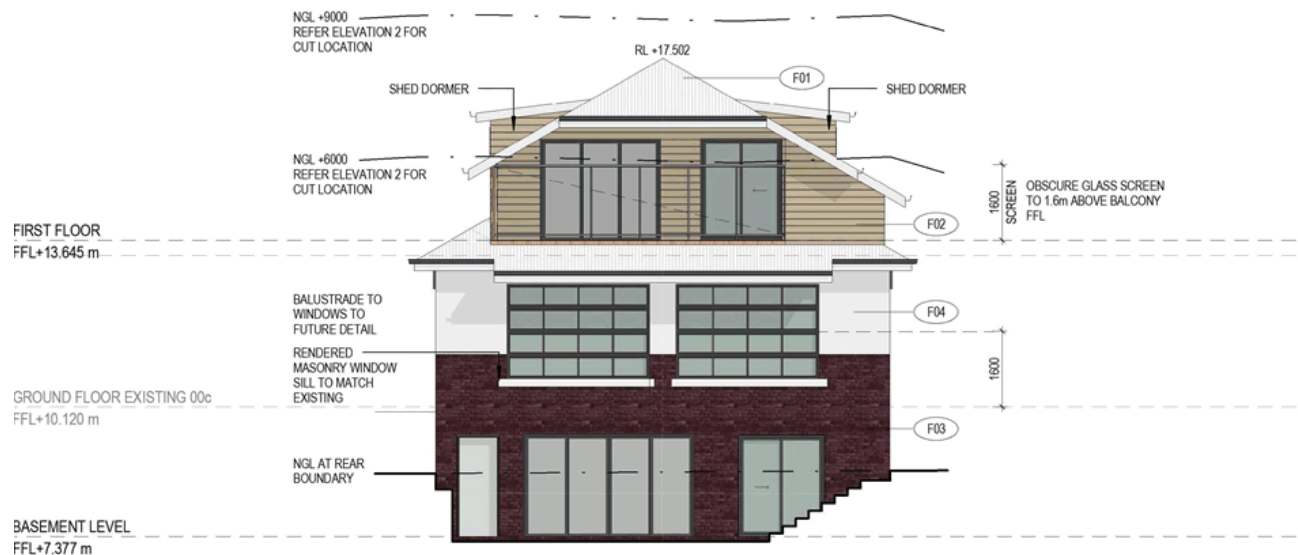
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 PROJECT NAME:
 LIMOND, 7 Galwey Street, Leederville WA

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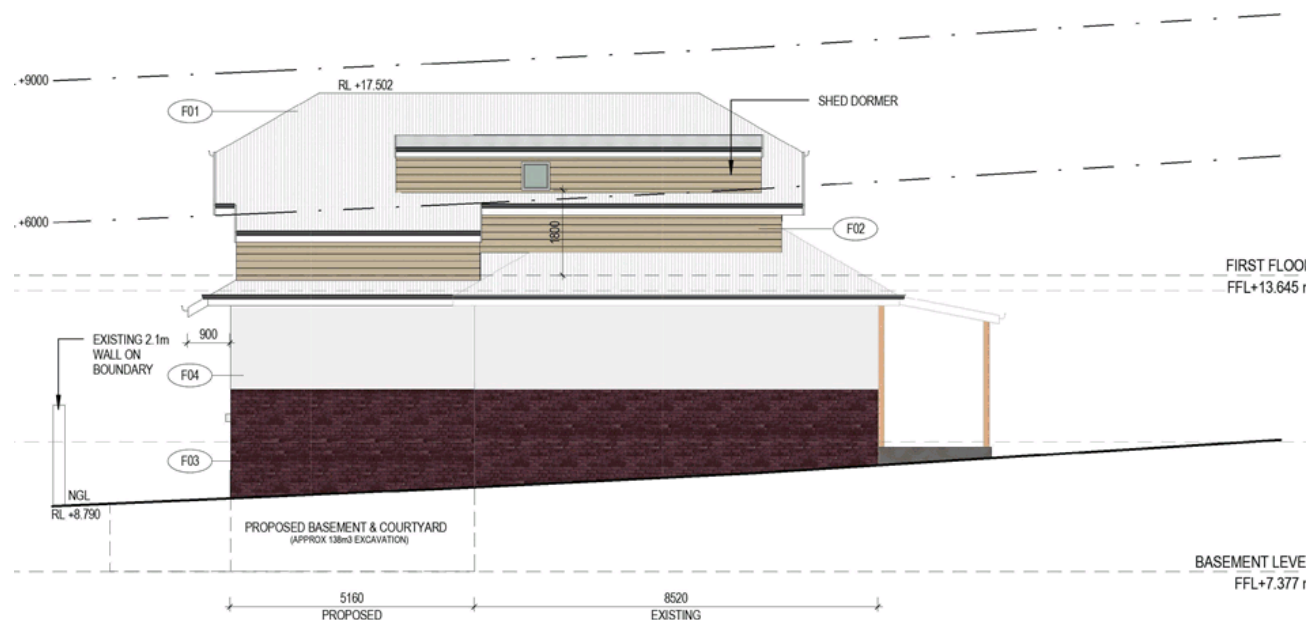
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DRAWING TITLE:
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 PROJECT NAME:
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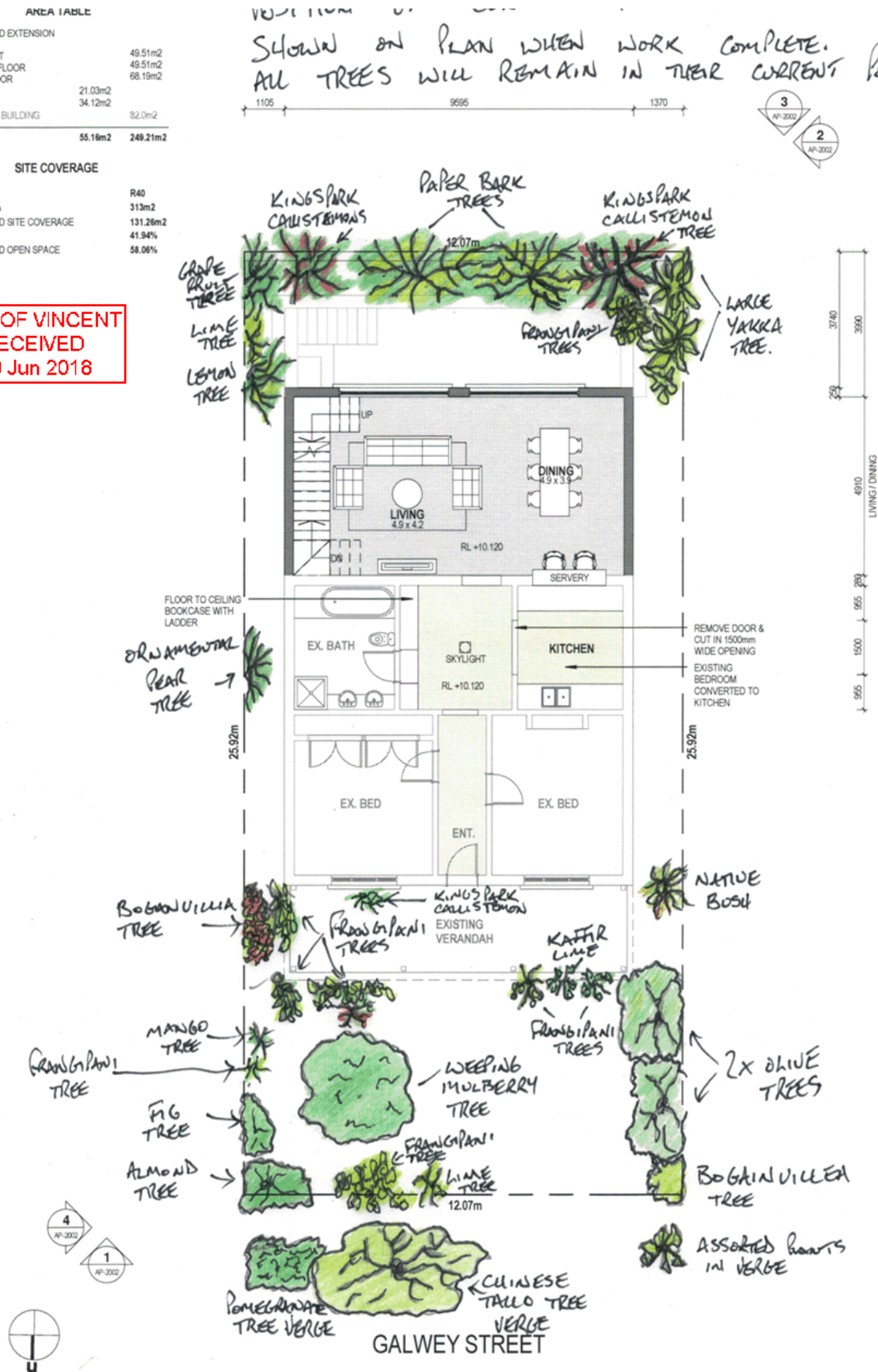
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DRAWING TITLE:
FACADE PERSPECTIVES
PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

AREA TABLE		
PROPOSED EXTENSION		
BASEMENT	49.51m ²	
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BALCONY	21.03m ²	
PORTICO	34.12m ²	
EXISTING BUILDING	82.0m ²	
TOTALS	55.18m ²	249.21m ²
SITE COVERAGE		
LOADING	R40	
SITE AREA	313m ²	
PROPOSED SITE COVERAGE	131.28m ²	
	41.94%	
PROPOSED OPEN SPACE	58.06%	

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10 Jun 2018



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2 AMENDED DA
1 FOR REVIEW

04/01/2015
22/12/2015

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Polmeier
Architectural Design

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

PROJECT NAME:
LIMOND, 7 Galwey Street, Leederville WA

PROJECT NUMBER SCALE DRAWING NUMBER DATE REVISIONS

Approval Services
City Of Vincent

I would like to apply to get my approved planning application re- validated.
The time taken to do renovations has taken longer than expected.
Due to this my planning approval has lapsed.
Renovations are complete and the main addition on the plans is now at a
Stage where works can begin.
As you will be aware with out a valid planning approval I can't apply to get
Building approval to start works.

Find attached copies of relevant documents for reassessment.

Thank you

Derek Limond.



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 and with Concerns:	Officer Technical Comment:
<u>Building Height and Overshadowing</u> The development will impact solar access to adjoining properties to south. The increase in height and overshadow will restrict access to sun and ventilation of open space areas and habitable spaces of adjoining properties.	The shadow cast by the proposed development is in accordance with the requirements of the Residential Design Codes (R Codes). The R Codes permit a shadow of 35 percent for properties with a zoning of R40. The overshadowing is determined by the shadow cast on midday 21 June, and the proposed development results in 30 percent overshadow.
<u>Privacy</u> The proposed openings to the middle storey of the development will result in overlooking to the adjoining properties.	The proposal indicates obscure glazing to 1.6 metres above finished floor level for those windows within the middle storey. The City have also imposed a condition requiring all major openings to be screened in accordance with the requirements of Clause 5.4.1 – Visual Privacy of the R Codes.
<u>Impact on Streetscape</u> The proposed development is not in line with the character of the streetscape and heritage homes of the area.	The proposed development incorporates various materials and finishes such as render, facebrick and weatherboard which is consistent with the locality. The additions are to the rear of the site, with the development appearing as two storey as viewed from the street.

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

9.4	NO. 498 (LOT: 29; D/P: 2355) FITZGERALD STREET, NORTH PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING MULTIPLE DWELLINGS (REMOVAL OF LANDSCAPING TO INCLUDE CAR BAY)
------------	--




TRIM Ref: D18/100113

Author: Emily Andrews, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Previous Minutes and Approved Plans [↓](#) 
3. Attachment 3 - Development Plans [↓](#) 
4. Attachment 4 - Summary of Submissions [↓](#) 
5. Attachment 5 - Applicant Justification and Response to Submissions [↓](#) 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme REFUSES the development application for Alterations and Additions to Existing Multiple Dwellings (Removal of Landscaping to Include Car Bay) at No. 498 (Lot 29; D/P 2355) Fitzgerald Street, North Perth for the following reasons:

1. The proposal will not allow for the use of the car parking bay to be contained wholly within the zoned portion of the subject site, in that its use will encroach upon the future Fitzgerald Street Other Regional road reservation and may obstruct pedestrian movement;
2. The proposed amount of hardstand in the front setback area does not meet the Design Principles of Clause 6.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 4.10 of the City's Policy No. 7.1.1 – Built Form as the increase in hardstand does not positively contribute to the streetscape and does not contribute to the appearance and amenity of the development; and
3. The proposed landscaping does not meet the Design Principles of Clause 4.10 of the City's Built Form Policy as the landscaping has not been designed to reduce the impact of development on adjoining public spaces.

PURPOSE OF REPORT:

To consider an application for development approval for alterations to the three storey multiple dwellings granted by Council at its Ordinary Meeting on 8 March 2016 at No. 498 Fitzgerald Street, North Perth.

PROPOSAL:

The application proposes the provision of an additional visitor car parking bay within the street setback area and modification of the approved landscaping across the site, including the removal of two Chinese Tallows from the front setback area.

BACKGROUND:

Landowner:	498 Fitzgerald Street Pty Ltd
Applicant:	Daniel Cassettai Design
Date of Application:	16 November 2017
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60 – R100
Built Form Area:	Transit Corridor
Existing Land Use:	Dwellings (Multiple)
Proposed Use Class:	Not Applicable
Lot Area:	1067.37m ²

Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject site is bound by Fitzgerald Street to the west and residential properties to the north, south and eastern boundaries as shown in **Attachment 1**. There are seven multiple dwellings located on the subject site, which were approved by Council at its Ordinary Meeting on 8 March 2016. The Minutes of Council and the previously approved plans are included as **Attachment 2**.

The site is adjacent to single residential dwellings to the north, grouped dwellings to the east and multiple dwellings to the south. The subject site and the adjoining properties along Fitzgerald Street are zoned R60-R100 and identified as being within the Transit Corridor Built Form Area in accordance with the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The adjoining properties to the rear and partially to the north of the subject site are zoned R40 and within the Residential Built Form Area.

The portion of Fitzgerald Street abutting the subject site is a Category 2 Other Regional Road and is in the control of the Department of Planning, Lands and Heritage. The subject site requires 1.5 metres of land as measured from the street boundary to be ceded for Metropolitan Region Scheme (MRS) road widening.

The City received an application on 16 November 2017 for the removal of landscaping and inclusion of a visitor car bay at the subject site. Following an assessment of the proposal, the application was advertised for a period of 14 days. At the conclusion of the advertising period, the City's officers attended a meeting with the applicant, owners, and planning consultant on 28 March 2018 to discuss the concerns with the proposal and the concerns raised as part of the advertising period. The applicant subsequently provided amended plans and justification for the City's assessment on 26 April 2018.

Following further discussions, the applicant requested via email to the City on 25 May 2018 that they wished to withdraw their application. The City subsequently notified the applicant that the application had been withdrawn via email on 5 June 2018. After further consideration by the applicant, the City was advised on 8 June 2018 that the owners wished to pursue with determination of the application, and as such, the matter is now presented to Council for determination. The plans subject to this application are included as **Attachment 3**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the Western Australian Planning Commission's (WAPC) Residential Design Codes (R Codes). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

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

Detailed Assessment

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

Parking and Access	
Deemed-to-Comply Standard	Proposal
R Codes Clause 6.3.4	
Car parking spaces and manoeuvring spaces are to comply with AS2890.1.	The proposed car parking space and manoeuvring is not in accordance with AS2890.1.
Landscaping	
Deemed-to-Comply Standard	Proposal

R Codes Clause 6.3.2 Maximum 50 percent hard surface of open space areas within the front setback area.	12.1 percent landscaped area and 87.9 percent hard surface areas.
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The above elements of the proposal do not meet the specified deemed-to-comply standards and is discussed in the comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 12 March 2018 and concluding on 25 March 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners within a 100 metre radius of the site, as shown in **Attachment 1** and a notice on the City's website.

During the consultation period, eight submissions were received comprising of four in support and four in objection. The submissions received in support of the application did not provide specific comments on the proposal.

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

- The additional car bay is not a necessary requirement and the parking bay will drastically reduce the landscaping requirements;
- There is adequate parking available in the surrounding area;
- Sufficient parking (for residents and visitors) exists on-site and as such an additional bay is not required;
- The proposal removes large trees from the development which provides shade and assists in privacy; and
- Development results in little greenery for residents.

A summary of the submissions received in objection to the development and Administration's response is included as **Attachment 4**, and the applicant's response to submissions is contained as **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

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

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

Delegation to Determine Applications:

The matter is being referred to Council as Council determined the previous application.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment"

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Parking and Access

The application proposes an additional car bay for visitor purposes, so as to enable one of the existing visitor bays to be used as a dedicated residential bay, notwithstanding that the site accommodates a five bay surplus. The car bay is proposed abutting the area allocated for MRS road widening. The proposed nil setback of this bay from the future road reserve boundary is likely to result in an open vehicle door on the driver's side encroaching into the road reserve and potentially a future (realigned) footpath.

The traffic engineering advice provided by the applicant (included within **Attachment 5**) identifies the proposed car bay as having adequate access and manoeuvring from Fitzgerald Street in accordance with AS2890.1. This is because there is a 3.1 metre distance between the adjoining garage wall and the future property boundary after road widening area, and a 5.7 metre driveway aisle is provided.

The applicant's justification also identifies the inclusion of the new car bay as being necessary to allow for convenient use by visitors to the subject site. The location of the existing approved visitor bays is behind the visible entry point to the dwelling and behind the allocated car bay for Units 1 and 2. At present there are 14 car bays on-site with two allocated for visitor parking and the remaining car bays allocated to the seven units on-site. The number of bays on-site are consistent with the deemed-to-comply requirements of the R Codes which requires one bay per unit and two for visitor use, and as such an additional bay is surplus to the requirements. Furthermore, Council has previously determined the application and deemed the location of the existing visitor bays as acceptable.

Given the above, the proposed additional car bay is not supported.

Landscaping

Clause 6.3.2 of the R Codes requires the street setback area to be developed without car parking, except for visitors' bays, and with a maximum of 50 percent hard surface. The application proposes 87.9 percent hard surface areas in lieu of 50 percent hardstand area within the street setback area to allow for the inclusion of an additional car bay on-site. The inclusion of the additional hardstand area results in the removal of 25.71 square metres of landscaping and deep soil area on the subject site. The proposal also involves the relocation of the proposed two trees from the front setback area to the eastern boundary of the site. The removal of the landscaping and resultant additional hardstand area within the street setback area is not considered to positively contribute to the streetscape and results in a further departure to the deemed-to-comply requirements of the R Codes.

The proposal results in small shrubbery within this area which will be impacted by the manoeuvring into the proposed car bay and will be limited in growth. The reduction in landscaped area and removal of the two Chinese Tallow trees as approved to accommodate the proposed car bay will also have an impact in terms of building bulk as viewed from the street with the blank garage wall at ground level to Unit 1 facing the street no longer being screened. The development also proposes a 1.8 metre high and 2.45 metre wide green wall on the garage façade facing the street, however the majority of the wall will remain visible. Furthermore, this form of landscaping can often be hard to maintain due to the confined area the plant is required to grow in. Whilst the proposed plans identify landscaping and deep soil area along the front lot boundary, this is predominantly within the 1.5 metre road widening area and as such is not included in the lot area and is not calculated as

part of the deep soil area on-site. The 1.5 metre road widening area is to be ceded at the time of strata subdivision.

It is noted that the previous approval for the site was issued prior to the implementation of the City's Built Form Policy. Notwithstanding this, the Built Form Policy sets out standards to increase deep soil areas and canopy coverage within development sites. The proposed removal of landscaping within the front setback area to facilitate an additional car bay will reduce the amount of consolidated area for deep soil area and canopy coverage on the site. The landscaping plan identifies 1.1 percent deep soil area and minimal canopy coverage within these deep soil areas. Although the development proposes to relocate trees to other areas on the subject site, these areas do not provide for additional deep soil areas which are required to be a minimum area of 3 square metres. Trees that have been proposed to be relocated are in areas such as the courtyard of Unit 1 where it would result in reduced usability outdoor living areas, and along the northern boundary, where a significant portion of the canopy cover will overhang the property boundary and be able to be removed by the abutting landowner.

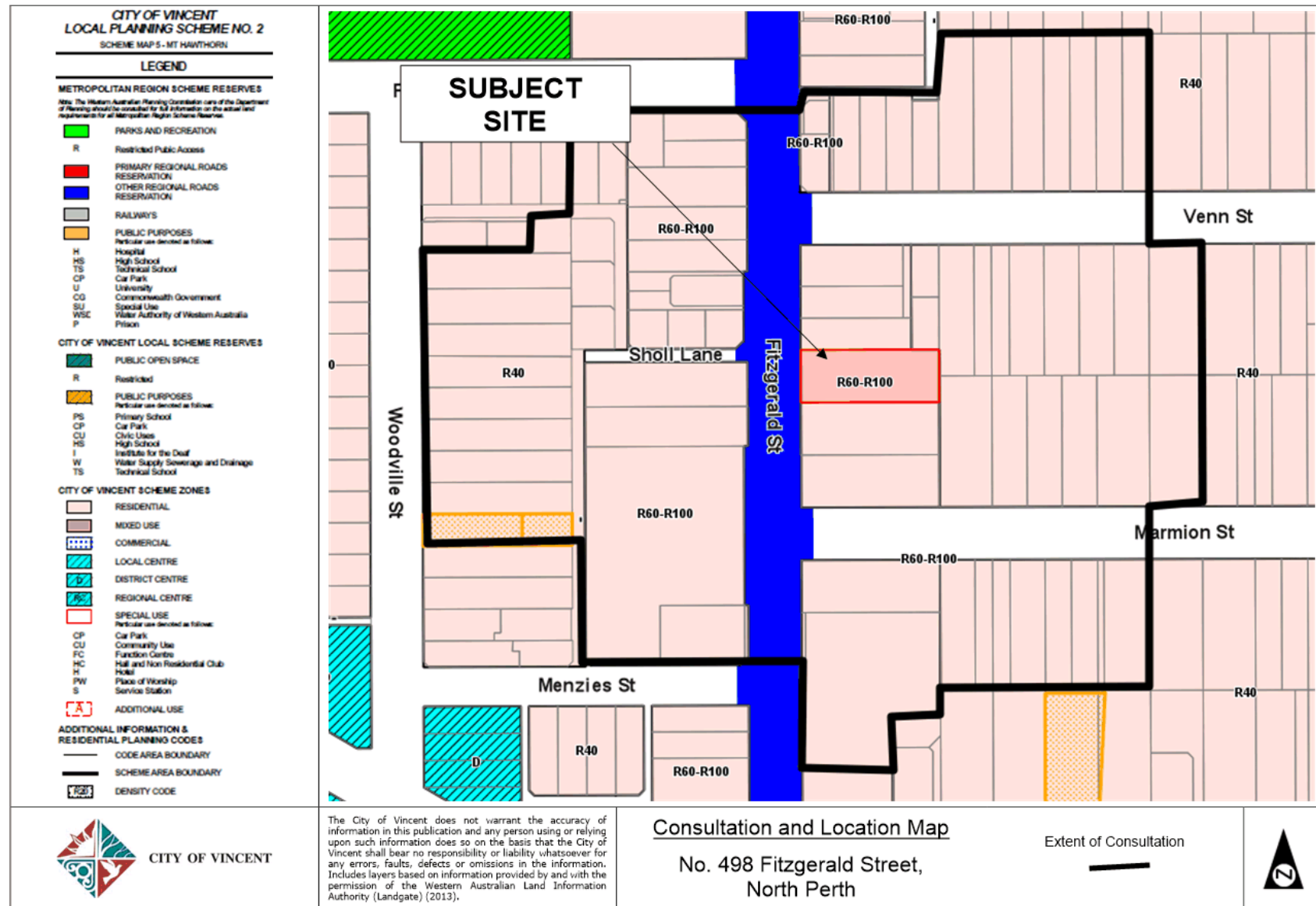
Given the above, the proposed landscaping is not considered to satisfy the design principles of the R Codes as the removal of the consolidated landscaping area will result in a detrimental impact to the streetscape, particularly as the development results in additional paved areas within the street setback area.

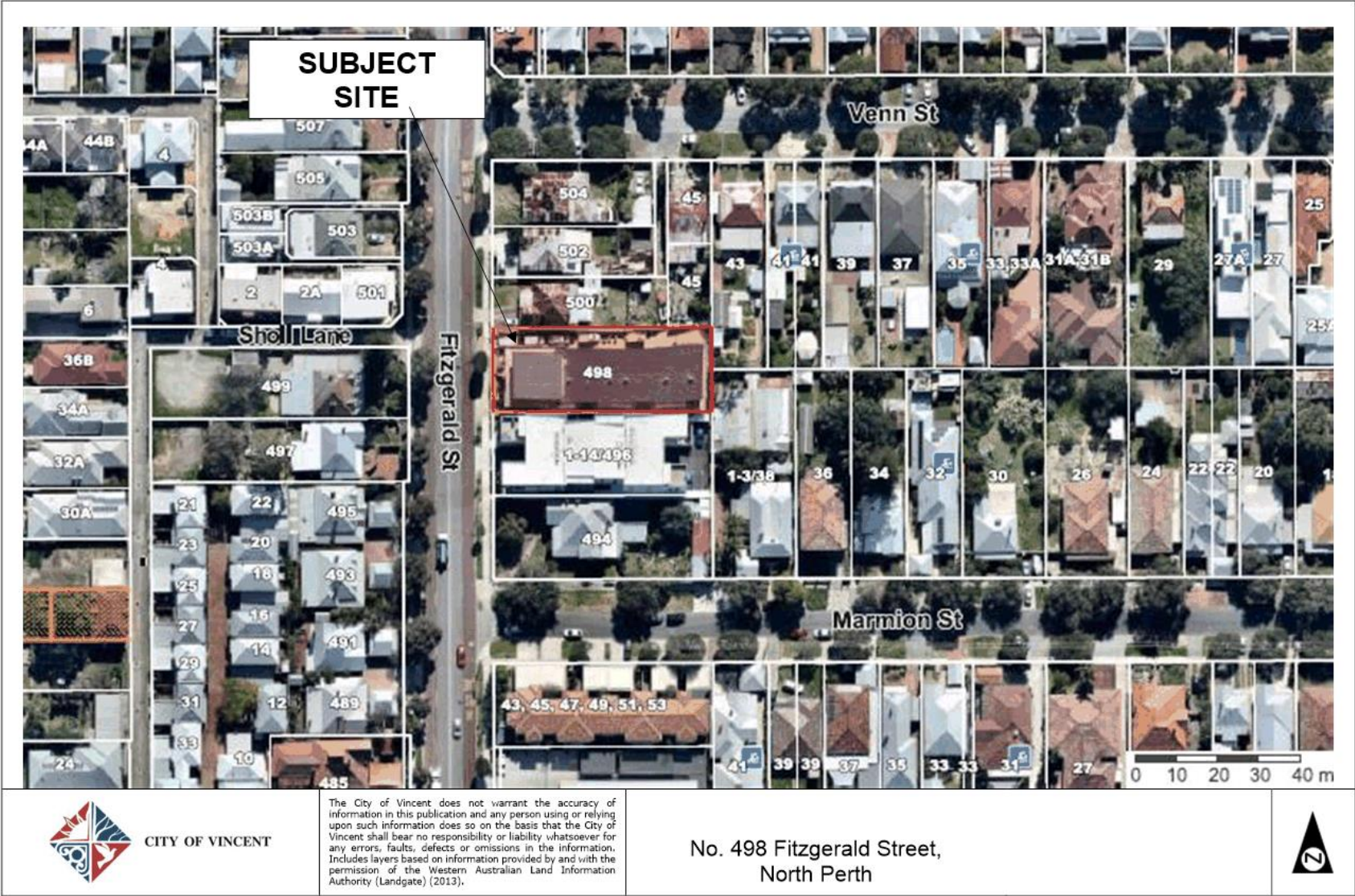
Conclusion

The proposal requires Council to exercise its discretion in relation to the proposed development. For the reasons outlined in the body of the report, the departures from the deemed-to-comply standards of the R Codes and the City's Built Form Policy are not considered to address the Design Principles and Local Housing Objectives.

The proposed car bay also results in an inferior landscaping outcome on the subject site and in turn increases the amount of hardstand area within the street setback area. The removal of the landscaping from the front setback area does not positively contribute to the desired streetscape and is therefore not supported.

In light of the above, it is recommended that the development be refused.





ORDINARY MEETING OF COUNCIL
8 MARCH 2016

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CITY OF VINCENT
MINUTES

9.1.3 No. 498 (Lot: 29; D/P: 2355) Fitzgerald Street, North Perth – Proposed Construction of Three Storey Multiple Dwellings Comprising Seven Two Bedroom Multiple Dwellings and Associated Car Parking

Ward:	South	Date:	19 February 2016
Precinct:	Precinct 10 – Norfolk	File Ref:	PR13501; 5.2015.504.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Applicant's Justification 4 – Marked up plans showing proposed versus required setbacks 5 – Extract of Design Advisory Committee Minutes		
Tabled Items:	Nil		
Reporting Officer:	S Laming, Statutory Planning Officer		
Responsible Officer:	G Poezyn, Director Development Services		

OFFICER RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by Daniel Cassettai Design on behalf of the owner 498 Fitzgerald Street Pty Ltd for the proposed construction of three storey multiple dwellings comprising seven two bedroom multiple dwellings and associated car parking at No. 498 (Lot: 29; D/P: 2355) Fitzgerald Street, North Perth as shown on plans date stamped 8 February 2016, included as Attachment 2, subject to the following conditions:

1. Boundary Wall

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 496 Fitzgerald Street, North Perth in a good and clean condition. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;

2. Car Parking and Access

- 2.1 A minimum of seven resident and two visitor bays shall be provided on site;
- 2.2 The car park shall be used only by residents and visitors directly associated with the development;
- 2.3 The visitor bays are to be marked accordingly;
- 2.4 The car parking and access areas are to comply with the requirements of AS2890.1;
- 2.5 Vehicle and pedestrian access points are required to match into existing footpath levels; and
- 2.6 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;

3. External Fixtures

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

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CITY OF VINCENT
MINUTES

4. **Verge Trees**

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

5. **Car Parking Permits**

The applicant is to agree in writing that a notice is placed on the Sales Contract to advise prospective purchasers that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings;

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

6.1 **Acoustic Report**

An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation;

6.2 **Landscape and Reticulation Plan**

A detailed landscape and reticulation plan for the development site and adjoining road verge shall be submitted to the City for assessment and approval. The plan shall be drawn to a scale of 1:100 and show the following:

- 6.2.1 The location and type of existing and proposed trees and plants;
- 6.2.2 Areas to be irrigated or reticulated;
- 6.2.3 The removal of redundant crossovers;
- 6.2.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months;
- 6.2.5 All proposed treatments of the verge; and
- 6.2.6 The two 45 litre and fourteen 100 litre mature trees as shown on the approved indicative ground floor landscaping plan;

6.3 **Schedule of External Finishes**

A detailed schedule of external finishes (including materials and colour schemes and details);

6.4 **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, in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;

6.5 **Waste Management**

- 6.5.1 A Waste Management Plan prepared to the satisfaction of the City detailing a bin store area of sufficient size to accommodate the City's bin requirements; and
- 6.5.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan; and

-
7. Prior to occupation of the development, the following shall be completed to the satisfaction of the City:

7.1 Clothes Drying Facility

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

7.2 Car Parking

The car parking areas on the subject land shall be sealed, drained, paved and line marked in accordance with the approved plans and maintained thereafter by the owner(s)/occupier(s) to the satisfaction of the City;

7.3 Stormwater

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

7.4 Acoustic Report Certification

With reference to Condition 6.1, certification from an acoustic consultant that the recommended measures have been implemented shall be provided to the City;

7.5 Landscape Plan and Verge Upgrade Plan

With reference to Condition 6.2, all works shown in the plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense; and

7.6 Bicycle Bays

A minimum of two resident bays and one visitor bay is 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.

ADVICE NOTES:

1. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls;
 2. With reference to Condition 2.5, the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
 3. With reference to Condition 2.6, all new crossovers to the development site are subject to a separate application to be approved by the City;
-

ORDINARY MEETING OF COUNCIL
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CITY OF VINCENT
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4. A Road and Verge security bond for the sum of \$5,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable;
5. With reference to Condition 6.2, the City encourages landscaping methods and species selection which do not rely on reticulation;
6. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
7. With reference to Condition 7.3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
8. Any new street/front wall, fence and gate within the Fitzgerald 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; and
9. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.

COUNCIL DECISION ITEM 9.1.3

Moved Cr Cole, Seconded Cr Harley

That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (7-0)

(Cr McDonald and Cr Loden were on approved leave of absence for the Meeting.)

DEVELOPMENT APPLICATION

7 MULTIPLE DWELLINGS

498 FITZGERALD ST NORTH PERTH

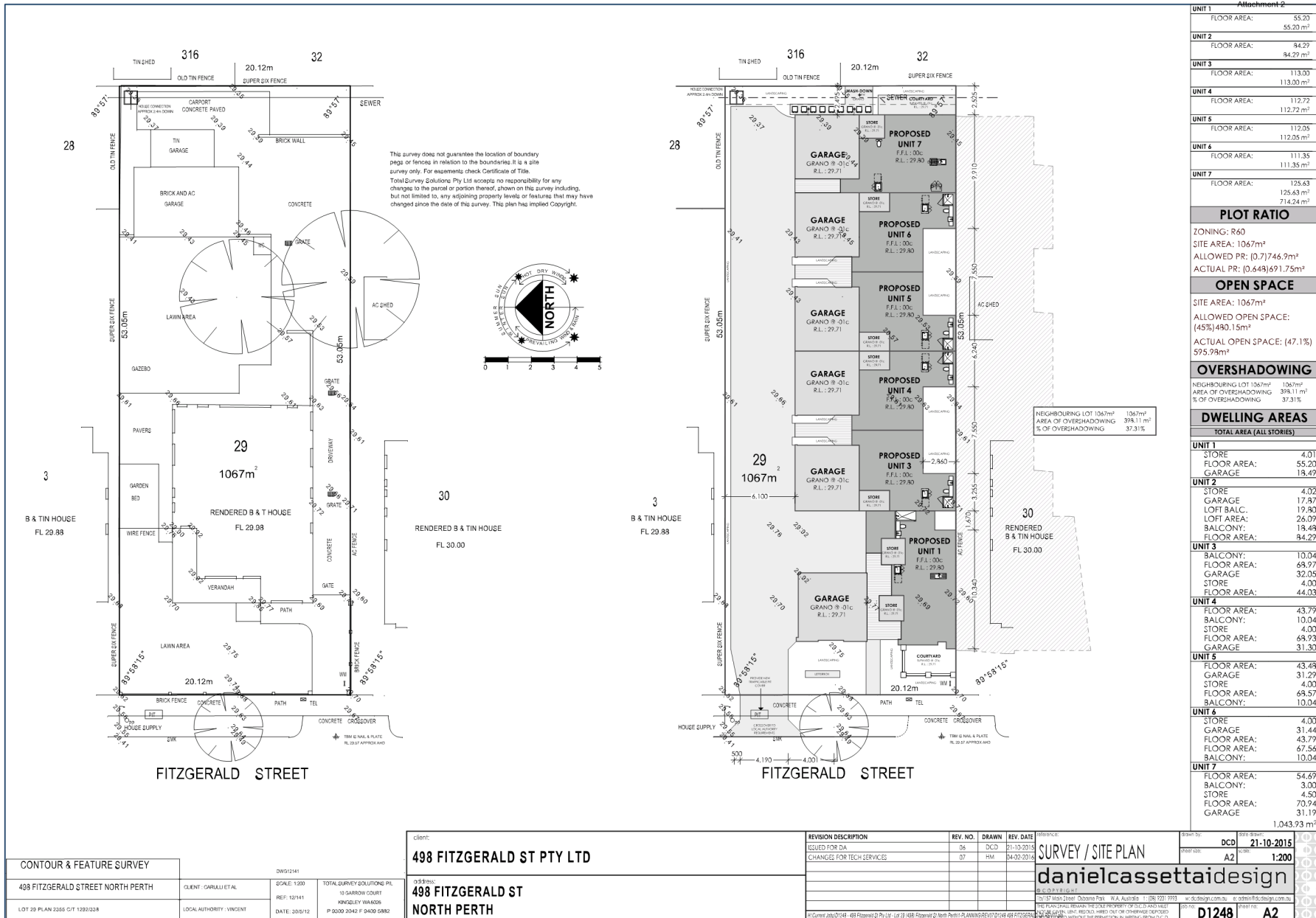


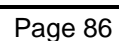
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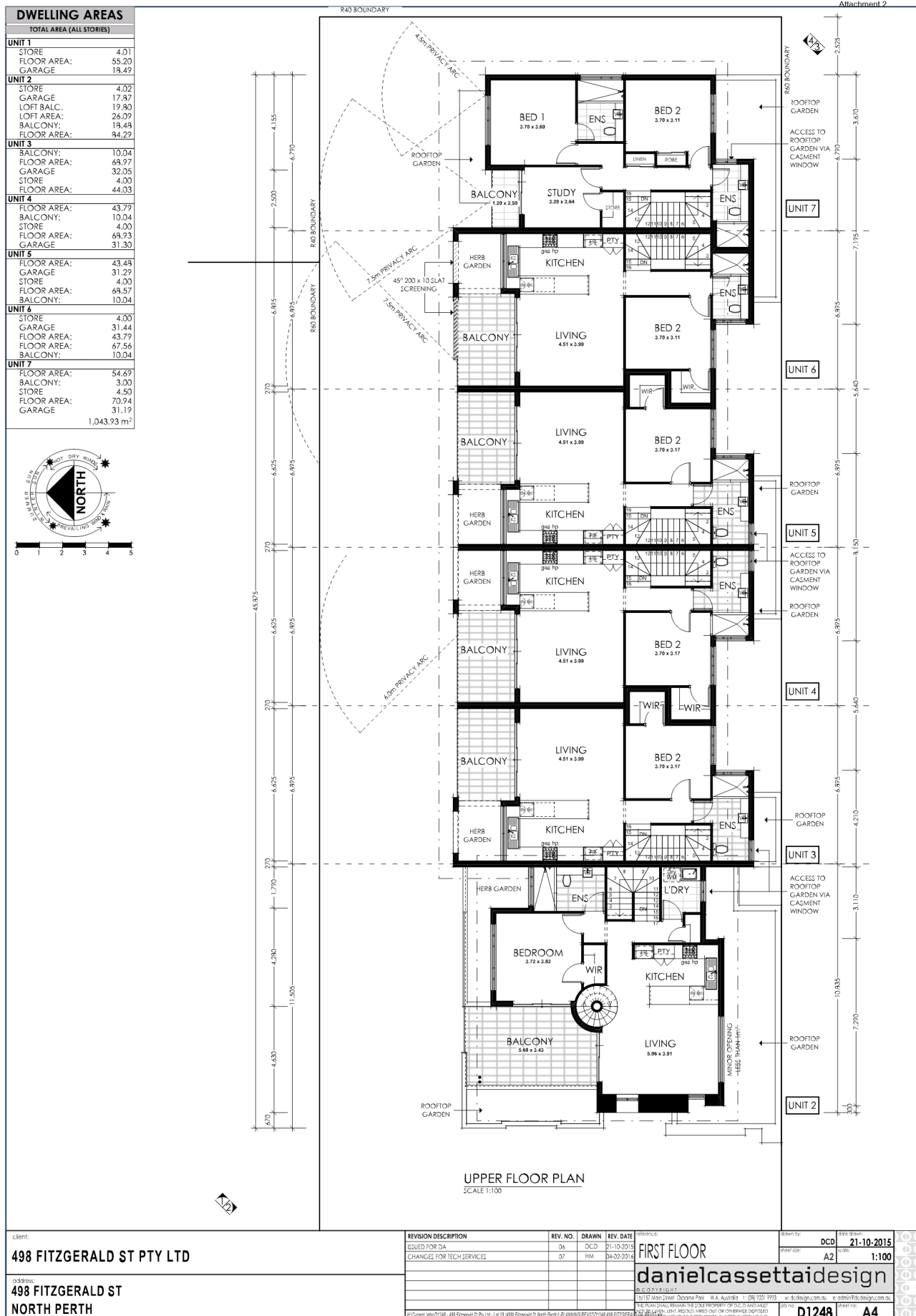
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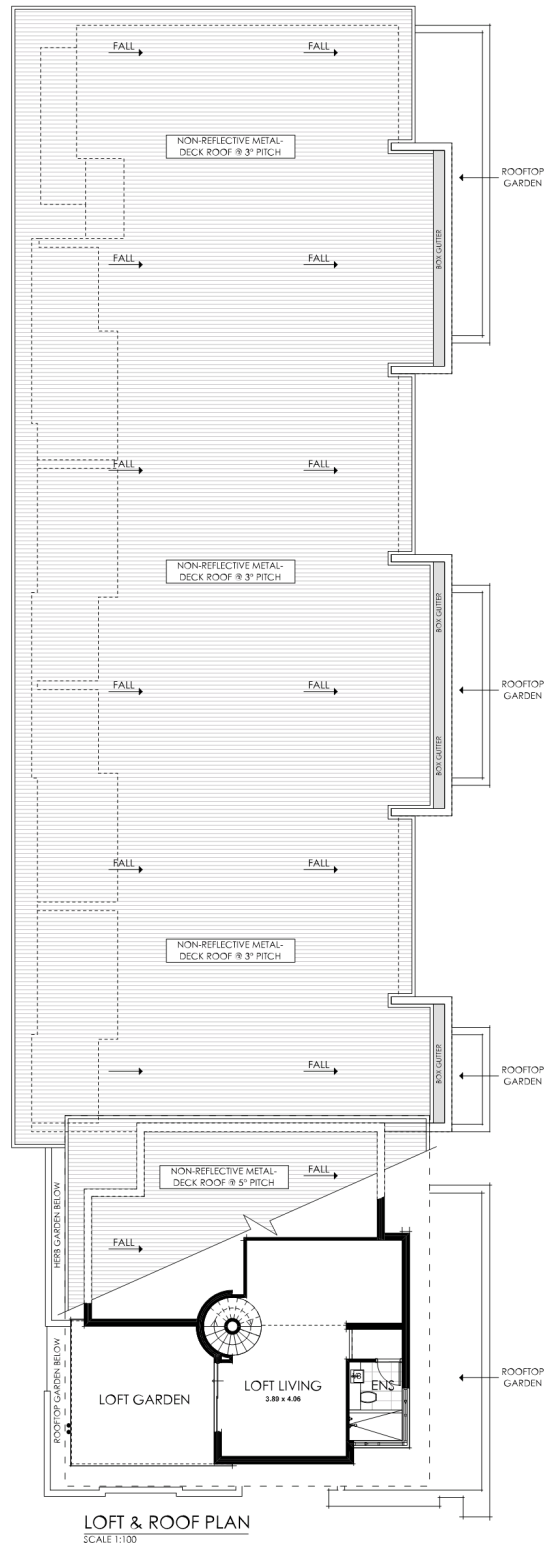
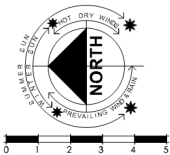
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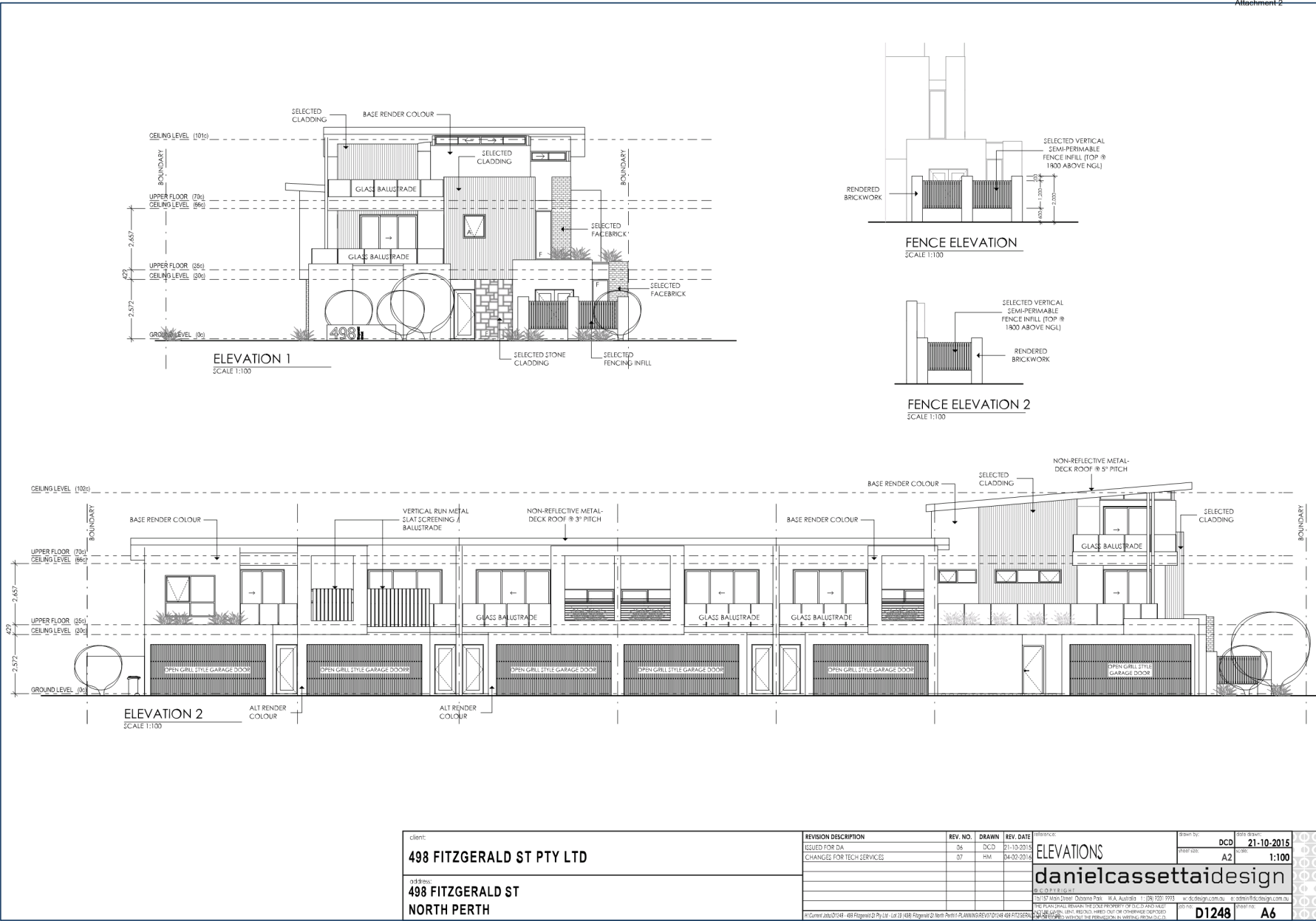


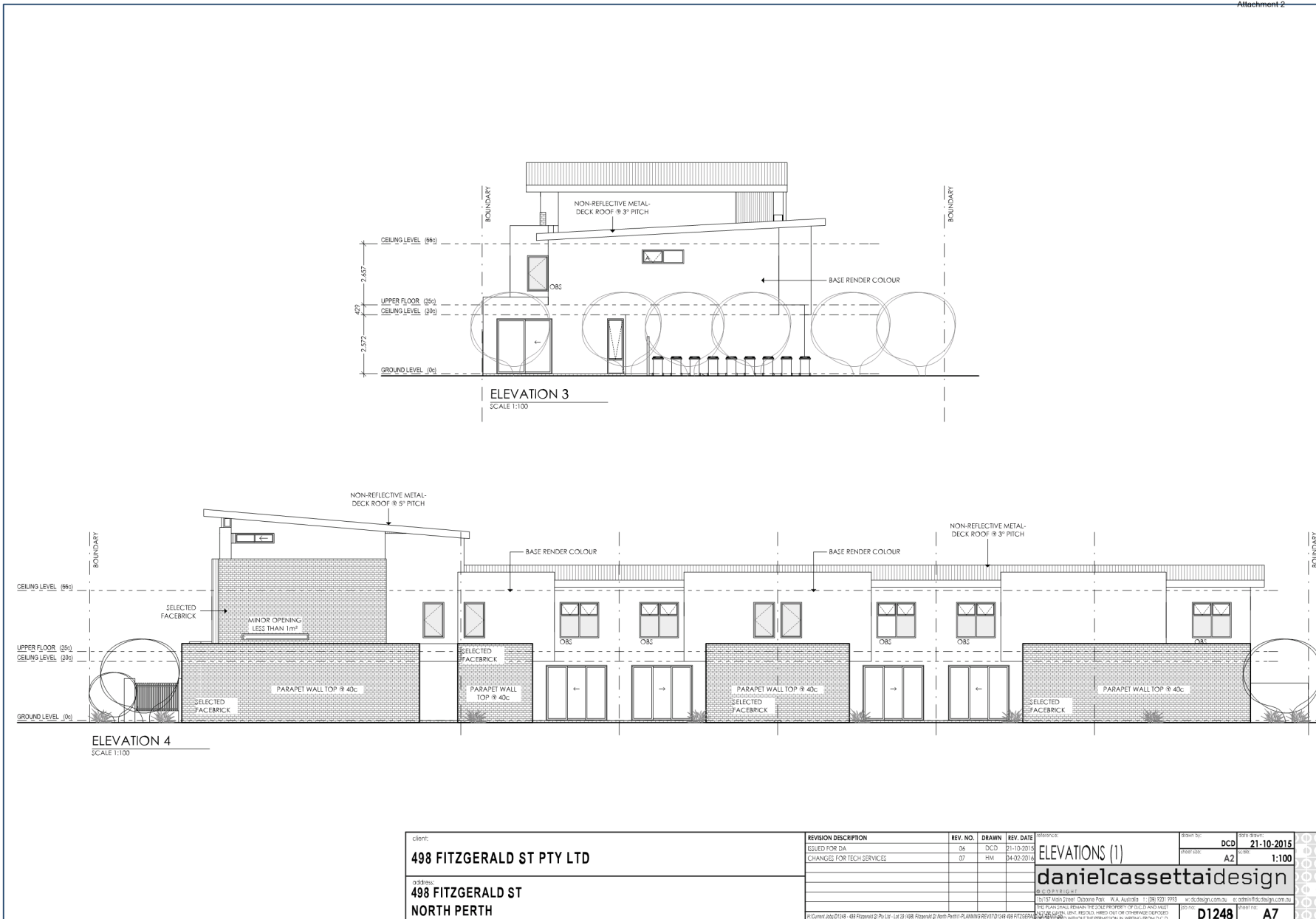
DWELLING AREAS	
TOTAL AREA (ALL STORIES)	
UNIT 1	
STORE	4.01
FLOOR AREA:	55.20
GARAGE	19.48
UNIT 2	
STORE	4.02
GARAGE	17.87
LOFT BALC.	12.90
LOFT AREA:	26.09
BALCONY:	18.48
FLOOR AREA:	84.29
UNIT 3	
BALCONY:	68.97
FLOOR AREA:	10.04
GARAGE	32.05
STORE	4.00
FLOOR AREA:	44.03
UNIT 4	
FLOOR AREA:	43.79
BALCONY:	10.04
STORE	4.00
FLOOR AREA:	68.73
GARAGE	31.30
UNIT 5	
FLOOR AREA:	43.29
GARAGE	31.48
STORE	4.00
FLOOR AREA:	68.57
BALCONY:	10.04
UNIT 6	
STORE	4.00
GARAGE	31.44
LOFT AREA:	43.79
FLOOR AREA:	67.56
BALCONY:	10.04
UNIT 7	
FLOOR AREA:	54.69
BALCONY:	3.00
STORE	4.00
FLOOR AREA:	70.74
GARAGE	31.17
1,043.93 m ²	

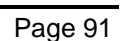


LOFT & ROOF PLAN
SCALE 1:100

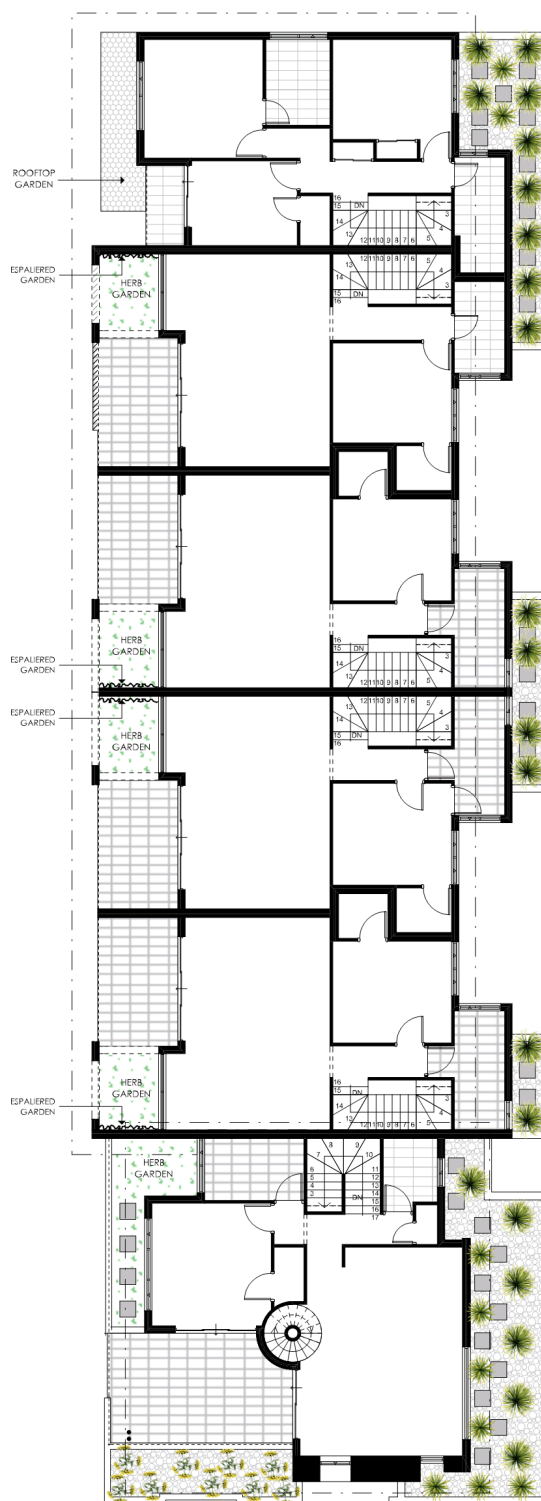
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Address:	498 FITZGERALD ST NORTH PERTH	ISSUED FOR DA CHANGES FOR TECH SERVICES	06 07	DCD HM	01-10-2015 04-02-2016	LOFT & ROOF PLAN	DCD A2	21-10-2015 1:00
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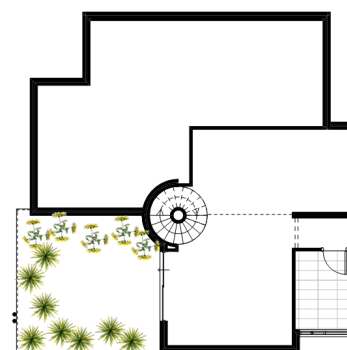




Attachment 2



UPPER LANDSCAPE PLAN
SCALE 1:100



LOFT LANDSCAPING
SCALE 1:100

LANDSCAPE LEGEND

LANDSCAPE LEGEND		
	140ml PLANTS	
	PATERONIA OCCIDENTALIS	
	ANIZOANTHOS MANGLESII	
	LEVCOPHYTA BROWNII	
	DIANELLA REVOLUTA	
	140ml	
	CONOSTYLE CANDICANS	
	140ml	
	DAMPiera / LINEARG	
	140ml	
	MACROZAMIA RIEDLEI	
	ADENANTHOS SERICEUS	
	PINNELEA FERRUGINEA	
	SCAEVOLEA AEMULA	
	140ml	
	MYOPORUM PAVIFOLIUM	
	140ml	
	GREVILLEA PREISSII	
	HYMENISPORUM LAVUM	
	45lr	
	HIBISCUS TILIACEUS	
	45lr	
	CHINESE TALLOW	
	HARDENBERGIA COMPTONIANA	
	100lr	
	CAPITAL PEAR	
	HIBBERTIA SCANDENS	
	45lr	
	VERGE AREA (TO BE RETICULATED)	
	140ml	

client:
498 FITZGERALD ST PTY LTD

address:
**498 FITZGERALD ST
NORTH PERTH**

REVISION DESCRIPTION

ISSUED FOR DA
CHANGES FOR TECH SERVICES

REV. NO.

06 DCD
07 HM

DRAWN

21-10-2015
04-02-2014

REV. DATE

21-10-2015
04-02-2014

REFERENCE

UPPER LANDSCAPE
danielcassettadesign

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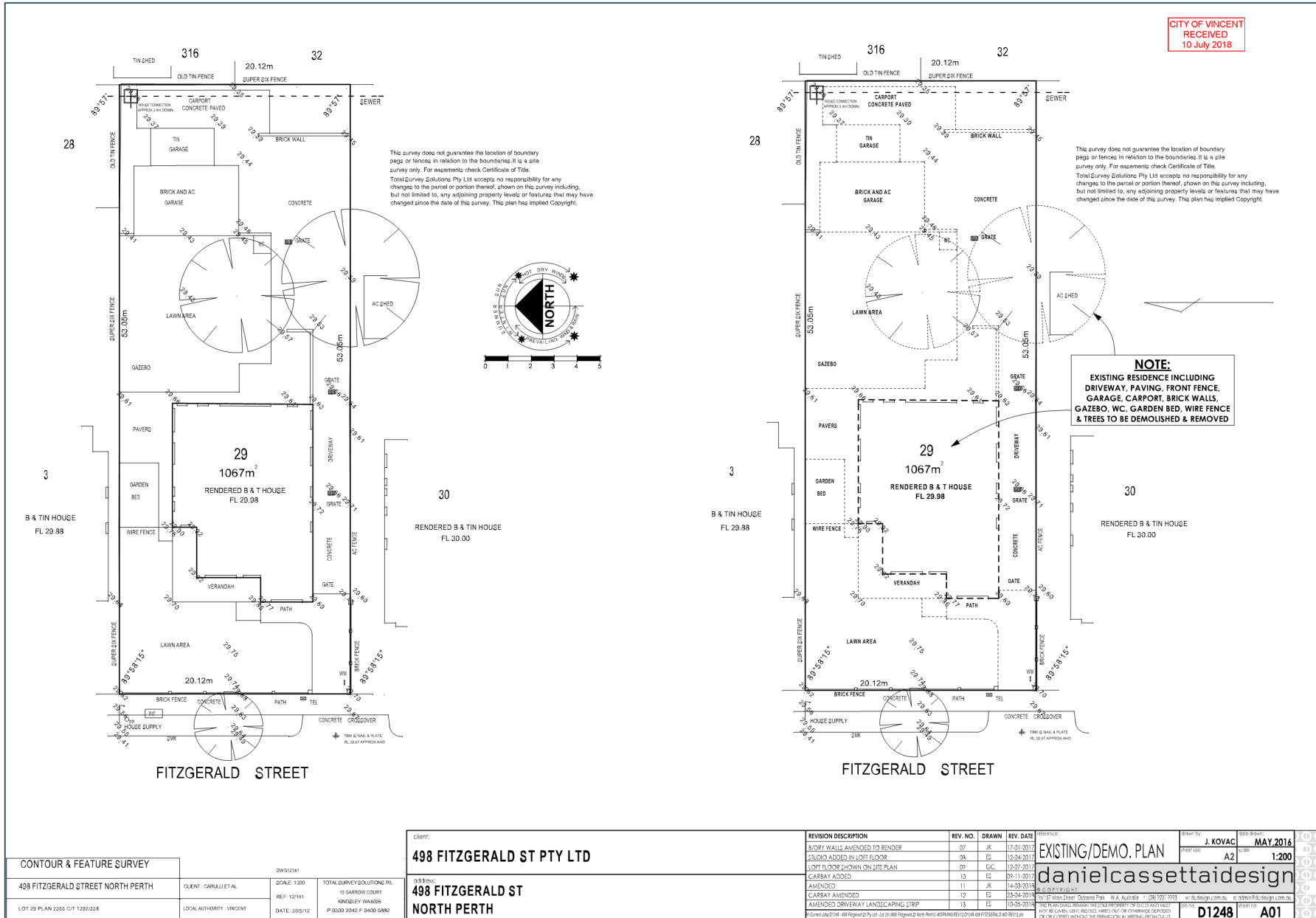
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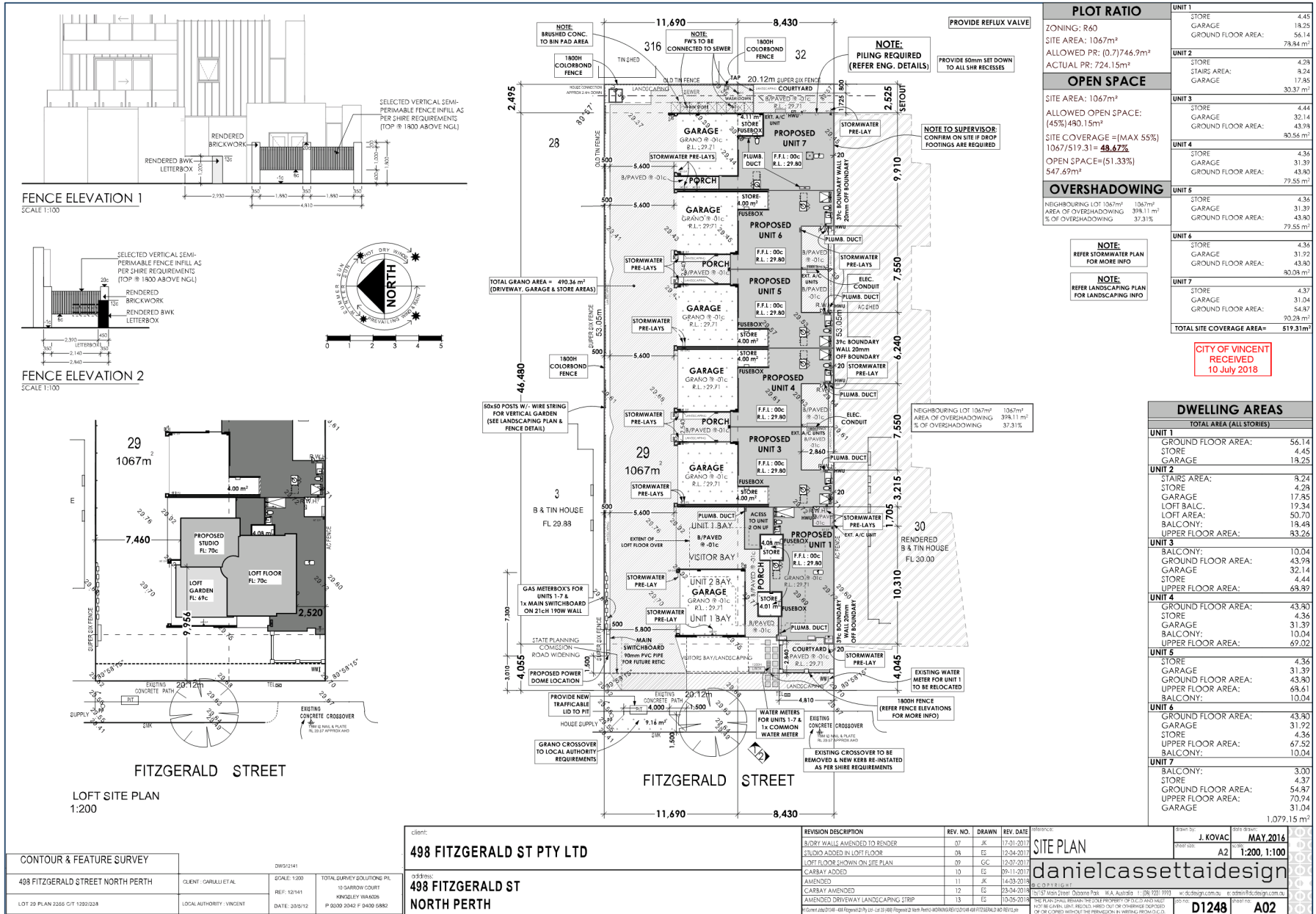
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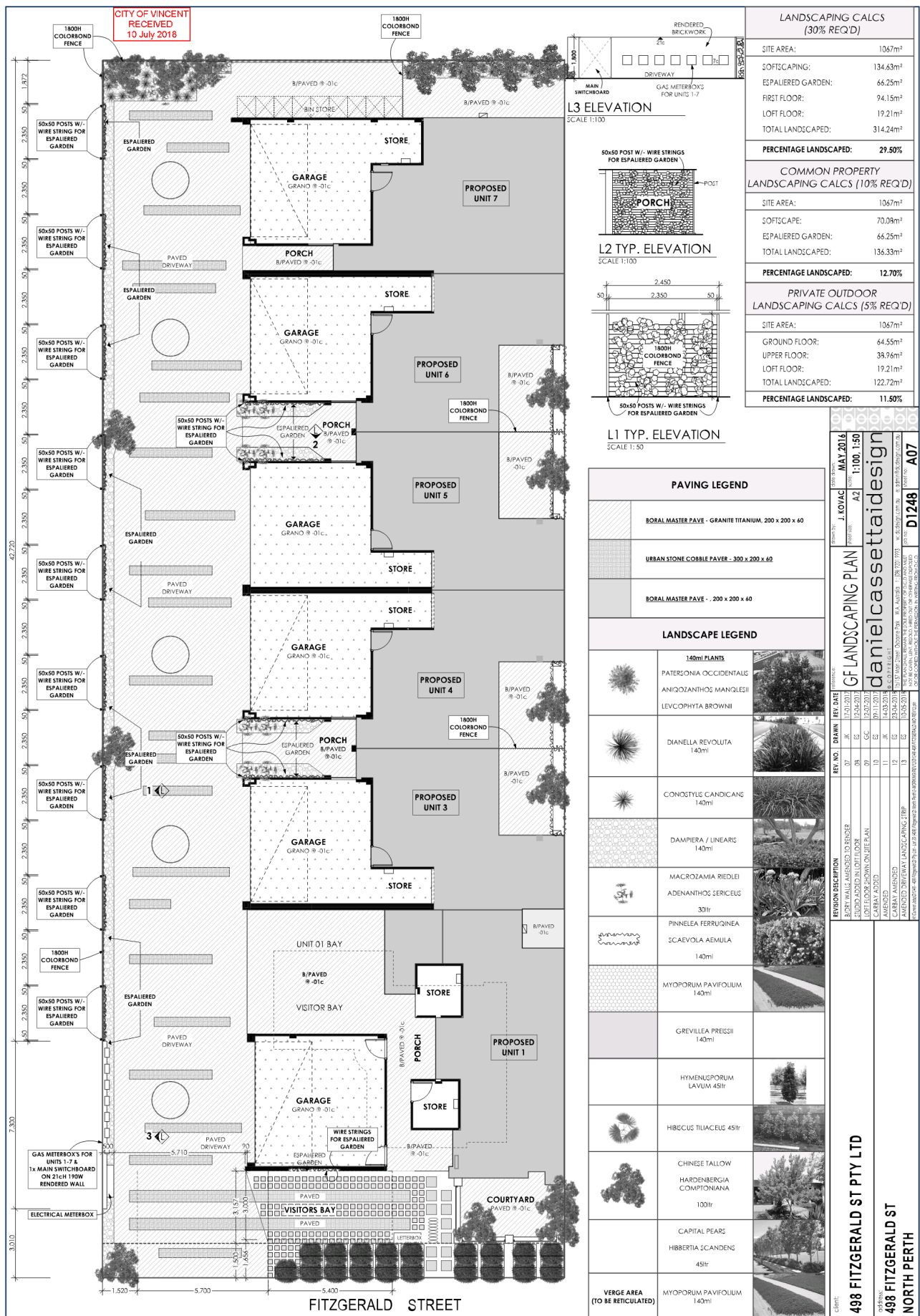
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Summary of Submissions:

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:
<u>Proposed car bay reduces landscaping on site</u> Additional car bay drastically reduces the area of landscaping on the site and as required by the Residential Design Codes. The proposal provides for little greenery for residents to enjoy. The proposal removes large trees from the development which provides shade and assists in privacy.	The proposed car bay will reduce the amount of landscaping area within the front setback of the subject site. The proposed removal of landscaping is considered to have a negative impact on the streetscape and increase the impact of building bulk to the primary street.
<u>Additional car bay not required</u> The additional bay is not required with visitor parking and sufficient parking provided for on site. There is adequate parking available in the surrounding area.	There is sufficient car parking on site for residents and visitors to the site and as such the additional parking area is not required in accordance with the deemed-to-comply requirements of the Residential Design Codes. The proposed additional bay also results in the removal of landscaping on site and insufficient access and egress into the proposed bay and as such is not supported.

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

Job Ref: AD026
3 July 2018

City of Vincent
PO BOX 82
Leederville, WA 6902

Attention: Ms Emily Andrews – Urban Planner

Dear Madam

RE: Proposed Additional Car Bay – 498 Fitzgerald Street, North Perth

Rowe Group acts on behalf of 498 Fitzgerald Street Pty Ltd in relation to the above matter. We refer to your email correspondence to Mr Daniel Cassettai which requests a consolidated version of the information submitted to the City in relation to the proposal for an alteration to the carparking arrangements at the above-mentioned property. The proposal seeks approval for the provision of a visitor car bay at the front of the property, conversion of one of the previously approved 'internal' visitor car bays to become a resident bay, and alterations to the landscaping plan.

As requested, we attach a copy of the final revised plans together with a copy of correspondence prepared by Burgess Design Group which addresses the various dot point comments listed in your email advice. The Burgess Design Group correspondence forms a response to the summary of submissions received by the City during the advertising period. The Burgess Design Group correspondence also incorporates a copy of the revised landscaping plan and the traffic engineering advice prepared by Porter Consulting Engineers. The traffic engineering advice confirms that the proposed visitor parking bay meets the appropriate Australian Standard (AS2890) and accommodates all necessary manoeuvring requirements. Please note that the revised landscaping plan does not reflect the conversion of the previously approved 'internal' visitor car bay as a resident bay, hence those plans should only be used in the context of the proposed, revised landscaping.

In addition to the various documents provided in support of the proposal, we also provide the following additional justification.

We are advised by our Client that at the time the original Development Application for the multiple dwelling proposal was submitted to the City of Vincent it was intended that the visitor parking would be located in a visually



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Northbridge 6003
Western Australia

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f: 08 9221 1919
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rowegroup.com.au



prominent position at the front of the development however following consultation with the technical staff at the City of Vincent, our Client was advised that the visitor parking should be internalised. Our Client complied with the direction from the City of Vincent technical staff.

Our Client has noted that the multiple dwelling development directly adjoining the subject site has a visitor carparking bay at the front of the property in a visually prominent position. This is a logical location for a visitor bay in order to ensure that first time visitors to the property are not confused as to where they may park. Such visitors may include food delivery, taxi and Uber vehicles who would not be familiar with the layout of the development. The ability to quickly and easily identify the location of the visitor car bay is particularly relevant given that the Fitzgerald Street is a transit corridor with regular heavy traffic flow and visitors to the site should have the ability to access visitor parking with minimal disruption to the traffic flow.

The proposed location of the visitor parking bay is also consistent with Clause 6.3.4 C4.2 of Part 6 of the Residential Design Codes (R-Codes) which requires that visitor carparking spaces are “...*marked and clearly signposted as dedicated for visitor use only, and located close to or visible from the point of entry to the development and not outside any security barrier...*”. Furthermore Clause 6.3.4 C4.4 of Part 6 of the R-Codes stipulates that “*all carparking spaces except visitors’ carparking spaces fully concealed from the street or public place.*” It is clearly evident that the Deemed to Comply provisions of the R-Codes stipulate that visitor carparking spaces should be located as is intended in the proposal currently being considered by the City. Section 7.3.1 of the R-Codes identifies which Deemed to Comply provisions in Parts 5 and 6 of the R-Codes can be modified through the use of a Local Planning Policy, Local Development Plan or Activity Centre Plan. Clause 6.3.4 is not identified as a clause that is capable of being amended hence reinforcing the importance of this clause.

Given the proposal as submitted is;

- consistent with the Deemed to Comply provisions of the R-Codes,
- results in an improved landscaping outcome with more increased tree planting and increased canopy coverage,
- is safe in operation being consistent with the relevant Australian Standards, and
- represents a practical and functional resolution to the need for safe and convenient short-term visitor parking,

it is respectfully requested that the City issues approval of the proposal.



Should you require any further information or clarification in relation to this matter, please do not hesitate to contact the undersigned.

Yours faithfully,



George Hajigabriel

Rowe Group



26 April 2018

Our Ref: STA NOR/180426LLGA_Response to Submissions
LG Ref: 5.2017.410.1

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

Attention: Emily Andrews, Urban Planner

Dear Sir/Madam

**RE: RESPONSE TO SUBMISSIONS RECEIVED ON PLANNING APPLICATION
REMOVAL OF LANDSCAPING AND INSTALLATION OF ADDITIONAL CAR BAY
LOT 29 (NO.498) FITZGERALD STREET, NORTH PERTH**

We write with regard to email correspondence from the City of Vincent dated 19 April 2018 in relation to the recent advertisement of Development Application (ref: 5.2017.410.1) to remove landscaping and install one (1) additional car bay on Lot 29 (No.498) Fitzgerald Street, North Perth.

The purpose of this correspondence is to provide our response to the City's comments and also address some elements raised during the advertising period.

The following comments relate to the elements raised during the advertising period:

- ***The additional car bay is not a necessary requirement and the parking bay will drastically reduce the landscaping requirements***

The additional car parking bay will only reduce softscaping by 10m². The difference in the total common property landscaping between the approved landscape plan (146.33m²) and the amended landscape plan (136.33m²) is 0.93%. A comparison of the approved landscape plan and the proposed landscape plan is provided below.

BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN

101 Edward Street Perth WA 6000 PO Box 8779 Perth Business Centre WA 6849 P [08] 9328 6411 F [08] 9328 4062 www.burgessdesigngroup.com.au
ABN 31 790 649 540 ACN 161 577 144 Planovators Pty Ltd ATF Planovators Unit Trust T/A Burgess Design Group

YOUR PROJECT • OUR PASSION

Common Property Landscaping Calculations	Current Approved Landscape Plan	Proposed Amended Landscape Plan (dated 23-04-18)
Softscape	80.08 m ²	70.08m ²
Espaliered Garden	66.25m ²	66.25m ²
Total Landscaped	146.33m ²	136.33m ²
Percentage Landscaped	13.71%	12.78%

▪ ***Adequate parking is available in the surrounding area***

There is no on-street parking available on Fitzgerald Street, or car bays sufficiently close to the development and convenient for use by visitors. Additionally, there is no permanent legal right of access to any off-site bays. In this regard, the proposed visitor car bay is considered to be necessary to ensure that there is ample, highly visible, car parking available on-site.

▪ ***Sufficient parking (both for residents and visitors) exists on site***

The current visitor bay is not visible from the street and there are no on-street car bays available for deliveries on Fitzgerald Street. Please refer to our correspondence dated 30 January 2018.

▪ ***Proposal removes large trees from the development which provide shade and assist in privacy***

The amended landscape plan does not result in the removal of any large shade trees from the development. The approved landscape plan includes two (2) Chinese Tallow trees and two (2) Hymenusporum Lavum at the front of the lot. The amended landscape plan (as advertised) proposes to relocate these two (2) Chinese Tallow trees, and plant one additional (1) Chinese Tallow along the northern lot boundary. The amended landscape plan also proposes three (3) additional Hymenusporum Lavum to be planted along the front elevation. Please refer to our correspondence dated 30 January 2018 for additional details.

In response to these comments a revised landscape plan has been prepared for the City's consideration (dated 23-04-18). The revised landscape plan proposes to relocate two (2) Chinese Tallow trees, and plant two (2) additional Chinese Tallow trees along the northern lot boundary. Additionally, the revised landscape plan proposes 19 Hymenusporum Lavum be planted in the verge. This additional landscaping is considered to increase the canopy coverage and assist in screening the development from the street.

▪ ***Development will result in little greenery for residents***

The reduction in overall total landscaping is considered to be negligible, given that additional vegetation will be planted and only reticulated lawn will be removed and replaced with the car parking space. These additional trees will increase the amount canopy coverage at maturity, which is a primary objective of the new Built Form (landscape element) policy.

We note the City's officers have concerns regarding the following:

- ***Access into the proposed parking bay, given a 1m setback is required from the parking bay to the road widening area (as per my email dated 19 March 2018)***

Porter Consulting Engineers has prepared a letter of advice in response to the City's concerns. The letter concludes that from a traffic and safety perspective the proposed parking bay meets AS2890 design requirements and any potential for conflict between footpath users and a vehicle is considered to be at both low risk and low severity. Please refer to attached letter dated 26 April 2018 for further details.

- ***The removal of landscaping resulting insufficient landscaping within the front setback area***

In response to the City's concerns the landscape plan has been revised (dated 24-4-18) to incorporate an urban stone cobble paver and turf cell/permeable paving for the proposed car bay. This is considered to reduce the amount of hard landscaping surfaces, and allow for increase infiltration of stormwater runoff.

Moreover, the revised landscape plan also proposes additional planting in the verge to partly screen the development from the street (refer to attached revised Landscape Plan).

Additionally, we consider that the proposed landscaping is consistent with the existing landscaping on the adjoining property at 496 Fitzgerald Street, North Perth. The adjoining property has minimal soft landscaping and a visitor bay within the front setback. As such, the City has the discretion to approve variations in the landscape requirements.

- ***The application does not achieve a 15% deep soil area over the site, nor 30% canopy coverage***

In our correspondence on 30 January 2018 we advised that the provisions of *Policy No.7.1.1 – Built Form* should be used as a guide only, until such time it is approved by the WAPC.

In response to the City's concerns the proposed landscape plan has been revised (dated 23-04-18) to provide greater canopy coverage. The plan proposes to increase the overall canopy coverage of the site by planting two (2) additional Chinese Tallow trees, and 19 Hymenusporum Lavum.

It should be noted that whilst the amended landscaping plan does not meet the 15% deep soil area over the site, nor 30% canopy coverage criteria, neither does the approved landscape plan. We consider the revised landscape plan, notwithstanding the minor reduction in total landscape area, will better meet the design principles of the City's *Policy No.7.1.1 – Built Form*.

The amended plan increases the site's canopy coverage to reduce the impact of the urban heat island effect, and improve the landscaping amenity for residents.

Conclusion

We believe that we have satisfactorily addressed the comments and concerns raised by the City and request that this Development Application be determined at the earliest convenience. Should you require any additional information or wish to discuss this matter further, please do not hesitate to contact Jon Burgess or Zarina MacDonald of our Office on 9328 6411.

Yours faithfully

BURGESS DESIGN GROUP



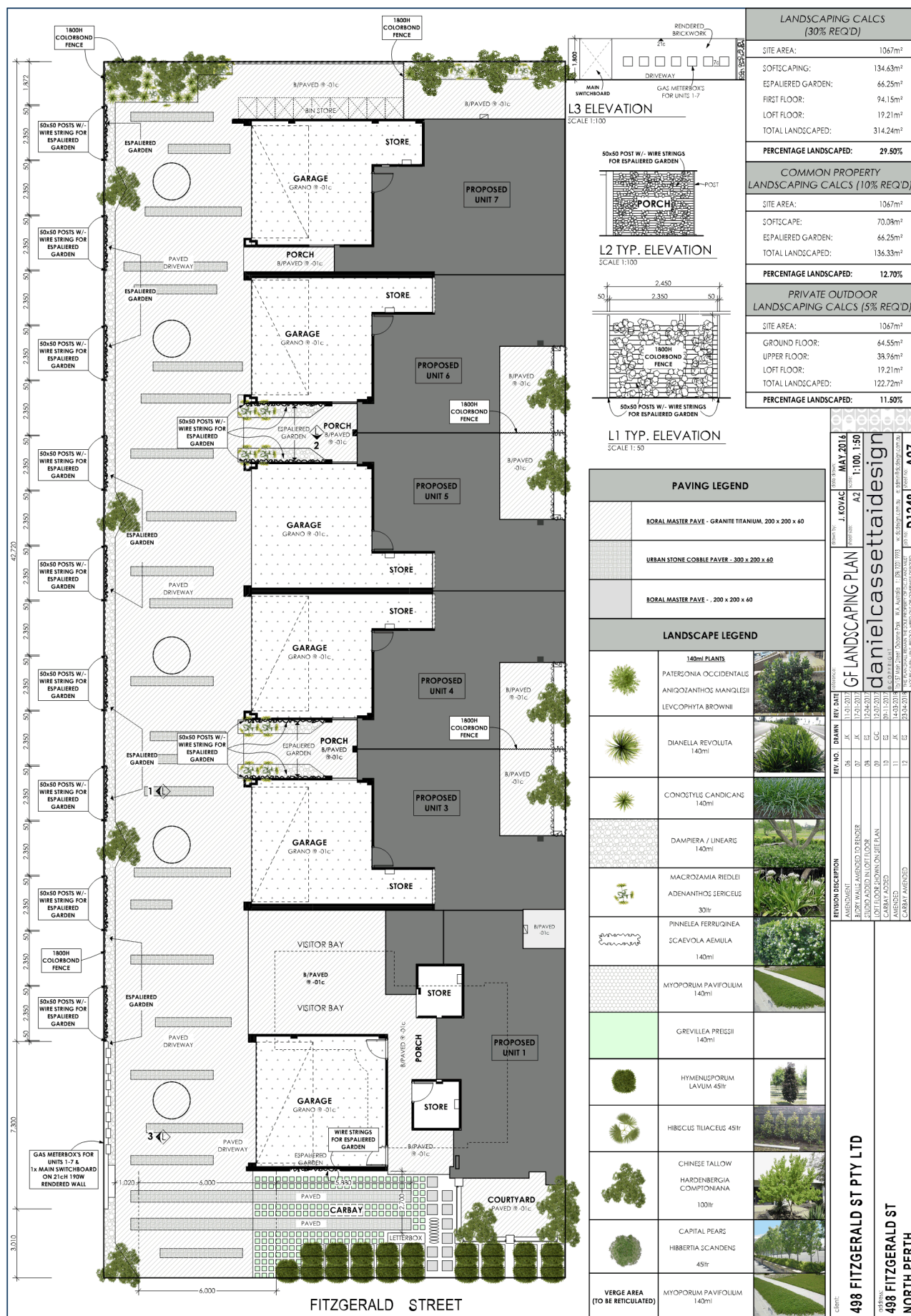
JON BURGESS
DIRECTOR

Enc

- Attachment 1 - Revised Landscape Plan (dated 23-04-18)
- Attachment 2 - Porter Consulting Engineers advice letter dated 26 April 2018

CC

Mr Nick Stanisis
Mr Daniel Cassettai



Our Ref: L0155A.18
Job No: 18-04-054



26 April 2018

498 Fitzgerald Street Pty Ltd
c/o Daniel Cassettai Design
157 Main Street
OSBOURNE PARK WA 6017

Level 2 Kishorn Court
58 Kishorn Road
Mount Pleasant WA 6153

PO Box 1036
Canning Bridge WA 6153

Tel: (08) 9315 9955
Fax: (08) 9315 9959
Email: office@portereng.com.au
www.portereng.com.au

Attention: Daniel Cassettai

Dear Daniel

**498 FITZGERALD STREET, NORTH PERTH
TRAFFIC ADVICE**

The location of the proposed car park bay adjacent to the future property boundary at 498 Fitzgerald Street, North Perth within the Town of Vincent has been reviewed in accordance with your instruction and advice. This letter documents the review undertaken on the drawing attached.

Fitzgerald Street is constructed as a four lane undivided carriageway which includes a northbound pm bus lane and a southbound am bus lane. Typically the bus lanes are Clearways during the majority of the operational hours of the bus lanes. The posted speed limit is 60km/h. There is currently a footpath located adjacent to the property boundary on each side of Fitzgerald Street and street lighting on each side adjacent to the kerblines.

Fitzgerald Street carries in the order of 28,000 vehicles per day (May 2016) with 2,087 and 2,388 vehicles per hour during the am and pm peak hours respectively.

Fitzgerald Street is classified as a District Distributor (A) road under the Main Roads WA road functional hierarchy. By definition this category of road will "carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property" This category of road typically does not have or encourage on street parking.

The City of Vincent Bike Plan 2013 states that the Department of Transport is recommending that cyclists not be accommodated along the Fitzgerald Street section of the proposed light rail route, due to limited space. The key cyclist route should be Norfolk Street running adjacent to Fitzgerald Street. On this basis the future path to be located along Fitzgerald Street adjacent to the road widening boundary would primarily be intended for pedestrians albeit cyclists are permitted.

AS2890 specifies domestic car parking bays to have minimum dimensions of 2.4m wide x 5.4m long. This bay size typically requires an aisle with of 5.8m to allow for manoeuvring into and out of the bay. It assumes that vehicles are parked centrally within the bay and adjacent bays. It is acknowledged that the bay under review is adjacent to a wall on the eastern side that will physically restrict manoeuvring. Whilst there is no physical barrier to the western side of the bay the future road reserve boundary will be treated as such for design checking purposes.

Tusno Pty Ltd ACN 070 097 148 as trustee for the Consulting Engineering Unit Trust trading as Porter Consulting Engineers ABN 78 636 396 385

AS2890 provides guidance on the bay dimensions for garages to allow adequate manoeuvring into and out of a restricted space. A clear width of 3.0m requires an aisle width of 5.6m whilst a clear width of 2.7m requires an aisle width of 6.3m.

In this development an aisle width within the driveway of 5.7m-5.8m is provided therefore a clear width of 2.95m is required. The total width available between the garage wall and the future property boundary is 3.157m. The crossover width also needs to be a minimum of 5.7m to meet these requirements in the reverse direction. It is recommended that the crossover should also be paved at 5.7m width to meet this minimum requirement.

For door openings, a clear distance of 300mm is required in accordance with Figure 5.2 of AS2890. On this basis the requirement is determined to be 2.4m plus 600mm (2 x 300mm) or a total of 3.0m. Again the 3.157m total width provided exceeds this requirement.

Whilst the design accommodates the manoeuvring of a vehicle and door opening fully within the bay these actions may occur in the future road reserve or future footpath should the vehicle not be parked centrally. The proposed paved strips will assist vehicles to position within the centre of the bay. The possibility of conflict between pedestrians and either a manoeuvring vehicle or door opening is considered a low risk and the severity of any conflict between an opening door and a pedestrian can also be considered to be low.

The allocated bay has been designed to meet the appropriate standards to accommodate vehicle manoeuvring and door opening within the property as outlined in AS 2890.

Given the road hierarchy classification of Fitzgerald Street and its function as a bus route and possible light rail link the provision of additional off street parking is considered appropriate.

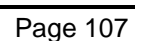
From a traffic and safety perspective the proposed parking bay adjacent to the future road reserve boundary meets AS2890 design requirements and any potential for conflict between footpath users and a vehicle is considered to be at both low risk and low severity.

Yours faithfully



JENNIE HOPFMUELLER
SENIOR TRAFFIC ENGINEER

Enc.



9.5 NO. 266 (LOT: 18; D/P: 583) LORD STREET, PERTH - ADDITIONS (TWO CAR STACKERS) TO EXISTING MOTOR VEHICLE, BOAT OR CARAVAN SALES**TRIM Ref:** D18/100418**Author:** Stephanie Norgaard, Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** South

Attachments:

1. Attachment 1 - Location and Consultation Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Development Application Report [↓](#) 
4. Attachment 4 - Summary of Submissions [↓](#) 
5. Attachment 5 - Summary of Submissions - Applicant's Response [↓](#) 
6. Attachment 6 - Design Review Panel Massing Diagram [↓](#) 

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 an Additions (Two Car Stackers) to Existing Motor Vehicle, Boat or Caravan Sales at No. 266 (Lot: 18; D/P: 583) Lord Street, Perth, in accordance with the plans provided in Attachment 2, for the following reasons:

1. The proposed height does not meet the Design Principles of Policy No. 7.1.1 – Built Form as the building has not been designed to minimise amenity impacts on the adjoining properties and does not positively contribute to the neighbourhood context of the locality;
2. The proposed lot boundary setbacks do not meet the Design Principles of Policy No. 7.1.1 – Built Form as the building mass and form has not been designed to reduce the impact of building bulk on the adjoining properties and the proposed setbacks do not facilitate the provision of landscaping;
3. The proposed landscaping does not meet the Design Principles of Policy No. 7.1.1 – Built Form as the landscaping has not been designed to increase landscaping amenity for occupants and the community; and
4. Having due consideration of subclauses 67(m) and (n) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed development is not considered compatible with its setting due to the likely effect of the height, bulk, scale and appearance of the development on the character of the locality.
5. The applicant has not satisfactorily demonstrated the acceptability of the proposal with regards to noise impacts.

PURPOSE OF REPORT:

To consider an application for development approval for two car stackers to an existing Motor Vehicle Sales at No. 266 Lord Street, Perth (subject site).

PROPOSAL:

The application proposes the construction of two car stacking structures in the existing car parking area at the rear of the subject site, with the stackers to be primarily used to store vehicles being sold by Fabcar (the business operating from the site). The application involves the removal of three existing car parking bays from the rear car parking area, however, to offset the loss of those car bays, the car stackers will be available for use by staff and customers as car parking. The car stackers will be accessed via Lord Street through an existing internal thoroughfare.

The application proposes two different types of car stackers, referred to as a 'rotary system' and a 'DFS system', as follows:

- The rotary system has a height of 14.4 metres and a dimension of 6.2 metres by 5.6 metres. The 'rotary system' car stacker operates in a ferris-wheel format with cars entering the stacker at the ground level and being rotated in a circular format.
- The DFS system has an overall height of 22.2 metres, a wall height of 21.0 metres and a dimension of 5.8 metres by 5.2 metres. The 'DFS system' operates as a tower with a moveable platform that collects cars from the ground level and places the car within the stacker.

The operation of the car stackers will occur on an ad-hoc basis during business hours (Monday – Friday 8:30am to 5:30pm and Saturdays 8:30 to 1:00pm). The car stackers will allow for vehicle sales stock to be stored/rotated and facilitate customer and staff car parking.

A four metre high aluminium screen is proposed along the eastern boundary, which will incorporate a landscaped element to provide some screening to the adjoining multiple dwelling. Dividing fences are governed by the City's Fencing Local Law 2008. The proposed aluminium screen on the property boundary is over 1.8 metres in height and therefore requires the consent of the adjoining neighbour and separate approval from the City under the Fencing Local Law 2008. Therefore, the overheight boundary fence cannot be considered or approved as part of this development application.

BACKGROUND:

Landowner:	Auto Design and Services
Applicant:	Urbanista Town Planning
Date of Application:	9 April 2018 – time extension agreed to 21 August 2018
Zoning:	MRS: Urban LPS2: Zone: Commercial
Built Form Area:	Transit Corridor
Existing Land Use:	Motor Vehicle Sales
Proposed Use Class:	Not Applicable
Lot Area:	961m ²
Right of Way (ROW):	Not Applicable
Heritage List:	Not Applicable

The subject site is located on the east side of Lord Street, as shown in **Attachment 1** and comprises of an existing Motor Vehicle Sales business (Fabcar). The site adjoins a two-storey office/warehouse to the north (No. 268 Lord Street) and a two-storey multiple dwelling to the east (No. 138 Summers Street). Four separate lots are located to the south, which comprise of vacant land (No. 264 Lord Street), workshop (No. 146 Summers Street), single house (No. 144 Summers Street) and office/warehouse (No. 142 Summers Street).

The subject site and the surrounding area are zoned 'Commercial' under the City's Local Planning Scheme No. 2 (LPS2). The area surrounding the subject site is characterised by a mix of commercial and residential development, including multiple dwellings, shops, offices, warehouses and recreational facilities. The existing building height along this section of Lord Street ranges from one to six storeys.

The site was originally approved for the 'sale and servicing of motorcycles' in 1974 by the City of Perth. A subsequent approval was issued by the City of Vincent Council for a 'motorcycle showroom and workshop' on 28 April 1995. This approval included the construction of a 370 square metre building and nine car bays, six of which are located at the rear of the site.

A landscaping plan formed part of the approval issued on 28 April 1995 as a condition. A site inspection undertaken by Administration confirmed that the approved landscaping has not been implemented on site. The subject site's non-compliance with the approved landscaping plan does not fall within the scope of this development application. However, the matter has been referred to the City's Compliance Services for review and investigation.

The applicant has operated the subject site as a car sales premises since 2016. The approved land use for the site (sale and servicing of motorcycles) is considered a 'Motor Vehicle, Boat or Caravan Sales' land use under the LPS2, which is defined as follows:

'Motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans.'

The application does not propose any changes to the existing approved land use on the site. The application seeks development approval for additions (two car stackers) to the existing Motor Vehicle, Boat or Caravan Sales. The development plans and the applicant's planning report are included as **Attachment 2** and **Attachment 3** respectively.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2 and Policy No. 7.1.1 – Built Form. 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
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Landscaping		✓

Detailed Assessment

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

Building Setbacks and Walls Built on Boundary	
Deemed-to-Comply Standard	Proposal
<u>North – Boundary Wall</u> No deemed-to-comply requirements. The proposal will be assessed based on the Design Principles of the Built Form Policy – Clause 4.3 – Setbacks.	<u>North – Boundary Wall</u> 5.9m in length (equal to 11 percent of the lot boundary behind the front setback line), maximum wall height of 21.0m and average wall height of 21.0m
<u>South</u> No deemed-to-comply requirements. The proposal will be assessed based on the Design Principles of the Built Form Policy - Clause 4.3 - Setbacks	<u>South</u> 3.0m
<u>East (rear)</u> Third level and above: 6.5m	<u>East (rear)</u> Third level and above: 5.5m
Building Height/Storeys	
Deemed-to-Comply Standard	Proposal
Wall height: 19.5m	Wall height: 21.0m
Landscaping	
Deemed-to-Comply Standard	Proposal
<u>Deep soil</u> 15% 50% soft landscaping within the front setback area	<u>Deep soil</u> 1.87% deep soil 10.9% soft landscaping within the front setback area
<u>Canopy cover (site)</u> 30%	<u>Canopy cover (site)</u> 1.2%

<u>Car park</u>	<u>Car park</u>
80% canopy cover 1.5m landscaping strip	11.4% canopy cover 1.5m landscaping strip provided on the northern boundary only

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 on the proposal was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 21 days from 25 May 2018 to 14 June 2018. The method of consultation included 810 letters being mailed to the owners and occupiers of the properties within a 150 metre radius of the subject site, as shown in **Attachment 1**, a sign on site and a notice in the local newspaper, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

The City received six submissions in support of the proposal and 50 submissions objecting to the proposal during the community consultation period. The submissions objecting to the proposal raised the following key issues:

- Building height, bulk and scale;
- Impact on residential amenity and streetscape character; and
- Noise generated by the development.

It is noted that the submissions received in support of the proposal did not provide specific comments on the proposal.

Administration's response to each issue raised during the community consultation period is contained in **Attachment 4** and the applicant's response to the summary of submissions is contained in **Attachment 5**.

Design Review Panel (DRP):

Referred to DRP: Yes

The development was referred to the Chair of the Design Review Panel for comment. The Chair provided the following comments on the proposal:

'From a mass and scale, one could say it is in keeping with the intended built form outcomes. The issue here is the nature of the building (vertical stacker) with an open structure and without any detail to assess visual impact.

If this same structure was encapsulated by, louvres, perforated metal screens, or an articulated facade it may be able to comply with the built form objectives. As currently presented or depicted it would be difficult to support the applicant's proposal.'

The Chair has provided a massing image of the proposed which is contained in **Attachment 6**.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- Fencing Local Law 2008;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy (Built Form Policy).

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

Local Planning Scheme No. 2

LPS2 includes the following objectives for the Commercial zone:

- *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

Delegation to Determine Applications:

This matter is being referred to Council as the development application received more than five submissions during community consultation, in accordance with the City's Delegated Authority Register 2017 – 2018.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Building HeightDeemed-to-Comply Requirement

The subject site is located within the Transit Corridor under the City's Policy No. 7.1.1 - Built Form, which designates a six-storey deemed-to-comply building height. This includes a 19.5 metre deemed-to-comply wall height for the developments with roofs above. The proposal incorporates a wall height of 21.0 metres.

Applicant's Justification

The applicant has provided the following justification against the Design Principles for building height under Policy No. 7.1.1 – Built Form:

- *'The proposed car stackers are located to the rear of the approximately 58m from the front boundary. The car stackers will not be immediately visible from the primary street of Lord Street. The car stackers will be screened by the high rise development at No. 280 Lord Street, Perth for traffic travelling southbound on Lord Street. The stackers will also be concealed from view for northbound traffic due to the high rise development at No. 262 Lord Street.*

- *The adjoining properties to the north and south of the subject site have two and three storey boundary walls to the subject site. These two sites are also commercial in nature. As such, there is no amenity impact on these two sites as the development will not be visible.*
- *No. 138 Summers Street, Perth is occupied by multiple dwellings that appear to be in single ownership. The subject site abuts the pathway and non-habitable rooms to the multiple dwellings. The habitable areas of the multiple dwellings is along the eastern boundary and will not be affected by the proposal. The car stackers have a width of 3.4m and 5.2m respectively, and are not overly bulky with the exception of the height, the proposed rear setback and screen fence will assist in ameliorating any perceived bulk on the adjoining property. Given it adjoins the non-habitable portion of the residential development the proposal is considered not to unduly impact the adjoining property.'*

Administration's Comments

During the consultation period, a number of submissions were received objecting to the proposed height of the development. The subject site is located adjoining two-storey developments to the north (No. 268 Lord Street), south (No. 142 Summers Street) and east (No. 138 Summers Street). There are currently some existing buildings within the locality that are up to six storeys in height. However, these buildings relate to mixed-use development, which incorporates design elements such as articulation and varying colours and materials. Elements such as these are considered to reduce the impact of building bulk and positively contribute to the development context of the street.

The subject site is adjoining two-storey development to the north, east and south. This means the visibility of the 22.2 metre car stacker will extend further along Lord Street, Summers Street and the surrounding area (refer to massing image included as **Attachment 6**). It is acknowledged that the development has limited ability for articulation however, there is an opportunity for the addition of screening, materials, colours and/or landscaping, which would assist in reducing the visual impact and mechanical nature of the development.

The car stackers are proposed to be constructed from metal and a 4.0 metre high landscaping screen has been included on the eastern boundary. The car stacker located on the boundary has a maximum height of 22.2 metres and a wall height of 21.0 metres, meaning it will be visible from the adjoining properties and the nearby properties along Lord Street and Summers Street. The development does not incorporate design measures to screen the development above the 4.0 metre landscaped screening. It is highlighted that the proposed 4.0 metre landscape screen is not subject to this development approval and requires separate approval under the City's Fencing Local Law 2008 via the building approvals process.

The development is not considered to be designed to reduce the impact of building bulk on the surrounding landowners as well as the residential buildings located along Lord Street and Summers Street. The car stackers are not considered to be visually appealing and will not enhance the character of the area. The additional building height proposed will have a significant impact on the adjoining properties in terms of building bulk and scale. Most specifically, the adjoining multiple dwelling to the east. The development is not considered to satisfy the Design Principles of the Built Form Policy in regards to building height and is therefore not supported.

Lot Boundary Setbacks

Deemed-to-Comply Requirement

The development incorporates a nil boundary setback to the north and a 3.0 metre setback to the south. The City's Built Form Policy sets out that the deemed-to-comply side boundary setbacks for single houses, grouped dwellings and multiple dwellings to be in accordance with either Clause 5.1.3 or Clause 6.1.4 of the Residential Design Codes (R Codes).

The development does not contain a residential component and the Built Form Policy is silent on which deemed-to-comply setback requirements of the R Codes applies for commercial developments when assessing lot boundary setbacks. As such, the development has been assessed against the Design Principles of the Built Form Policy.

The Built Form Policy does, however, provide a deemed-to-comply rear boundary setback requirement of 6.5 metres for the third storey and above. The development incorporates a 5.5 metre setback to the east in lieu of the deemed-to-comply requirement.

Applicant's Justification

The applicant has provided the following justification against the Design Principles for setbacks under Policy No. 7.1.1 – Built Form:

- *'A 4.0 metre high aluminium screen fence is proposed which will include a landscaped creeper to reduce the impact of building bulk. This will provide a greater level of amenity than what is currently afforded to the site from the buildings at No. 146 Summers Street and No. 268 Lord Street.'*
- *The proposed stackers do not overshadow the residential multiple dwellings at No. 138 Summers Street, Perth.*
- *A setback of 5.5m is proposed to the rear. As part of this setback, a creeper will be planted and will grow over and along the 4m high aluminium screen fence.'*

Administration's Comments

A number of submissions were received during the community consultation which objected to the proposed lot boundary setbacks. The submissions raised concerns regarding the visual impact of the development from the adjoining and nearby dwellings. Most specifically, the balconies and outdoor living areas of the nearby residential properties at Nos. 262 Lord Street and 280 Lord Street

The car stackers are proposed to be located at the rear of the subject site. This section of the subject site is located adjacent to an office (north at No. 268 Lord Street) and an office/warehouse (south at No. 142 Summers Street). Both of the adjoining properties to the north and south incorporate two-storey boundary walls. Given the adjoining properties are one to two-storeys in height, the proposed car stackers are an equivalent height to a six-storey building and will be visible from the adjoining properties, as well as from the six-storey multiple dwellings located at Nos. 262 and 280 Lord Street.

The northern boundary has a proposed boundary wall height of 21.0 metres. As previously discussed, there are no deemed-to-comply requirements for boundary walls for this development. However, for the purpose of comparison, the R Codes provides a maximum boundary wall height of 7.0 metres for residential/mixed use developments on land coded R80 and above. The development proposes a significant increase of three times the maximum boundary wall height prescribed by the R Codes.

The proposed boundary wall is to be constructed from metal and does not incorporate any other materials or colours to reduce the impact of building bulk. The boundary wall is considered to be of a height and appearance that will have a detrimental impact on the amenity of the adjoining properties, which incorporate boundary walls of a two-storey equivalent on the north and south.

The upper level façade has not been stepped in and does not provide any articulation to reduce the impact of building bulk. The development does not incorporate any screening to the northern and southern boundaries and the 4.0 metre screening proposed to the eastern boundary is considered inadequate to mitigate the 21.0 metre wall height. The reduced lot boundary setback limits the ability of the subject site to accommodate landscaping in accordance with landscaping requirements of the Built Form Policy. This is considered to add to the perception of building bulk and impact on amenity to the adjoining and nearby properties.

In light of the above, it is considered that the proposed lot boundary setbacks and boundary wall do not align with the Local Housing Objectives of the Built Form Policy and will detrimentally impact the amenity of the surrounding properties.

Landscaping

The development proposes 1.87 percent deep soil and 1.2 percent canopy cover in lieu of the deemed-to-comply requirement for 15 percent deep soil and 30 percent canopy cover. The development also does not meet the deemed-to-comply requirements for landscaping in the open-air car parking area. The development proposes a 1.5 metre landscaping strip on the northern boundary in lieu of providing a 1.5 metre landscaping strip on the primary street boundary and both lot boundaries. The development provides 11.4 percent canopy cover in lieu of the requirement for 80 percent canopy cover in the car parking area.

Additional landscaping would have the potential to provide for greater landscaping amenity for the site, streetscape and nearby properties. The site is capable of providing a greater canopy coverage than the proposed 1.2 percent. The reduced lot boundary setbacks are considered to have a significant impact on the

ability for the development to facilitate for landscaping and trees to soften the development's presentation to the adjoining properties. The lack of trees proposed on the subject site is considered to add to the perception of building bulk and does not contribute towards screening the development from adjoining properties.

The development proposes a 4.0m high landscaped screen wall on the eastern property boundary. The City's Parks Technical Officer has reviewed the proposed planting and noted that on-building landscaping can often be hard to maintain due to the confined area the plant is growing in.

In light of the above, the proposed landscaping is not consistent with Design Principles and Local Housing objective of the Built Form Policy, which requires development to integrate sustainable landscaping to increase the amenity for residents, occupants and the community.

Noise

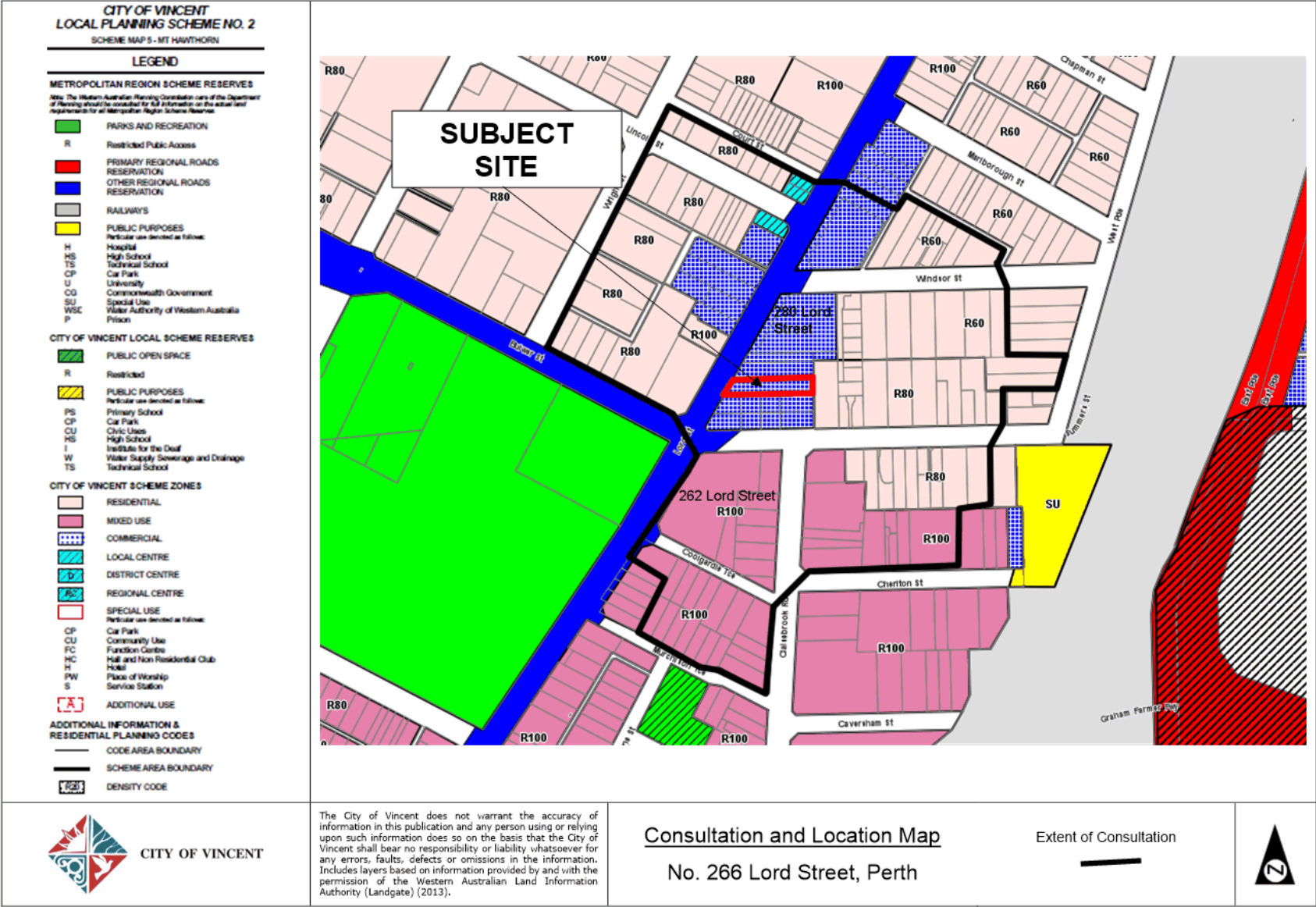
Submissions were received during the community consultation which raised concerns relating to the noise impact of the development on nearby properties. In response to the submissions, Administration requested the applicant to provide an acoustic. However, the applicant has not provided an acoustic report or any technical information confirming the noise levels that will be generated by the car stackers. Given the noise impact of the development is unknown, Administration cannot confirm if the development is capable of complying with the *Environmental Protection (Noise) Regulations 1997*.

Parking

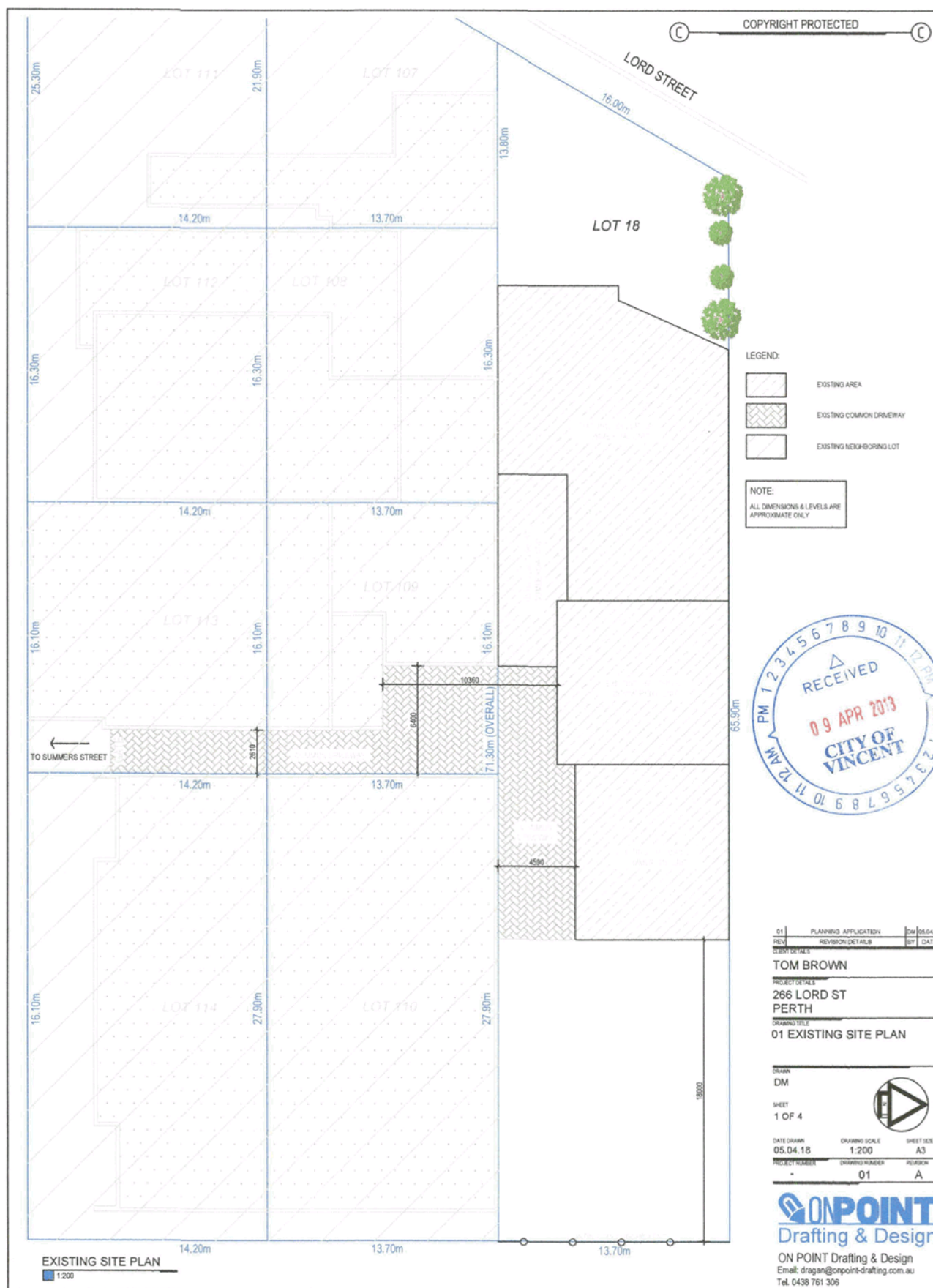
The development will remove three approved car bays from the rear of the subject site. The applicant has outlined that the proposed car stackers will be available for staff and visitor parking in addition to the predominant use for vehicle storage/stock rotation. This means that there will be no car parking shortfall for the proposed development when compared to the previous approval.

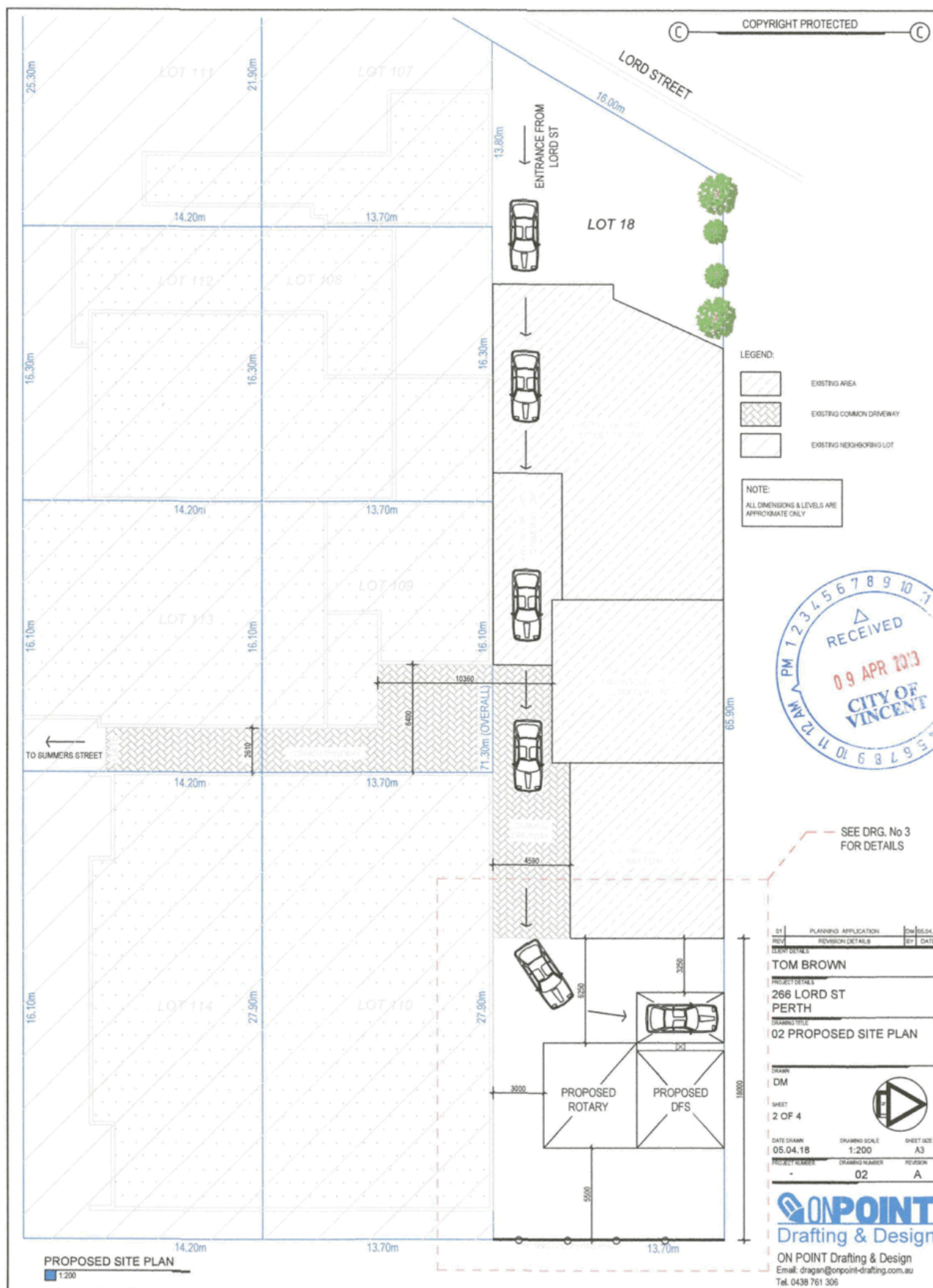
Conclusion

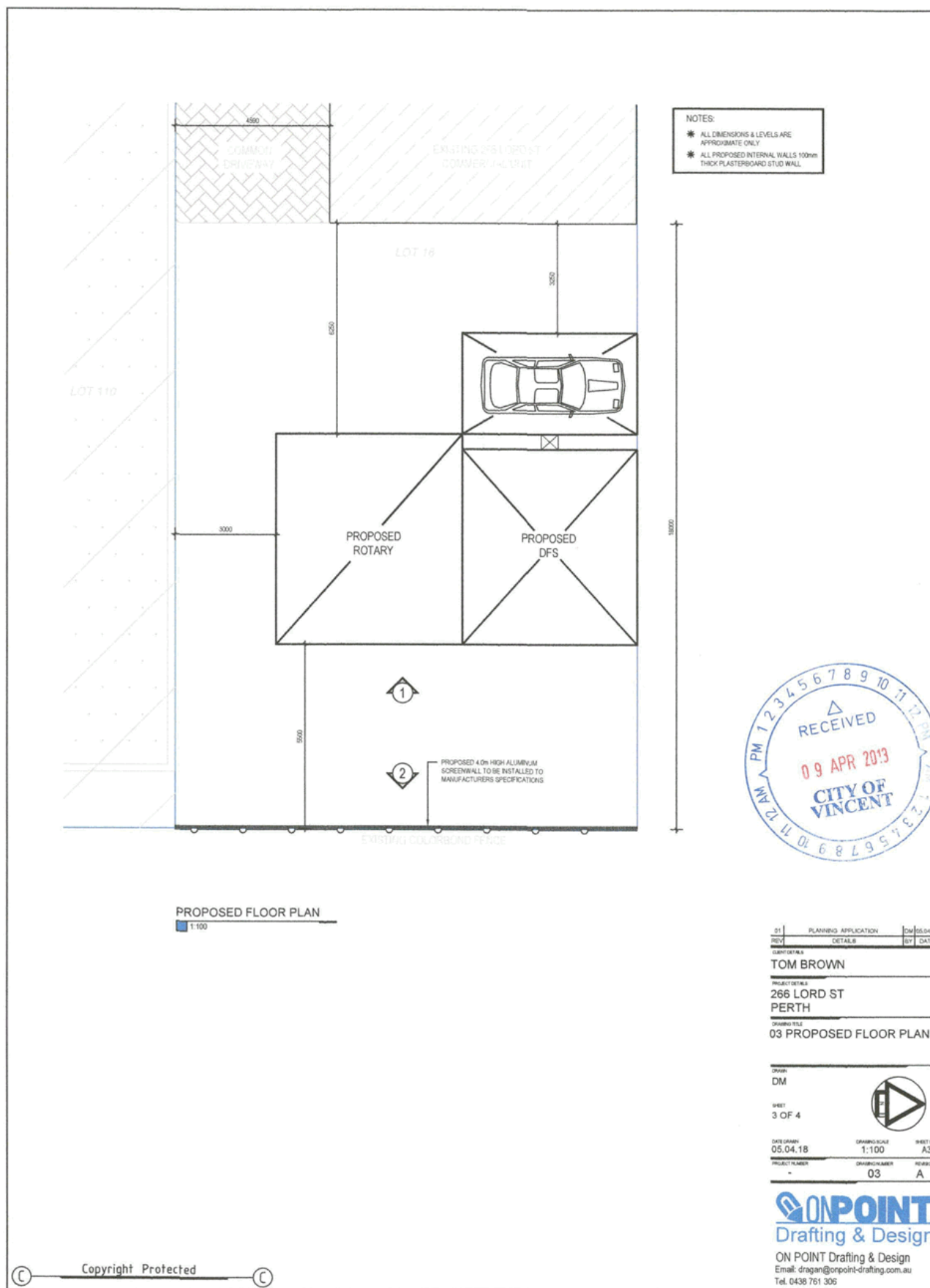
On 9 April 2018, the applicant lodged a development application for additions (two car stackers) to the existing Motor Vehicle Sales premises. The proposal requires Council to exercise its discretion in relation to lot boundary setback, wall height and landscaping. The proposed 22.2 metre high car stacking structure on the boundary is considered to have a detrimental impact on the amenity of the adjoining properties and streetscape. It is considered that the departures to the deemed-to-comply provisions relating to wall height further contribute to the impact of building bulk and scale on the adjoining and nearby properties. The cumulative impact of the reduced lot boundary setback, additional wall height and lack of landscaping is considered to result in an undesirable built form outcome. The development does not satisfy the Design Principles Policy No. 7.1.1 – Built Form. As such, it is recommended that Council refuse the application for the reasons outlined in the recommendation.

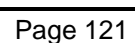














PROPOSED CAR STACKERS TO EXISTING COMMERCIAL USE 266 LORD STREET, PERTH

This report has been prepared by Urbanista Town Planning on behalf of the owners of 266 Lord Street, Perth.



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INTRODUCTION

This report relates to the proposed development at 266 Lord Street, Perth. This development includes the construction of two different style car stackers to an existing commercial use.

This report provides a detailed assessment of the proposal in accordance with the City of Vincent *Town Planning Scheme No. 2* and associated planning framework. Variations which are proposed have been considered against the respective objectives and design principles.

Urbanista Town Planning has met with the City's Director of Planning Services on a similar proposal. After this meeting, discussions have been had with the City's officers with respect to this proposal. It was advised that this proposal is not required to undergo the Design Advisory Committee process and can be considered by the City on its merits.

Fabcar which is the business that currently occupies the business sells performance, luxury, import and mobility vehicles. The proposal is a smart option to retain these types of uses within a commercial/residential area without impacting the streetscape with expansive 'car yards'.



FIGURE 1 - SITE LOCATION - ADAPTED: NEARMAPS

SITE CONTEXT

The subject site at 266 Lord Street, Perth is located on a 'blue road' being a other regional road route for metropolitan Perth. The existing building has been in existence for decades and subsequently approved by the City of Vincent (formally City of Perth). The proposed development does not alter the existing building rather utilises an unused area of land to the rear of the building (currently occupying car parking). A context map is provided in figure 2.



FIGURE 2 - CONTACT MAP - ADAPTED: NEARMAPS

SURROUNDING LAND USE AND SUBJECT SITE

Surrounding land uses have undergone recent change resulting from an increase in built form density, however the area largely will continue to be a mixture of commercial, light industrial and residential land uses in accordance with the City's Local Planning Scheme No. 2.

All properties with a frontage to Lord Street up to Summers Street have a zoning of 'commercial' with properties directly behind having a density code of Residential 'R60'.

The site is also subject to road widening along Lord Street, however this application does not propose to alter the current access arrangement. The site is currently occupied by an approved car sales premises. The current business known as Fabcar operates a high-end dealership, which offers a unique experience to its clients.

As identified in figures 2 and 3, Lord Street includes three main corner site redevelopments which include building heights of six and seven storeys. Adjoining the subject site is a commercial two storey office building (268 Lord Street, Perth) and 'Magic Car Wash'. The magic car wash currently exists on a property owned by the Western Australian Planning Commission and has recently commenced operating (264 Lord Street, Perth).



FIGURE 3 - STREET PERSPECTIVE SOUTH DOWN LORD STREET - ADAPTED: NEARMAPS

THE PROPOSAL

The proposed application is for two car stackers located at the rear of the subject site. The car stackers are known as a 'rotary' system and a 'DFS' system. Both systems are proposed to store vehicles for the existing use on the site and provide user parking. The operation of the car stackers will occur during business hours on an ad-hoc basis to allow stock to be stored within the systems.

The proposed rotary system has a height of 14.4m and the DFS system has a height of 21m. Both systems have a rear setback of 5.5m from the rear boundary, with the DFS system proposed to be on the boundary of No. 268 Lord Street, Perth and 3m to No. 142 Summers Street, Perth.

In addition to the above, an aluminium screen with a height of four metres is proposed along the rear boundary. The screen is proposed to be planted with a landscape creeper to sustain a level of amenity to the adjoining residential dwellings.



FIGURE 4 - OVERLAY PLAN ON AERIAL - ADAPTED CITY OF VINCENT INTRAMAPS

PLANNING FRAMEWORK

Metropolitan Region Scheme

The subject site is zoned Urban under the Metropolitan Regional Scheme. The proposed development is consistent with this zoning.

City of Vincent Town Planning Scheme No. 2 (TPS No. 2)

The site is zoned 'commercial' under TPS No. 2 as identified in figure 5.



FIGURE 5 - CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2 MAPS

City of Vincent Local Planning Strategy No. 2

The 2014 Local Planning Strategy No. 2 provides generalised guidance on development in the City of Vincent. There is a significant emphasis that Lord Street is an 'other regional road' and is a primary passage for passenger vehicles entering and exiting the Perth CBD.

The Strategy states that Lord Street has seven operating bus routes, which accounts to 130 trips per weekday, 76 trips on Saturday and 39 trips on Sundays and public holidays. Based on the high frequency public transport route the strategy identifies this location as an opportunity for greater density development. It also states that the area should retain a mixture of commercial and residential land uses and provide opportunity for innovation.

Draft Perth and Peel at 3.5 Million

Draft Perth and Peel @ 3.5 Million is the high-level strategic planning framework for the Perth and Peel region. The draft Perth and Peel @ 3.5 Million proposes five strategic themes for a liveable, prosperous, connected, sustainable and collaborative City. The framework states that for Perth we should have a connected City that provides “a network of connected activity centres which deliver employment, entertainment and high-density lifestyle choices”.

Planning and Development (Local Planning Schemes) Regulations 2015: Schedule 2: Deemed Provisions

Under section 257B(3) of the *Planning and Development Act 2005* if a deemed provision is inconsistent with TPS No. 2 (or the gazetted Local Planning Scheme), the deemed provision supersedes the TPS No. 2 provision.

City of Vincent Policy 7.1.1: Built Form Policy

The subject site falls within the ‘Transit Corridors’ of the City’s Local Planning Policy 7.1.1 – Built Form. Preliminary discussions with the City with respect to this application has clarified that the proposal cannot be considered against the deemed-to-comply requirements of the policy as the site is zoned ‘commercial’ and the existing and proposed development is commercial in nature. Notwithstanding, the development has been considered against a height of 19.5m and a rear setback of 6.5m.

LAND USE

The City has approved the proposed land use and building. In addition to this, a landscaping plan was approved on 22 May 1995 which we will consider reinstating upon approval of this application.

DEVELOPMENT ASSESSMENT

As detailed above, the subject site is zoned ‘commercial’ and proposes a 1.5m height variation to the 19.5 height requirement contained in LPP 7.1.1. In addition to a 1m, rear setback variation to the required 6.5m in accordance with LPP 7.1.1. As such, these variations have been considered against the Built Form policies design principles within the following table.

City of Vincent Local Planning Policy 7.1.1 – Built Form	
Design Principle	Justification
Height	
P4.2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape	<p>The proposed car stackers are located to the rear of the site, approximately 58m from the front boundary. The car stackers will not be immediately visible from the primary street of Lord Street. The car stackers will be screened by the high rise development at No. 280 Lord Street, Perth for traffic travelling southbound on Lord Street. The stackers will also be concealed from view for northbound traffic due to the high rise development at No. 262 Lord Street.</p> <p>The adjoining properties to the north and south of the subject site have two and three storey boundary walls to the subject site. These two sites are also commercial in nature. As such, there is no amenity impact on these two sites as the development will not be visible.</p> <p>No. 138 Summers Street, Perth is occupied by multiple dwellings that appear to be in single ownership. The subject site abuts the pathway and non-habitable rooms to the multiple dwellings. The habitable areas of the multiple dwellings are along the eastern boundary and will not be affected by the proposal. The car stackers have a width of 3.4m and 5.2m respectively and are not overly bulky, the proposed rear setback and screen fence will assist in ameliorating any perceived bulk on the adjoining property. Given it adjoins the non-habitable portion of the residential development the proposal is considered not to unduly impact the adjoining property.</p>
P4.2.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	The car stackers are strategically located to provide a 5.5m setback to the rear boundary to offset any direct impact. The aluminium screen fence which is proposed to incorporate a landscaped creeper is also proposed to reduce the perceived impact of the development.
P4.2.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	No fill or excavation is required.
P4.2.4 Design which minimises overlooking and overshadowing where it impacts residential development.	There is no overlooking or overshadowing onto residential dwellings.

City of Vincent Local Planning Policy 7.1.1 – Built Form

P4.2.5 The City may approve development which exceeds the maximum height stated in table 4 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P4.2.1 – P4.2.4

Not applicable.

Setbacks

P4.3.1 Development which incorporates design elements that reduce the impact of building bulk.

As discussed above, a 4m high aluminium screen fence is proposed which will include a landscaped creeper to provide a higher level of amenity to the adjoining residential lot. This will provide a greater level of amenity than what is currently afforded to the site from the buildings at No. 146 Summers Street and No. 268 Lord Street.

P4.3.2 Development which maximises natural light access, natural ventilation, internal and external privacy.

The proposed stackers do not overshadow the residential multiple dwellings at No. 138 Summers Street, Perth.

P4.3.3 Setbacks that facilitate the provision of landscaping.

A setback of 5.5m is proposed to the rear. As part of this setback a creeper will be planted and will grow over and along the 4m high aluminium screen fence.

P4.3.4 Development which activates and addresses rights of way.

Not applicable.

SUMMARY OF SUBMISSIONS

The City advertised the proposal, whereby several submissions were made. The following table includes the summary of each objections and our associated comments.

Comments Received in Objection:	Applicant Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> The scale of the development is considered excessive and unacceptable for this location. The subject site's street frontage is too narrow to accommodate a 	<ul style="list-style-type: none"> The proposed DFS system proposes a variation of 1.5m in height. However, the DFS system only has a width of 5.2m which reduces the overall perceived bulk and scale of the proposal. Existing buildings along Lord Street are of similar heights which have a more significant bulk as these buildings have significant site cover and the height is pushed to all boundaries.

Comments Received in Objection:	Applicant Comment:
<p>structure at the proposed height.</p> <ul style="list-style-type: none"> The development is significantly taller than the nearby residential and commercial properties. The development does not meet the Local Housing Objectives for Building Height outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> The lot width is not a consideration in relation to height. Notwithstanding, the proposed car stacker is only 5.2m wide. The proposal does meet the housing objectives for Building Height contained in the City's policy as outlined within this report.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The development is significantly higher than its immediate surrounds. The development would be clearly visible and pose an 'eye sore' that extends beyond its immediate neighbours. The screen is considered insufficient to mitigate the visual impact on the nearby residential properties. The development is visible from the nearby residential balconies and barbeque/pool area. The development will reduce the amenity of these areas and restrict the ability for residents to enjoy these spaces. The development will impact on both nearby commercial properties and residential properties. <i>'Car stackers are ugly pieces of equipment that do not belong near residential homes and in an area of future development.'</i> 	<ul style="list-style-type: none"> The only potential property the proposal would impact is the rear dwellings. However, the elevations which face the subject site comprise of non-habitable rooms and service access as demonstrated in the below photographs. The proposal also proposes a 4m high steel framed structure which is intended to grow a suitable 'creeper' to facilitate a green wall which would elevate the amenity to the adjoining property which currently have views of dilapidated fencing and large boundary walls. The rear residential properties do not have a pool or BBQ area. A pool is located at 280 Lord Street, however this is at ground level and is screened by a two storey parapet wall. The proposed car stacker will be setback in excess of 22m from the boundary of 280 Lord Street and will not be visible at ground level when interacting in the pool area. The adjoining commercial properties have not raised objections to the proposed development as they too have two to three storey parapet walls abutting the subject site. Therefore, the proposal will not be visible nor impact their amenity. The area is zoned 'commercial' the approved use is commercial in nature; the proposed structures are commercial in nature. The car stackers are an innovative way of providing car parking on a site and facilitating a modern way for car sales premises. This concept is not dissimilar to what is an established model within Victoria and Japan.

Comments Received in Objection:	Applicant Comment:
View to 138 Summer Street, Perth from the subject property:	
	
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed setbacks are inadequate to address the 'incongruity' of the development and the development's impact on the nearby residential properties. The development does not meet the Local Housing Objectives for lot boundary setbacks outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> As demonstrated within this report the proposed rear setback is 5.5m in lieu of 6.5m which is considered minor given the width of the proposed car stackers are not considered dominate. The proposed car stackers can be screened to provide a higher level of amenity, and a condition on the planning approval can be applied to this effect. However, a 4m high screen with landscaping is proposed to facilitate a high degree of amenity to the rear residential properties.

Comments Received in Objection:	Applicant Comment:
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The development will block the nearby properties access to natural light from the balconies and within the dwellings. The development will overshadow the nearby residential properties' common outdoor area and reduce the quality and useability of these spaces. 	<ul style="list-style-type: none"> The proposal does not overshadow residential properties.
<p><u>Character</u></p> <ul style="list-style-type: none"> The proposed car stackers are not consistent with the character of the area. The development will have a negative impact on the streetscape. <i>'The subject site is surrounded by buildings that are, in contrast, of a residential or light commercial nature, the mechanical and industrial nature of the development is not congruent to the neighbourhood in terms of visual character.'</i> 	<ul style="list-style-type: none"> This area has traditionally been made up of commercial and light industrial uses, which is an extension of Claisebrook North. The residential development emerging along Lord Street only form part of the current fabric. The City's Local Planning Strategy clearly states that a mixture of uses is preferred in this precinct, to retain its diversity and local economy/employment. Furthermore, the proposed use has been approved.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed landscaping is inadequate to reduce the impact of the development on the nearby residential properties. The proposal does not indicate any significant landscaping to reduce impact on nearby residential properties. 	<ul style="list-style-type: none"> Should this application be approved the landscaping will be reinstated in accordance with the planning approval granted of 22 May 1995.

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> The proposal does not increase or improve tree and vegetation coverage or provide a sense of open space between buildings. The proposal does not provide for landscape design which increases the amenity for the nearby properties and street. 	
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The proposal will increase traffic on Lord Street and put more pressure on the Bulwer Street and Lord Street intersection, which is already busy at peak hour. The subject site is not appropriate for a large car yard. The existing car yard has already created issues with parking within the surrounding streets. The capacity of the subject site's car parking should have been considered by the landowner at the time of purchase. The development is not suited to the subject site. 	<ul style="list-style-type: none"> The approved use is not proposing to be modified. Car parking is compliant in accordance with the original approval. The additional car bays available in the car stacker are attributed to storage of vehicles and enable a 'new way' of showcasing the high-end vehicles without the need to have large format show rooms.
<p><u>Noise</u></p> <ul style="list-style-type: none"> The noise generated by the development and the impact on the nearby residential properties. The impact of noise is unknown in a car stacker of this scale. The cumulative impact of the noise by the car stackers and the car wash will significantly 	<ul style="list-style-type: none"> The manufacturer has advised that the proposal is compliant with the Health Regulations. Notwithstanding, we are happy to accept a condition for an acoustic report.

Comments Received in Objection:	Applicant Comment:
<p>impact the nearby residential properties.</p> <p><u>Other</u></p> <ul style="list-style-type: none"> The development would block access to City views from the balconies of the nearby residential properties. The development will increase the number of cars and pollution, which may have health impacts this may have on the nearby residential properties. The development will impact on the property values of the nearby residential properties. The development should be moved back further into the mixed use zone, where there is minimum impact of residential properties. The development should be located around the industrial zone or near the Claisebrook train station. 	<ul style="list-style-type: none"> The City's Local Planning Policy 7.1.1 does not consider significant views or property values. Not considered relevant planning matter.

CLAUSE 67 OF THE DEEMED PROVISIONS

In addition to the above, the proposed use as whole has been considered in accordance with clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as follows:

Clause 67	Response
(a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The existing use has been approved by the City. The proposed car stackers are considered to comply with the provisions of the Scheme.
(b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes)</i>	Nil.

Clause 67	Response
<i>Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	
<i>(c) any approved State planning policy;</i>	Nil.
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	NA.
<i>(e) any policy of the Commission;</i>	NA.
<i>(f) any policy of the State;</i>	Perth and Peel @ 3.5 Million.
<i>(g) any local planning policy for the Scheme area;</i>	Local Planning Policy 7.1.1 – as discussed within this report.
<i>(h) any structure plan, activity centre plan or local development plan that relates to the development;</i>	NA.
<i>(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	N/A
<i>(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	N/A
<i>(k) the built heritage conservation of any place that is of cultural significance;</i>	N/A
<i>(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	N/A
<i>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The proposal has been considered against the LH and objections of LPP 7.1.1 contained within this report.
<i>(n) the amenity of the locality including the following —</i> <i>(i) environmental impacts of the development;</i> <i>(ii) the character of the locality;</i> <i>(iii) social impacts of the development;</i>	The proposal has been considered against the LH and objectives of LPP 7.1.1 contained within this report. Overall the proposed minor variation of 1.5m to height and 1m to rear setbacks is not considered to cause undue environment, character or social impacts to the locality.
<i>(o) the likely effect of the development on the natural environment or water resources and any</i>	Nil.

Clause 67	Response
<i>means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i>	
<i>(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	The landscaping as approval on 22 May 1995 will be reinstated upon approval of this application.
<i>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	NA.
<i>(r) the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	The proposed development is unlikely to risk human health or safety.
<i>(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Proposed access has already been approved and is not proposed to be altered as part of this application.
<i>(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	Status quo.
<i>(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability;</i>	The proposed development provides adequate facilities as stated within this report.
<i>(v) The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	NA.
<i>(w) the history of the site where the development is to be located;</i>	NA.
<i>(x) the impact of the development on the community as a whole notwithstanding the</i>	The proposed development is an innovative way of taking a traditional

Clause 67	Response
<i>impact of the development on particular individuals</i>	open sales showroom to a modern car sales premises aligned with more progressive countries and places around the world. The proposed development will not impact the community as it is significantly setback from the streetscape and the width of the proposed stackers are slim.
<i>(y) any submissions received on the application;</i>	Responses have been provided as part of this report.
<i>(za) the comments or submissions received from any authority consulted under clause 66;</i>	Responses have been provided as part of this report.
<i>(zb) any other planning consideration the local government considers appropriate.</i>	N/A

CONCLUSION

In light of the above, the proposed development is considered not to unduly impact upon the primary street of Lord Street due to its significant setback of approximately 58m. Furthermore, the development has been thoughtfully considered and its location provides separation to the abutting multiple dwellings non-habitable areas. Therefore, it is requested that the City of Vincent consider the application on its merits and support the proposal.

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Height</u></p> <ul style="list-style-type: none"> The scale of the development is considered excessive and unacceptable for this location. The subject site's street frontage is too narrow to accommodate a structure at the proposed height. The development is significantly taller than the nearby residential and commercial properties. The development does not meet the Local Housing Objectives for Building Height outlined in the City's Built Form Policy. 	<p>The development has been assessed against the Design Principles for Building Height under Clause 4.2 of the City's Built Form Policy. The development is not considered to meet the Design Principles of the Built Form policy as the proposed development:</p> <ul style="list-style-type: none"> Has not been designed to minimise amenity impacts on neighbouring properties; and Does not incorporate sufficient design features to reduce the impact of height, bulk and scale. <p>In light of the above, the proposed departures from the deemed-to-comply requirement for building height are not supported.</p>
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed setbacks are inadequate to address the 'incongruity' of the development and the development's impact on the nearby residential properties. The development does not meet the Local Housing Objectives for lot boundary setbacks outlined in the City's Built Form Policy. 	<p>The development has been assessed against the Design Principles for Lot Boundary Setbacks under Clause 4.3 of the City's Built Form Policy. The development is not considered to meet the Design Principles of the Built Form policy as the proposed development:</p> <ul style="list-style-type: none"> Has not been designed to incorporate elements that reduce the impact of building bulk; and Does not incorporate a sufficient setback to facilitate the provision of landscaping. <p>In light of the above, the proposed lot boundary setbacks are not supported.</p>
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The development is significantly higher than its immediate surrounds. The development would be clearly visible and pose an 'eye sore' that extends beyond its immediate neighbours. The screen is considered insufficient to mitigate the visual impact on the nearby residential properties. The development is visible from the nearby residential balconies and barbeque/pool area. The development will reduce the amenity of these areas and restrict the ability for residents to enjoy these spaces. The development will impact on both nearby commercial properties and residential properties. 'Car stackers are ugly pieces of equipment that do not belong near residential homes and in an area of future development.' 	<p>As above.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Character</u></p> <ul style="list-style-type: none"> The proposed car stackers are not consistent with the character of the area. The development will have a negative impact on the streetscape. <i>'The subject site is surrounded by buildings that are, in contrast, of a residential or light commercial nature, the mechanical and industrial nature of the development is not congruent to the neighbourhood in terms of visual character.'</i> 	<p>As above.</p>
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The development will block the nearby properties access to natural light from the balconies and within the dwellings. The development will overshadow the nearby residential properties' common outdoor area and reduce the quality and useability of these spaces. 	<p>The only residential development located adjoining the subject site is the existing multiple dwellings located to the east at No. 138 Summers Street. As the multiple dwellings are located to the east, the dwellings will not be impacted by overshadowing. It is noted that the adjoining properties to the north and south are commercial and therefore not subject to the deemed-to-comply requirements for overshadowing.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed landscaping is inadequate to reduce the impact of the development on the nearby residential properties. The proposal does not indicate any significant landscaping to reduce impact on nearby residential properties. The proposal does not increase or improve tree and vegetation coverage or provide a sense of open space between buildings. The proposal does not provide for landscape design which increases the amenity for the nearby properties and street. 	<p>The development has been assessed against the Design Principles for Landscaping under Clause 4.10 of the City's Built Form Policy. The development is not considered to meet the Design Principles of the Built Form policy as the proposed development:</p> <ul style="list-style-type: none"> Has not been designed with sufficient landscaping to reduce the impact on the adjoining residential properties. <p>In light of the above, the proposed development is not supported.</p>
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The proposal will increase traffic on Lord Street and put more pressure on the Bulwer Street and Lord Street intersection, which is already busy at peak hour. The subject site is not appropriate for a large car yard. The existing car yard has already created issues with parking within the surrounding streets. The capacity of the subject site's car parking should have been considered by the landowner at the time of purchase. The development is not suited to the subject site. 	<p>The proposed car stacking structure will primarily be for the storage and rotation of vehicle sales stock. The storage of vehicles is not considered to increase the number of vehicles trips to the subject site.</p> <p>The development will require the removal of three approved car bays at the rear of the subject site. The three car bays being removed will be accommodated for within the car stacking structure. Meaning the site will still be compliant with the number of car bays required as part of the previous approval.</p> <p>The site has approval for the Motor Vehicle Sales. This application does not impact on the approved use of the site.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Noise</u></p> <ul style="list-style-type: none"> • The noise generated by the development and the impact on the nearby residential properties. • The impact of noise is unknown in a car stacker of this scale. • The cumulative impact of the noise by the car stackers and the car wash will significantly impact the nearby residential properties. 	<p>The City's Administration requested the applicant provide an acoustic. However the applicant has not provided an acoustic report or any technical information confirming the noise levels that will be generated by the car stackers. Given the noise impact of the development is unknown, the City cannot confirm if the development is capable of complying with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>The nearby car wash is located on a separate lot and is not subject to this development application.</p>
<p><u>Other</u></p> <ul style="list-style-type: none"> • The development would block access to City views from the balconies of the nearby residential properties. • The development will increase the number of cars and pollution, which may have health impacts this may have on the nearby residential properties. • The development will impact on the property values of the nearby residential properties. • The development should be moved back further into the mixed use zone, where there is minimum impact of residential properties. <i>'The development should be located around the industrial zone or near the Claisebrook train station.'</i> 	<ul style="list-style-type: none"> • There are no policies adopted or endorsed by the City in regards to access to views of significance. Any perceived disruptions to views cannot be considered through the development application process. • The site has approval for the Motor Vehicle Sales. This application does not impact on the approved use of the site. The perceived impacts of car pollution cannot be considered as part of the development application process. • The potential or perceived impact on property values is not a planning consideration and cannot be considered through the development application process. • The site has approval for the Motor Vehicle Sales. This application does not impact on the approved use of the site.

SUMMARY OF SUBMISSIONS

The City advertised the proposal, whereby several submissions were made. The following table includes the summary of each objections and our associated comments.

Comments Received in Objection:	Applicant Comment:
<u>Height</u> <ul style="list-style-type: none">• The scale of the development is considered excessive and unacceptable for this location.• The subject site's street frontage is too narrow to accommodate a	<ul style="list-style-type: none">• The proposed DFS system proposes a variation of 1.5m in height. However, the DFS system only has a width of 5.2m which reduces the overall perceived bulk and scale of the proposal. Existing buildings along Lord Street are of similar heights which have a more significant bulk as these buildings have significant site cover and the height is pushed to all boundaries.

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Comments Received in Objection:	Applicant Comment:
<p>structure at the proposed height.</p> <ul style="list-style-type: none"> The development is significantly taller than the nearby residential and commercial properties. The development does not meet the Local Housing Objectives for Building Height outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> The lot width is not a consideration in relation to height. Notwithstanding, the proposed car stacker is only 5.2m wide. The proposal does meet the housing objectives for Building Height contained in the City's policy as outlined within this report.
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The development is significantly higher than its immediate surrounds. The development would be clearly visible and pose an 'eye sore' that extends beyond its immediate neighbours. The screen is considered insufficient to mitigate the visual impact on the nearby residential properties. The development is visible from the nearby residential balconies and barbeque/pool area. The development will reduce the amenity of these areas and restrict the ability for residents to enjoy these spaces. The development will impact on both nearby commercial properties and residential properties. <i>'Car stackers are ugly pieces of equipment that do not belong near residential homes and in an area of future development.'</i> 	<ul style="list-style-type: none"> The only potential property the proposal would impact is the rear dwellings. However, the elevations which face the subject site comprise of non-habitable rooms and service access as demonstrated in the below photographs. The proposal also proposes a 4m high steel framed structure which is intended to grow a suitable 'creeper' to facilitate a green wall which would elevate the amenity to the adjoining property which currently have views of dilapidated fencing and large boundary walls. The rear residential properties do not have a pool or BBQ area. A pool is located at 280 Lord Street, however this is at ground level and is screened by a two storey parapet wall. The proposed car stacker will be setback in excess of 22m from the boundary of 280 Lord Street and will not be visible at ground level when interacting in the pool area. The adjoining commercial properties have not raised objections to the proposed development as they too have two to three storey parapet walls abutting the subject site. Therefore, the proposal will not be visible nor impact their amenity. The area is zoned 'commercial' the approved use is commercial in nature; the proposed structures are commercial in nature. The car stackers are an innovative way of providing car parking on a site and facilitating a modern way for car sales premises. This concept is not dissimilar to what is an established model within Victoria and Japan.

Comments Received in Objection:	Applicant Comment:
View to 138 Summer Street, Perth from the subject property:	
	
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> The proposed setbacks are inadequate to address the 'incongruity' of the development and the development's impact on the nearby residential properties. The development does not meet the Local Housing Objectives for lot boundary setbacks outlined in the City's Built Form Policy. 	<ul style="list-style-type: none"> As demonstrated within this report the proposed rear setback is 5.5m in lieu of 6.5m which is considered minor given the width of the proposed car stackers are not considered dominate. The proposed car stackers can be screened to provide a higher level of amenity, and a condition on the planning approval can be applied to this effect. However, a 4m high screen with landscaping is proposed to facilitate a high degree of amenity to the rear residential properties.

Comments Received in Objection:	Applicant Comment:
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> The development will block the nearby properties access to natural light from the balconies and within the dwellings. The development will overshadow the nearby residential properties' common outdoor area and reduce the quality and useability of these spaces. 	<ul style="list-style-type: none"> The proposal does not overshadow residential properties.
<p><u>Character</u></p> <ul style="list-style-type: none"> The proposed car stackers are not consistent with the character of the area. The development will have a negative impact on the streetscape. <i>'The subject site is surrounded by buildings that are, in contrast, of a residential or light commercial nature, the mechanical and industrial nature of the development is not congruent to the neighbourhood in terms of visual character.'</i> 	<ul style="list-style-type: none"> This area has traditionally been made up of commercial and light industrial uses, which is an extension of Claisebrook North. The residential development emerging along Lord Street only form part of the current fabric. The City's Local Planning Strategy clearly states that a mixture of uses is preferred in this precinct, to retain its diversity and local economy/employment. Furthermore, the proposed use has been approved.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> The proposed landscaping is inadequate to reduce the impact of the development on the nearby residential properties. The proposal does not indicate any significant landscaping to reduce impact on nearby residential properties. 	<ul style="list-style-type: none"> Should this application be approved the landscaping will be reinstated in accordance with the planning approval granted of 22 May 1995.

Comments Received in Objection:	Applicant Comment:
<ul style="list-style-type: none"> The proposal does not increase or improve tree and vegetation coverage or provide a sense of open space between buildings. The proposal does not provide for landscape design which increases the amenity for the nearby properties and street. 	
<p><u>Traffic</u></p> <ul style="list-style-type: none"> The proposal will increase traffic on Lord Street and put more pressure on the Bulwer Street and Lord Street intersection, which is already busy at peak hour. The subject site is not appropriate for a large car yard. The existing car yard has already created issues with parking within the surrounding streets. The capacity of the subject site's car parking should have been considered by the landowner at the time of purchase. The development is not suited to the subject site. 	<ul style="list-style-type: none"> The approved use is not proposing to be modified. Car parking is compliant in accordance with the original approval. The additional car bays available in the car stacker are attributed to storage of vehicles and enable a 'new way' of showcasing the high-end vehicles without the need to have large format show rooms.
<p><u>Noise</u></p> <ul style="list-style-type: none"> The noise generated by the development and the impact on the nearby residential properties. The impact of noise is unknown in a car stacker of this scale. The cumulative impact of the noise by the car stackers and the car wash will significantly 	<ul style="list-style-type: none"> The manufacturer has advised that the proposal is compliant with the Health Regulations. Notwithstanding, we are happy to accept a condition for an acoustic report.

Comments Received in Objection:	Applicant Comment:
<p>impact the nearby residential properties.</p>	
<p><u>Other</u></p> <ul style="list-style-type: none"> • The development would block access to City views from the balconies of the nearby residential properties. • The development will increase the number of cars and pollution, which may have health impacts this may have on the nearby residential properties. • The development will impact on the property values of the nearby residential properties. • The development should be moved back further into the mixed use zone, where there is minimum impact of residential properties. The development should be located around the industrial zone or near the Claisebrook train station. 	<ul style="list-style-type: none"> • The City's Local Planning Policy 7.1.1 does not consider significant views or property values. • Not considered relevant planning matter.

Design Review Panel Massing Diagram



9.6 NO. 559 (LOT: 4; D/P: 1477) BEAUFORT STREET, MOUNT LAWLEY - CHANGE OF USE FROM SHOP TO SMALL BAR








TRIM Ref: D18/93286

Author: Joslin Colli, Coordinator Planning Services

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Application Plans [↓](#) 
3. Attachment 3 - Summary of Submissions and Administration Response [↓](#) 
4. Attachment 4 - Summary of Submissions and Applicants Response [↓](#) 
5. Attachment 5 - Parking Management Plan & Supporting Justification [↓](#) 
6. Attachment 6 - Management Plan (Revised) [↓](#) 
7. Attachment 7 - Applicant's Submission and Technical Documents [↓](#) 

RECOMMENDATION:

That the Council in accordance with the provisions of the City of Vincent's Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **REFUSES** the application for a change of use from Shop to Small Bar at No. 559 (Lot: 4; D/P: 1477) Beaufort Street, Mount Lawley, for the following reason:

1. The proposal does not comply with the car parking requirements of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements, and the proposed variation is not considered to meet the objectives of the Policy as appropriate parking will not be provided to meet the needs of users.

PURPOSE OF REPORT:

To consider an application for development approval for a change of use from 'Shop' to 'Small Bar' at No. 559 Beaufort Street, Mount Lawley.

PROPOSAL:

This application seeks approval for a change of use from 'Shop' to 'Small Bar' for one of the two tenancies at No. 559 Beaufort Street, Mount Lawley. The application involves the following:

- The front portion of the tenancy building, which has a floor area of 19 square metres, will be retained as a Shop and will be used as a Barber Shop, comprising of four seats.
- Removal of the existing roof at the rear of the site and replacement with a canopy over a proposed alfresco area.
- Internal alterations, include the provision of three toilets, a cool room, a kitchen area, a bar area, a seating area, an internal lift and an office.
- Access to the property is proposed to be from the Beaufort Street entrance, however, the application involves an emergency egress to the Right of Way to the rear of the property.
- The entire premises is proposed to be licensed for up to 100 people, although the licensing is subject to a separate process.
- The application does not involve any on-site car parking, although it does involve the provision of a storage area for three bicycles on-site and two bicycle racks in the road reserve.
- The abutting tenancy (which currently occupied by Method clothing shop) will remain unchanged.

The applicant's development plans are included as **Attachment 2** and the applicant's submission (including technical reports) is included as **Attachment 7**.

BACKGROUND:

Landowner:	D Antoniazzi, W Antoniazzi, J Antoniazzi and K Debijl
Applicant:	AJCD
Date of Application:	12 April 2018
Zoning:	MRS: Urban LPS2: Zone: Commercial
Built Form Area:	Activity Corridor
Existing Land Use:	Shop
Proposed Use Class:	Shop – “P” Use Small Bar – “A” Use
Lot Area:	310m ²
Right of Way (ROW):	Yes
Heritage List:	No

The subject site is located on Beaufort Street, south of the Vincent Street and Beaufort Street intersection. The site is zoned ‘Commercial’ and is located within the City’s Activity Corridor Built Form Area. The location of the subject site is included in **Attachment 1**.

The locality consists of a mix of residential and commercial properties. The commercial properties predominantly front Beaufort Street, and comprise a variety of retail uses. The premises subject of this proposal previously accommodated a retail store (Kartique), and comprises one of two tenancies that exist at the same property address. The building associated with this proposal is single storey with a shopfront façade consisting of shopfront windows. The property abuts a Right of Way on the rear boundary that runs between Vincent Street to the north and Harold Street to the south.

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 of Vincent Policy Nos. 7.7.1 – Non-Residential Development Parking Requirements, 7.5.7 – Licenced Premises, 7.5.21 – Sound Attenuation, and 7.1.1 - Built Form. 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		✓
Car Parking		✓
Licensed Premises	✓	
Built Form	✓	

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	Small Bar ‘A’ Use
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements Shop : 4.5 bays per 100m ² NLA 0.85 car bays (for 19m ² NLA proposed)	The application does not involve the provision of any car parking on site.

<p>Small Bar: 0.22 spaces per persons 22 car bays (based on 100 persons)</p> <p>The application requires 23 bays (rounded up from 26.23 22.85). It should be acknowledged that the tenancy already has a 5 bay shortfall, based on the approved Shop land use.</p> <p><u>Bicycle Parking</u></p> <p>Shop: 1 (0.3) bike bays (short term) 1 (0.17) bike bays (long term)</p> <p>Small Bar: 2 (1.9) bike bays (short term) 5 (4.2) bike bays (long term)</p>	<p>The application involves the provision of a storage area for three bicycles on-site and two bicycle racks (for four bicycles) in the road reserve.</p>
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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) Regulation 2015*, for a period of 21 days commencing on 31 May 2018 and concluding on 22 June 2018. Community consultation was undertaken by means of a sign being erected on site, notice in the local newspaper 'The Voice', written notice sent to landowners within a 150 metres radius of the subject site as shown in **Attachment 1** and a notice on the City's website.

At the conclusion of the community consultation period, 11 submissions were received by the City. The submissions comprised five submissions supporting the proposal, five submissions objecting to the proposal and one submission expressing concern but neither objecting nor supporting.

A summary of the key issues raised in the objections were:

- Car Parking Shortfall will have a direct impact on the surrounding area and will exacerbate the existing car parking issues in the area;
- Proposed use of a "Small Bar" will result in an intensification of use not considered desirable in this location;
- Misrepresentation of facts submitted about the proposed use being unique to the area;
- Access to the property is via two entrances, which is cause for concern and will be difficult to police.

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

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 Policy;
- Policy No. 7.5.7 – Licensed Premises;
- Policy No. 7.5.21 – Sound Attenuation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

Delegation to Determine Applications:

In accordance with the City's Delegated Authority Register approved at OMC 26 June 2018, this application for development is being referred to Council for the following reasons:

- The application proposes to introduce a proposed land use of 'small bar' which is a use listed under the City's Delegation Register as a use to be determined by Council;
- The application proposes a car parking shortfall greater than five car parking bays under the minimum parking requirements of Table 1 of Local Planning Policy No. 7.7.1 – Non-Residential Development Parking Requirements; and
- Cash-in-lieu of parking or a reciprocal parking arrangement is required for all of the shortfall in onsite parking under the minimum parking requirements of Table 1 of Local Planning Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

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."*

"Economic Development

2.1.1 *Promote business development and the City of Vincent as a place for investment appropriate to the vision for the City.*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The application has been assessed against the provisions of LPS2, the various applicable policies. The key issues identified in the assessment of the application requiring discretion by Council are discussed in detail below.

Land Use

The subject site is zoned 'Commercial' and is situated just outside the Mount Lawley 'District Centre' zone. It is located within the Activity Corridor Built Form Area of the City's Policy No. 7.7.1 – Built Form. The surrounding land uses within this locality comprise 'Small Bars', 'Shops' and 'Restaurants' and 'Showroom Warehouses'. The application proposes the retention of a 'Shop' use to the front of the property facing Beaufort Street, with the front portion of the property proposed to be operate as a Barber Shop. No alterations are proposed to the front of the building and the shopfront façade will be retained as a part of this proposed change of use.

The proposed land use of 'Small Bar', which will relate to the rear portion of the subject site, is classed as an 'A' use under LPS2 – Zoning Table. As such, the proposed 'Small Bar' use is noted as a use that is not permitted unless the City exercises its discretion by granting development approval after giving special notice in accordance in Clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

In considering the appropriateness of the use, Council shall have regard to the objectives for the Commercial zone, as follows:

- (i) *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*

- (ii) *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.*
- (iii) *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- (iv) *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

The proposed 'Small Bar' is considered to meet the majority of the objectives of the Commercial zone as described above in that the mix of bar and shop is considered compatible with the existing commercial uses within the area.

The proposed use is similar to other land uses immediately opposite and nearby the subject site. The proposed change of use will also not have any impact on the streetscape pattern or building façade, which is considered a favourable and a desired outcome for this location and this subject property in particular. The objections received relating to the land use are noted, but it is also noted that a number of these submitters were from businesses who offer a similar or like service and do not relate to specific planning considerations.

Car Parking

The proposal involves an 18 bay shortfall, when compared to the current, approved Shop use. The applicant provided justification for the parking shortfall and a Parking Management Plan to demonstrate how the car parking shortfall could be considered. Refer **Attachment 5**.

In considering the significant variation, the following is relevant:

- City staff have suggested that the applicant potentially reduce the number of patrons, so as to reduce the extent of the variation. The applicant responded that a lesser number would make the proposed business unviable;
- The objectives of the City's Policy No. 7.7.1 are as follows:
 - "1. *To support a shift toward more active and sustainable transport modes that will reduce the dependence on single person private vehicle trips.*
 - 2. *To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.*
 - 3. *To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users."*
- The operating hours of 'Small Bar' extends beyond "normal business" hours which means that available car parking will exist in nearby locations, including the public car parks within walking distance of the subject site.
- The subject site is located in close proximity to the Mount Lawley Town Centre which accommodates visitors who will be using alternative modes of transport, such as buses, taxis, walking and cycling.
- The proposed use of a 'Small Bar' by the very nature of its operation will generally see some of the patrons choosing to use alternative means of transport to attend the premises, including the high frequency public transport route for buses directly from the City along Beaufort Street, ride sharing (taxi, Uber or car-pooling), walking or cycling.
- There are similar land uses within the locality that will potentially attract the same patrons, who may choose to attend a number of the venues in a single visit to the area.
- As submitted by the application, the proposed shortfall would be reflective of and supportive of the City's Policy objective of facilitating "*a shift towards more active and sustainable transport modes that will result in a lesser dependence on single person private vehicle trips*".

- There is already significant pre-existing demand and pressure on parking in the area, which has been reinforced by several the submissions received from nearby venues and local residents. The resultant impact of no car parking being provided on site is not considered to comply with the objectives of the City's Policy No. 7.7.1 as it will not meet the needs of users.
- There is no opportunity for a reciprocal parking arrangement.
- A cash-in-lieu contribution would amount to a payment of \$97,200 (at a rate of \$5,400 per bay). The applicant has stated it would be prepared to make a \$32,000 contribution, which equates to 5.92 bays.
- The City has reviewed the Car Parking Management submitted by the applicant and whilst the measures proposed to support the car parking shortfall are considered to be reasonable, the variation is significant.

Based on the above, even accounting for the cash-in-lieu contribution, it is considered that the proposed variation is excessive in the context of the objectives of Policy No. 7.7.1. The application is therefore not supported from a car parking perspective.

Should Council decide that the proposal is capable of approval without the provision of any on-site car parking, it may approve the application, with or without a condition requiring a cash-in-lieu contribution. In this regard, Council could require a cash-in-lieu payment for the full 18 bays (being \$97,200) or a partial payment amount. As noted above, the applicant has indicated a willingness to pay a contribution of \$32,000, which is equivalent to 5.92 bays (being \$32,000). In considering whether it is appropriate to waive the cash-in-lieu requirement or reduce the contribution, it is necessary to have regard to the intent of Policy 7.7.1 which seeks to ensure that appropriate car parking is available to service development. A review of previous decisions of Council for similar land uses along Beaufort Street identifies that cash-in-lieu contributions have consistently been required where a shortfall of parking has been proposed. These funds have then been used to facilitate upgrades of the existing public parking within the area including new ticket machines, signage and line marking.

With regards to bicycle parking, the application involves the provision of storage for three bicycles on-site as well as the provision of two additional short-term bicycle racks (for four bicycles) in the road reserve. That provision, in conjunction with the existing bicycle facilities in the local area, is considered acceptable.

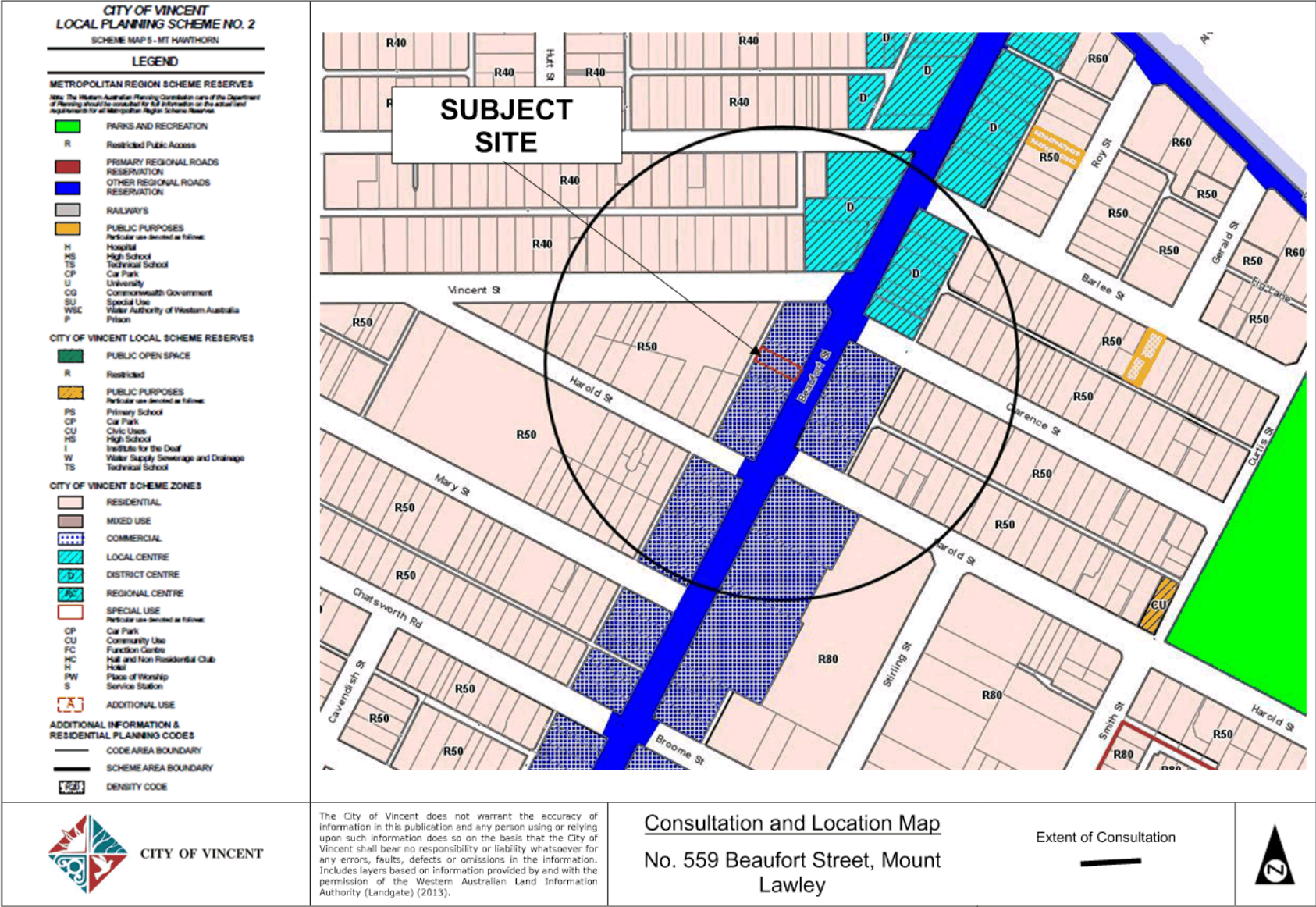
Residential Amenity

The application was also advertised to all adjoining neighbours and properties within a 150 metre radius of the subject site. No objections were received from immediately adjoining neighbours, or any residential properties within close proximity to the subject site with the exception of one property that is just within the 150 metre radius consultation area.

In accordance with Council Policies No. 7.5.7 – Licensed Premises and No. 7.5.21 – Sound Attenuation, the applicant submitted an acoustic report to support the proposal. The acoustic report concludes that if the venue contains amplified music to the internal areas only with the alfresco area restricted to patron noise only with music at background levels only then the development is capable of complying with the acceptable noise levels. The application proposes a 3.5 metre high wall surrounding the rear alfresco area which will have a significant effect on the predicted noise levels. The rear emergency door will be used in emergencies only and at all other times will mitigate potential noise impacts.

Conclusion

The proposal is considered to be an acceptable use of the site, however, given the significant variation to the car parking requirements, the application is not supported. It is therefore recommended that it be refused for the reasons outlined in the staff recommendation.

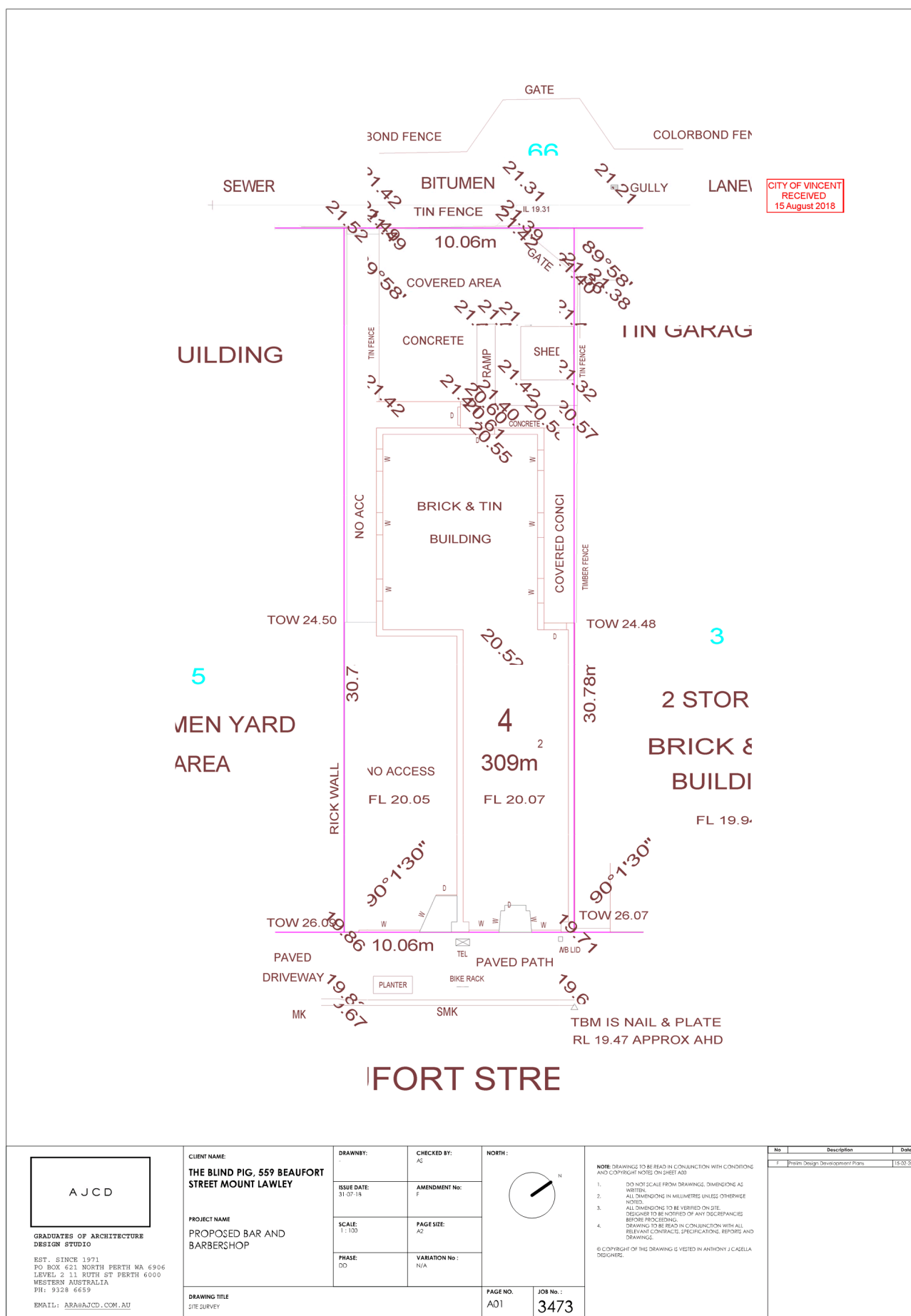


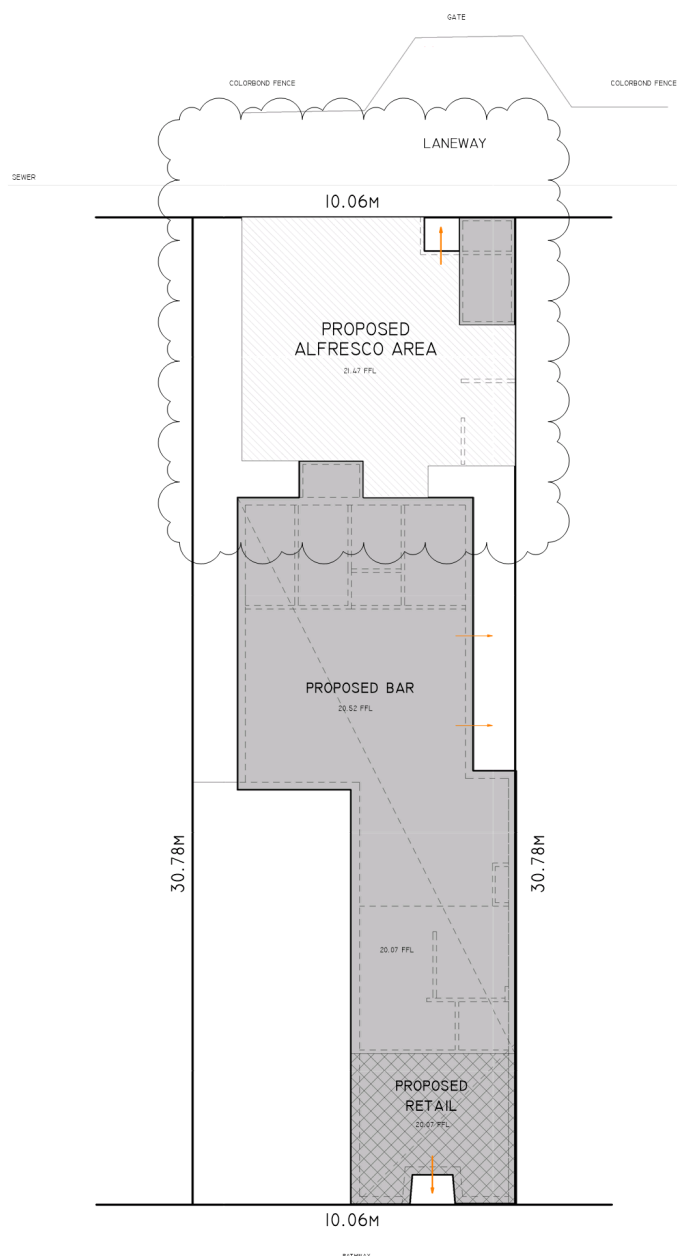


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No. 559 Beaufort Street, Mount
Lawley










CITY OF VINCENT
RECEIVED
15 August 2018

1 SITE PLAN
1 : 100


BEAUFORT STREET

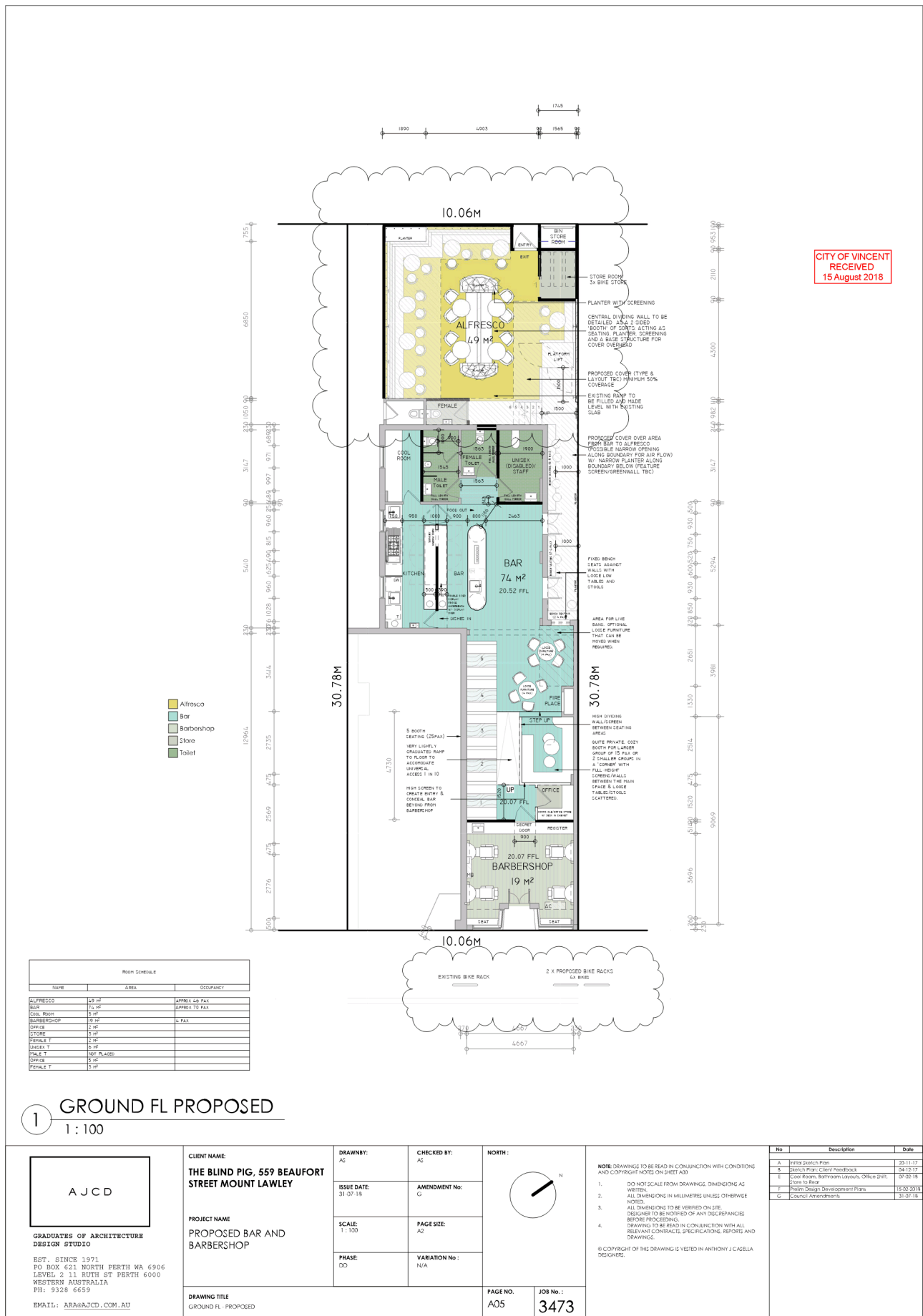
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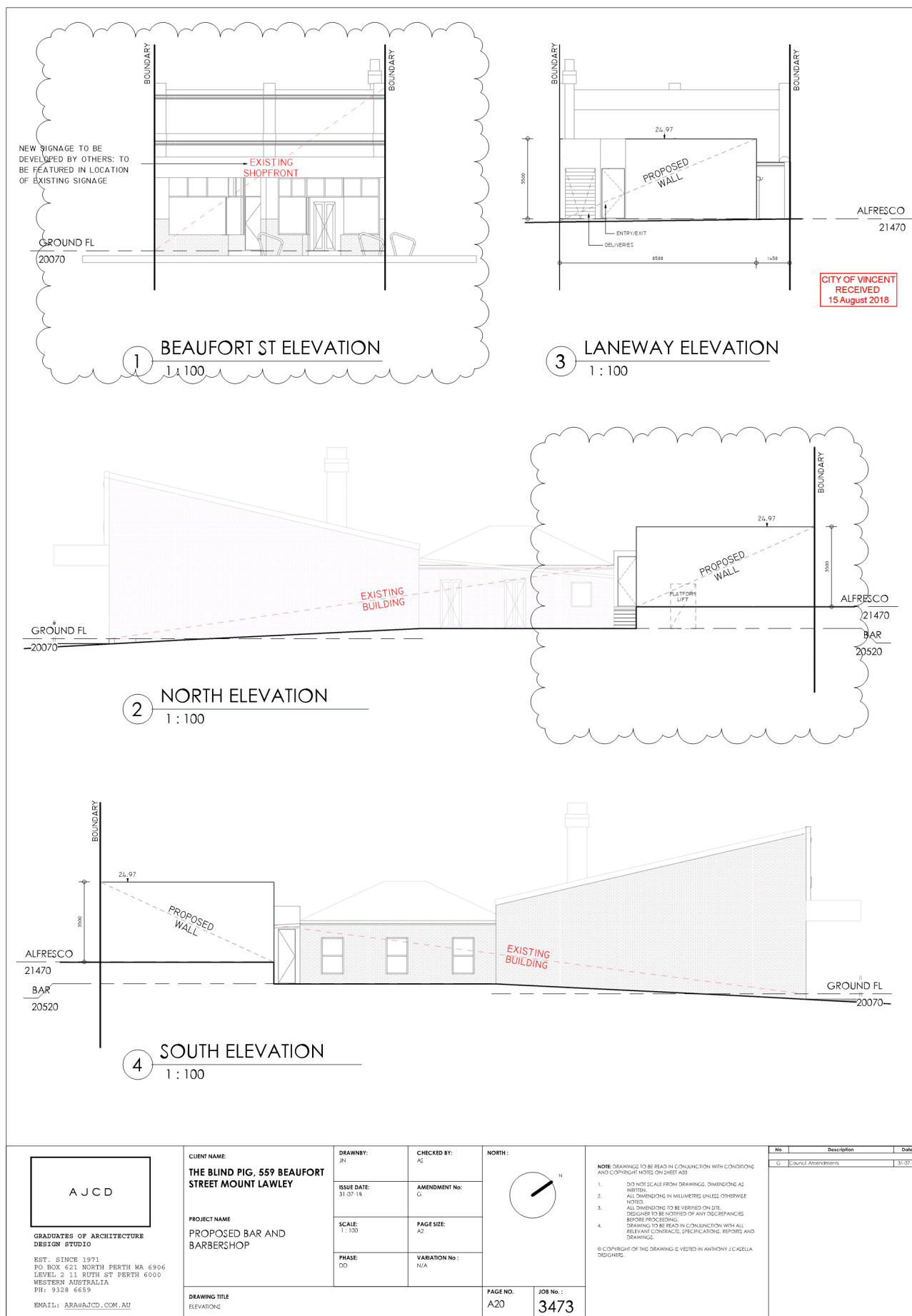


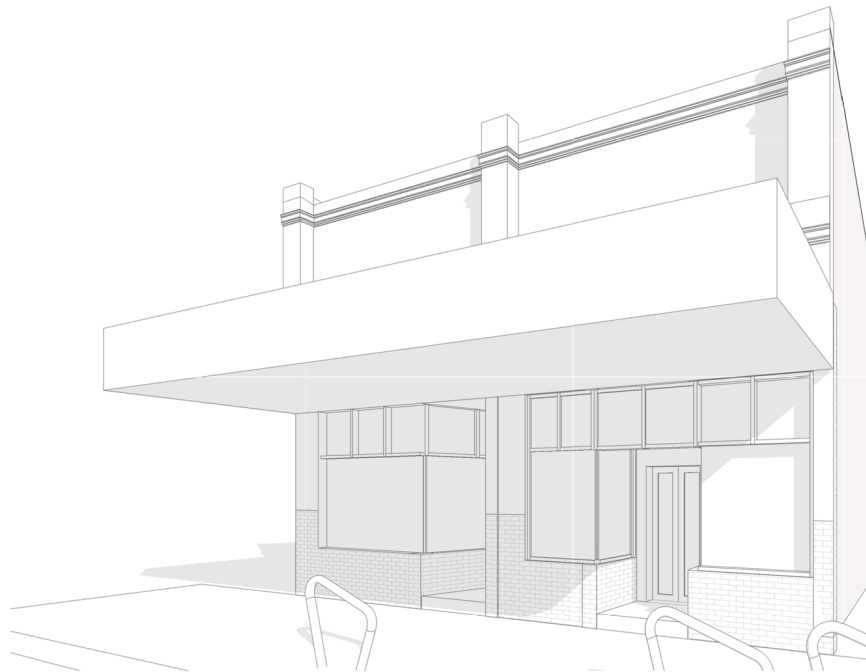
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1 SHOPFRONT



2 SHOPFRONT 1

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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 Support:	Officer Technical Comment:
<u>Car Parking Shortfall</u> <ul style="list-style-type: none"> The car parking shortfall is justified Approve no conditions regarding cash-in-lieu Clause in car parking policy where no parking currently exists should have stayed in LPS2 	<ul style="list-style-type: none"> The car parking shortfall equates to 28 bays (27 bays for the proposed 'Small Bar' and 1 bay for the proposed 'Shop (Barber)'). Cash-in-lieu would need to be imposed in lieu of no car parking being provided.
<u>Proposed Use</u> <ul style="list-style-type: none"> The proposed use is acceptable in this proposed location and would contribute to the vibrancy of an otherwise empty tenancy. Would support dual usage of Shop/Small bar as it offers day time activity 	<ul style="list-style-type: none"> The proposed small bar use is classified as an 'A' use under LPS2, while the shop is a 'P' use. The small bar use requires Council's discretion to support the proposed use while the shop use can be supported. The dual usage of Shop/Small Bar is proposed.
Comments Received in Objection:	Officer Technical Comment:
<u>Proposed Use</u> <ul style="list-style-type: none"> Intensified use (small bar) in this location is a concern. Do not support additional bars in the area. Already well serviced to meet the community (bar) needs at the detrimental loss of a predominantly daytime activity of Shop. 	<ul style="list-style-type: none"> The intensified use of a small bar is noted. The prevalence of small bars already within the area is noted. The daytime activity of a shop is proposed at the front of the subject property. The shop use is a 'barber'.
<u>Car Parking Shortfall</u> <ul style="list-style-type: none"> No parking is unacceptable. The area is already lacking in parking in the evening when the small bar would be open. Car parking shortfall is of concern but the City will, based on past experience, will ignore this requirement for cash-in-lieu, of which the residents are yet to see any funds spent on providing additional parking within the Mount Lawley Activity Centre. Parking has always been an issue. When the Astor has a show on an extra 1000 people descend on the area. 	<ul style="list-style-type: none"> The impact of the car parking shortfall further affecting the lack of parking in the area is noted. A cash-in-lieu requirement for the shortfall in bays would most likely be imposed as condition of approval. Noted.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<u>Misrepresentation of facts</u> <ul style="list-style-type: none">• Frequent mention by applicant that there is no other venue in the area offering what they propose to offer is not true.<ul style="list-style-type: none">○ The Flying Scotsman offers a cocktail bar (Defectors Bar) upstairs, similar to what is proposed.○ The Caboose Bar has just been voted No. 4 craft beer venue in Australia.• The applicant states that the pricing of drinks will denote a high standard of ambience and manner of trade but also mentions they will be having "happy hours" twice a day.	<ul style="list-style-type: none">• Noted.• Noted. The City cannot control the number of happy hours an establishment offers.
<u>Access</u> <p>The two entries into the venue would be difficult to police.</p>	Access to the site requires separate emergency egress and ingress points.

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

Summary of Submissions – Applicant Response:

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 Response:
<u>Issue: Car Parking Shortfall</u> <ul style="list-style-type: none"> The car parking shortfall is justified Approve no conditions regarding cash-in-lieu Clause in car parking policy where no parking currently exists should have stayed in LPS 2 	
<u>Issue: Proposed Use</u> <ul style="list-style-type: none"> The proposed use is acceptable in this proposed location and would contribute to the vibrancy of an otherwise empty tenancy. Would support dual usage of Shop / Small bar as it offers day time activity 	
Comments Received in Objection:	Officer Technical Comment:
<u>Issue: Proposed Use</u> <ul style="list-style-type: none"> Intensified use (small bar) in this location is a concern. Do not support additional bars in the area. Already well serviced to meet the community (bar) needs at the detrimental loss of a predominantly daytime activity of Shop. 	
<u>Issue: Car Parking Shortfall</u> <ul style="list-style-type: none"> No parking is unacceptable. The area is already lacking in parking in the evening when the small bar would be open. Car parking shortfall is of concern but the City will, based on past experience, will ignore this requirement for cash-in-lieu, of which the residents are yet to see any funds spent on providing additional parking within the Mount Lawley Activity Centre. Parking has always been an issue. When the Astor has a show on an extra 1000 people descend on the area. 	
<u>Issue: Misrepresentation of facts</u> <ul style="list-style-type: none"> Frequent mention by applicant that there is no other venue in the area offering what they propose to offer is not true. <ul style="list-style-type: none"> The Flying Scotsman offers a cocktail bar (Defectors Bar) upstairs, similar to what is proposed. The Caboose Bar has just been voted No.4 craft beer venue in Australia. The applicant states that the pricing of drinks will denote a high standard of ambience and manner of trade but also mentions they will be having "happy hours" twice a day. 	

Summary of Submissions – Applicant Response:

Comments Received in Objection:	Officer Technical Comment:
<u>Issue: Access</u> The two entries into the venue would be difficult to police.	

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



18 May 2018

Kylie Harrison
Senior Urban Planner
City of Vincent
Kylie.Harrison@vincent.wa.gov.au

Dear Ms Harrison,

NO. 559 BEAUFORT STREET, MOUNT LAWLEY – PROPOSED CHANGE OF USE TO SHOP AND SMALL BAR

Urbanista Town Planning have been engaged by the applicant, to provide a written justification for the proposed development at No. 559 Beaufort Street, Mount Lawley.

SUBJECT SITE AND ZONING

The subject site, known as No. 559 Beaufort Street, Mount Lawley, currently exists with two shop fronts, both previously or currently occupied as shops. The subject site is located within 20m of high frequency public transport along Beaufort Street, connecting users to main centres such as Mirrabooka, Morley Bus Station, Elizabeth Quay and other sub centres.

The subject site is zoned 'Commercial' in accordance with the City of Vincent Local Planning Scheme No. 2. The use of 'shop' is a permitted and the use of 'small bar' is an 'A' use which requires advertising. Both land uses can be considered in accordance with the City's Scheme. The subject site is zoned 'urban' in accordance with the Metropolitan Region Scheme. In accordance with the City's Built Form Policy and Policy No. 7.1.1 the site is identified as being within the 'Activity Centre'.



Zoning Map (Source: City of Vincent Intramaps)



CAR PARKING

Attachment 1 of this letter includes the car parking management strategy in accordance with the City's Policy No. 7.7.1. The below table outlines the car parking assessment and associated justification.

City of Vincent Policy No. 7.7.1 – Non-Residential Development Parking Requirements & Residential Design Codes Residential Parking Requirements		
Development Standard Car Parking	Calculation	Proposed
Shop	Requirement: 4.5sqm/100sqm NLA Proposed: 4.5sqm/19sqm = 0.23 car bays	0 car bays
Small Bar	Requirement: 0.22 car bays per person Proposed: 120 X 0.22 = 26.84 car bays	
	Total: 27 car bays	Total: 0 car bays
Justification:	<p>The subject site currently exists with no on site car parking. The existing shop which previously occupied the subject tenancy and the adjoining shop have been in existence without carparking on the site.</p> <p>As demonstrated in Attachment 1, the site is well situated within the Mount Lawley/Highgate precinct. It has access to three separate high frequency bus routes which travel to and from various iconic points across north Metropolitan Perth, inclusive of Mirrabooka, Morley, QEII and Elizabeth Quay. Furthermore, the Beaufort Street road reserve has a number of public bicycle racks which will encourage users to take alternative forms of transport.</p> <p>The site has access to approximately 537 on street car parking bays and 217 car bays designated within car parking areas within a 400m walkable catchment area of the site. Visitors will be able to utilise these car parking bays in the event they travel by vehicle.</p> <p>The proposed land uses enable the building to develop an interactive frontage to the primary street through the 'shop' component and it will also activate the rear right of way by way of an opening to the 'small bar'.</p> <p>In addition to the above, the objectives of the City's Parking and Access Policy are as follows:</p> <p><i>1. To support a shift toward more active and sustainable transport modes that will reduce the dependence on single person private vehicle trips.</i></p>	



2. To ensure that parking facilities do not prejudice the environmental and amenity objectives of the City's Local Planning Scheme.
3. To ensure appropriate parking and access is provided in non-residential development to meet the needs of its users.

In addition to the site being well serviced by public transport, the Beaufort Street activity corridor is within close proximity to local amenities and the Perth CBD. Given ride sharing services are becoming more affordable in a competitive market place, the way people commute is changing and more people are utilising ride sharing services which is alleviating the need for on-site car parking.

It is common for people attending small bars to travel collectively as a group. In the event, people are travelling by vehicle to the subject venue it is likely they will car pool, if not attending by way of public transport, walking, cycling or ride share services.

The shortfall will not prejudice the amenity of the Beaufort Street Activity Corridor as it is a common place for various land uses to exist with nil parking onsite. Due to the time restrictions located within the 400m catchment area, it is likely that the proposed ten staff will source alternative forms of transport or may be local to the area encouraging a more active lifestyle by walking or cycling to work.

In this instance, the car parking shortfall should be supported.

CLAUSE 67 OF THE DEEMED PROVISION

In addition to the above, the proposed development as whole has been considered in accordance with clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as follows:

Clause 67	Response
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	<p>The proposed uses are considered compliant in accordance with the following objections outlined in clause 16 of the City's Local Planning Scheme No. 2:</p> <p><i>"To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.</i></p> <ul style="list-style-type: none"> • To ensure development design incorporates sustainability principles, with particular regard to waste



	<p><i>management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.</i></p> <ul style="list-style-type: none"> <i>• To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.</i> <i>• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality."</i>
<i>(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	Nil.
<i>(c) any approved State planning policy;</i>	Nil.
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);</i>	Nil.
<i>(e) any policy of the Commission;</i>	Nil.
<i>(f) any policy of the State;</i>	Nil.
<i>(g) any local planning policy for the Scheme area;</i>	Local Planning Policy No. 7.7.1
<i>(h) any structure plan, activity centre plan or local development plan that relates to the development;</i>	Nil.
<i>(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	Nil.
<i>(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this</i>	Contained within the letter.



<i>Scheme for the reserve;</i>	
<i>(k) the built heritage conservation of any place that is of cultural significance;</i>	Not applicable.
<i>(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	Not applicable.
<i>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	The proposal is for a change of use and minor modifications to the building. The minor modifications do not amount to under bulk and scale on the streetscape or adjoining properties.
<i>(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;</i>	<p>The proposed uses will supplement the existing diverse range of uses along Beaufort Street. An acoustic report has been provided which outlines compliant with the relevant Health requirements.</p> <p>The building façade and building will remain and is in keeping with the character of the locality.</p> <p>The proposed uses will have a positive impact on the local social economics by providing diversity in uses, healthy competition and interest to the area.</p>
<i>(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i>	Nil.
<i>(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i>	Not applicable.
<i>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i>	Nil.

A small, empty rectangular box with a thin black border.



(r) <i>the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	There proposed development component is minor. There are no human health or safety implications.
(s) <i>the adequacy of —</i> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Not applicable, the site exists with no car parking.
(t) <i>the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	A traffic impact statement has been provided to address this clause.
(u) <i>the availability and adequacy for the development of the following —</i> (i) <i>public transport services;</i> (ii) <i>public utility services;</i> (iii) <i>storage, management and collection of waste;</i> (iv) <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> (v) <i>access by older people and people with disability;</i>	The site is well services by public transport as outlined within this letter. Waste management has been considered. Cyclists have the opportunity to use public bike racks which exist within the road reserve. All disability requirements will be met in accordance with the Building Permit phase.
(v) <i>The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	Nil.
(w) <i>the history of the site where the development is to be located;</i>	Nil.
(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals</i>	Nil.
(y) <i>any submissions received on the application;</i>	Community consultation has not been undertaken.
(z) <i>the comments or submissions received from any authority consulted under clause 66;</i>	Community consultation has not been undertaken.



<i>(aa) any other planning consideration the local government considers appropriate.</i>	Nil.
--	------

CONCLUSION

The proposed car parking shortfall is considered appropriate given the abundance of car parking available within 400m of the site and the availability of alternative modes of transport such as cycling, walking, bus and ride sharing services.

The proposed uses will facilitate the economic growth of Beaufort Street by provided additional interactive uses. The design and philosophy of the proposed building and uses ensures that the buildings uses interact with not on Beaufort Street but the right of way as well. It is recommended that the City approve the application subject to appropriate conditions.

Should you have any question in relation to the details provided in this letter, please contact Bianca Sandri

Yours sincerely,

Bianca Sandri | Director
Urbanista Town Planning

Attachment 1: Parking Management Plan

Attachment 1CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO: 7.7.1 NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS**599 BEAUFORT STREET, MOUNT LAWLEY - PARKING MANAGEMENT PLAN**

Applicant Details	
Name:	Tommy Lum
Address:	
Phone:	Landowner Contact Details Concealed for Privacy
Email:	
Applicant Signature:	

Property Details	
Lot Number:	Lot 4 D/P: 1477
Address:	599 Beaufort Street, Mount Lawley

Parking Allocation:

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

Parking Allocation	
Total Number Car Parking Spaces:	Nil
Total Number Short Term Bicycle Parking Spaces:	Nil
Total Number Long Term Bicycle Parking Spaces:	Nil
Total Number Other Bays:	N/A

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

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
Commercial Small bar and shoppe (On-site only)	Staff	Residents (> 3 hours)	Nil	Nil	—
	Customers	Visitor (< 3 hours)	Nil		—
	Other	Service (15 minutes)	—	—	—
	ACROD	ACROD	Nil	—	—

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

Alternative Transport:

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

Transport Option	Type & Level of Service
Public Transport	
Bus	Bus route 67 and 68 (less than 50m walking, 1 min) Elizabeth Quay Bus Station – Mirrabooka Bus Station Approx. 10 x per hour service (each way) weekdays – peak hours Approx. 4 x per hour service (each-way) weekdays – outside of peak hours, 0500–2100 Saturday 2 - 3 x per hour 0540 –2230, Sunday 2 x per hour 0740–2030
	Bus route 950 (less than 50m walking, 1 min) Morley Bus Station – QE11 Medical Centre Inclusive of: Beaufort Street, Walcott Street, Elizabeth Quay Bus Station and Hampden Road/Stirling Highway. Approx. 7 – 10 x per hour service (each way) weekdays, 24 hours. Approx. 4 x per hour service (each-way) weekdays, 0600–2330 Saturday 2 - 6 x per hour 0500–0030, Sunday 2-5 x per hour 0600–2330

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

Pedestrian	
Paths	Standard width footpaths on both sides of Beaufort Street. Connection to pedestrian friendly routes on Beaufort Street and public transport links within 50m.
Facilities	Local benches provided by the City of Vincent within 20m of the site.
Cycling	
Paths	Beaufort Street includes a shared bus and cyclist lane during peak hours. The road is conducive to cyclists due its consistently low speed of 40km/ph.
Facilities	20 public bicycle racks within 250m on Beaufort Street.
Secure Bicycle Parking	8 Secure Racks on-site.
Lockers	Nil
Showers/Change Room	Nil

Public Parking:

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

Off Street Parking Within 400m walking of lot	217	Barlee Street Carpark, Chelmsford Road Car Park, Ragland Road Car Park and Wilson	VINCENT: Barlee Street Car Park (47 bays) VINCENT: Chelmsford Road Car Park (56 bays) VINCENT: Raglan Road Car Park (95 bays) PRIVATE OPERATOR: Corner Barlee Street and Beaufort Street operated by Wilsons (19 bays). • All fee-payable car-parking, with exceptions, and free periods.
Total	754 car bays		

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 (approx.)	Location	Parking Restrictions
On Street Parking Within 400m walking of lot	46 + 47	Beaufort Street	General North Bound: 8am – 4pm ticket parking and 2 hour parking 4pm – 6pm clearway General South Bound: 9am – 7pm ticket parking and 2 hour parking 6.30am – 9am clearway
	3	Grosvenor Street	General: 2 hour parking
	24	Chelmsford Street	General: 8am – 7pm 1 hour ticket parking 7pm – Midnight ticket parking
	53	Barlee Street	General: 8am – 6.30pm – Monday to Friday – 1 hour parking 8am – 12 Midday – Saturday 1 hour parking
	54	Vincent Street	General: 8am – 5.30 pm – Monday - Friday 1 hour parking 8am – 12 Midday – Saturday – 1 hour parking
	46	Clarence Street	General: 8am – 6.30m – Monday to Friday – 2 hour parking 8am – 12 Midday – Saturday – 2 hour parking Limited: ¼ hour parking 8am – 7pm – 3 hour ticket parking 8am – Midnight – ticket parking
	73	Harold Street (east)	General: 8am – 7pm – two hour ticket parking 8am – Midnight – ticket parking Limited: Residential parking restrictions – events
	51	Stirling Street	Only restricted during event times
	36	Broome Street	Only restricted during event times Limited: 8am – 7pm – two hour ticket parking 8am – Midnight – ticket parking
	62	Chatsworth Road	Only restricted during event times Limited: ¼ hour parking
	8	St Albans	General: 8am – 5.30pm – three hour parking Limited: Only restricted during event times
	34	Harold Street (west)	2 hour parking
Sub total	537 car bays		

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

Parking Management Strategies

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

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

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

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

Response:

1. Not applicable.
2. Not applicable.
3. Not applicable.
4. Not applicable.
5. Development integrates with wider public-transport network and cycling and pedestrian infrastructure.

Justification with City of Vincent Policy No. 7.7.1 provided in development proposal report.



12 July 2018

Kylie Harrison
Senior Urban Planner
City of Vincent
Kylie.Harrison@vincent.wa.gov.au

Dear Ms Harrison,

NO. 559 BEAUFORT STREET, MOUNT LAWLEY – PROPOSED CHANGE OF USE TO SHOP AND SMALL BAR (THE BLIND PIG)

Urbanista Town Planning has prepared the following additional information in support of the proposed change of use to shop and small bar at No. 559 Beaufort Street, Mount Lawley.

Local Planning Policy 7.7.1 for Non-Residential Development Parking

At the City of Vincent's Ordinary Council Meeting on 6 March 2018, Council resolved to adopt a new car parking policy to replace the previous policy, which had been in operation since 2011. As part of the review into the new policy, it was identified that significant improvements could be made to the various parking standards and to simplify the interpretation and application of the car parking policy.

One of the more important policy changes that was recommended by staff and adopted by Council, was the removal of adjustment factors that could be applied to development to reduce the number of car bays required. Adjustment factors were varied and served to recognise situations where it was appropriate for car parking to be reduced for a development, such as where there was easy access to public transport, public car parking facilities or where it was not reasonable to be able to provide any car bays on site due to the building having a heritage listing.

The subject application has therefore been assessed under the current policy and without the use of adjustment factors, resulting in a car parking requirement and shortfall of 27 car bays. This is based on the car parking standards that are listed in Table 1 of the policy, which applies a car parking requirement, as follows:

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



Car Parking Requirements – Current Policy		
Development Standard	Car Parking Required	Provided/Proposed
Shop	Requirement: 4.5sqm/100sqm NLA Proposed: 4.5sqm/19sqm = 0.23 car bays	0 car bays
Small Bar	Requirement: 0.22 car bays per person Proposed: 120 X 0.22 = 26.84 car bays	
Total	Total: 27 car bays	Total: 0 car bays
Total Requirement and Shortfall of 27 car parking bays		

The car parking requirements are clearly unable to be satisfied on the site, nor would it be possible for any operator to pay the full cash in lieu contribution for the shortfall. The car parking policy effectively creates problems for any proposed change of use development on the site, not just small bar proposals. As a result, the ability to attract vibrant and active uses to the site and area is significantly diminished.

Development Approvals on Beaufort Street

To be able to more clearly illustrate the issues with parking standards under the new parking policy, a review of licensed premises approved by Council since 2010 along Beaufort Street was performed and presented in the table below.

The table references some of Beaufort Streets most vibrant and appealing places, such as Five Bar, Clarences, Beaufort St Merchant and El Publico. Each of these proposals was considered by Council and approved with a car parking shortfall. Notably, each application was aided by relevant adjustment factors being applied, which was able to reduce the overall car parking requirements for each proposal.

If the ability to apply adjustment factors (as well as other shortfalls approved on the site) was not permitted at the time these applications were considered, it would be questionable whether the developments would have been approved and been able to contribute to the area as they have.

Beaufort St Approvals		
Address	Proposal and Date of Determination by Council	Decision by Council
560 Beaufort Street (Five Bar)	9 March 2010 – Approved.	Supported. Cash in lieu required to be paid for 2



	<p>Application for a change of use from Pool Hall to Small Bar</p> <p>Small Bar for 120 patrons. 27 car bays required, minus adjustment factors (less 8 bays), minus parking available on site (3 bays) and minus the existing parking shortfall of (14.45 bays) results in a parking shortfall of 2 bays.</p>	<p>bays at \$2,800 each or \$5,760 in total.</p>
566 Beaufort St (Clarences)	<p>13 April 2010 – Approved.</p> <p>Application for an increase in the number of patrons to existing small bar from 84 persons to 120 persons.</p> <p>Total number of car bays required 32 bays minus adjustment factors (less 12 bays), minus parking on site (less 6 bays), minus the existing parking shortfall (10.5 bays) results in a parking shortfall of 4.285 car bays.</p>	<p>Supported. Cash in lieu required to be paid for 4.285 bays at \$2,800 each or \$11,998 in total.</p>
511-513 Beaufort St (El Publico)	<p>28 February 2012 – Approved.</p> <p>Application for an increase in numbers to existing small bar from 68 persons to 109 persons.</p> <p>Total number of car bays required is 24. Minus adjustment factors (less 7 bays), minus car parking provided at rear of site which is</p>	<p>Supported. Cash in lieu required to be paid for 5.34 bays at \$3,100 each or \$16,554 in total.</p>



	shared (less 12 bays). Resulting shortfall is 5.34 bays.	
487 Beaufort Street (Mrs S Café)	<p>24 July 2012 – Approved.</p> <p>Application for change of use from shop to eating house.</p> <p>11 car bays required. Minus adjustment factors (less 3 bays), minus parking shortfall approved on site (1.82 bays) results in a parking shortfall of 6 bays.</p>	Supported. Cash in lieu for 6.13 car bays required to be paid at \$3,100 each or \$19,000 in total.
484 Beaufort St (Beaufort St Merchant)	<p>24 September 2013 – Approved.</p> <p>Application for a change of use from eating house to tavern.</p> <p>Car parking required 30 bays. Adjustment factors applied (less 6 car bays), minus the car parking provided on site (less 8 bays), minus the car parking already approved as shortfall (less 19.7 car bays). Results in a SURPLUS of car parking on the site of 3.4 car bays.</p>	Supported. No cash in lieu required to be paid due to surplus.
609 – 623 Beaufort St (Arcade Development – Health Freak Café block of combined tenancies through to car park at rear)	<p>8 April 2014 – Approved.</p> <p>Application for a change of use from shops and eating house to shops, eating house, fast food outlet and small bar.</p> <p>Car parking bays required in total 103. Minus adjustment factors (less 46 car bays), minus previously approved</p>	Supported. Cash in lieu required to be paid for car parking shortfall was \$141,700. Council resolved to waive \$41,700 of the cash in lieu requirement therefore the cash in lieu required to be paid was \$100,000.



	parking shortfall (less 28 bays) results in a short fall of 29 car bays.	
484 Beaufort St (Beaufort St Merchant & Enriques)	<p>2 December 2014 – Approved.</p> <p>Application to increase the number of patrons from 154 to 225.</p> <p>Car parking required 45 bays. Adjustment factors applied (less 15 car bays), minus the car parking provided on site (less 8 bays), minus the car parking already approved as shortfall (less 19.7 car bays). Results in a shortfall of car parking on the site of 3 car bays.</p>	Supported. Cash in lieu required to be paid for 3 bays at \$5,200 each or \$16,016 in total.
448 Beaufort St (former Ace Pizza Building)	<p>10 February 2015 – Approved.</p> <p>Application for change of use from eating house to eating house and small bar.</p> <p>Eating house component 108 patrons - requiring 21.6 bays. Small bar component 120 patrons – requiring 24 car bays.</p> <p>Car parking required in total 46 bays. Adjustment factors applied (less 21 car bays), minus the car parking provided on site (less 8 bays), minus the car parking already approved as shortfall (less 7.6 car bays). Results in a shortfall of car</p>	Supported. Council adjusted the car parking shortfall from 9.73 bays to 2.73 bays (\$5,200 each) which reduced the cash in lieu payable from \$50, 596 to \$14, 196.



		parking on the site of 9.7 car bays.	
560 Beaufort Street (Five Bar)	28 July 2015 – Approved.	Application to change the use/classification of Five Bar from small bar to tavern. Increase in patrons from 120 people to 180 people. Resulted in an additional parking shortfall of 4.85 car bays.	Supported. Cash in lieu of \$26, 190 required to be paid based on \$5,400 per bay for 4.85 car bay shortfall.
642 Beaufort Street (under RTR FM)	13 December 2016 - Approved.	Change of use from Shop and Office to Small Bar and Office. Small bar total area of 97sq.m, maximum of 80 patrons. 10.368 bays required for the use and 9 bays were provided at the rear of the site.	Supported. Cash in lieu of \$7387.20 required to be paid for 1.368 car bay shortfall

Previous Car Parking Policy Requirement

If the subject proposal was assessed using the car parking standards of the previous parking policy and been able to apply adjustment factors, the following requirements would apply to the development.

Car Parking Requirements – Previous Parking Policy		
Development Standard Car Parking	Car Parking Required	Provided/Proposed
Shop	Requirement: 1 space per 20sq.m 19sq.m or 1 car bay	
Small Bar	Requirement: 1 space per 5 persons	



	120/5 = 24 car bays	
	Total car bays required for shop and small bar = 25 bays	0 car bays
Adjustment Factors	Apply the following adjustment factors: <ul style="list-style-type: none"> • 0.80 (within 400 metres of a bus route) • 0.80 (within 200 metres of public car park with more than 50 bays) • 0.9 (located within Town Centre) • 0.8 (development proposes a small scale – less than 80sq.m – active use on the ground floor in a Town Centre) 	Total adjustment Factors = $0.8 \times 0.8 \times 0.9 \times 0.8 = 0.46$ $25 \text{ Car bays} \times 0.46 = 11.5 \text{ car bay shortfall}$
Minus Previously Approved Shortfall	Unknown without requesting all planning and building archives relating to the site to determine any previous car parking shortfalls approved on the site. Highly likely that the site would have had previously approved parking shortfalls on the site, given the existing layout of the building and lack of parking available.	Unknown
Total	Total: 11.5 car bays	Total: 0 car bays
Total Requirement and Shortfall of 11.5 car parking bays		

A car parking shortfall of 11.5 car bays is less than half of the current requirement for 27 car bays, and it should be noted that there is the potential to further reduce this number if the number of patrons is reduced and if the previous car parking shortfall could be confirmed and applied. Furthermore, if patron numbers to the small bar were reduced to 100, the car parking requirement for the development would be 9.5 car bays.

Whether any testing of the new parking policy was ever undertaken by the City's planners to determine the implications of any proposed changes, is questionable. Because if testing of the standards and requirements of the new policy was conducted across any of the City's established Town Centre areas, it would have been able to identify that the policy increased car parking requirements and created significant parking shortfalls which could



not be met, other than through the provision of cash in lieu. Coincidentally, the provision of cash in lieu per bay for any car parking shortfall been drastically increased.

Summary

The information provided above has been presented to demonstrate to Council that the current parking policy standards prejudice good development outcomes and the ability for the subject site to be developed. A requirement to provide 27 car bays is unreasonable and cannot be expected to be satisfied by the payment of cash in lieu.

Places such as Five Bar, Clarence's, Beaufort Street Merchant and El Publico are either similar or larger in size than the subject development and have parking shortfalls that do not adversely impact the amenity of the area. Moreover, these places have helped to lift the area and make Beaufort Street the appealing and recognised strip that it is today.

The abundance of on-street car parking in the Beaufort Street area, public parking facilities, availability of excellent public transport options and the regular use of driver technology services such as Uber, ensures that the needs of users can be met without the need to provide 27 car bays to be able to operate.

In conclusion, Council are asked to take review the current parking standards applied to the subject development and to support the proposal, using the examples referenced in this submission as a fair basis for the application in any cash in lieu requirement.

Should you have any question in relation to the details provided in this letter, please contact Petar Mrdja

Yours sincerely,

Petar Mrdja | Director
Urbanista Town Planning

A J C D**RE: CHANGE OF USE: The Blind Pig, 559 Beaufort St, MOUNT LAWLEY**

With regards to the proposed Change of Use at the property Lot 4 HN 559 Beaufort Street, Mount Lawley, please see the supporting information below for your review and assessment.

+ NATURE OF ACTIVITY:

Change of activity from retail (current) to small bar (proposed)

+ PROPOSED HOURS AND DAYS OF OPERATION:

Monday-Saturday 10am-Midnight

Monday-Sunday 10am-10pm

+ Maximum Number of Employees at any one time:


10PAX

+ Maximum Number of expected patrons at any one time:

120PAX

+ Any Equipment to be Used:

Low level DJ music and live band to be played throughout. Please refer to Acoustic Report attached for details.



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www.AJCD.com.au



A J C D



27 MARCH 2018

RE: The Blind Pig, 559 Beaufort St, MOUNT LAWLEY

To Whom It May Concern,

Please find attached the preliminary Development Application package for a proposed commercial development and change of use at the property Lot 4 HN 559 Beaufort Street, Mount Lawley, for your review and assessment.

The application centres on the alteration of the existing facilities (retail shop) to house and operate as a small bar venue. The proposed works are predominantly internal, utilising existing structure and layout as much as possible.

The creation of an alfresco area to the rear of the building encompasses the removal of existing roof and addition of some new columns and canopies, increasing open space to the property.

Plot Ratio, Open Space and Overshadowing considerations are not applicable to this submission, the existing parameters and building envelope are not being altered and therefore the impact of the development is not altered in anyway. Parking/Transport and Acoustic considerations have been addressed within supporting documents also attached.

Do not hesitate to contact me directly with any queries or concerns.

I look forward to hearing from you soon.

Kind Regards,

+ Ara Salomone | Director | Graduate, Master of Architecture
+ BEnvD, GSAP, MA, Hon (Architecture)



ANTHONY J. CASELLA
DESIGNERS

AJCD | EST. 1971
T +61 8 9328 6659
Email | ara@ajcd.com.au
www.AJCD.com.au

AJCD**RE: CHANGE OF USE: The Blind Pig, 559 Beaufort St, MOUNT LAWLEY**

With regards to the proposed Change of Use at the property Lot 4 HN 559 Beaufort Street, Mount Lawley, please see the supporting information below for your review and assessment.

+ NATURE OF ACTIVITY:

Change of activity from retail (current) to small bar (proposed)

+ PROPOSED HOURS AND DAYS OF OPERATION:

Monday-Sunday 10am-Midnight

+ Maximum Number of Employees at any one time:

10PAX

+ Maximum Number of expected patrons at any one time:

120PAX

+ Any Equipment to be Used:

Low level DJ music and live band to be played throughout. Please refer to Acoustic Report attached for details.

ANTHONY J. CASELLA
DESIGNERS

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BOOTLEGGING WOLVES PTY LTD

THE BLIND PIG, MT LAWLEY

ACOUSTIC ASSESSMENT

MARCH 2018

OUR REF: 22933-1-18044

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
HERRING STORER ACOUSTICS
P.O. Box 219, Como, W.A. 6952
(08) 9367 6200
hsa@hsacoustics.com.au



ACOUSTIC ASSESSMENT

MT LAWLEY

Document Reference: 22933-1-18044

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Herring Storer Acoustics

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4.	ASSESSMENT	5

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Herring Storer Acoustics
Our ref: 22933-1-18044

EXECUTIVE SUMMARY

Herring Storer Acoustics have been commissioned by Bootlegging Wolves Pty Ltd to carry out an acoustical assessment of noise emissions associated with the proposed venue to be located at 559 Beaufort Street.

The modelling indicates that at noise levels of 85 dB(A) throughout the internal area of the venue, and music noise levels within the alfresco area restricted to conversation levels only, compliance is achieved at all times

It is noted that a 3.5m high wall is proposed bounding the alfresco area which has a significant impact on the reduction of noise levels at neighbouring premises.

1. INTRODUCTION

Herring Storer Acoustics have been commissioned by Bootlegging Wolves Pty Ltd, to carry out an acoustical assessment of noise emissions associated with the proposed development to be located at 559 Beaufort Street.

The objectives of the study were to:

- Construct a predictive noise model for noise levels of associated with proposed venue.
- Assess the predicted noise levels received at the closest noise sensitive premises, for compliance with the *Environmental Protection (Noise) Regulations 1997*.
- If exceedances are predicted, investigate possible noise control options that will reduce noise emissions to achieve compliance with the regulations.

2. CRITERIA

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable noise level is determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 2.1.

TABLE 2.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _A 10	L _A 1	L _A max
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

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It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax Slow}$ is more than 15dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3dB $L_{A Fast}$ or is more than 3dB $L_{A Fast}$ in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

“tonality” means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A Slow}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 2.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

Where the noise emission is music, then any measured level is adjusted according to Table 2.3 below.

TABLE 2.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where impulsiveness is not present	Where impulsiveness is present
+10 dB(A)	+15 dB(A)

The nearest noise sensitive premises to the proposed development identified for assessment are shown in Figure 1. It is noted that three floors has been considered for “R2”.

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FIGURE 1 – DEVELOPMENT LOCATION AND NEAREST NOISE SENSITIVE PREMISES

The influencing factor at the identified noise sensitive premises has been estimated, with the calculation based on the following:

Major Roads within Inner Circle	
Beaufort Street	+ 6 dB
Commercial Premises within Inner Circle	
40%	+ 2 dB
Commercial Premises within Outer Circle	
20%	+ 1 dB

Hence, influencing factor = 9 dB

Therefore, the assigned noise levels are listed in Tables 2.4.

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TABLE 2.4 - ASSIGNED OUTDOOR NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	54	64	74
	0900 - 1900 hours Sunday and Public Holidays	49	59	74
	1900 - 2200 hours all days	49	59	64
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	44	54	64

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

3. NOISE MODELLING AND RESULTS

From information provided, a noise model was developed of the proposed tenancy. See Appendix A for provided floor plans.

Entertainment noise associated with music has been assumed at a level of 85 dB(A) throughout the venue, this would be representative of DJ music throughout. This is understood to represent the worst case internal noise levels proposed for the venue. A small live band (e.g. 2 piece band) is proposed to be hosted occasionally within the internal area of the venue, however, the intensity of such entertainment would be less than what has been assumed in our calculations (i.e. 85 dB(A) throughout).

The alfresco area noise levels are to be restricted to patron noise only, with music at background noise levels only – i.e. at a level where conversation is easily conducted.

The wall surrounding the rear alfresco area, being 3.5m high, is noted to have a significant effect upon the calculated noise levels.

Based on the above, the noise levels at surrounding premises are as listed in Table 3.1 below.

TABLE 3.1 – CALCULATED NOISE LEVELS AT NOISE SENSITIVE PREMISES

Location	Calculated Noise Level, L _{A10} dB
R1	38
R2 – Ground Floor	36
R2 – First Floor	42
R2 – Second Floor	44
R3	30

4. ASSESSMENT

Calculated noise level emissions associated with the proposed bar are determined to be dominated by patron noise, which are sufficiently broadband in nature that adjustments for annoying characteristics are not applicable.

The structure of the internal area is sufficient to contain the internal noise levels such that they do not significantly contribute to calculated noise levels at neighbouring premises.

Therefore, Table 4.1 summarises the applicable Assigned Noise Levels and assessable noise level emissions.

TABLE 4.2 – ASSESSMENT OF CALCULATED NOISE LEVELS

Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L _{A10} Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1	38	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R2 – Ground Floor	36	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R2 – First Floor	42	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R2 – Second Floor	44	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies
R3	40	Day	54	Complies
		Sunday / Public Holiday Day Period	49	Complies
		Evening	49	Complies
		Night	44	Complies

As can be seen from the above tables, given the proposed operations of the development, noise level emissions are calculated to comply at the nearest noise sensitive premises at all times.



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TRANSPORT IMPACT STATEMENT/PARKING DEMAND ASSESSMENT

559 BEAUFORT STREET, MOUNT LAWLEY WA 6050

Proposed Bar

Prepared for:	Bootlegging Wolves Pty Ltd
Date Prepared:	May 2018
Revision:	1.1
City of Vincent Council Application #:	TBC



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Introduction

AusWide Consulting was commissioned by Bootlegging Wolves Pty Ltd prepare a Transport Impact Statement/Parking Demand Assessment in response to a development application for a proposed Bar at 559 Beaufort St, Mount Lawley, WA 6050.

The subject site is located on the western side of Beaufort St within a block of commercial buildings. This development application includes the assessment pertaining to a proposed Bar and barber Shop at 559 Beaufort St, Mount Lawley, with the proposed opening hours in Table 1 below.

Table 1: Proposed operating hours of the Bar

DAYS	Operating hours
Mon- Sun	10am to Midnight
Peak Times: Fri & Sat	6pm-10pm

There is no room on the site for any off-street parking because the building occupies the whole site.

This report will assess the traffic and parking impacts of this proposed Bar on the surrounding environment and the compliance of the proposed development with the relevant clauses presented within the City of Vincent Council Planning Scheme 24. In the course of preparing this assessment, the subject site and its environment have been inspected, plans of the development examined, and all relevant traffic data collected and analysed.

Background and Existing Conditions

Location and Land Use

The subject site is currently located within a block of adjoining commercial buildings in a two storey commercial building (559 Beaufort St) within a block of Commercial units. The proposal involves the internal modification of the site to accommodate a Bar and seating area for meals in the existing building. The previous use of the subject site was as a Retail Store selling furniture & decorations.

The maximum number of seats will be 120 for the Bar and eating area. The small bar license has a maximum capacity of 120 people including staff. There is no on-site parking. The site is located within a R20/251 Zone) under the City of Vincent Planning Scheme.

Beaufort St is a main road with a 40Km/hr speed limit and it has four lanes with parking permitted outside clearway times on the kerbside lanes. It is mainly in a commercial area, with mainly commercial activity near the site, which includes Cafes, Restaurants, Fast Food outlets and Banks. Beaufort St is approximately 14m wide.

Figure 1 shows the site's local road network from a street map perspective.

Figure 2 presents an aerial photograph of the subject site and the surrounding areas.

Figure 3 presents a Street view photo of the frontage of the site as seen from Beaufort Rd.

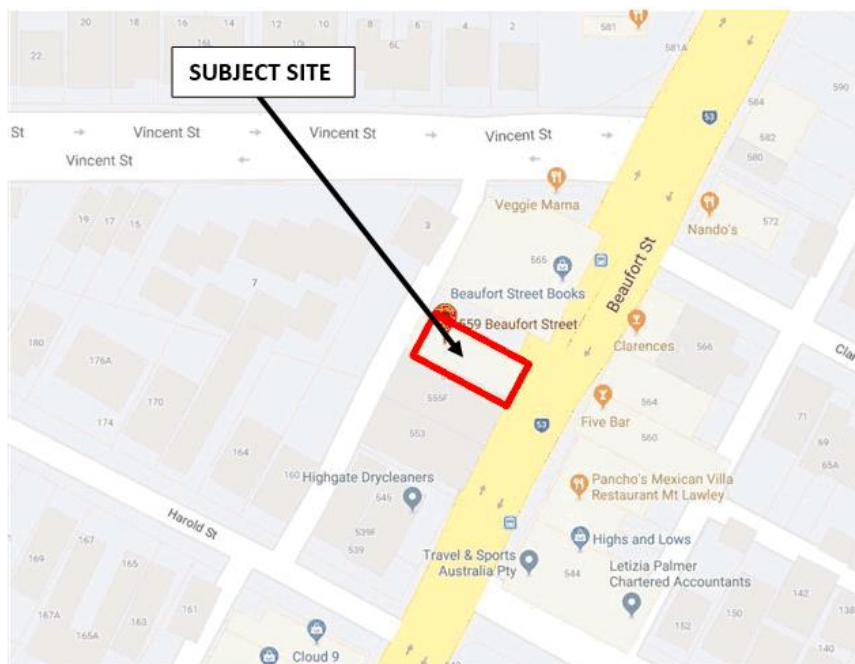


Figure 1: Location of the Subject Site on Beaufort Street



Figure 2: Location of the Subject Site on Aerial View



Figure 3: Street view from Beaufort St showing the frontage of the subject site



Public Transport

Bus services

Buses on route 950 departs Perth Station and stop on Beaufort St after Harold St, within 33 m of the site or a 1-minute walk. Figure 4 below shows Bus Route 950 map.

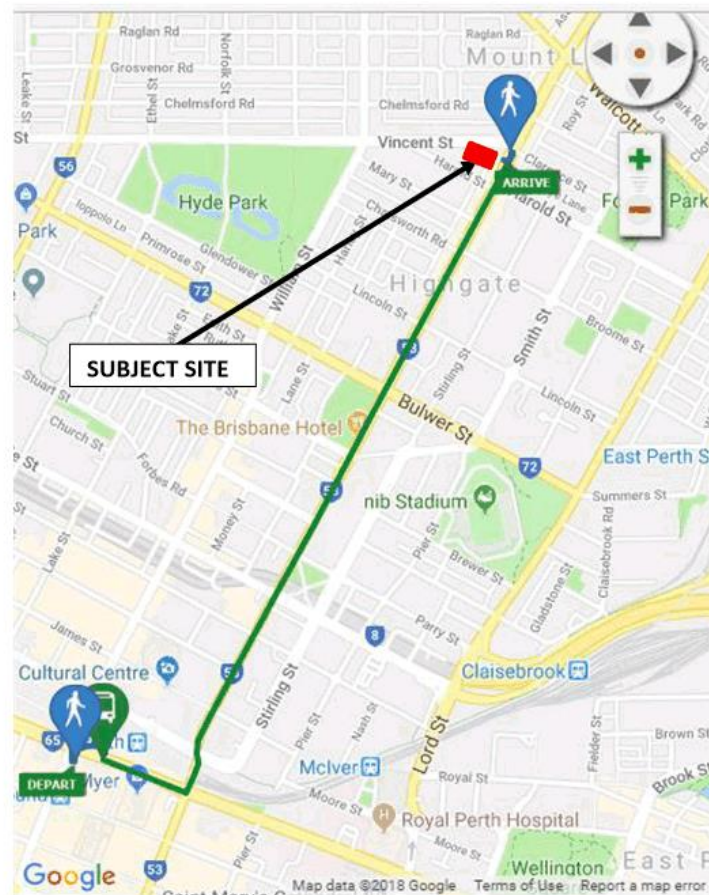


Figure 4: Map of Bus Route 950 from the City to a stop on Beaufort St

Table 2 below shows the service details of Bus Route 950.

**Table 2: Public Transport Bus Route 950 service details**

BUS ROUTE	STOP LOCATION	DISTANCE FROM SITE (m)	WALK TIME FROM BUS STOP TO SITE (MINS)	ORIGIN	DESTINATION	BUS FREQUENCY (MINS) 9 am to 12 am
950	Beaufort St after Harold St	33m	1min	Morley Station	Nedlands	Mon-Fri: 10 mins.
950	Beaufort St after Harold St	33m	1min	Nedlands	Morley Station	Mon-Fri: 10 mins.
950	Beaufort St after Harold St	33m	1min	Morley Station	Nedlands	Sat: 15 mins.
950	Beaufort St after Harold St	33m	1min	Morley Station	Nedlands	Sun: 12 mins.

From Table 2 above, the site is well served by frequent bus services from Perth Morley Station, running every 10 minutes during weekdays and every 12 to 15 minutes on Saturday and Sunday.



Proposed Development

This Development application is lodged at Vincent City Council and it pertains to consent for a proposed Bar with 120 seats located at 559 Beaufort Street, Mount Lawley.

Traffic Impacts of the Proposed Development

The proposed development at the subject site includes a Bar with seating for 120 patrons. The GFA for the proposed bar and eating area is 244m².

The NSW RTA Guide to Traffic Generating Development (2002) document provides the following trip rates;

Daily vehicle trips = 60 per 100m² of GFA

Weekday pm peak hour vehicle trips = 5 trips per 100m² of GFA

Using the above rates for the subject site, the following peak hour trips are obtained;

(244 m² /100) X 5 = 12 trips/hr.

Daily vehicle trips; (244 m²/100) X 60= 146 trips/day

Total peak hour trips generated by the proposed development = 12 trips/hr

Total daily vehicle trips generated by the proposed development= 146 trips/day

This number of trips during each peak hour is rather insignificant as it represents 1 vehicle every 5 minutes during each peak hour (assuming 100% in during the AM peak hour and 100% out during the PM peak hour and a uniform distribution of trips across each hour.

The daily traffic generated by this development is 146 trips/day, which equates for the longest day of opening of 15 hours to 1 vehicle every 10 minutes and therefore, it would have a less than minor effect on the daily traffic already present on Beaufort Street and the nearby main roads.

As such, it is clear that the additional development traffic represents a very small fraction of the existing traffic volumes and therefore the additional traffic generated from the proposal is unlikely to generate any material impact on the existing traffic operations in the vicinity.



Car Parking Assessment

Vincent Council Car Parking Requirement

The City of Vincent Planning and Building Policy, Ch.7.7.1 Non Residential Development, Parking Requirement: Table 1 specifies that the following car parking requirements are applicable to the proposed Bar and eating area and Shop.

Parking requirement for a Bar is: 0.22 space per patron. For a maximum of 120 persons including staff, the parking requirement= $0.22 \times 120 = 26$ spaces.

The parking requirement for a shop is = 4.5 space per 100m² of NLA. The floor area of the shop is 19m².

The parking requirement for the shop= $4.5 \times (19/100) = 0.86$ space rounded to 1 space

The total parking requirement= 27 spaces.

The proposed Bar would lead to a technical parking shortfall of 27 spaces. However, the other businesses in the Beaufort St block where the Bar will be located has little or no on-site parking spaces. The previous business on this site also operated without providing any on-site parking.

There is sufficient on-street parking together with frequent Bus services on Beaufort St within 1min walk of the site to accommodate the parking shortfall of 27 spaces. In addition, there are three public off-street car parks within easy walking distance of the site.



Car Parking Observation Survey

On-Street car parking surveys were carried out mainly along the non-residential street sections of Beaufort Street, Vincent St, Barlee St, Clarence St, Harold St and Chelmsford St. The survey included on-street parking within 250m from the site and excluded Bus Zones, Loading Zones, ¼ P restricted zones and Permit Zone Streets.

On- Street and Off-Street Surveys

On Street Car Parking Surveys

Figure 4 below shows the extent of the on-street and off-street parking surveys, which were carried out on the following days and the expected peak times of the Bar:

Friday 9 March 2018: 12pm to 12am

Saturday 10 March 2018: 12pm to 12am

Tables 3 & 4 below show the summary of on-street parking surveys for the above days and times.

Off Street Car Parking Surveys

Off Street parking surveys were carried out in the public off-Street car parks off Barlee St, Grosvenor Rd and Chelmsford St on the same days and times as above.

Tables 5 & 6 below show the summary of the off-street parking survey results for the above days and times.

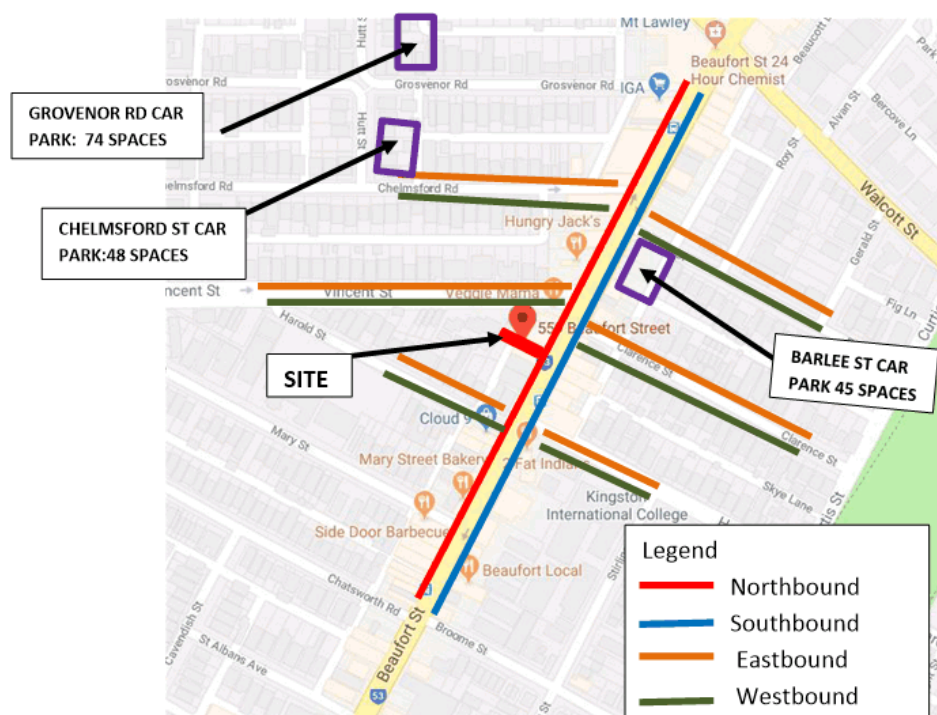


Figure 4: Map showing the extent of the On-Street and Off-Street Parking Surveys

559 Beaufort St, Mount Lawley WA 6050

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by AusWide Consulting



Table 3: On--Street Parking survey results for Friday 9 March (12pm to 12am)

Street	Direction	Parking Controls	Available Parking Spaces	Car park Occupancy at times below															
				12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am			
Beaufort St	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-4pm:TP	14	8	7	7	6	CW	CW	CW	8	9	9	8	6	4			
	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-3.15pm:TP	6	4	3	3	2	CW	CW	CW	3	4	4	5	4	2			
	Southbnd	CW.6.30-9am, M F /P,9-12am & 2P 9-7pm:TP	19	11	9	9	6	CW	CW	CW	9	11	12	11	10	6			
Chelmsford St	Eastbound & Westbnd	1P, 8am-7pm /P 7am-12am:TP	14	7	7	6	6	7	7	6	7	8	8	6	5	4			
Barlee St	Eastbound & Westbnd	1P, 8am-7pm /P 7am-12am:TP	13	6	6	5	4	5	5	3	5	7	7	5	4	2			
Clarence St	Eastbound & Westbnd	2P,8am-6.30pm, M- F,8-12pm, Sat	31	15	15	13	12	14	14	12	13	16	17	13	10	8			
Clarence St	Eastbound & Westbnd	P 8am-12am/3P 8am-7pm	11	7	6	6	4	4	4	5	6	7	7	6	5	4			
Vincent St	Eastbound & Westbnd	1P 8am-5.30pm (M-F), 8am-12pm Sat.	30	14	14	12	12	14	13	12	13	15	15	12	9	8			
Harold St	Eastbound & Westbnd	2P, 8am-7pm /P 7am-12am:TP	60	26	28	23	24	27	15	24	26	30	30	24	18	1			
		Total Spaces Available	198	198	198	198	198	159	159	159	198	198	198	198	198	198			
		Total Occupied		98	95	84	76	71	58	62	90	107	109	90	71	5			
		% Occupancy		49%	48%	42%	38%	45%	36%	39%	45%	54%	55%	45%	36%	28			
		Vacant Spaces		100	103	114	122	88	101	97	108	91	89	108	127	14			

Note: TP is for Ticket Parking



Table 4: On-Street Parking survey results for Saturday 10 March (12 pm to 12am)

Street	Direction	Parking Controls	Available Parking Spaces	Car park Occupancy at times below												
				12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am
Beaufort St	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-4pm:TP	14	9	8	7	6	5	6	7	8	8	9	8	7	5
	Northbnd	CW.4-6pm M-F /P,8-12am&2P 8am-3.15pm:TP	6	4	3	3	2	1	2	3	3	4	4	5	4	3
	Southbnd	CW.6.30-9am, M F /P,9-12am & 2P 9-7pm:TP	19	12	10	9	7	6	8	8	9	11	12	11	10	5
Chelmsford St	Eastbound &Westbnd	1P, 8am-7pm /P 7am-12am:TP	14	8	7	6	5	6	7	6	7	8	9	6	5	5
Barlee St	Eastbound &Westbnd	1P, 8am-7pm /P 7am-12am:TP	13	7	6	5	4	5	6	4	5	7	8	5	4	3
Clarence St	Eastbound &Westbnd	2P,8am-6.30pm, M- F,8-12pm, Sat	31	16	14	12	10	12	14	12	13	16	18	12	10	9
Clarence St	Eastbound &Westbnd	P 8am-12am/3P 8am-7pm	11	6	5	4	3	4	5	4	4	6	7	4	3	3
Vincent St	Eastbound &Westbnd	1P 8am-5.30pm (M-F), 8am-12pm Sat.	30	16	14	12	10	12	14	12	13	15	17	12	10	8
Harold St	Eastbound &Westbnd	2P, 8am-7pm /P 7am-12am:TP	60	31	28	24	20	24	28	24	25	30	33	24	19	1
		Total Spaces Available	198	198	198	198	198	198	198	198	198	198	198	198	198	198
		Total Occupied		109	95	83	67	75	90	80	87	105	117	87	72	51
		% Occupancy		55%	48%	42%	34%	38%	45%	40%	44%	53%	59%	44%	36%	29%
		Vacant Spaces		89	103	115	131	123	108	118	111	93	81	111	126	147

Note: TP is for Ticket Parking



Off-Street Parking Surveys

Table 5: Off-Street Parking survey results for Friday 9 March (12 pm to 12am)

Car Park	Capacity Spaces	Parking Controls	Car park Occupancy at times below												
			12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am
Barlee St	45	Ticket Parking, 1 st hour free	25	22	20	22	25	27	31	28	26	24	22	18	12
Chelmsford St	48	Ticket Parking, 1 st hour free	27	23	21	23	26	28	30	30	28	26	23	18	11
Grosvenor Rd	74	Ticket Parking, 1 st hour free	41	39	37	38	40	42	44	42	40	38	35	34	28
Total No. of spaces	137	Total Spaces Available	137	137	137	137	137	137	137	137	137	137	137	137	137
		Total Occupied	93	84	78	83	91	97	105	100	94	88	80	70	51
		% Occupancy	68%	61%	57%	61%	66%	71%	77%	73%	69%	64%	58%	51%	37%
		Vacant Spaces	44	53	59	54	46	40	32	37	43	49	57	67	86



Table 6: Off--Street Parking survey results for Saturday 10 March (12 pm to 12am)

Car Park	Capacity Spaces	Parking Controls	Car park Occupancy at times below												
			12 pm	1 pm	2 pm	3 pm	4 pm	5 pm	6 pm	7 pm	8 pm	9 pm	10 pm	11 pm	12 am
Barlee St	45	Ticket Parking, 1 st hour free	26	23	20	21	24	26	30	27	24	22	20	17	10
Chelmsford St	48	Ticket Parking, 1 st hour free	27	24	21	22	23	25	28	27	26	25	21	16	11
Grosvenor Rd	74	Ticket Parking, 1 st hour free	40	37	35	37	38	40	42	40	37	35	33	32	26
Total No. of spaces	137	Total Spaces Available	137	137	137	137	137	137	137	137	137	137	137	137	137
		Total Occupied	93	84	76	80	85	91	100	94	87	82	74	65	47
		% Occupancy	68%	61%	55%	58%	62%	66%	73%	69%	63%	60%	54%	47%	34%
		Vacant Spaces	44	53	60	57	52	46	37	43	50	55	63	72	90



Table 7 below shows an overall summary of the key results of the On-Street and Off-Street parking surveys.

Table 7: Overall Summary of On-Street & Off-Street Parking survey results

Day	Time Period	On-Street Surveys (198 Spaces)		Off-Street Surveys (137 Spaces)		Total of minimum vacant spaces On-Street and Off-Street.
		Max. Occupancy	Min. No. of Vacant Spaces	Max. Occupancy	Min. No. of Vacant Spaces	
Friday 9 th March	12pm to 12 am	55% (109)	89	77% (105)	32	121
Saturday 10 th March	12pm to 12 am	59% (117)	81	73% (100)	37	118

Survey Results

A total of 198 acceptable (mainly non-residential) on-street spaces were surveyed along Beaufort St, Chelmsford St, Barlee St, Clarence St, Vincent St and Harold St.

A summary of the number of spaces available and the numbers occupied on the peak days and times on-street are shown in Tables 3 and 4 above.

A total of 137 Off-Street spaces in the closest public car parks at Barlee St, Chelmsford St and Grosvenor Rd was surveyed during the peak days and times of the proposed Bar.

A summary of the number of spaces available and the numbers occupied on the peak days and times in the off-street car parks are shown in Tables 5 and 6 above.

Table 7 above shows an overall summary of the key results from the on-street and off-street parking surveys.

On the Friday 9th March 2018 during the 12pm to 12am period, the maximum parking occupancy in the on-street parking was 55% and the corresponding minimum number of vacant spaces was 89.

On the Saturday 10th March 2018 during the 12pm to 12am period, the maximum parking occupancy on-street was 59% and the corresponding minimum number of vacant spaces was 81.

On the Friday 9th March 2018 during the 12pm to 12am period, the maximum parking occupancy in the off-street car parks was 77% and the corresponding minimum number of vacant spaces was 32.

On Saturday 10th March 2018 during the 12pm to 12am period, the maximum parking occupancy in the off-street car parks was 73% and the corresponding minimum number of vacant spaces was 37.



From the overall summary of parking surveys on-street and off-street in Table 7 above, the total minimum number of vacant spaces was 121 spaces on Friday and 118 spaces on Saturday.

The parking survey results also showed that there were more than enough vacant spaces in total on street and off-street (118-121) available within the area during the proposed peak operating days and times to cater for the technical parking shortfall of 27 spaces for the proposed Bar/Restaurant and Shop, assessed under the City of Vincent Planning and Building Policy Parking Rates.



CONCLUSIONS

During the surveys on Friday and Saturday during the peak operating hours, the parking survey results show that the on-street parking areas near the site had maximum parking occupancy of 55 % to 59%. The minimum number of vacant spaces during the survey periods were between 81 to 89. Hence there are sufficient vacant on-street spaces (81 to 89) to cater for the parking shortfall of 27 spaces for the proposed Bar.

The off-street parking surveys showed that during the same days and times as the on-street surveys, the maximum occupancy was 73% to 77%. The minimum number of vacant spaces was 32 to 37. The total number of vacant on-street and off-street was 118 to 121 spaces, which are more than sufficient to cater for the shortfall of 27 spaces for the proposed Bar.

There is excellent public transport in the vicinity of the proposed development and this will reduce the need for driving and therefore reduce the parking demand on site.

The number of trips during each peak hour is rather insignificant as it represents 1 vehicle every 5 minutes during each peak

The daily traffic generated by this development at 146 trips/day which equates to 1 veh. trip every 10 minutes. The peak and daily traffic generation from the proposed development would have a less than minor effect on the daily traffic already present on Beaufort St and the nearby roads,

As such, it is clear that the additional development traffic represents a very small fraction of the existing traffic volumes and therefore the additional traffic generated from the proposal is unlikely to generate any material impact on the existing traffic operations in the vicinity.

In conclusion, this study indicates that the proposed Bar/Restaurant and Shop on the site is not expected to have adverse impacts on the surrounding traffic conditions and public parking provided. The parking shortfall of 27 spaces for the proposed Bar during operating hours can conveniently be accommodated by the total of 198 existing available on-street parking spaces and 137 off-street spaces and the total vacant spaces (118 to 121), within a 250 m radius from the site.

Therefore, based on the assessment presented in this report, it is considered that the proposed development will have a less than minor effect on the existing traffic and on the available on-street and off-street parking in the vicinity of the site.



APPENDIX A: PROPOSED GROUND FLOOR PLAN









559 Beaufort St, Mount Lawley WA 6050

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by AusWide Consulting

9.7 NO. 209 (LOT: 213; D/P: 33158) VINCENT STREET, WEST PERTH - S.31 RECONSIDERATION - PROPOSED FOUR GROUPED DWELLINGS**TRIM Ref:** D18/83728**Author:** Emily Andrews, Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** South

- Attachments:**
1. Attachment 1 - Consultation and Location Map [↓](#) 
 2. Attachment 2 - 4 April 2018 Council Meeting Minutes and refused Development Plans [↓](#) 
 3. Attachment 3 - Current (amended) Development Plans [↓](#) 
 4. Attachment 4 - Summary of Submissions [↓](#) 
 5. Attachment 5 - Applicant Justification [↓](#) 
 6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme SETS ASIDE its decision of 4 April 2018 and APPROVES the application for Four Grouped Dwellings at No. 209 (Lot: 213, D/P: 33158) Vincent Street, West Perth in accordance with the plans shown in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 6:

1. 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 walls are to be fully rendered or face brickwork to the satisfaction of the City;

2. External Fixtures

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

3. Stormwater

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

4. Clothes Drying Facilities

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;

5. Car Parking and Access

5.1 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development;

5.2 Vehicle and pedestrian access points are required to match into existing footpath levels; and

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

6. Right of Way Widening

- 6.1 A 1.0 metre right of way setback area shall be maintained free of any buildings and structures for the length of the property that adjoins the right of way at all times to enable future right of way widening; and
- 6.2 The 1.0 metre right of way setback area shall be sealed drained and graded to match into the level of the existing Right of Way;

7. Acoustic Report

An Acoustic Report in accordance with *State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning* is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

8. Landscaping

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
- 8.1.1 The location and type of existing and proposed trees and plants;
- 8.1.2 Areas to be irrigated or reticulated; and
- 8.1.3 The provision of 15.4 percent Deep Soil Zone and at least 30 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form; 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. Schedule of External Finishes

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

10. General

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

PURPOSE OF REPORT:

To reconsider an application for Four Grouped Dwellings at No. 209 Vincent Street, West Perth, at the invitation of the State Administrative Tribunal (SAT).

PROPOSAL:

The application involves the development of four two-storey dwellings, with all vehicular access from the right of way to the rear of the subject site. The proposal includes a central pedestrian access from Vincent Street that services the four dwellings.

The development plans are contained as **Attachment 3**.

BACKGROUND:

Landowner:	Kenwin Projects Pty Ltd
Applicant:	Averna Pty Ltd T/A Averna Homes
Date of Application:	9 May 2018 – Appeal lodged at the State Administrative Tribunal
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Grouped Dwelling
Lot Area:	643m ²
Right of Way (ROW):	Florence Place (3 metres wide)
Heritage List:	No

The subject site is bound by Vincent Street to the north and a ROW (Florence Place) to the south, as shown in **Attachment 1**. Vincent Street is a Category 2 Other Regional Road under the Metropolitan Region Scheme (MRS). The site is currently vacant with the original house having been demolished earlier this year. The site is adjacent to two-storey grouped dwellings to the east, and two single storey dwellings to the west. The subject site and the immediate adjoining properties are zoned R80 and have been identified as a Residential Built Form Area in accordance with Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

At its Ordinary Council Meeting on 4 April 2018, Council resolved to refuse the development application for four grouped dwellings at the subject site for the following reasons:

- The proposed street setback to Vincent Street does not meet the Design Principles of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives or Clause 5.2 of Local Planning Policy 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Vincent Street or the adjacent dwellings;*
- The proposed amount of hard stand in the front setback area does not meet the Design Principles of Clause 5.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives or Clause 5.14 of Local Planning Policy 7.1.1 – Built Form as the increase in hard stand does not positively contribute to the streetscape and does not contribute to the amenity of the development;*
- The proposed access to Vincent Street does not meet the Design Principles of Clause 5.3.5 of State Planning Policy No. 3.1 Residential Design Codes as it does not provide reduced impact of access points on the streetscape, minimal crossovers or high quality landscaping features given the access to the site could be provided from the rear right-of-way, which would remove the access point from Vincent Street and allow an increased landscape treatment;*
- The proposed setbacks to the adjoining properties do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1 Residential Design Codes as the development does not reduce the impact of building bulk on the adjoining properties; and*
- The proposed outdoor living areas do not meet the Design Principles of Clause 5.3.1 of State Planning Policy 3.1 Residential Design Codes as these spaces do not provide adequate access to winter sunlight and ventilation or provide adequate amenity for residents.*

The previous determination and plans are included as **Attachment 2**.

Following Council's refusal, the applicant submitted an application for review with the SAT. Administration attended a Directions Hearing and Mediation Session on 25 May 2018, with further mediation on 11 June 2018.

At mediation, City Officers advised the applicant that the City accepted reconsideration of the application, subject to amended plans being provided that addressed Council's various reasons for refusal.

Following mediation, the applicant submitted amended plans for reconsideration, which are included as **Attachment 3**. The main changes from the original plans are summarised as follows:

- All vehicle access is via Florence Place, with no vehicular access from Vincent Street.
- The street setback has been decreased from 4.6 metres to 4.0 metres;
- A central walkway has been included for pedestrian access from Vincent Street. This results in the common property area within the street setback being hard stand, however there is additional landscaping included within the front setback area;
- The design of the dwellings has been altered and the lot boundary setbacks to Units 1, 3 and 4 are now compliant with the requirements of the Residential Design Codes (R Codes);
- The upper floor wall of Unit 2 on the eastern boundary, whilst still setback 1.2m, has been shortened to the extent that it is required to be setback 1.6m, as opposed to the 2.1m setback previously required. As such, the proposed wall represents a lesser departure from the deemed-to-comply standards than that previously considered by Council.
- The maximum and average boundary wall heights to the eastern and western boundaries have increased with the inclusion of two storey boundary walls to Units 1, 3 and 4;
- The maximum boundary wall height to Unit 2 reduced to 3.7 metres, and average boundary wall height has been reduced to 3.55 metres, with both previously considered at 3.8 metres;
- The building height of Unit 1 has been reduced to comply with the requirements of Policy No. 7.1.1 – Built Form (Built Form Policy), however the inclusion of a pitched roof results in a 600mm variation to the permitted wall height of Unit 2; and
- The outdoor living areas meet the required areas and dimensions under the R Codes and have been located so as to optimise the northern aspect of the subject site, with the outdoor living areas of Units 1 and 4 now located within the front setback area.

Council is now required to reconsider the proposal pursuant to Section 31 (S.31) of the *State Administrative Tribunal Act 2004*.

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 Western Australian Planning Commission's State Planning Policy No. 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
Density/Plot Ratio	✓	
Street Setback		✓
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Open Space	✓	
Outdoor Living Areas		✓
Landscaping		✓
Privacy	✓	
Parking & Access	✓	
Solar Access	✓	
Site Works/Retaining Walls		✓
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	
Setback to Right of Way	✓	

Detailed Assessment

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

Street Setback	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.2	
Average of five adjoining properties: 4.92 metres	4.0 metres
Lot Boundary Setbacks / Boundary Walls	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.3	
Upper Floor wall of Unit 2 is to be setback 1.6m from the eastern boundary	Upper Floor wall of Unit 2 is setback 1.2m from the eastern boundary
Boundary walls permitted to a maximum height of 3.5m and an average of 3.0m	<u>Eastern Boundary</u> Unit 1 boundary wall – overall height of 6.1m. Unit 1 boundary wall – average height of 4.7m. Unit 2 boundary wall – overall height of 3.7m. Unit 2 boundary wall – average height of 3.55m. <u>Western Boundary</u> Unit 3 boundary wall – overall height of 5.8m. Unit 3 boundary wall – average height of 4.45m. Unit 4 boundary wall – overall height of 5.8. Unit 4 boundary wall – average height of 4.35m.
Building Height	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.6	
Maximum wall height of 6.0m	Wall height of Unit 2 is 6.6m
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1	
Outdoor living areas are to be located behind the street setback area	The outdoor living areas for Units 1 and 4 are located within the street setback area
Landscaping	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.2	
Common property within the street setback area to be a maximum 50% hard surface	100% of common property within the front setback area is hard surface
Site Works / Retaining Walls	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.7 and Clause 5.3.8	
Fill and retaining walls up to 0.5m above natural ground level	Fill and retaining walls up to 0.6m above natural ground level on the eastern boundary

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 proposal submitted for the reconsideration required additional community consultation as the development plans had significantly changed from those previously considered by Council and actually involve further departures from the deemed to comply requirements of the R Codes and Built Form Policy.

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 18 June 2018 and concluding on 1 July 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners within a 75 metre radius of the site, as shown in **Attachment 1** and a notice on the City's website.

In response, eight submissions were received comprising of six in objection, one in support and one raising concerns. A summary of the submissions received is included as **Attachment 4**. The applicant's justification addressing the departures from the City's Built Form Policy and the R Codes are included as **Attachment 5**.

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

- Lot boundary setback (including boundary walls) variations resulting in overlooking and overshadowing that will impact on the existing streetscape and surrounding homes;
- The development appears to be quite dense and the site overdeveloped;
- There is a poor design outcome as the orientation of the development decreases the living environment and the outdoor living spaces lead to dark unusable spaces;
- Limited landscaping is not consistent with the streetscape; and
- Concerns regarding increase in traffic as a result of the development and the impact on the existing narrow right of way.

Referral Authority responsible for Vincent Street - Department of Planning, Lands and Heritage:

The application was required to be referred to the Department of Planning, Lands and Heritage (the Department) as the subject lot abuts Vincent Street which is a Category 2 Other Regional Road under the MRS. The City referred the original plans to the Department for comment, with the Department advising it did not object to the development in principle, but did not support vehicle access from Vincent Street. As the current development plans do not provide for vehicle access from Vincent Street, further referral to the Department was not considered necessary.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *State Administrative Tribunal Act 2004*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes;
- State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

The applicant has exercised their right to have Council's initial decision to refuse the application reviewed by the SAT in accordance with Part 14 of the *Planning and Development Act 2005*. The SAT has invited Council to reconsider the application based on a revised proposal. In accordance with Section 31 of the *State Administrative Tribunal Act 2004*, Council in reconsidering the proposal may:

1. Affirm its decision;
2. Vary its decision;

3. Set aside the decision and substitute a new decision.

Should Council approve the application, the applicant may withdraw the application or alternatively, continue with the application for review in relation to one or more of the conditions imposed. If Council refuses the application, the applicant may request that the matter be determined by the SAT at a full hearing.

Delegation to Determine Applications:

The matter is being referred to Council as the proposal relates to a matter previously determined by Council, and as the development incorporates four grouped dwellings.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

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:

The applicant has submitted amended plans to address the reasons for refusal. Though some aspects of the proposal results in compliance with some applicable standards, the proposal also results in some new and further departures to the requirements of the R Codes and Built Form Policy.

Street Setback

The average street setback of the five adjoining properties to either side of the development results in the subject site requiring a 4.92 metres setback from the primary street. The development proposes a 4.0 metre setback to the primary street and is a further departure to the deemed-to-comply standard set by the Built Form Policy, with the application previously proposing a 4.6 metre street setback.

The justification provided by the applicant acknowledges the variation and suggests that it is a result of the angle of the front lot boundary and that the street setback meets an average of 4.92 metres. The development includes design articulation within the front façade and has been positioned to be located behind the existing adjoining properties immediately to the east and west of the subject site.

The reduced street setback is considered appropriate as the departure is the result of the columns and feature wall, with the development at ground level setback the required 4.92 metres and the upper floor at a minimum of 4.3 metres. Given the angle of the front lot boundary, the ground and upper floor setbacks increase to be setback 5.5 metres from the front lot boundary and provides for articulation within the front façade. The proposal incorporates a range of materials and finishes including facebrick and render. These elements are consistent with the existing developments within the streetscape.

Although a further departure from the previous plans determined by Council, the setback is considered to allow for adequate landscaping to reduce the impact of the development to Vincent Street and the surrounding dwellings particularly with the inclusion of two Jacaranda trees central to the front setback area which are capable of growing to a height of 10 metres. The development provides for deep soil landscaping areas along

the front and side lot boundaries which will further assist in reducing the impact of the development on the street. Furthermore, the setback is considered appropriate as the development is located alongside properties that have a lesser setback to the primary street, with the adjoining property to the east setback 2 metres from the front lot boundary, and the property to the west having a carport structure at 1 metre from the front lot boundary. The adjoining developments are located in closer proximity to the street and do not provide for landscaped areas between the dwelling and the street.

Given the above, the proposed street setback is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy. However, should Council have concerns regarding the street setback, Administration notes there is the opportunity to push the development towards the rear of the subject site by 0.92 metres in order to achieve a compliant street setback. As such, should Council resolve to approve the application, it is also open to Council to impose a condition requiring the development to comply with the required 4.92 metre street setback.

Lot Boundary Setbacks and Boundary Walls

Eastern Boundary (Unit 1)

The proposed boundary wall to Unit 1 exceeds the maximum permitted height by 2.6 metres and the average permitted height by 1.7 metres. In considering this, the following is relevant:

- The proposed boundary wall of Unit 1 abuts an adjacent boundary wall at ground level of similar length and height. The proposed portion of boundary wall at the upper floor does not affect any major openings or active habitable spaces of the adjoining dwelling.
- The walls will not result in significant overshadowing onto the adjoining properties due to the subject site being orientated north-south and therefore the shadow cast by the development will mainly fall onto the subject site itself.
- There are no openings within the proposed boundary wall and there will be no potential for overlooking or any loss of privacy.
- In terms of the dwellings themselves, the boundary wall does not compromise the solar access to the outdoor living area, which is open to direct sun and ventilation.
- The inclusion of trees (including Jacarandas) and shrubbery within the dedicated deep soil area along the eastern boundary within the front setback area will assist in mitigating the impact of bulk as viewed from the street.

Given the above, the proposed height of boundary wall 1 is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy.

Eastern Boundary (Unit 2)

The first floor of Unit 2 involves a 1.2 metre setback to the eastern boundary in lieu of the required 1.6 metres. The proposed setback is a lesser departure than that previously considered by Council, with the previous proposal requiring a 2.1 metre setback due to the length of wall, which has decreased in length from 14.5 metres to 11.1 metres. The setback area adjoins two adjacent two-storey grouped dwellings to the east, with the reduced setback aligning with existing boundary walls, side setback and outdoor living areas associated with the abutting dwellings. The wall does not include any major openings and therefore will not result in any overlooking into the adjoining properties. The proposed length of wall incorporates facebrick, render and minor openings which are considered to reduce the perception of building bulk to the adjoining landowners. The orientation of the site ensures that the proposal meets the deemed-to-comply requirements relating to solar access.

Given the above, the proposed setback to the upper floor of Unit 2 is considered to meet the design principles and local housing objectives of the R Codes and Built Form Policy.

The proposed boundary wall to Unit 2 exceeds the maximum permitted height by 0.2 metres and the average permitted height by 0.55 metres. In considering this, the following is relevant:

- The variations are relatively minor.
- The walls will not result in significant overshadowing onto the adjoining properties due to the subject site being orientated north-south and therefore the shadow cast by the development will mainly fall onto the subject site itself.

- There are no openings within the proposed boundary wall and there will be no potential for overlooking or any loss of privacy.
- Although the boundary wall abuts the outdoor living areas of the two adjoining properties to the east, the proposal incorporates a range of materials and finishes to the external walls which will assist in reducing the visual impact of the proposed wall.
- The extent of the boundary wall abutting the outdoor living areas of the adjacent dwellings is not considered to have an adverse impact on those areas as the height does not restrict access to direct sun and ventilation, with the shadow cast from the development mainly falling within the subject site.
- In terms of the dwellings themselves, the boundary wall does not compromise the solar access to the outdoor living area, which is open to direct sun and ventilation.
- The inclusion of trees (including Jacarandas) and shrubbery within the dedicated deep soil area along the eastern boundary within the front setback area will assist in mitigating the impact of bulk as viewed from the street.

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

Western Boundary (Units 3 and 4)

The proposed boundary wall to Unit 3 exceeds the maximum permitted height by 2.3 metres and the average permitted height by 1.45 metres, and the proposed boundary wall to Unit 4 exceeds the maximum permitted height by 2.3 metres and the average permitted height by 1.35 metres. The proposed boundary walls are located so as to have minimal impact on the active habitable spaces of the adjoining properties and also incorporate a range of materials and finishes to the external walls which will also assist in reducing the visual impact on the adjoining property. The boundary walls will not result in significant overshadowing onto the adjoining properties as the north-south orientation of the site will mainly see the shadow cast onto the subject site. Furthermore, there are no openings within the proposed boundary walls and therefore will not result in overlooking and loss of privacy.

In terms of the dwellings themselves, the boundary walls do not compromise the solar access to the outdoor living areas, which are open to direct sun and ventilation.

It should be noted that during the consultation period, the adjoining residents to the west did not raise any concerns regarding the proposed boundary walls. In light of the above, it is considered that the proposed boundary walls to Units 3 and 4 meet the relevant design principles of the R Codes and Built Form Policy.

Building Height and Site Works

The development proposes an overall wall height of 6.6 metres for Unit 2 in lieu of the deemed-to-comply standard of 6.0 metres, as set out by the City's Built Form Policy.

The 0.6 metre variation is a result of the natural ground level of the subject site which gradually falls approximately 0.6 metres from the western to eastern boundary, and approximately 1.5 metres from the southern to northern boundaries. The subject portion of wall is located towards the middle of the subject site on the eastern boundary and will have no impact on the streetscape. Furthermore, Unit 2 is located behind Unit 1 and setback in excess of 19 metres from the Vincent Street frontage.

The proposal does not result in any overshadowing into adjacent properties. The orientation of the site ensures that the shadow cast from the properties is contained within the subject site. Furthermore, the proposal does not result in any overlooking with all major openings setback in accordance with the visual privacy requirements of the R Codes.

The proposed development incorporates a range of materials that include brickwork and render, which are considered to appropriately address the character of the site and is complimentary to the existing developments within the streetscape. The adjacent developments to the east of the subject site are two storeys in height, and as the height increase is on the eastern elevation, therefore it is considered the development is consistent with the both the established streetscapes of Vincent Street. Furthermore, as the height increase is located towards the centre of the subject site, there will be little to no impact on the desired streetscape of Florence Place.

The development proposes fill and associated retaining to a maximum height of 0.6 metres in lieu of 0.5 metres which has not altered from the proposal previously determined by Council. The 0.1 metre variation is the result

of cut and fill works for a section of the site to account for the current slope of the property. The proposed site works are considered to be minor in nature and to not have a detrimental impact on the adjoining dwellings.

Given the above, the proposed increase in building height and site works and retaining is considered to meet the respective design principles and local housing objectives of the City's Built Form Policy and R Codes.

Outdoor Living Areas

The outdoor living areas of Units 1 and 4 are located within the street setback area. As the outdoor areas are located to the north of the subject site and there is no covered portion, the outdoor living areas will have adequate access to northern sun and be open to winter sun and ventilation. The outdoor areas are capable of use with habitable rooms of the dwellings, which allow the function of these spaces to be extended and are larger than the 16 square metres minimum requirement, having areas of 17.1 square metres and 17.4 square metres, respectively.

The landscaping areas along the front lot boundary will incorporate a range of trees (including Jacarandas) and shrubbery and will assist in providing privacy for the occupants using the outdoor living area.

In light of the above, it is considered that the proposal satisfies the design principles of the R Codes.

Landscaping

The proposed landscaping is contrary to the deemed-to-comply standards of the R Codes with the common property area within the front setback area not accommodating any landscaping. This is a result of this area being for pedestrian access to and from Vincent Street. Despite none of the common property area being landscaped, the overall landscaping provided within the street setback area is 62.3 percent and as such will positively contribute to the appearance and amenity of the development for the residents in the area and to the streetscape.

The application has also been assessed against the deemed-to-comply standards of the City's Built Form Policy. The Built Form Policy requires 15 percent of the site to be provided as deep soil zone, with the development proposing 15.4 percent. The inclusion of two Jacaranda trees and four Chinese Tallows creates 25.3 percent canopy coverage across the site in lieu of the required 30 percent. Although the proposal does not achieve 30 percent canopy coverage across the site, it is considered that the addition of more trees within the deep soil areas will allow for 30 percent canopy coverage to be achieved.

Given the above, should Council resolve to approve the development, it is recommended that a condition be imposed requiring the provision of 30 percent canopy coverage across the site.

Right of Way Widening

The existing right of way is 3.0 metres wide and it has been determined necessary for it to be widened so as to be 5.0 metres wide, with 1.0 metre widening to occur on each side of the laneway. This area is to be ceded free of cost to the City upon subdivision of the land. The widening area is shown on the development plans contained in **Attachment 3** and the proposal is acceptable in this regard.

Acoustic Report

The subject site abuts a portion of Vincent Street which is a major road that accommodates over 25,000 vehicles per day. In accordance with *State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (SPP 5.4), developments in such locations are to be designed and constructed so as to mitigate the impact of noise.

Whilst the application was not supported by an acoustic report, it is considered acceptable in this instance to require the provision of such a report prior to the issue of a Building Permit.

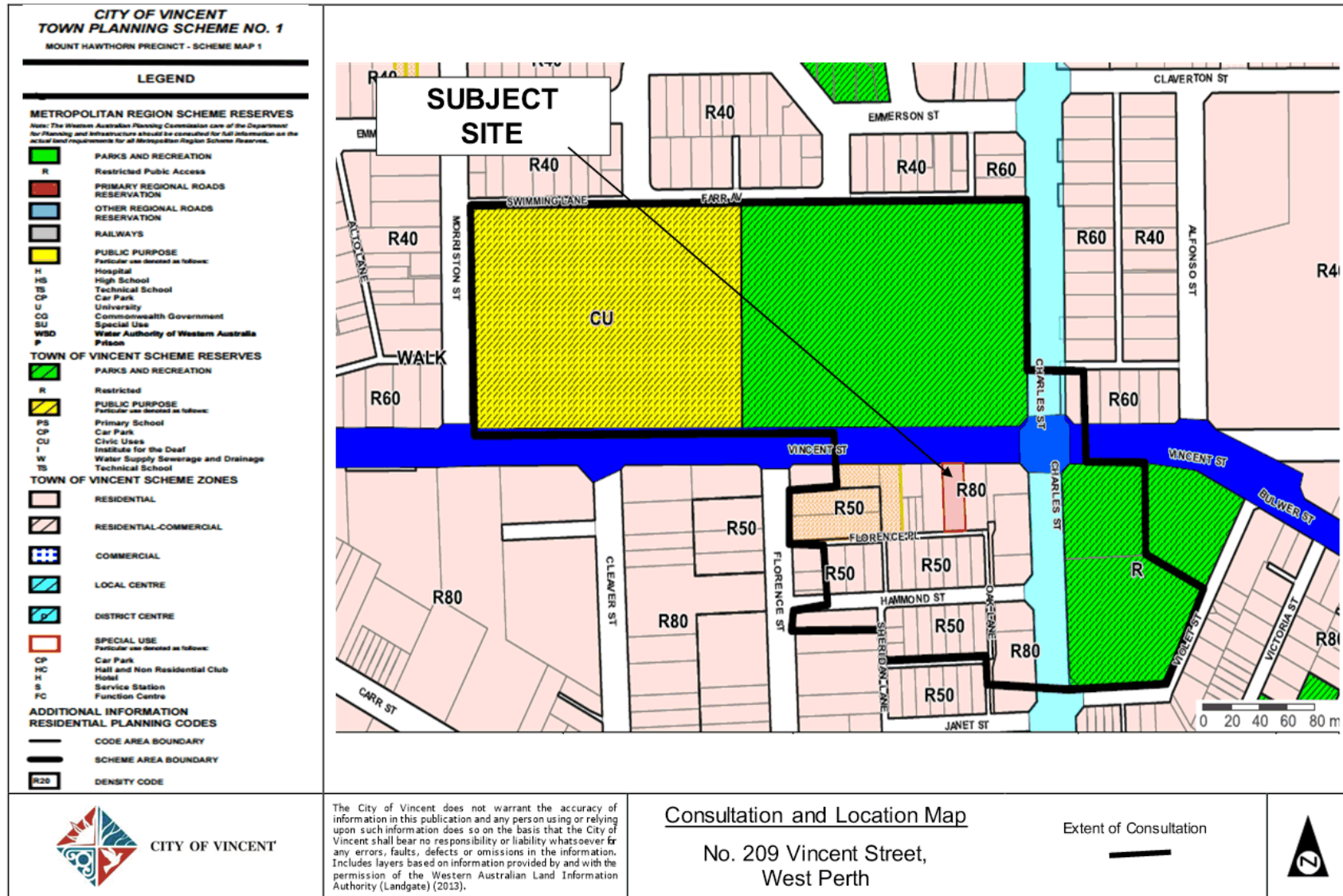
In light of the above, should Council resolve to approve the development, it is recommended that a condition be imposed requiring the submission on an acoustic report in accordance with State Planning Policy 5.4, with any recommendations of the report to be implemented to the City's satisfaction.

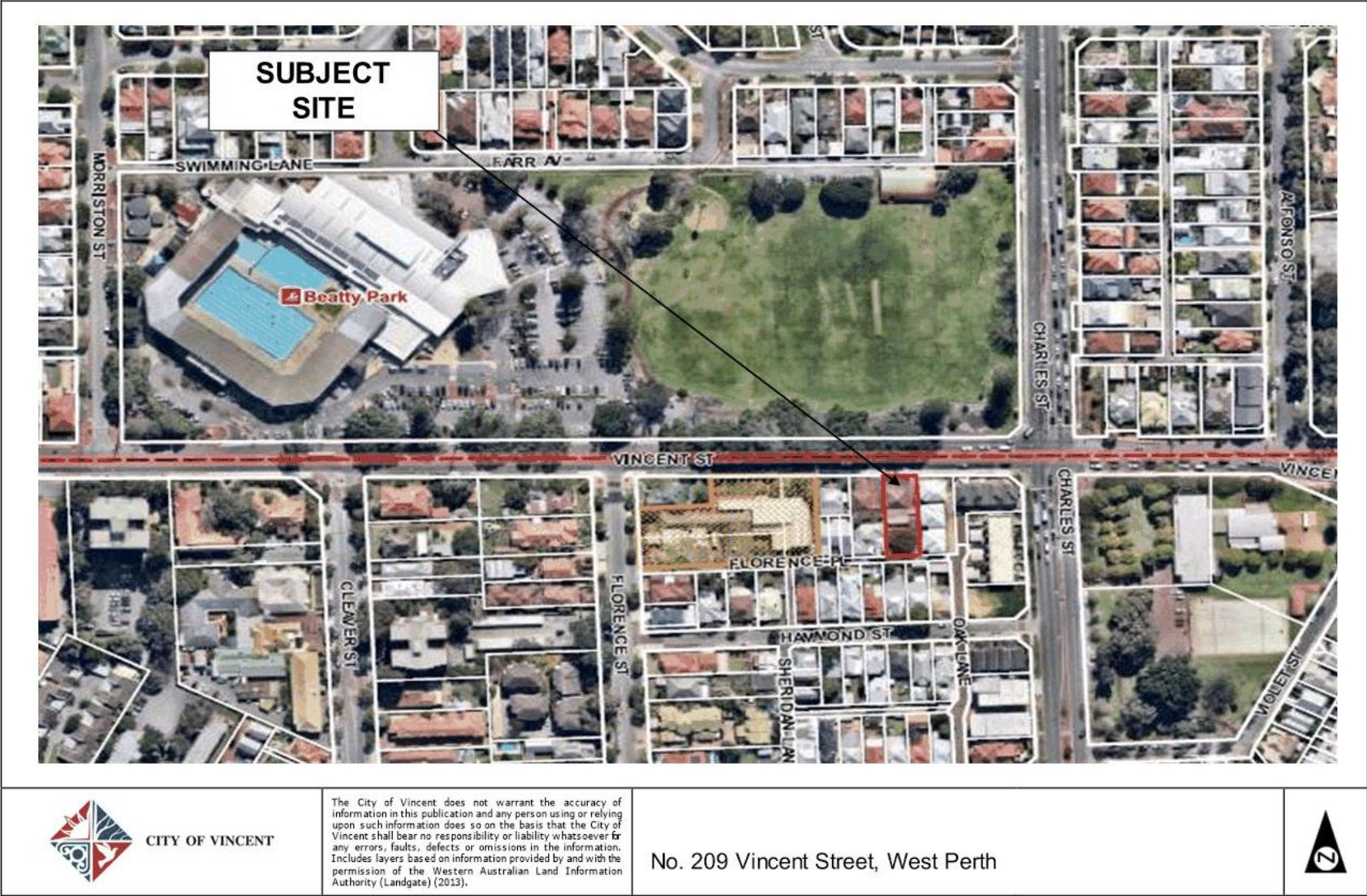
Conclusion

The previous reasons for refusal relate to street setback, hard stand in the front setback area, access to Vincent Street, lot boundary setbacks and amenity of outdoor living areas. The amended proposal, which removes the vehicle access from the primary street, allows for an increase in landscaping features within the street setback area and reduces the amount of hard stand in this area. The proposal also allows for more usable outdoor living areas which have appropriate access to northern sun and ventilation.

Although the setback to the upper floor of Unit 2 remains as previously proposed, the decrease in length of wall and incorporation of various finishes is considered to reduce the impact of building bulk to the adjoining properties. Additionally, the setbacks to the upper floor of the remaining units have been amended to comply. The two storey boundary walls have been located so as to have minimal impact on the amenity of the adjoining properties.

Given the above, it is considered that the amended plans appropriately address the previous reasons for refusal. It is therefore recommended that Council set aside its previous decision and resolve to approve the application subject to conditions.










ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

9.1 NO. 209 (LOT: 213; D/P: 33158) VINCENT STREET, WEST PERTH - PROPOSED FOUR GROUPED DWELLINGS**TRIM Ref:** D18/29443**Author:** Emily Andrews, Urban Planner**Authoriser:** John Corbellini, Director Development Services**Ward:** South**Precinct:** 5 – Cleaver

Attachments:

1. Attachment 1 - Consultation and Location Map 
2. Attachment 2 - Development Plans 
3. Attachment 3 - Summary of Submissions 
4. Attachment 4 - Applicants Response to Submissions 
5. Attachment 5 - Determination Advice Notes 

RECOMMENDATION:

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1, APPROVES the development application for Four Grouped Dwellings at No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5 and FORWARDS the application to the Western Australian Planning Commission for determination under the Metropolitan Region Scheme, as the recommendation provided by the Department of Planning, Lands and Heritage to not approve the access from Vincent Street is not supported for the reasons set out in this report:

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 walls are to be fully rendered or face brickwork to the satisfaction of the City;

2. External Fixtures

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

3. Stormwater

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

4. Clothes Drying Facilities

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;

5. Car Parking and Access

5.1 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development;

5.2 Vehicle and pedestrian access points are required to match into existing footpath levels;

ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

- 5.3 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications; and
- 5.4 The area shown for manoeuvring in front of the proposed Units 1 and 2 shall remain unobstructed at all times.
6. Right of Way Widening
- 6.1 A 1.0 metre right of way setback area shall be maintained free of any buildings and structures for the length of the property that adjoins the right of way at all times to enable future right of way widening;
- 6.2 The 1.0 metre right of way setback area shall be sealed drained and graded to match into the level of the existing Right of Way; and
- 6.3 The 1.0 metre right of way setback area referred to in condition 6.1 above, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision;
6. Acoustic Report
- An Acoustic Report in accordance with the City's Policy No. 7.5.21 – Sound Attenuation is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development. All recommended measures in the report shall be undertaken in accordance with the report to the City's satisfaction, prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;
7. Landscaping
- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
- 8.1.1 The location and type of existing and proposed trees and plants;
- 8.1.2 Areas to be irrigated or reticulated; and
- 8.1.3 The provision of eight percent Deep Soil Zone and at least 30 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form;
- 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;
8. Schedule of External Finishes
- Prior to commencement of development a detailed schedule of external finishes (including materials and colour schemes and details) shall be submitted to and approved by the City. The development shall be finished in accordance with the approved schedule prior to the use or occupation of the development; and
9. General
- Conditions that have a time limitation for compliance, and the condition is not met in the required time frame, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

ORDINARY COUNCIL MEETING MINUTES4 APRIL 2018

Moved: Cr Topelberg, Seconded: Cr Gontaszewski

That the recommendation be adopted.

PROPOSED AMENDMENT

Moved: Cr Gontaszewski, Seconded: Cr Loden

That the recommended condition 8 be amended as follows:

“8. Landscaping

- 8.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - 8.1.1 The location and type of existing and proposed trees and plants;
 - 8.1.2 Areas to be irrigated or reticulated; and
 - 8.1.3 The provision of eight percent Deep Soil Zone and at least 30 ~~40~~ percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form;
- 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;”

AMENDMENT CARRIED UNANIMOUSLY (9-0)

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

Against: Nil

COUNCIL DECISION ITEM 9.1

Moved: Cr Topelberg, Seconded: Cr Gontaszewski

That the recommendation be adopted.

LOST (4-5)

For: Presiding Member Mayor Cole, Cr Gontaszewski, Cr Castle and Cr Loden

Against: Cr Fotakis, Cr Hallett, Cr Harley, Cr Murphy and Cr Topelberg

PROPOSED ALTERNATIVE RECOMMENDATION

Moved: Cr Topelberg, Seconded: Cr Hallett

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme REFUSES the development application for Four Grouped Dwellings at No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth for the following reasons:

ORDINARY COUNCIL MEETING MINUTES

4 APRIL 2018

1. The proposed street setback to Vincent Street does not meet the Design Principles of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Vincent Street or the adjacent dwellings;
2. The proposed amount of hard stand in the front setback area does not meet the Design Principles of Clause 5.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.14 of Local Planning Policy No. 7.1.1 – Built Form as the increase in hard stand does not positively contribute the streetscape and does not contribute to the appearance and amenity of the development;
3. The proposed access to Vincent Street does not does not meet the Design Principles of Clause 5.3.5 of State Planning Policy No. 3.1 Residential Design Codes as it does not provide reduced impact of access points on the streetscape, minimal crossovers or high quality landscaping features given the access to the site could be provided from the rear right-of-way, which would remove the access point from Vincent Street and allow an increased landscape treatment;
4. The proposed setbacks to the adjoining properties do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1: Residential Design Codes as the development does not reduce the impact of building bulk on the adjoining properties; and
5. The proposed outdoor living areas do not meet the Design Principle, of Clause 5.3.1 of State Planning Policy 3.1: Residential Design Codes as these spaces do not provide adequate access to winter sunlight and ventilation or provide adequate amenity for residents.

PROPOSED AMENDMENTMoved: Cr Topelberg, Seconded:

That recommendations 1, 2 and 3 be deleted and the remaining recommendations be re-numbered accordingly.

The Proposed Amendment lapsed for want of a Secunder.

COUNCIL DECISION ITEM 9.1

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme REFUSES the development application for Four Grouped Dwellings at No. 209 (Lot: 213; D/P: 33158) Vincent Street, West Perth for the following reasons:

1. The proposed street setback to Vincent Street does not meet the Design Principles of Clause 5.1.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.2 of Local Planning Policy No. 7.1.1 – Built Form as the setback is not an appropriate distance to accommodate adequate space for landscaping to reduce the impact of the development on Vincent Street or the adjacent dwellings;
2. The proposed amount of hard stand in the front setback area does not meet the Design Principles of Clause 5.3.2 of State Planning Policy No. 3.1 Residential Design Codes or the Local Housing Objectives of Clause 5.14 of Local Planning Policy No. 7.1.1 – Built Form as the increase in hard stand does not positively contribute the streetscape and does not contribute to the appearance and amenity of the development;
3. The proposed access to Vincent Street does not does not meet the Design Principles of Clause 5.3.5 of State Planning Policy No. 3.1 Residential Design Codes as it does not provide reduced impact of access points on the streetscape, minimal crossovers or high quality landscaping features given the access to the site could be provided from the rear right-of-way, which would remove the access point from Vincent Street and allow an increased landscape treatment;

Page 23

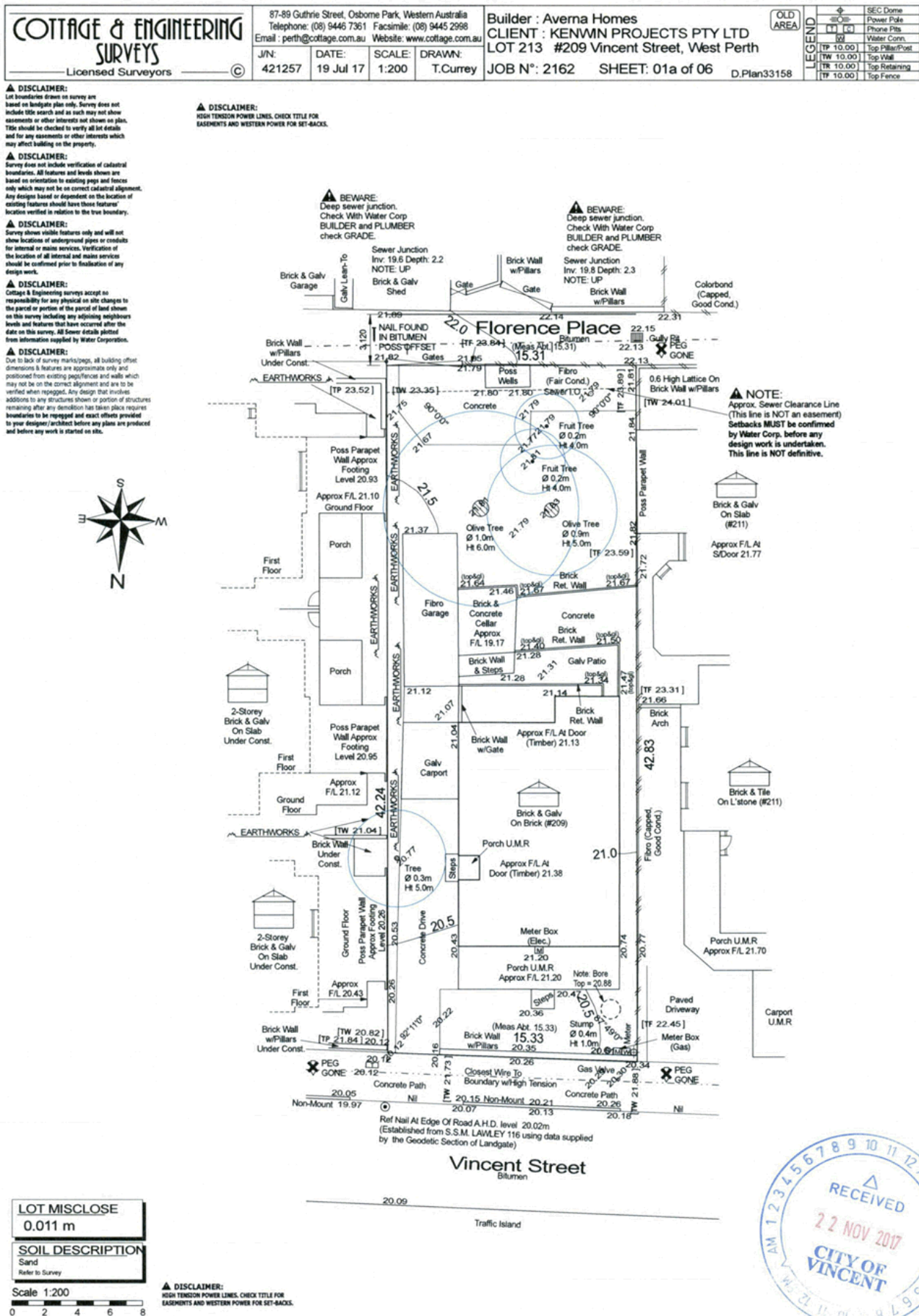
ORDINARY COUNCIL MEETING MINUTES4 APRIL 2018

4. The proposed setbacks to the adjoining properties do not meet the Design Principles of Clause 5.1.3 of State Planning Policy No. 3.1: Residential Design Codes as the development does not reduce the impact of building bulk on the adjoining properties; and
5. The proposed outdoor living areas do not meet the Design Principle, of Clause 5.3.1 of State Planning Policy 3.1: Residential Design Codes as these spaces do not provide adequate access to winter sunlight and ventilation or provide adequate amenity for residents.

CARRIED (6-3)

For: Cr Gontaszewski, Cr Fotakis, Cr Hallett, Cr Harley, Cr Murphy and Cr Topelberg

Against: Mayor Cole, Cr Castle, Cr Loden.



COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2393
Email: parth@cottage.com.au Website: www.cottage.com.au

Builder : Averna Homes
CLIENT : KENWIN PROJECTS PTY LTD
LOT 213 #209 Vincent Street, West Perth
SHEET: 01 of 06 (REV H: Dated 14-03-18)

OLD AREA	LEGEND	SEC Dome
	+	Power Pole
	⊕	Phone Pole
	⊗	Water Conn.
	TP 10.00	Top Pillar/Post
	TW 10.00	Top Wall
	TR 10.00	Top Retaining
	TF 10.00	Top Fence

D.Plan33158

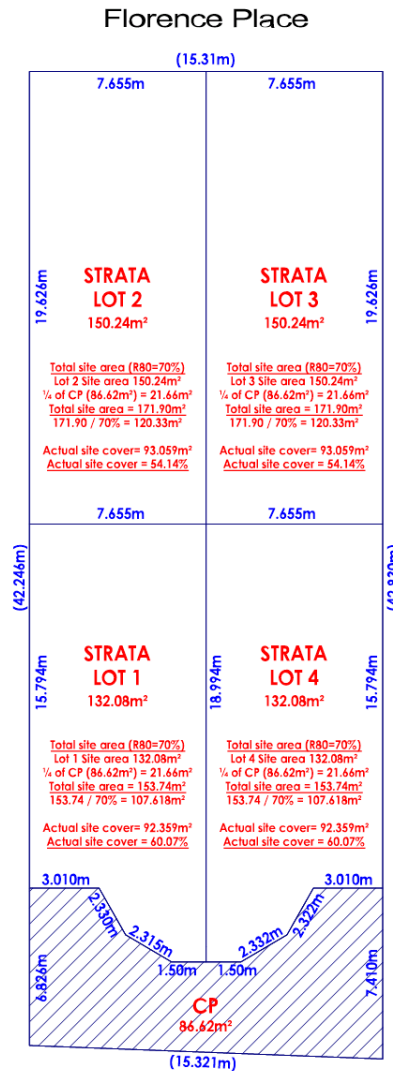
DISCLAIMER:
All boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

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

DISCLAIMER:
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PROPOSED STRATA PLAN

Scale 1:200
0 2 4 6 8

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2393
Email: parth@cottage.com.au Website: www.cottage.com.au

J/N: 421257 DATE: 19 Jul 17 SCALE: 1:200 DRAWN: T.Currey

Builder : Averna Homes
CLIENT : KENWIN PROJECTS PTY LTD
LOT 213 #209 Vincent Street, West Perth
SHEET: 01 of 06 (REV H: Dated 14-03-18)

OLD AREA	NEW AREA	SEC Dome
10.00	10.00	Power Pole
10.00	10.00	Phone Pole
10.00	10.00	Water Conn.
10.00	10.00	Top Wall
10.00	10.00	Top Retaining
10.00	10.00	Top Fence

D.Plan33158

DISCLAIMER:
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DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

EXTENT OF OVERSHADOWING ON LOT 8 HAMMOND STREET
10.28m² / 324m² LOT
= 3.17%
(SHOWN HATCHED)

FUTURE ROAD WIDENING SUBJECT TO SHIRE APPROVAL / REQUIREMENTS

BEWARE:
Deep sewer junction.
Check With Water Corp
BUILDER and PLUMBER
check GRADE.
Sewer Junction
Inv: 19.6 Depth: 2.3
NOTE: UP

CITY OF VINCENT RECEIVED
15 Mar 2018

SITE COVER AREA CALCULATIONS
ZONING R80 (MAX 70% ALLOWED)
UNIT 1 = 92.359m²
UNIT 2 = 93.059m²
UNIT 3 = 93.059m²
UNIT 4 = 92.359m²
TOTAL = 370.836m²
SITE AREA = 643.207m²
CALC m² = 370.836 / 643.207
CALC % = 57.65% (Max 70%)

EXTENT OF OVERSHADOWING ON LOT 9 HAMMOND STREET
36.08m² / 324m² LOT
= 11.13%
(SHOWN HATCHED)

NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed
by Water Corp. before any
design work is undertaken.
This line is NOT definitive.

EXTENT OF FIRST FLOOR LEVEL
(SHOWN SHADED)

PROPOSED UNIT 2 LOWERED FLOOR
FFL 21.829 (00c)
SPL 21.729
(SHOWN HATCHED)

2 x 1200 x 1500 CONC
SOAKWELLS WITH
TRAFFIC LID

**NEW PANEL & POST
RETAINING WALL AS
SHOWN HATCHED**

PROPOSED UNIT 3 LOWERED FLOOR
FFL 21.829 (00c)
SPL 21.729
(SHOWN HATCHED)

**NEW PANEL & POST
RETAINING WALL AS
SHOWN HATCHED**

PROPOSED UNIT 1 LOWERED FLOOR
FFL 20.80 (00c)
SPL 20.70
(SHOWN HATCHED)

2 x 1200 x 1500 CONC
SOAKWELLS WITH
TRAFFIC LID

**DMM BOX BUILT INTO
23c HIGH ISOLATED
BRICK PIER**

EXTENT OF FIRST FLOOR LEVEL
(SHOWN SHADED)

PROPOSED UNIT 4 LOWERED FLOOR
FFL 20.80 (00c)
SPL 20.70
(SHOWN HATCHED)

**EXISTING BORE TO
BE REMOVED AT
DEMOLITION STAGE**

**EXISTING POWER DOME
LOCATION, CONNECTION
REQUIREMENTS SUBJECT TO
WESTERN POWER APPROVAL**

**EXISTING WATER METER
PLUS THREE NEW W/METER
CONNECTIONS SUBJECT
TO WAWA APPROVAL**

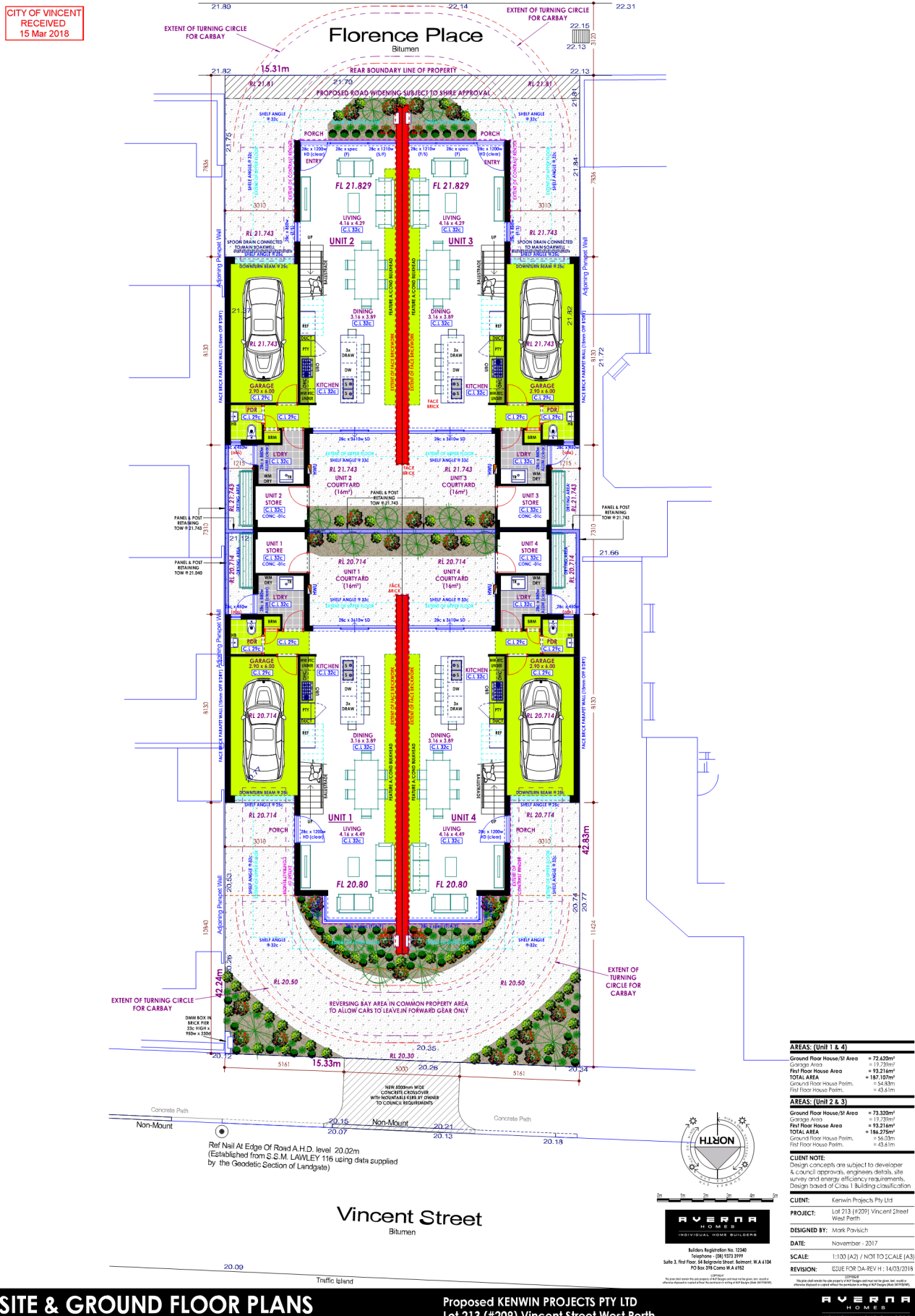
LOT MISCLOSE
0.011 m

SOIL DESCRIPTION
Sand
Refer to Survey

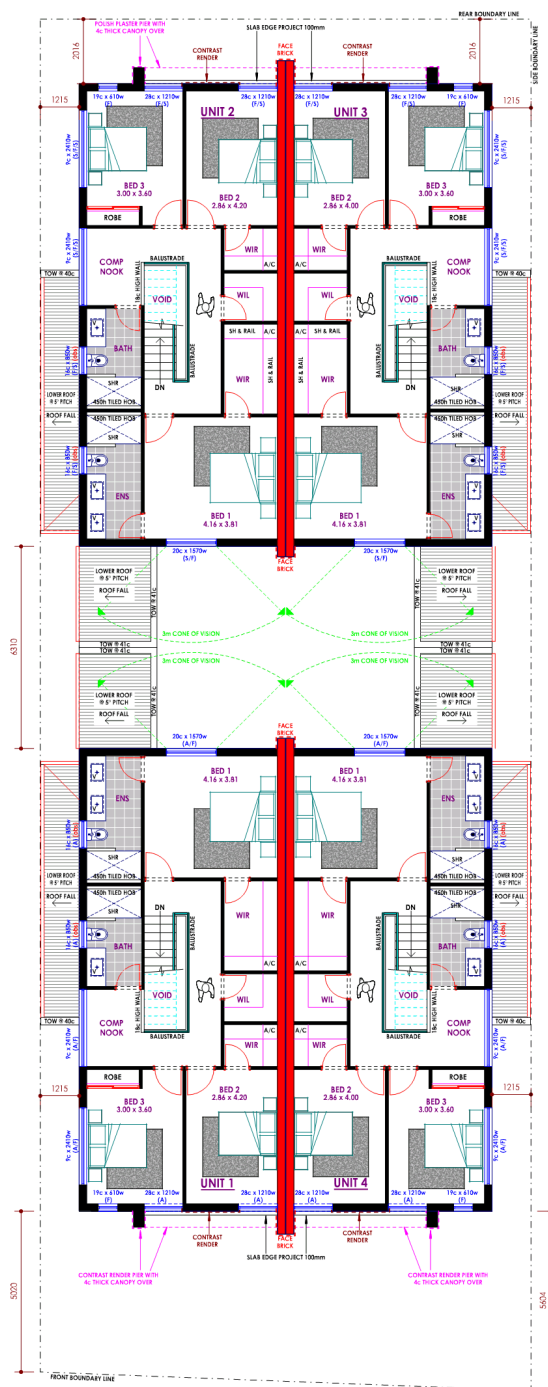
Scale 1:200
0 2 4 6 8

DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

**5m WIDE CONCRETE CROSSOVER
TO COUNCIL REQUIREMENTS**



CITY OF VINCENT
RECEIVED
15 Mar 2018



Builders Registration No. 12340
Telephone: (08) 1513 3399
Suite 3, First Floor, 54 Kelgama Street, Belmont, W.A. 6104
PO Box 518, Como, W.A. 6102

1:100 (A2) / NOT TO SCALE (A3)
REVISION: 1:100 (A2) / NOT TO SCALE (A3)

AREAS: (Unit 1 & 4)

Ground Floor House/21 Area = 73.420m²
Garage Area = 10.739m²
First Floor House Area = 93.214m²
TOTAL AREA = 177.373m²
Ground Floor House Perim. = 54.83m
First Floor House Perim. = 43.61m

AREAS: (Unit 2 & 3)

Ground Floor House/21 Area = 73.320m²
Garage Area = 10.739m²
First Floor House Area = 93.214m²
TOTAL AREA = 177.273m²
Ground Floor House Perim. = 54.83m
First Floor House Perim. = 43.61m

CLIENT NOTE:

Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.

CLIENT: Kenwin Projects Pty Ltd

PROJECT: Lot 213 (H209) Vincent Street West Perth

DESIGNED BY: Mark Pavlich

DATE: November - 2017

SCALE: 1:100 (A2) / NOT TO SCALE (A3)

REVISION: 1:100 (A2) / NOT TO SCALE (A3)

1:100 (A2) / NOT TO SCALE (A3)

1:100 (A2) / NOT TO SCALE (A3)

1:100 (A2) / NOT TO SCALE (A3)

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1:100 (A2) / NOT TO SCALE (A3)

1:100 (A2) / NOT TO SCALE (A3)

1:100 (A2) / NOT TO SCALE (A3)

UPPER FLOOR PLANS

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (H209) Vincent Street West Perth

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (H209) Vincent Street West Perth

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (H209) Vincent Street West Perth

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Proposed KENWIN PROJECTS PTY LTD
Lot 213 (H209) Vincent Street West Perth

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (H209) Vincent Street West Perth



VINCENT STREET NORTH-EAST FRONT ELEVATION



VINCENT STREET NORTH-EAST SIDE ELEVATION



VINCENT STREET NORTH-WEST FRONT ELEVATION



FLORENCE PLACE SOUTH-WEST REAR STREET ELEVATION

CITY OF VINCENT
RECEIVED
02 Mar 2018



Builders Registration No. 12345
Telephone: (08) 123 3399
Suite 3, First Floor, 44 Kelburna Street, Belmont, W.A. 6104
PO Box 518, Camos W.A. 6102

Not to be used for any other purpose than the one for which it was intended. Any use for other than the one for which it was intended is at the user's risk. The user is responsible for ensuring that the design is suitable for the intended use.

AREAS: (Unit 1 & 4)	
Ground Floor House/21 Area	= 74.152m ²
Garage Area	= 17.739m ²
First Floor House Area	= 93.214m ²
TOTAL AREA	= 185.105m ²
Ground Floor House Perim.	= 55.43m
First Floor House Perim.	= 43.61m

AREAS: (Unit 2 & 3)	
Ground Floor House/21 Area	= 73.320m ²
Garage Area	= 17.739m ²
First Floor House Area	= 93.214m ²
TOTAL AREA	= 184.273m ²
Ground Floor House Perim.	= 56.03m
First Floor House Perim.	= 43.61m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.

CLIENT: Kenwin Projects Pty Ltd
PROJECT: Lot 213 (#209) Vincent Street West Perth

DESIGNED BY: Mark Pavlich
DATE: November - 2017

SCALE: 1:100 (A2) / NOT TO SCALE (A3)

REVISION: ISSUE FOR DA-REV G: 31/03/2019

DISCLAIMER:
The user is responsible for ensuring that the design is suitable for the intended use. The user is responsible for ensuring that the design is suitable for the intended use.

AVERNA HOMES

3D IMAGES

Proposed KENWIN PROJECTS PTY LTD
Lot 213 (#209) Vincent Street West Perth

AVERNA HOMES

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
 Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au

J/N: 421257 DATE: 19 Jul 17 SCALE: 1:200 DRAWN: T.Curry

Builder : Averna Homes
 CLIENT : Choi Moi Yu & Ah Hwa Lim
 LOT 213 #209 Vincent Street, West Perth

D. Plan 331.58

OLD AREA	NEW AREA	SETBACK
TP 10.00	TP 10.00	Top Pillar/Post
TP 10.00	TP 10.00	Top Wall
TP 10.00	TP 10.00	Top Retaining
TP 10.00	TP 10.00	Top Fence

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

DISCLAIMER:
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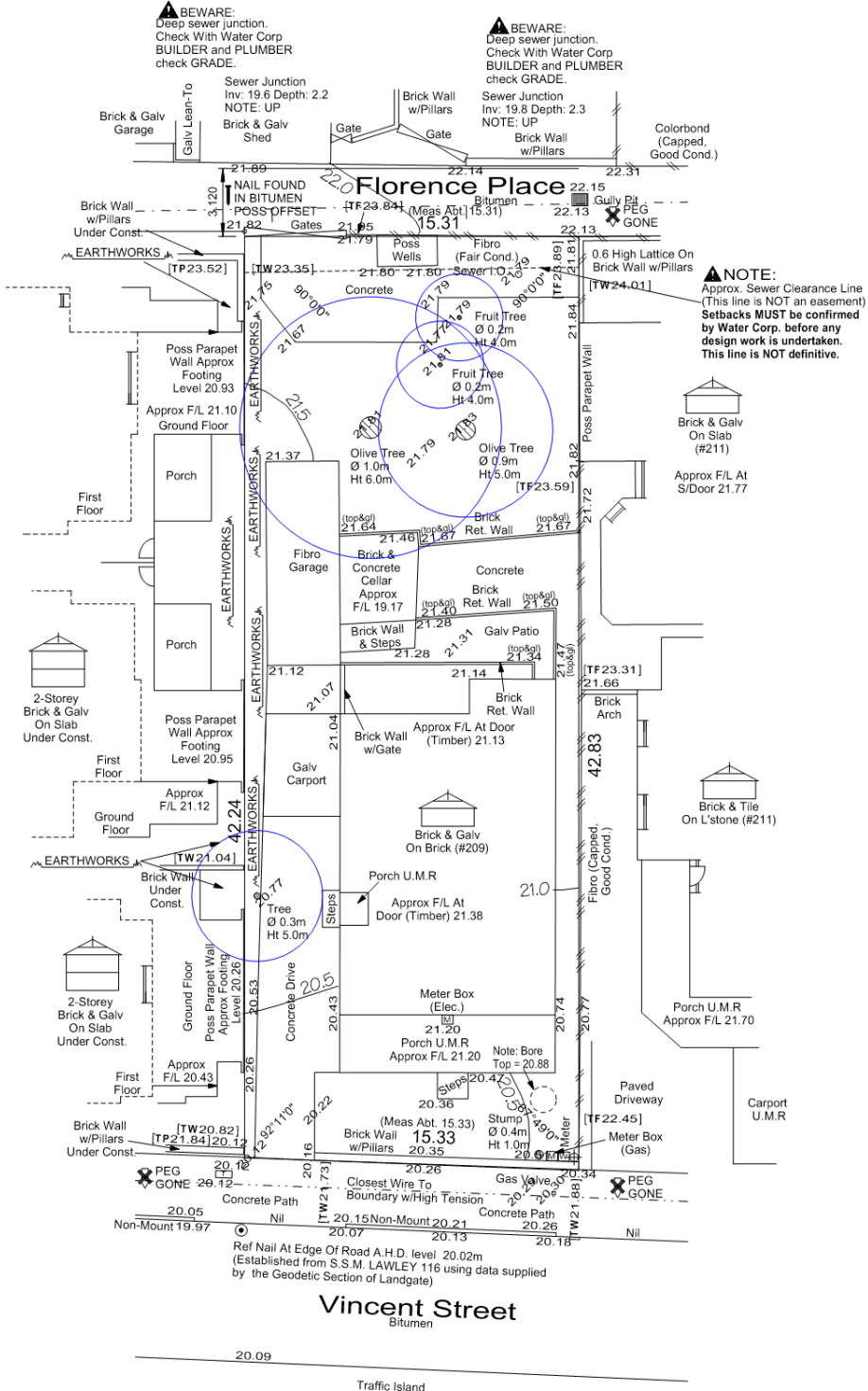
DISCLAIMER:
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DISCLAIMER:
 HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

CITY OF VINCENT
 RECEIVED
 14 Jun 2018



LOT MISCLOSE

0.011 m

SOIL DESCRIPTION

Sand

Refer to Survey

Scale 1:200





0 2 4 6 8

DISCLAIMER:
 HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

—Licensed Survivors

J/N: 421257	DATE: 19 Jul 17	SCALE: 1:200	DRAWN: T.Currey
----------------	--------------------	-----------------	--------------------

OLD
AREA

	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

D.Plan33158

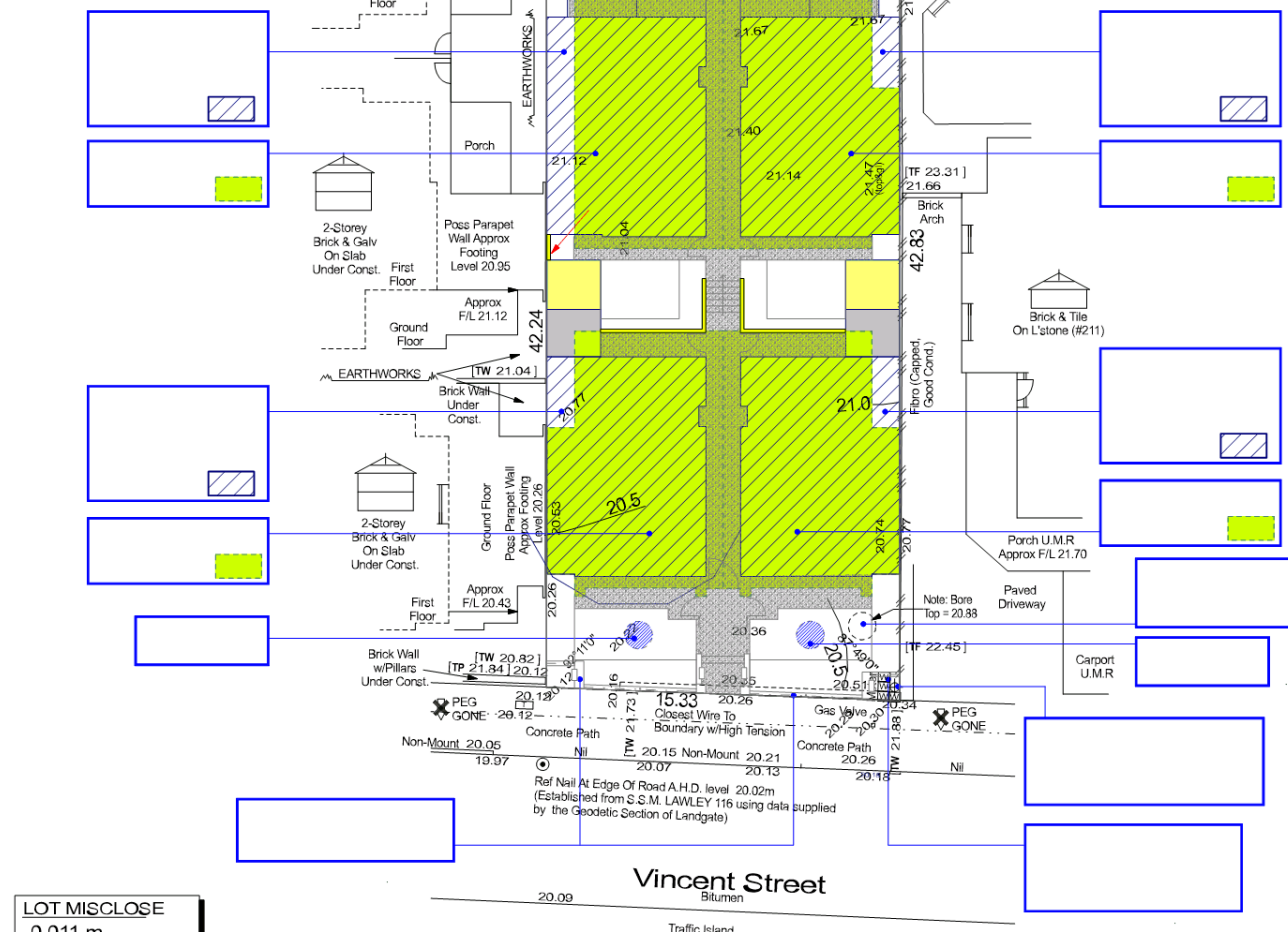
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▲ DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR
EASEMENTS AND WESTERN POWER FOR SET-BACKS.

BEWARE:
Deep sewer junction.
Check With Water Corp
BUILDER and PLUMBER
check GRADE.

Sewer Junction
Inv: 19.8 Depth: 2.3
NOTE: UP

NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)
Setbacks MUST be confirmed
by Water Corp. before any
design work is undertaken.
This line is NOT definitive.

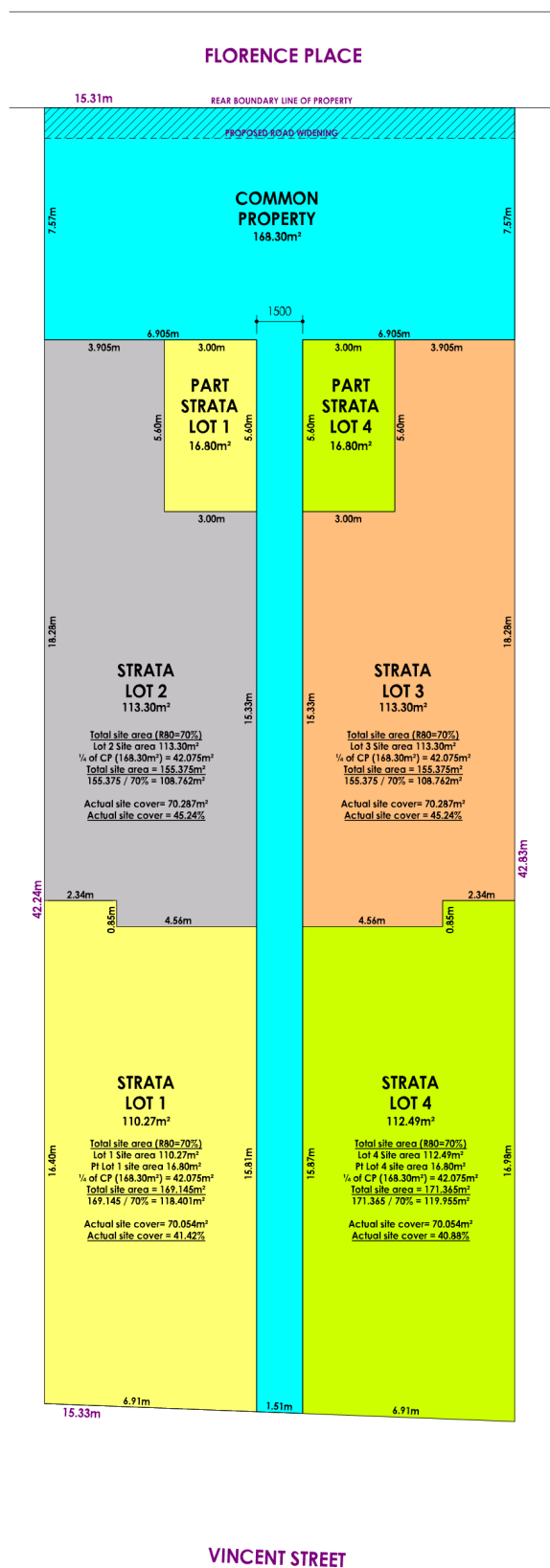


Scale 1:200



⚠ DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR
EASEMENTS AND WESTERN POWER FOR SET-BACKS.

CITY OF VINCENT
RECEIVED
18 July 2018



CLIENT: YU & LIM
PROJECT: Lot 213 (#209) Vincent Street West Perth
DESIGNED BY: Mark Pavlich
DATE: September - 2017
SCALE: 1:100 (A2 PAGE)
REVISION: Rev: C12 - 18/07/18



Building Registrar No. 12340
Licence No. (B) 123 1997
Suite 2, First Floor, 64 Regatta Street, Subart, W.A 6104
PO Box 314, Camperdown, W.A 6105



AREAS: (Unit 1 & 4)

Ground Floor House Area	= 65.278m ²
Carport Area	= 16.500m ²
Stair Area	= 4.275m ²
First Floor House Area	= 79.418m ²
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 37.01m

AREAS: (Unit 2)

Ground Floor House Area	= 65.158m ²
Carport Area	= 16.500m ²
Stair Area	= 5.000m ²
First Floor House Area	= 71.746m ²
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 35.20m

AREAS: (Unit 3)

Ground Floor House Area	= 65.278m ²
Carport Area	= 16.500m ²
Stair Area	= 5.000m ²
First Floor House Area	= 79.327m ²
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 35.20m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.

PROPOSED BUILT STRATA PLAN

SHEET 2 of 6

Proposed YU & LIM Development
Lot 213 (#209) Vincent Street West Perth

AVERA
HOME BUILDERS
INDIVIDUAL HOME BUILDERS

CITY OF VINCENT
RECEIVED
18 July 2018

CLIENT: YU & LIM
PROJECT: Lot 213 (#209) Vincent Street West Perth
DESIGNED BY: Mark Pavlich
DATE: September 2017
SCALE: 1:100 (A2 PAGE)
REVISION: Rev: C12 - 18/07/18



Indian Registration No. 1240
Telephone: (08) 923 9971
Suite 2, First Floor, 64 Legation Street, Subart, W.A. 6104
PO Box 311, Camo, W.A. 6102



AREAS: (Unit 1 & 4)	
Ground Floor House Area	= 65.27sqm
Carport Area	= 16.50sqm
Store Area	= 2.72sqm
First Floor House Area	= 79.41sqm
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 37.01m
AREAS: (Unit 2)	
Ground Floor House Area	= 65.18sqm
Carport Area	= 16.50sqm
Store Area	= 2.72sqm
First Floor House Area	= 79.27sqm
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 35.20m
AREAS: (Unit 3)	
Ground Floor House Area	= 65.27sqm
Carport Area	= 16.50sqm
Store Area	= 2.72sqm
First Floor House Area	= 79.27sqm
Ground Floor House Perim.	= 33.46m
First Floor House Perim.	= 35.20m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building Classification.



GROUND FLOOR PLANS

SHEET 4 of 4

Proposed YU & LIM Development
Lot 213 (#209) Vincent Street West Perth

AVERA
HOME BUILDERS
INDIVIDUAL HOME BUILDERS



AREAS: (Unit 1 & 4)	
Ground Floor House Area	= 65.278m ²
Carport Area	= 16.800m ²
Store Area	= 4.776m ²
First Floor House Area	= 79.927m²
TOTAL AREA	= 146.472m²
Ground Floor House Perim.	= 33.44m
First Floor House Perim.	= 37.01m

AREAS: (Unit 2)	
Ground Floor House Area	= 65.158m ²
Carport Area	= 16.800m ²
Store Area	= 5.009m ²
First Floor House Area	= 71.786m²
TOTAL AREA	= 158.753m²
Ground Floor House Perim.	= 33.44m
First Floor House Perim.	= 35.25m

AREAS: (Unit 3)	
Ground Floor House Area	= 65.278m ²
Carport Area	= 16.800m ²
Store Area	= 5.009m ²
First Floor House Area	= 79.927m²
TOTAL AREA	= 146.471m²
Ground Floor House Perim.	= 33.44m
First Floor House Perim.	= 37.61m

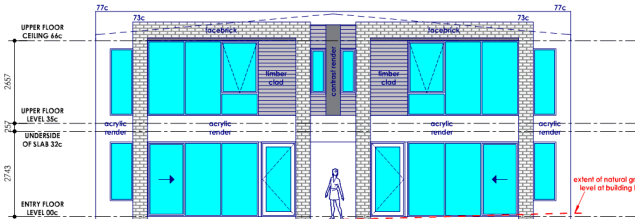


CLIENT NOTE:
Design concepts are subject to developer
& council approvals, engineers details, site
survey and energy efficiency requirements.
Design based of Class 1 Building classification

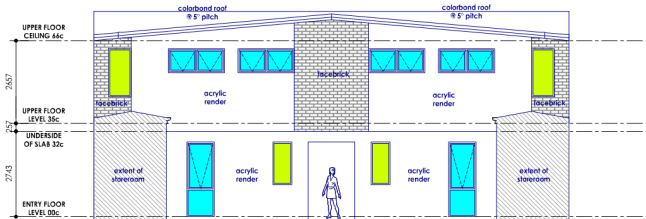
AVERNA
HOMES
INDIVIDUAL HOME BUILDERS

CITY OF VINCENT
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18 July 2018

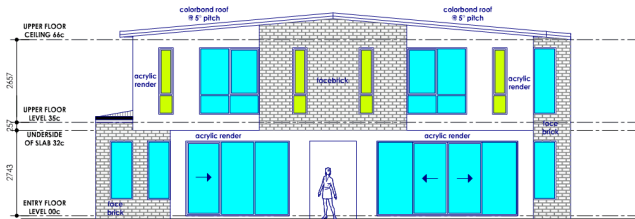
ELEVATIONS
Proposed T10 & L10 Development
Lot 213 (#207) Vincent Street West Perth



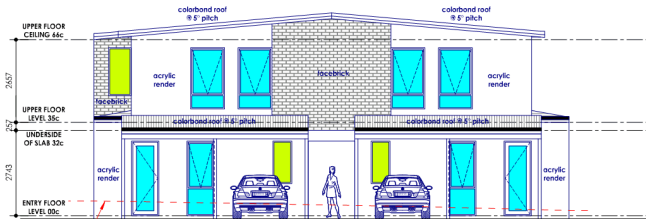
UNIT 1 & 4 - VINCENT STREET FRONT ELEVATION



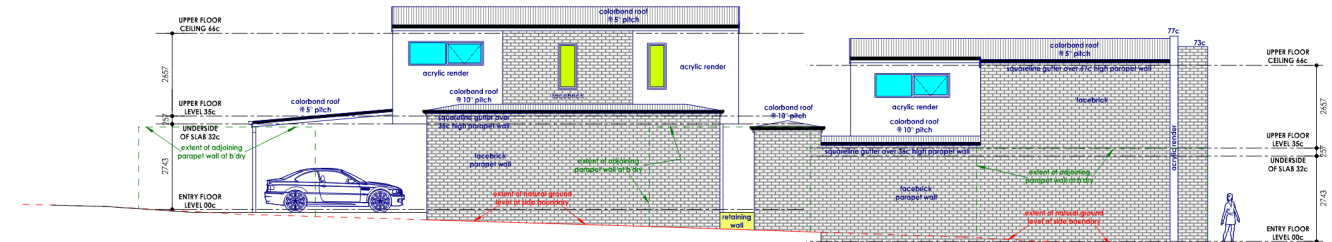
UNIT 1 & 4 - REAR ELEVATION



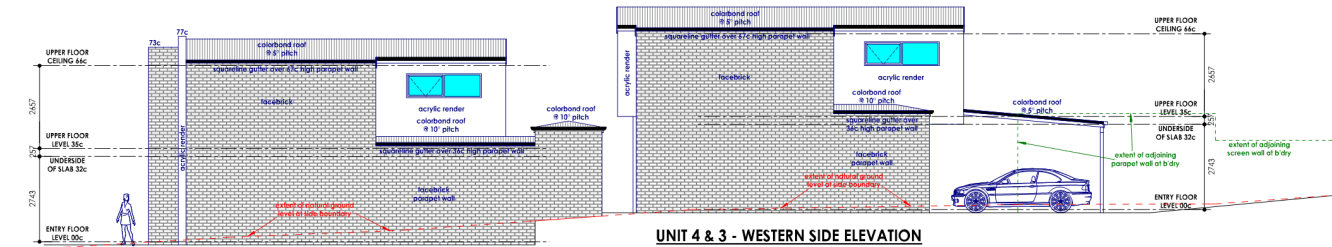
UNIT 2 & 3 - COURTYARD ELEVATION



UNIT 3 & 2 - FLORENCE PLACE REAR ELEVATION



UNIT 2 & 1 - EASTERN SIDE ELEVATION



UNIT 4 & 3 - WESTERN SIDE ELEVATION

REVERRA

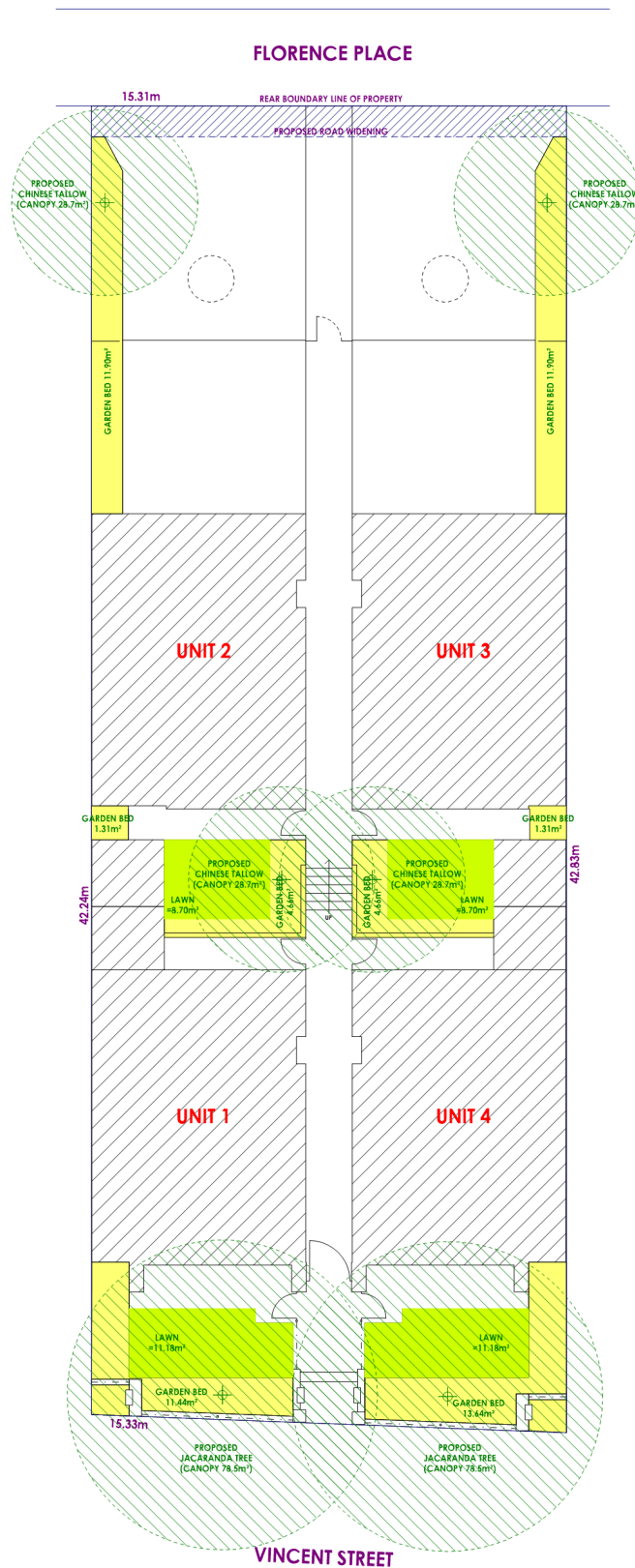
CLIENT: T10 & L10
PROJECT: Proposed T10 & L10 Development
DISIGNED BY: David Perkins
DATE: September 2017
SCALE: 1:100 (AS SHOWN)
REVISION: Rev. C.D. 18/07/18

AREAS (GROSS)

Area	Value
Ground Floor House Area	44.23m ²
Upper Floor House Area	44.23m ²
Garage Area	14.64m ²
Understorey Area	14.64m ²
Roof Area	14.64m ²
Other Area	14.64m ²
TOTAL AREA	144.44m²

CLIENT NOTE: The client has approved the design and construction of the proposed development. The client has also approved the design and construction of the proposed development. The client has also approved the design and construction of the proposed development.

CITY OF VINCENT
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18 July 2018



CLIENT: YU & LIM
PROJECT: Lot 213 (#209) Vincent Street West Perth
DESIGNED BY: Mark Pavlich
DATE: September 2017
SCALE: 1:100 (A2 PAGE)
REVISION: Rev: C12 - 18/07/18



Business Registration No. 12340
Licence No. 081923 997
Suite 2, First Floor, 64 Regatta Street, Subart, W.A 6104
PO Box 318, Camperdown, W.A 6105



AREAS: (Unit 1 & 4)

Ground Floor House Area = 65.27m²
Carport Area = 16.50m²
Stair Area = 4.27m²
First Floor House Area = 79.41m²
TOTAL AREA = 165.47m²
Ground Floor House Perim. = 33.44m
First Floor House Perim. = 37.20m

AREAS: (Unit 2)

Ground Floor House Area = 65.18m²
Carport Area = 16.50m²
Stair Area = 5.00m²
First Floor House Area = 71.74m²
TOTAL AREA = 158.75m²
Ground Floor House Perim. = 33.44m
First Floor House Perim. = 35.20m

AREAS: (Unit 3)

Ground Floor House Area = 65.27m²
Carport Area = 16.50m²
Stair Area = 5.00m²
First Floor House Area = 79.42m²
TOTAL AREA = 166.19m²
Ground Floor House Perim. = 33.44m
First Floor House Perim. = 37.20m

CLIENT NOTE:
Design concepts are subject to developer & council approvals, engineers details, site survey and energy efficiency requirements. Design based on Class 1 Building classification.

Total Tree Canopy
Coverage = 271.80m²
(271.80m² / 651m² = 41.75%)

Total Deep Soil
Coverage = 100.58m²
(100.58m² / 651m² = 15.45%)

LANDSCAPE / CANOPY AREA

SHEET 3 of 4

Proposed YU & LIM Development
Lot 213 (#209) Vincent Street West Perth

AVERA HOME BUILDERS
INDIVIDUAL HOME BUILDERS

CITY OF VINCENT
RECEIVED
18 July 2018



Kenwin Projects Pty Ltd
#209 Vincent Street WEST PERTH (Rev C12) 18-07-18
by Mark Pavisch

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18 July 2018



Kenwin Projects Pty Ltd
 #209 Vincent Street WEST PERTH (Rev C12) 18-07-18
 by Mark Pavisch

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by Mark Pavisch

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by Mark Pavisch

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by Mark Pavisch

CITY OF VINCENT
RECEIVED
18 July 2018



Kenwin Projects Pty Ltd
#209 Vincent Street WEST PERTH (Rev C12) 18-07-18
by Mark Pavisch

Summary of Submissions:

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

Comments Received in Support:	Officer Technical Comment:
<u>Landscaping and Materials</u> The landscaping and materials has been addressed from the previous application.	Noted.
<u>Right of Way Widening</u> The widening to Florence Place to facilitate appropriate parking is appreciated.	Noted.
<u>Building Height</u> No concerns regarding the wall height of 6.6m to Unit 2.	Noted.
Comments Received Neither Support or Object:	Officer Technical Comment:
<u>Dividing Fences</u> The existing boundary fencing between the subject site and western boundary is damaged. The high parapet walls to Units 3 and 4 area considered to be appropriate measures for fencing, however the remaining fencing in poor condition should be replaced.	The comments regarding the heights of the boundary walls being appropriate are noted. Dividing fences are a civil matter between the two parties. It is recommended that the replacement fencing be discussed between the two landowners.
Comments Received in Objection:	Officer Technical Comment:
<u>Street Setback</u> <ul style="list-style-type: none"> The development should comply with the street setback requirements and is not aligned with the other properties on the street. The reduced front setback will result in overlooking to adjoining properties. Development presents as overcrowded and the orientation of the development is a poor design outcome. Lack of green within front setback does not contribute to the streetscape and is not in keeping with local properties. 	The development is considered to be appropriately setback as there is adequate landscaping between the proposed development and the streetscape which will assist in reducing the impact of building bulk as viewed from the street. Although proposing a variation to the street setback, the proposed development will be located 2m behind the adjoining dwelling to the east and behind the carport of the adjoining property to the west and as such is considered to be an appropriate distance from the street. Furthermore, the angle of the lot sees street setback increase in distance from the lot boundary. The development has been design to allow for access from the primary street too all units via a corridor between the dwellings. This access way assists in reducing the bulk of the development as viewed from the street. The development complies with the deemed-to-comply standards of the Residential Design Codes in relation to visual privacy and as such the potential of overlooking and resultant loss of privacy is reduced.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> As no landscaping is provided this will increase the heat island effect. Lack of landscaping is inconsistent with the streetscape. 	<p>The landscaping proposed within the streetscape is considered to positively contribute to the existing streetscape, particularly as the immediate adjoining properties to the east and west have little to no landscaping within their front setbacks.</p> <p>It is noted that the development achieves the deep soil requirement of 15 percent as identified in the City's Policy No. 7.1.1 – Built Form. Administration have noted that 30 percent canopy coverage can be achieved on site and recommend this be a condition should Council approve the development, with 25.3 percent proposed at present.</p>
<p><u>Building Height</u></p> <ul style="list-style-type: none"> The increase in building height will create overshadowing and overlooking to adjoining properties. The height increase is not in keeping with the locality. 	<p>The proposed building height will not result in any adverse overshadow or overlooking to adjoining properties as the orientation of the lot allows for the overshadow to be cast predominantly within the lot boundary and to the right of way. The visual privacy and overshadowing meet the deemed-to-comply standards of Clause 5.4.1 and 5.4.2 of the R Codes.</p> <p>The proposed height is considered appropriate in the locality with there being numerous two and three storey developments in the area. The proposed increase in height will not have an adverse impact on the streetscape, with the variation being to Unit 2 and lower than the concealed roof height of 7.0m to Unit 1.</p>
<p><u>Setbacks</u></p> <ul style="list-style-type: none"> Significant height departure for lot boundary will and will impact on the streetscape and surrounding cottage homes. Increased boundary wall height will cause shadow to the adjoining properties and affect ventilation. 	<p>The proposed boundary wall heights to Unit 2 have been reduced from that advertised and result in a height variation of 0.2metres to the maximum and 0.55 metres to the average. The increase in height is not considered to have an adverse impact on the amenity of the adjoining property in terms of building bulk as the façade abutting the dwellings incorporates various finishes and materials.</p> <p>The proposed increase to boundary wall heights are considered to be acceptable and not have any adverse impact on the amenity of the adjoining properties, particularly in regards to overshadowing and ventilation as the orientation of the lot allows for the overshadow to be cast predominantly within the lot boundary and to the right of way. These boundary walls are also located behind the street setback area and are designed so as to have little to no impact on any major openings or habitable spaces of the surrounding properties and as such will have limited impact on the desired streetscape and adjacent properties.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Traffic and Parking</u></p> <ul style="list-style-type: none"> • Florence Place is a narrow right of way (ROW) which already cannot accommodate the number of dwellings using the access way. • There are poor sight lines from the development to the ROW. • Traffic congestion is an issue within the ROW, and the development will further add to the issue of parking within the area. 	<p>The proposed access from Florence Place is considered appropriate and mitigates the impact of crossovers to Vincent Street which is identified by the Department of Planning, Lands and Heritage as an Other Regional Road with high volumes of traffic.</p> <p>Vehicle manoeuvring has been assessed by Administration and the sight lines and access areas provided are sufficient. Furthermore, the development does not require visitor parking to be provided in accordance with the R Codes and sufficient parking has been provided for each dwelling.</p>
<p><u>Outdoor Living Areas</u></p> <p>The outdoor living spaces lead to dark unusable spaces.</p>	<p>The outdoor living areas (OLA) have been orientated to have access to northern sun and ventilation. The proposed useable area of the outdoor living areas are consistent with the requirements of the R Codes. The OLA's are also located adjacent to habitable rooms of the respective dwellings to allow for additional usable areas.</p>

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

Our Ref: KENWIN PROJECT PTY LTD – J/N° 2162

28th June 2018

Planning Manager
City of Vincent
Planning Department
PO Box 82
LEEDERVILLE WA 6902

To whom it may concern,

Development Application: Four Townhouse Grouped Dwelling (Built Strata) – Lot 213 (#209) Vincent Street, West Perth (Further information for S.31 SAT reconsideration)

On behalf of the landowners of Lot 213 (#209) Vincent Street West Perth, we are responding to the email dated 14th June 2014 from Emily Andrews of the variations identified by council on the reconsidered design which we are seeking council approval for the proposed four townhouse grouped dwellings (Built Strata).

1. Street Setback

- The upper floor is setback 4.3m in lieu of 4.92m
The built form policy clause C5.2.1 states "The primary street setback is to be average of the five properties adjoining the proposed development". The adjoining properties to either side of our property are well forward of ours, however three lots down on the western side is a Nursing home which is well setback, which has exaggerated our front setback average. Due to the angle of the front boundary we have a ground floor front average setback of 5.13m with an upper floor front average setback of 4.71m. The combined average front setback of both lower and upper floor is 4.92m. Therefore we are seeking council approval based on the justification above.
- The incursion within the front setback area exceeds 20% resulting in a setback of 4m (to ground and upper floor) in lieu of 4.92m
Refer to the above justification giving a combined front setback average of 4.92m.

As part of the mediation process, the City was of the understanding that the development would be pushed back to ensure the front setback was complaint.

As you can see we have taken great steps in trying to accommodate the design to suit the requirements and achieve an average setback of 4.92m as we also had to create some form of design articulation to the façade. We are seeking council approval on this minor variation.

2. Boundary walls

Permitted maximum 3.5m and average 3.0m

- East boundary:

- Adjacent to U1: max=6.1m, avg= 4.7m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- Adjacent to U2: max = 6.3m, avg= 4.9m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- West boundary

- Adjacent to U3: max=5.8m, avg= 4.45m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

- Adjacent to U4: max = 5.8m, avg= 4.35m

Due to the site restrictions and reduced building area due to front setbacks, accommodating north facing courtyards and providing adequate turning area for rear parking, it has forced us to place the stairwells up against the boundary for the lower/upper floors. We understand this is a variation to the Built Form Policy clause C5.3.1.iii, however the proposed parapet walls are behind the building line on our design and the adjoining sites. The development at #213 Vincent Street has 3 storey parapet walls on the side boundaries. We are seeking council support to this variation given the challenges the built form policy has placed on the R80 zoning property.

3. Building height

- Unit 1

- Concealed height of 7.1m in lieu of 7.0m (as per previous application)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

- Wall height to pitched roof of 6.1m in lieu of 6.0m (not previously identified as a variation)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

- Unit 2

- Wall height to pitched roof of 6.6m in lieu of 6.0m (not previously identified as a variation)

This is a minor variation to the Built Form Policy (Building Height) Clause 5.6.1 (Table 5 & figure 2). However we are seeking variation through the Built Form Policy Building height design principals. The proposed buildings respond and contribute to the neighbourhood (P5.6.1), Is complementary to existing developments, especially the development to the east of our site and the development at #213 Vincent Street (P5.6.2), Minimal excavation and fill (P5.6.3), Minimises overlooking and overshadowing, as lot faces north and shadow within the rear of site that has no impact on adjoining sites (P5.6.4), Enhances the visual character of the existing streetscape, especially with the developments on the corner of Charles & Vincent Street and the adjoining development at #207 Vincent St (P5.6.5). The Built form policy states that the council may approve developments which exceed the maximum heights which

addresses the Design Principals P5.6.1-P5.6.5. Therefore we are seeking council approval for this minor variation.

4. Fencing

- Please provide fencing elevations

Please note that the front fencing elevation had been provided on the ground floor plan as submitted as discussed over the phone.

5. Landscaping

- 50% of common property within front setback to be landscaped, with 0% of common property in front setback landscaped.

- There is 11.1sqm of common property within the

Please note that the common property within the front setback area is the pedestrian access pathway to Vincent Street. The Courtyard to Unit 1 & Unit 4 which is located on either side of this pedestrian access pathway is fully landscaped to comply with the Built form policy landscape requirements. The increased front average street setback of 4.92m has also increased the landscaping requirements than those on the adjoining sites. Therefore we are seeking council approval based on the facts listed above.

6. Retaining/Fill

- 600mm of retaining/fill to eastern boundary (as per previous application)

Due to the nature of the site, there is a small section of area between the front and rear unit to the side boundary that requires retaining that is minimal and has no real adverse effect on the adjoining property as per RDC clause 6.3.7- Retaining walls. Therefore we are seeking council approval on this minor variation.

7. External fixtures

- Not integrated with the dwellings and visible from the street.

Please note that the meter boxes are located on the return walls of the front screen wall which will be recessed into the walls and painted the same colour which will reduce any visibility from the street. This is no different to any other developments with the area.

In conclusion on behalf of the land owner, we are seeking approval for the proposed four townhouse group dwelling proposal (Built Strata) on the subject site. If you have any further queries or require any additional information please do not hesitate to email (mark@avernahomes.com.au) or call me direct on 0419935949.

Yours sincerely

Mark Pavisich

Building Designer
AVERNA HOMES

Determination Advice Notes:

1. With reference to Condition 5.2 the portion of the existing footpath traversing the proposed crossover must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.
2. With reference to Condition 5.3 all new crossovers to the development site are subject to a separate application to be approved by the City.
3. A security bond for the sum of \$3,500 shall be lodged with the City by the applicant, prior to the issue of a building permit. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Bulwer Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
4. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
5. With reference to Condition 3, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
6. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.
7. The 1.0 metre right of way setback area referred to in condition 6.1, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision.

9.8	LATE REPORT: AMENDMENT 1 TO LOCAL PLANNING POLICY NO. 7.1.1 - BUILT FORM
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REPORT TO BE ISSUED PRIOR TO COUNCIL MEETING 21 AUGUST 2018

10 ENGINEERING**10.1 TENDER NO. 550/18 - PRUNING OF STREET TREES USING ELEVATED WORK PLATFORMS****TRIM Ref:** D18/74625**Author:** Jeremy van den Bok, Manager Parks**Authoriser:** Andrew Murphy, Director Engineering**Attachments:** 1. Pricing Schedule and Evaluation - Confidential**RECOMMENDATION:**

That Council **ACCEPTS** Tender No. 550/18 from Tree Amigos Tree Surgeons Pty Ltd for the Pruning of Street Trees using Elevated Work Platforms 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 550/18 – Pruning of Street Trees using Elevated Work Platforms for the City of Vincent.

BACKGROUND:

The majority of work outlined within this contract involves the pruning of street trees located under Western Power's low voltage overhead cables, using five metre elevated work platforms. Street tree pruning is undertaken annually, commencing in July and clearance works are undertaken in accordance with Western Power's clearance profiles.

Contract staff have to undertake specific training and accreditation to work in close proximity to power lines. Taking into account the work requirements and the areas in which the work is undertaken (around suburban streets where vehicular and pedestrian access must be maintained), safety is of paramount importance.

The contract also comprises of the pruning of street trees off property lines, crown lifting and general safety pruning.

The current contract for the pruning of trees using elevated platforms has been provided by Beaver Tree Services and Tree Amigos Tree Surgeons and expires on 1 September 2018.

DETAILS:**Tenders Received:**

At the close of the tender advertising period three tenders were received from the following companies:

- Tree Amigos Tree Surgeons Pty Ltd
- Trees Need Tree Surgeons
- Beaver Tree Services Australia 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 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. The aggregate score of each response was used in assessing the submissions.

Tender Evaluation Panel:

- Manager Parks and Urban Green
- Supervisor Parks and Urban Green
- Technical Officer Parks and Urban Green
- Asset Officer - Maintenance

Tender Evaluation Ranking:

Tender rankings are shown in the following table. Of the three tenders received, all three were deemed compliant and were therefore evaluated. Full details and submitted prices are shown in **Confidential Attachment 1**.

Criteria	Weighting	Tree Amigos Tree Surgeons Pty Ltd	Trees Need Tree Surgeons	Beaver Tree Services Australia Pty Ltd
Financial offer	40%	38.3	40	22.8
Demonstrated experience, qualifications, capacity and resources to undertake the requirements of this contract.	30%	24.4	21.4	26.3
Demonstrated ability to supply and deliver services within the nominated timeframes	20%	16.0	15.5	16.5
History and viability of the company	10%	7.0	7.0	9.3
Total	100%	85.7	83.9	74.8
Ranking		1st	2nd	3rd

CONSULTATION/ADVERTISING:

Tender No. 550/18 – Pruning of Street Trees using Elevated Work Platforms 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 1.1.3

RISK MANAGEMENT IMPLICATIONS:

Medium – High This tender comprises of works that provide an important service to the City. It involves annual tree pruning of street trees of which a majority are located under Western Power's infrastructure, therefore work must be undertaken in accordance with Section 54 of the *Energy Operators (Powers) Act 1979*.

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 street tree maintenance budget and amount to approximately \$650,000 per annum.

COMMENTS:

A Tender Evaluation Summary is included in the **Confidential Attachment 1** and contains further information on the evaluation.

The submission from Tree Amigos Tree Surgeons Pty Ltd satisfactorily complies with all the tender requirements, they have performed in similar roles and their tender submission provides good value for money.

As such the evaluation panel was satisfied that Tree Amigos Tree Surgeons 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. 550/18 from Tree Amigos Tree Surgeons Pty Ltd for the Pruning of Street Trees using Elevated Work Platforms.






10.2 AXFORD PARK UPGRADE - CONCEPT DESIGN & IMPLEMENTATION OF QUICK WIN WORKS ITEMS

TRIM Ref: D18/110206

Authors: Georgia Lawrence, Place Manager
Jeremy van den Bok, Manager Parks & Urban Green

Authoriser: Andrew Murphy, Director Engineering

Attachments:

1. Attachment 1 - Background Analysis & Summary of Engagement Report  [↓](#)
2. Attachment 2 - Design Objectives - Axford Park Upgrade  [↓](#)
3. Attachment 3 - Phase 2 (Quick Win) Works Items - Axford Park Upgrade  [↓](#)
4. Attachment 4 - Concept Design - Axford Park Upgrade  [↓](#)
5. Attachment 5 - Construction Estimate - Axford Park Upgrade  [↓](#)

RECOMMENDATION:**That Council:**

1. **APPROVES** the implementation of the Axford Park Upgrade Phase 2 Works Items outlined in Attachment 3;
2. **ADOPTS** the Axford Park Upgrade Concept Design included as Attachment 4 to guide future development of and investment in Axford Park;
3. **NOTES** the Construction Estimate associated with Axford Park Upgrade Concept Design included as Attachment 5; and
4. **NOTES** that:
 - 4.1 Administration will undertake the following notification of Council's decision:
 - 4.1.1 Notification in writing to Mount Hawthorn Sub-branch of the Returned Services League (WA), Mount Hawthorn Hub, Transition Town Vincent, Scouts WA, Mt Hawthorn Baptist Church, Pisoneri Fine Foods & Wine, the operator of Mount Hawthorn Hawkers Market and all residents, landowners and businesses within 500 metres of Axford Park; and
 - 4.1.2 Notification on the City's website and social media pages to the broader City of Vincent community.

PURPOSE OF REPORT:

To consider approval of the Axford Park Upgrade Phase 2 Works Items and adoption of the Axford Park Upgrade Concept Design to guide the future redevelopment of Axford Park.

BACKGROUND:

On 5 April 2016, Council resolved (Item 10.1) to request that Administration:

- "1. Develop a plan for Axford Park in consultation with the local community, the Mt Hawthorn Hub and the Mt Hawthorn Sub-Branch of the Returned Services League (WA), to enhance the precinct for greater community use, to create more usable open space and to protect and enhance the existing war memorial; and
2. Report back to Council by July 2016 on the progress of developing the plan referred to in 1. above."

On 26 July 2016, Council resolved (Item 9.2.2 and Item 9.5.1) to adopt the Axford Park Upgrade Project Plan and the City's Draft Corporate Business Plan (CBP) 2016/17-2019/20 which included Item 9.4 'Upgrade Axford Park'.

In line with the adopted Axford Park Upgrade Project Plan, comprehensive background analysis and community engagement were undertaken in 2016 and 2017. This engagement is documented in the Axford Park Upgrade Background Analysis and Summary of Engagement Report included as **Attachment 1**. The stakeholder and community workshops undertaken as part of this engagement, coupled with the 2016/17 Council Priorities informed the development of the Axford Park Upgrade Design Objectives included as **Attachment 2**.

On 6 June 2017, the background analysis, engagement outcomes and draft concept plan implementation options, were presented to Council Members at a Council Workshop. At the workshop it was proposed that a professional design consultant be engaged to prepare a Concept Design for the upgrade of Axford Park, for Council Members consideration, prior to the implementation of any upgrade works.

On 11 January 2018, a Request for Quote (No. 21/18) for the Concept Design and Construction Estimate of Axford Park Upgrade was released and following review of the submissions received, the City appointed Place Laboratory (the Consultant) to deliver the Concept Design and Construction Estimate for the Axford Park Upgrade.

On 10 April 2018, the Consultant developed high level design solutions and concepts for the upgrade of Axford Park in accordance with the Design Objectives. These were presented to Council Members at a Council Workshop for discussion and the feedback. The feedback informed the review of the Phase 2 Works Items and guided the development of two concept options (a 'front yard' concept and 'Transition' concept) which were discussed at a Council Workshop on the 5 June 2018.

The 5 June 2018 Council Workshop was split into two parts including the presentation of the proposed Phase 2 Works Items and presentation of two concept options for consideration. It was noted that the proposed Phase 2 Works would prepare the site for any future upgrades without compromising the implementation of either concept option for the long term redevelopment of the park.

The Phase 2 Works Items presented at the 5 June 2018 Workshop included:

1. Planting improvements and turf area extension;
2. Palm tree removal and tree pruning;
3. Hobart Street one-way entrance closure and paving;
4. Footpath widening adjacent to Scarborough Beach Road and Fairfield Street corner;
5. Fairfield Street raised plateau;
6. Hobart Street path extension;
7. Toilet block relocation;
8. 40km/hr zone extension;
9. Oxford Street/Scarborough Beach Road intersection signage rationalisation;
10. Custom hanging seats; and
11. Rotunda removal.

Item 10 has been excluded on the basis that it is too costly to be implemented within the adopted budget. Item 11 has also been excluded to ensure the rotunda is only removed once additional seating is provided under shade canopy. Detailed information relating to the remaining listed items 1-9 of Phase 2 (Quick Wins) is outlined in **Attachment 3** and the Details section below.

DETAILS:

The Axford Park Upgrade Phase 2 Work Items (Quick Wins) are included as **Attachment 3**.

The works have been developed to improve the park in the short-term and prepare the site for any future upgrades that may be undertaken in line with the Axford Park Upgrade Concept Design.

The works are budgeted and proposed to be implemented in the 2018/19 financial year and the key elements relating to these area outlined below.

1. Planting improvements and turf area extension

Low-level shrubbery and a limestone block wall currently interrupt views across the park. Replacing the shrubbery and wall with Ivy will open up views and vistas across the park.

There are a number of paths located within the site that limit the parks use for recreation and events. Replacing these paths with turf will increase the usable open space and open the park to more flexible and adaptive use. Additionally, there are a number of general purpose outlets which have been located adjacent to the paths to service events. The co-location of the general purpose outlets with other structures and planting will ensure they don't pose trip hazards.

To increase the visual connections across the site and improve the parks usability, Item 1 proposes the golden cane, cycads, hedges and roses are replaced with Ivy, the limestone block wall and paving are replaced with turf and the general purpose outlets are relocated.

2. Palm tree removal and pruning

The removal of the existing palm trees responds to the opportunities and ideas determined through the consultation period and the demonstrated support for creating additional open space, improving the parks usability and enhancing visual connections.

To enhance visual connections and increase the usable public open space, Item 2 proposes the removal of six existing palm trees and the pruning of the six retained palm trees.

3. Hobart Street entrance closure and paving

Access to Hobart Street via Scarborough Beach Road is currently one-way and accessible only to vehicles travelling south east along Scarborough Beach Road. The one-way entry is 6m wide at its narrowest point which makes it easy for vehicles to illegally exit Hobart Street onto Scarborough Beach Road, causing confusion for pedestrians, cyclist and drivers.

The proximity of the one-way vehicle entry to the protected bike lane entry is also confusing for cyclists and drivers and contributes to the poor legibility of this entry.

The closure of the one-way Hobart Street entry responds to the opportunities and ideas generated through the consultation period and the demonstrated support for improved pedestrian connections throughout the site and the closure of the one-way entry into Hobart Street.

To improve pedestrian and cyclist amenity, Item 3 proposes the closure of the one-way vehicle entry into Hobart Street off Scarborough Beach Road and the extension of the brick paved footpath adjacent Scarborough Beach Road.

4. Footpath widening adjacent to Scarborough Beach Road and Fairfield Street

There is currently a narrow stretch of footpath adjacent to the corner of Scarborough Beach Road and Fairfield Street which limits pedestrian movement and legibility.

To improve pedestrian connections and amenity, Item 4 proposes the brick paved footpath be extended.

5. Fairfield Street raised plateau

Fairfield Street currently acts as a physical barrier disconnecting the town centre tenancies along Hobart Street with those along the north of Scarborough Beach Road.

To prioritise the pedestrian, improve physical connections and reconnect this disconnected town centre main street, Item 5 proposes the creation of a raised plateau across Fairfield Street.

6. Hobart Street path extension

The pedestrian path running east west along the south of Hobart Street does not continue through to Edinboro Street.

To improve pedestrian legibility by connecting the path through to Edinboro Street, Item 6 proposes the removal of planting directly south of Hobart Street and the extension of the brick paved footpath east to Edinboro Street.

7. Toilet block relocation

The public toilet block and Western Power enclosure located at the western end of the park are sited in isolation, on valuable public open space, limiting views across the park.

To reduce the visual and physical impact of these park elements, Item 7 proposes their co-location by relocating the public toilet to adjoin the Western Power enclosure.

8. 40km/hr zone extension

The opportunity to extend the existing 40k/hr zone along Scarborough Beach Road east to the entry of the town centre near Edinboro Street was identified through the community consultation process.

To reduce vehicle speeds in the town centre along Scarborough Beach Road, Item 8 proposes the City advocate to extend the 40km/hr zone.

9. Oxford Street/Scarborough Beach Road intersection signage rationalisation

The Oxford Street/Scarborough Beach Road intersection is currently cluttered with signage and an opportunity to reduce the intersection clutter by rationalising the location and number of signs has been identified.

To improve the aesthetics and legibility of the Oxford Street/ Scarborough Beach Road intersection, Item 9 proposes the removal of any superfluous signage.

10. Commemorative tree planting

On 11 November 2018 the City will celebrate the Centenary of Armistice at Axford Park. To commemorate the end of the First World War and those who served Australia and its allies in wars, conflicts and peace operations, a commemorative tree will be planted in Axford Park.

The Axford Park Upgrade Concept Design and corresponding Construction Estimate are included as **Attachment 4** and **Attachment 5**.

The seven stages and key elements of the Axford Park Upgrade Concept Design are outlined below.

A. The Promenade

Stage A incorporates an uninterrupted 7 metre wide promenade for walking and cycling along the north of Scarborough Beach Road, connecting the traditional shopfronts west of Fairfield Street along Scarborough Beach Road to those east of Edinboro Street.

The Promenade incorporates additional tree planting and a low concrete 'garden wall' with timber seating, integrated public art and line lighting.

Bike racks, benches and bins will be located on gravel and sit adjacent to existing trees along the Promenade.

The Promenade responds to the closure of the one-way Hobart Street entry off Scarborough Beach Road, rationalising the existing bike lane entry and footpath, improving pedestrian safety and connectivity.

The Promenade addresses the following Design Objectives for the project as identified in consultation with the local community and Council Objectives 2016/17.

- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Place for People:** Rationalise access and create a place for people

B. Skateable Terraced Deck

Stage B is located at the western end of the park and incorporates timber decked seating platforms with skateable edges positioned around existing trees. The western end of the park is considered the vibrant and active end which transitions across the site to the calm and relaxed Memorial Area in the east. The community consultation outcomes demonstrated a preference for active uses to be located in the west and more passive recreation to be encouraged in the east. There was support for active uses to be sensitively located in relation to the War Memorial, Wall of Remembrance and reflective nature of the park. There were mixed views regarding skateable furniture but support for sensitively incorporated skateable elements to be located at the western end of the park.

The multi-use Skateable Terraced Deck responds to the following Design Objectives:

- **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
- **Community Driven:** Develop upgrade options which are supported and championed by the community

C. Yoga Lawn

Stage C incorporates a yoga lawn surrounded by timber seating decks with a terraced alfresco zone, on level with the buildings, with seating stepped to the park. This stage considers opportunities to incorporate hanging seats from large tree branches as unique, artistic seating options.

The terraced alfresco zone will complement the uses in the adjacent northern tenancies, encouraging investment through the delivery of high quality public space.

Although named the Yoga Lawn, this expanse of turf will allow for lunchtime recreation and provide additional green space for office workers and town centre visitors to enjoy on market days, during the week and on weekends.

Stage C maximises the benefits of the Hobart Street entry closure by reclaiming and repurposing a large expanse of bitumen into well designed green space. The repurposed car parking bays include nine (9) 3P designated 45° bays, two (2) 1/4P bays, one (1) designated ACROD bay and one (1) Taxi/ACROD zone. These repurposed car parking bays will result in the expansion of Axford Park and contribute to the creation of additional public open space designed for passive and active recreation.

The Yoga Lawn responds to the following Design Objectives.

- **Catalyst for Improvements:** Explore the role of the site as a catalyst for other town centre improvements
- **Place for People:** Rationalise access and create a place for people
- **Green Open Space:** Maximise the open space and green space provision

D. Kiosk Area

Stage D incorporates an eye-catching kiosk located as a key activity node linking the town centre activities along Oxford Street and Scarborough Beach Road. The kiosk design will integrate the public toilet which is to be relocated in line with delivery of Phase 2 Works Item 7.

To complement this activity node, a timber deck will address the slope of the site through the inclusion of stepped seating. The deck will be co-located adjacent to the kiosk for alfresco dining and events.

Stage D includes the removal of the rotunda in order to open the park up to create a larger flexible space for community events and markets. The removal of the rotunda was supported throughout the consultation process and the reclaimed space will enable the park to better support a variety of activities and events.

The compacted gravel surface which extends east to Edinboro Street will connect cyclist heading west from the Bike Boulevard on Shakespeare Street across Axford Park into the Mount Hawthorn Town Centre.

The Kiosk Area responds to the following Design Objectives.

- **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space

- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community
- **Green Open Space:** Maximise the open space and green space provision

E. Memorial Area

Stage E incorporates the relocation of the Wall of Remembrance which will be repositioned and integrated into sloping turf as a key park feature. The War Memorial will be retained in its current location but additional turf will be laid around it to emphasise its position in the landscape.

The north of the Memorial Area will incorporate timber seating and lighting around the base of the mature trees, enhancing evening activities and use. Clusters of hanging seats will also be sited among the mature trees in response to the communities request for elements and activities which cater for all ages.

The 'garden wall', with line lighting and seating, will extend round this eastern section of the park along both the Scarborough Beach Road and Edinboro Street edges.

The Memorial Area responds to the following Design Objectives.

- **Identity + Sense of Place:** Celebrate the parks history and protect and enhance the war memorial and wall of remembrance
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community

F. Intersection Upgrade

Stage F incorporates the upgrade and paving of the Scarborough Beach Road/ Oxford Street intersection. The footpath pavement will be extended flush across Scarborough Beach Road to Axford Park in order to create an improvement environment for pedestrians and cyclists.

This treatment of the intersection may incorporate artwork and/or coloured, patterned or textures materials to denote arrival at Axford Park and the Mount Hawthorn Town Centre. It is anticipated that this upgrade will improve the intersection both physically and aesthetically.

The improvement of this intersection was determined as an opportunity and idea generated through community consultation and the local Town Team, the Mount Hawthorn Hub, has championed a community led demonstration project to garner support for the future improvement of this intersection through the provision of artwork.

The Intersection Upgrade responds to the following Design Objectives.

- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community

G. Verandah Zone

Stage G responds to the potential redevelopment of the lots to the north of Hobart Street and incorporates the closure of Hobart Street and the closure of the southern entry/exit to Axford Lane off Hobart Street. These closures propose the expansive bitumen road and parking areas along Hobart Street be repurposed to accommodate additional public open space including a terraced alfresco zone, on level with buildings, with seating stepped to the park.

The repurposed car parking bays include twenty-two (22) 3P designated 45° bays and five (5) 3P parallel bays. The repurposed road and car parking bays will accommodate the expansion of Axford Park to the north to create a larger continuous flexible space and maximise the open space available for community events, markets and other activities of a similar nature.

The closure of Hobart Street will reduce the dominance of car parking at Axford Park which was identified through community consultation as a key constraint and will maximise public open space provision and improve Axford Park as a place for people. The staged reduction of vehicles moving through the site responds to the community consultation outcomes and will create a safer environment for pedestrians and park users and ultimately make Axford Park feel more inviting and comfortable.

The terraced Verandah Zone is anticipated to encourage investment through the delivery of high quality public space. The lots to the north of Hobart Street are afforded the opportunity to complement the Verandah Zone design through the delivery of fine-grain tenancies, at ground level, fronting the park. The provision of new tenancies in this location would strengthening the connection between the current Hobart Street tenancies and those further west along Scarborough Beach Road.

Stage G provides opportunities to capitalise on improved urban amenity and maximise any future developments outlook and connection to the park.

The Verandah Zone responds to the following Design Objectives.

- **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
- **Site Responsive:** Enhance the precinct through improved physical and visual connections
- **Sustainable:** Identify short and long-term options for upgrade improvements
- **Catalyst for Improvements:** Explore the role of the site as a catalyst for other town centre improvements
- **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
- **Community Driven:** Develop upgrade options which are supported and championed by the community
- **Place for People:** Rationalise access and create a place for people
- **Green Open Space:** Maximise the open space and green space provision

During the development of the Axford Park Upgrade Concept Design and determination of the Quick Wins, a key factor taken into consideration was the staged approach to project delivery. This staged approach and the identification of short-term and long-term options to redevelop the park responds to the following Design Objective:

- **Sustainable:** Identify short and long-term options for upgrade improvements

The Concept Design has been developed to guide the future redevelopment of the park to ensure the park reaches its full potential as a civic urban park and key town centre destination. It is expected that the complete redevelopment will be implemented in stages over a number of years in response to user demand, City resources, population growth and private investment.

Due diligence and an analysis of the City's capacity to deliver future upgrade items will be undertaken prior to the implementation of any of the seven future Stages A-G outlined above. To ensure Axford Park Upgrade Concept Design continues to guide the redevelopment of Axford Park, the Concept Design will be considered annually as part of the annual review of the Mount Hawthorn Town Centre Place Plan (MHTCPP) and if appropriate, stages or elements within Stages A-G, will be referenced in the MHTCPP for Councils Consideration.

CONSULTATION/ADVERTISING:

If approved, the key stakeholders engaged earlier in the Axford Park Upgrade project including Mount Hawthorn Sub-branch of the Returned Services League (WA), Mount Hawthorn Hub, Transition Town Vincent, Scouts WA, Mt Hawthorn Baptist Church, Piscoferi Fine Foods & Wine, the operator of Mount Hawthorn Hawkers Market and all residents, landowners and businesses within 500m of Axford Park will be notified of Council's decision.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks associated with the approval of the Phase 2 Works Items and adoption of the Axford Park Upgrade Concept Design. The approval of Phase 2 and adoption of the Concept Design will enable Administration to continue with the project as previously agreed by Council and in line with the 2018/19 budget.

STRATEGIC IMPLICATIONS:

The proposed Axford Park Upgrade Concept Design will contribute to two of the six community priorities identified through the City's Imagine Vincent community engagement initiative; namely – "Enhanced Environment" and "Thriving Places".

If adopted, Axford Park Upgrade Concept Design will be used to guide the future redevelopment of Axford Park to ensure the park reaches its potential as an urban park and central town centre destination.

The first edition of the Mount Hawthorn Town Centre Place Plan (MHTCPP) is due to be completed in the 2018/19 financial year. As part of the delivery and future annual review of the MHTCPP, the Axford Park Upgrade Concept Design will be considered annually and will inform the development of any projects relating to Axford Park.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The project was allocated a total budget of \$200,000, made up as follows:

- \$35,000 for Phase 1 which included the delivery of the Concept Design, Construction Estimate and determination of the Quick Win Works Items; and
- \$165,000 for Phase 2 which includes the implementation of the Quick Win Works Items 1-10 inclusive of materials and labour.

The Quick Win Works Items, as outlined in **Attachment 3**, are proposed to be implemented in the 2018/19 financial year.

COMMENTS:

The Axford Park Upgrade Concept Design as shown in **Attachment 4** has undergone review and refinement and is considered to meet the Design Objectives identified through community consultation. The Concept Design will ensure Axford Park reaches its full potential as a flexible, inclusive, urban park and community gathering space delivered over time in a sustainable, staged manner.

On this basis, it is recommended that Council approves the implementation of the Quick Win Works Items so that the project can proceed to Phase 2 (Implementation of Quick Wins), in accordance with the Annual Budget and adopts the Axford Park Upgrade Concept Design to guide the future redevelopment of Axford Park.



CITY OF VINCENT

SC2712

AXFORD PARK UPGRADE

BACKGROUND ANALYSIS & SUMMARY OF ENGAGEMENT REPORT

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NOVEMBER 2017

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1.0 Background

On 5 April 2016, Council adopted the following Notice of Motion:

"That Council REQUESTS the Chief Executive Officer to:

1. *Develop a plan for Axford Park in consultation with the local community, the Mt Hawthorn Hub and the Mt Hawthorn Sub-Branch of the Returned Services League (WA), to enhance the precinct for greater community use, to create more usable open space and to protect and enhance the existing war memorial; and*
2. *Report back to Council by July 2016 on the progress of developing the plan referred to in 1. above."*

On 1 May 2016, Administration undertook high level community engagement at the Mount Hawthorn Streets & Laneways Festival. Figure 1 below was displayed and festival attendees were asked to respond to the questions outlined on the display. The responses were collated and formed part of the preliminary site analysis. Sixty-six responses were received and the key theme that emerged was the collective support for the 'diversification of the parks use'.



Figure 1. Mount Hawthorn Streets and Laneways Festival 2016 Display

Following the festival consultation, Council identified the need to 'Create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses' as a Council Priority 2016/17 and Item 9.4 'Upgrade Axford Park' was included in the City's Corporate Business Plan(CBP) 2016/17 – 2019/20.

In 2016/17 the CBP project was allocated a budget of \$150,000.00 and scheduled to occur during the 2016/17 and 2017/18 financial years, with an additional \$20,000.00 allocated to Axford Park Improvements and \$60,000.00 allocated to Axford Park Tree Uplighting in the Capital Budget 2016/17.

The tree up-lights have since been installed and on 25 July 2017, Council adopted the 2017/18 CBP and 2017/18 Budget. The CBP included an action to *Redesign and upgrade Axford Park* and a new budget figure of \$200,000 was allocated to the Axford Park Upgrade project.

This report provides a summary of the background analysis and engagement undertaken between October 2016 and March 2017 and documents the key findings of the 6 June 2017 Council Workshop.

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2.0 Site Context

Preliminary background analysis was completed in November 2016 with additional analysis undertaken as part of the stakeholder engagement process. A comprehensive list of outcomes and the sites opportunities and constraints are documented in **Section 4.0** below.

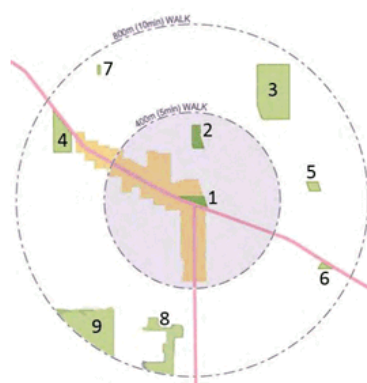
LOCAL CONTEXT

Axford Park is geographically located in the centre of the Mount Hawthorn Town Centre, connecting Oxford Street North with the traditional Scarborough Beach Road main street (refer figure 2).



Figure 2. Context Plan

The park itself sits within a broader network of parks, with eight parks located within an 800m radius (10minute walk) of Axford Park. The park is classified by the University of Western Australia's POS (Public Open Space) Tool as a Pocket Park and is used for passive recreation. It is distinctly different in character and classification to the surrounding parks, many of which include play and sport facilities



1. Axford Park	Pocket Park (Passive Recreation)	0.26ha
2. Edinboro St	Small Neighbourhood Park (Play)	0.42ha
3. Les Lilleyman	Larger Neighbourhood Park (Sport/Play)	3.55ha
4. Braithwaite	Medium Neighbourhood (Play)	1.08ha
5. Hobart St	Pocket Park (Play)	0.2ha
6. Anzac Rd	Pocket Park (Passive Recreation)	0.09ha
7. Matlock St	Pocket Park (Play)	0.04ha
8. Brentham St	Large Neighbourhood Park (Play)	3.17ha
9. Britannia Res	Regional Park (Sport/Play)	20.52ha

Source: UWA & Australian National Data Service – POS Tool <http://www.postool.com.au>

Note: Axford Park is 3,540sqm including Lot 100(2,600sqm) and the surrounding park area which encroaches onto the designated Hobart Street and Edinboro Street Road Reserves.

The suburb of Mount Hawthorn is 246ha and currently contains 5.44ha of public open space. Axford Park accounts for 3,540sqm of the 5.44ha and is a significant community asset. Mount Hawthorn's public open space accounts for just over 2% of the suburbs area, which is well under the commonly accepted 10% benchmark reflected in the Western Australian Planning Commission's Development Control Policy 2.3 Public Open Space in Residential Areas.

The City is in the process of preparing a Public Open Space Strategy, however as this piece of work is yet to be prepared, site analysis and community consultation were used to inform the current and desired future role and function of Axford Park.

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PLANNING FRAMEWORK

Axford Park (Lot 100) is zoned 'Reserve - Parks and Recreation' in the City's current Town Planning Scheme 1 (TPS1) and in the Council adopted Town Planning Scheme 2 (TPS2), while the surrounding lots are zoned 'Commercial' in TPS1 and 'Town Centre' in TPS2 (refer figure 3 below).

TPS2 is currently pending endorsement from the Minister for Planning and yet to come into effect, however once endorsed, mixed-use development of heights up to five (5) storeys will be permissible, which places the park in the centre of a strategic redevelopment area.

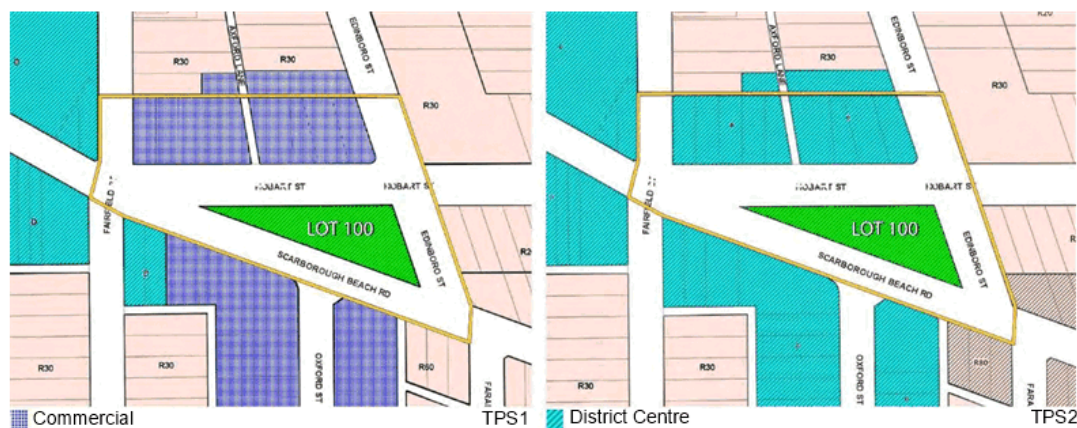


Figure 3. Town Planning Scheme Comparison

LAND OWNERSHIP & TENURE

Land ownership within and surrounding the study area presents significant redevelopment potential, with a number of landholdings in single ownership and a number of lots of a significant size.

Figure 4 depicts large lots and landholdings in single ownership. This figure should be read in conjunction with Table 1 below which outlines the lot details of those within the study area.



Figure 4. Land Ownership Analysis

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DETAILS OF LAND	PLAN SURVEY NO.	TITLE NO	INTERESTS & ENCUMBRANCES	OWNERSHIP
Lot 474: 126 Hobart St	2334	Vol 1976 Folio 275	Easement Burden	Private (Owner 1)
Lot 475: 120-124 Hobart St	2334	Vol 1976 Folio 275	Easement Burden	Private (Owner 1)
Lot 476: 118 Hobart St	2334	Vol 1028 Folio 130	Easement Benefit	Private (Owner 2)
Lot 6	69763	Vol 1754 Folio 521		Private (Owner 3)
Lot 478	2334	Vol 1845 Folio 590		Private (Owner 4)
Lot 3	13991	Vol 1905 Folio 847		Private (Owner 5)
Lot 4	13991	Vol 1905 Folio 847		Private (Owner 5)
Lot 503	29873	Vol 1905 Folio 847		Private (Owner 5)
Lot 504	29873	Vol 1403 Folio 864		Private (Owner 5)
Lot 100 Scarborough Beach Rd	3107	Vol 487 Folio 183		Freehold by CoV

Table 1. Lot Details

Lot 100 is owned freehold by the City and Lot 474 and Lot 475 have an easement burden for right of carriageway purposes to Lot 476 (refer figure 5 below). Access to Lot 476 is therefore via Fairfield Street and not Hobart Street.



Figure 5. Lot Access

Axford Park currently encroaches into gazetted road reserves under the care, control and maintenance of the City. Advice from the Department of Lands (received in June 2015 as part of the Mary Street Piazza project) confirms that:

- the road reserve does not have to be for carrying vehicular traffic but can also be limited to pedestrian traffic;
- the City can design and construct within a road reserve without the permission of the Department of Lands as long as any structure fits the description of 'streetscape'; and
- Approval from the Department of Land is required if there is a direct commercial benefit to a business (i.e. a space in the road reserve is constructed for the sole commercial use of an entity).

MOVEMENT & ACCESS

Vehicles, Pedestrians & Cyclists

Axford Park is bound by Scarborough Beach Road, Edinboro Street, Anvil Lane and Hobart Street. Scarborough Beach Road is classified as a Distributor A Road and has a traffic volume of approximately 12,000 vehicles per day. Edinboro Street, Anvil Lane and Hobart Street are classified as local access roads with Hobart Street having a traffic volume of approximately 800 vehicles per day from Edinboro to Scarborough Beach Road.

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There is currently one-way only access onto Hobart Street (before Edinboro Street) off Scarborough Beach Road which is only accessible to vehicles travelling south-east. The current configuration of this one-way entry is not ideal for pedestrians, cyclists or drivers as it causes confusion. The one-way entry is 6m wide at its narrowest point which makes it easy for vehicles to illegally exit Hobart Street onto Scarborough Beach Road, posing a threat to pedestrians and cyclist who aren't expecting vehicles to exit from this direction. The proximity of the protected bike lanes entry to the vehicle entry point may also contribute to poor legibility.

Preliminary options to close a portion of Hobart Street were explored during the projects inception. Further exploration of alterations to the existing road network should take into account the impact on traffic flow, lot access and the pedestrian and cycling environment. Based on the site analysis undertaken to date, there are currently two options relating to the reconfiguration of the road network that will impact traffic flow. These options were explored during the first phase of the project and include:

Option 1. Narrowing the 6m carriageway to reduce the probability of vehicles using this as a two-way access route, whilst raising the vehicle carriageway to be flush with the existing footpath and expanding the footpath to improve the environment for pedestrians; and

Option 2. Blocking access from Scarborough Beach Road onto Hobart Street, to increase the public open space within the study area and improve the cycle and pedestrian connection along the north of Scarborough Beach Road.

Parking

In June 2017, the study area contains one taxi rank and approximately 52 parking bays. These include; thirty-one (31) 1P designated 45° bays, five(5) 1P parallel bays, two(2) 1/4P bays, one(1) designated ACROD bay and a Taxi/ACROD zone along Hobart Street and seven(7) unmarked and six (marked) parallel bays along Edinboro Street.

A Public Parking Occupancy Survey of the Mount Hawthorn Town Centre was undertaken in 2016 by Luxmoore Parking and Safety consultants. As part of this study, parking occupancy surveys were taken of portions of Hobart Street and Edinboro Street located within the study area between 5 February - 2 March 2016. The survey found that parking on Hobart Street and Edinboro Street reached peak occupancy rates of 95% and 100% respectively and recommended time limits be shortened in both locations. The study made no comment regarding the ongoing verge parking in this area (refer figure 7 below) but this has become an increasingly prevalent issue, to the detriment of the verges, along both Hobart Street and Edinboro Street.



Figure 7. Hobart Street and Edinboro Street Verge Parking

Public Transport

Axford Park is currently serviced by bus No. 990, a high frequency route connecting Scarborough Beach to Perth Bus Port via Glendalough Train Station and Charles Street, bus No. 402, connecting Stirling Train Station to Perth Bus Port via Loftus Street and Northbridge and No. 15, connecting Glendalough Train Station to Perth Bus Port via Leederville. The park is serviced by two bus stops with both located adjacent to the park on Scarborough Beach Road.

INFRASTRUCTURE

The infrastructure and services identified within the study area are water mains, sewer mains, drainage pipes, gas lines, underground power cables and a Western Power transformed. With the exclusion of drainage, it is unlikely the upgrade of the park will necessitate the relocation of these services. However, significant works are likely to impact drainage and there may be considerable costs associated with this.

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The Western Power transformer is not sited in a desirable location, however, there is a significant cost associated with the relocation of this and a cost of approximately \$2,000.00 to explore whether or not the relocation is possible.

The need to improve the existing level of lighting within the study area was identified in 2015 and the City facilitated the up-lighting of seven (7) of the mature trees in Axford Park at a cost of approximately \$65,860.00. Additional lighting improvements may be required in the future. Any future improvements should be determined following the monitoring and review of the recently installed up-lights.

TOPOGRAPHY

Indicative survey information suggests there is approximately a 1m height difference over some 28m. This is considered to be a relatively gentle slope and therefore not significant. Any additional public open space could be designed to follow the natural slope and/or there could be scope for a two-tiered design to be incorporated as a design feature.

CAPITAL WORKS CONTEXT

Oxford Street North

The large-scale upgrade of Oxford Street north from Anzac Road to Scarborough Beach Road including tree planting, cycle lanes and shared space is currently on-hold. Concept options were presented to Council at a workshop in August 2016 and a preferred concept determined. This project is complementary to the upgrade of Axford Park and there may be benefits associated with aligning the staging of both.

Bike Boulevard & Bike Network Plan

The Shakespeare Street Bike boulevard is now complete. The project extends from Green Street to Scarborough Beach Road, reducing speeds to 30km/h to allow people in cars and on bikes to share the street safely. This project is expected to increase the number of cyclists along this route. There is an opportunity to extend this project further along Shakespeare Street to Richmond Street. This is a significant project and presents an opportunity to attract Bike Boulevard users to the park in the future.

Protected bike lanes were delivered along Scarborough Beach Road adjacent to Axford Park as part of the City's Bike Network Plan. In conjunction with this project, funding was allocated to a bike repair station which was recently installed in Axford Park.

Water Corporation Water Main Renewal Program

As part of Water Corporations Water Main Renewal Program, disruptive replacement works along Hobart Street, Oxford Street and Scarborough Beach Road commenced in February 2017 and conclude in November 2017. This project did not affect the timing or staging of any proposed Axford Park upgrades.

LEASE CONSIDERATIONS

The City entered into a licence agreement with the Hawkers Markets operator for a two-year lease period in November 2016. The licence allows the Market to operate on Friday evenings between 5.00pm-9.00pm from 2 December 2016 – 31 March 2017 and 3 November 2017 – 27 April 2018. The market is supported by the local community and ran successfully in 2016/17. The lease period may constrain the timing and implementation of redevelopment opportunities and upgrades. An alternative Market site will need to be provided if significant upgrade works are scheduled to occur during the Market lease period. There is an associated risk to the sustainability of the Market if it were to be relocated.

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3.0 Engagement Process

Axford Park study area presents a number of opportunities for redevelopment and is well positioned to be upgraded in order to maximise its potential as a community asset. Through redevelopment and the delivery of more usable space, it is anticipated that the site will generate considerably more community use and better connect the town centre, both visually and physically. To ensure the site reaches its full potential and is developed in a sustainable, community focused and site responsive way, engagement with key stakeholders and the Mount Hawthorn community was identified as an important element of the project delivery.

STAKEHOLDER INTERVIEWS & WORKSHOP

In addition to the engagement outlined above, the City undertook key stakeholder interviews in October and November of 2016 with the following key stakeholders and/or a representative from the following organisations:

- Mount Hawthorn Sub-branch of the Returned Services League (WA);
- Mount Hawthorn Hub;
- Transition Town Mount Hawthorn (Vincent);
- Scouts WA;
- Mt Hawthorn Baptist Church;
- Pisconeri Fine Food & Wines; and
- the City's Asset & Design and Parks & Property Services teams.

The Mount Hawthorn Hawkers Markets commenced operation in December 2016. As such, the Market Operator was not interviewed as part of the initial interview process but was consulted at a later date.

The key stakeholders were invited to the Stakeholder Workshop held 14 December 2016 at Scouts WA. This workshop was an informal session to discuss the opportunities, constraints, site objectives and the outcomes of the key stakeholder interviews. The outcomes are outlined in **Section 3.0** below.

Following the Stakeholder Workshop, three concept options were prepared. These options were developed in response to the site analysis and engagement undertaken to date. The options were designed to assist in identifying key redevelopment aspects by testing varying upgrade elements with the community.

COMMUNITY WORKSHOP

A Stakeholder & Community Workshop (Community Workshop) was held 16 February 2017 at Lesser Hall, Mount Hawthorn. The workshop was an open event with invitation letters distributed to businesses and resident within a 500m radius of the park. The intent of the workshop was to identify the project opportunities, constraints and objectives and to help identify the key redevelopment aspects preferred by the local community.

Workshop attendees were presented with a brief analysis and overview of the sites opportunities and constraints and presented with the three concept options. Attendees were invited to comment on what they did and did not like about the options in their entirety and in part and were asked to put forward their redevelopment ideas for the park.

The outcomes of this workshop were recorded on the three concept option plans and the plan depicting the park as it is in 2017. An overview of the concept options and the annotated plans are included in **Section 5.0** below.

STREETS & LANES FESTIVAL ENGAGEMENT

On 7 May 2017, the concept options were displayed at the City's Mount Hawthorn Streets & Lanes Festival stall and festival attendees were encouraged to pick which of the three concept options they preferred. The outcomes of the festival display engagement are documented in **Section 5.0** below.

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HUB ACTION PLAN UPDATE (TOWN TEAM GRANT) ENGAGEMENT

The Mount Hawthorn Hub undertook three engagement sessions in 2016/17 to inform their Action Plan update. The City was present at the engagement sessions and the relevant findings and possible implications for this project have been taken into consideration and included in **Section 4.0** below.

4.0 Stakeholder Engagement Outcomes

The table below documents the outcomes relating to the background analysis, key stakeholder interviews and stakeholder workshop. These findings were presented at the February 2017 Community Workshop and participants provided verbal and written feedback through a group discussion and by annotating the concept options which were presented.

CURRENT IDENTITY	CURRENT USES & USERS
+ High profile, high priority, passive park	+ Annual Anzac Day Service: April 25
+ Sacred ground and tribute to the armed forces (named after local Victoria Cross and Military Medal recipient Thomas Leslie Axford during WWI)	+ Annual Mount Hawthorn Streets & Lanes Festival: May 7, 2017
+ Known for ANZAC Day service & general passive recreation	+ Mount Hawthorn Hawkers Markets: 2 Dec 2016 - 31 March 2017 & 3 Nov 2017 - 27 April 2018
+ A place for "quiet reflection" in a busy inner city suburb	+ Annual Pop-up Bike Doctor: March coinciding with Bike Week
+ A green area/connection for locals	+ The Provedores Market
+ Key town centre connection	+ Passive recreation and reflection
	+ Key pedestrian route/connection for locals
	+ Rest area for drivers and town centre visitors
PRIORITIES	CONSTRAINTS/ ISSUES
+ Tree retention (excluding palm trees) health & root from intensive use damage	+ Water Corporation Water Main Renewal Program – disruptive works
+ Retain Wall of Remembrance and War Memorial in current locations	+ Lot access – reconfiguration of access to the park and Hobart Street may be limited
+ Visually enhance the Wall of Remembrance and War Memorial – lighting, views etc.	+ Service truck routes – require large carriageway, turning circles
+ Improve ANZAC Day Service approach	+ Services/Western Power transformer location(s)
+ Improve usability/function of the Park for existing users/uses and attract/cater for other users/uses	+ Safety & proximity and treatment of the edge of the park adjacent to Scarborough Beach Road
+ Incorporate active recreation elements which complement the park existing functions	+ Site contours/slope – drainage issues, infrastructure upgrade costs
+ Creating places for people	+ Limited turf growing areas – too shaded
+ Retention of existing number of parking bays. Note: Concept options will explore how the park might function with the same number of parking bays, with a reduced number of parking bays and/or with an increased number of parking bays	+ Visibility of the Wall of Remembrance - rotunda visually obstructs views
	+ Lighting at night
	+ Toilet block location
	+ Existing taxi-rank
OPPORTUNITIES	+ ANZAC Day Service approach & limited capacity of park due to current layout
+ Council Priority 16/17 - Create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses	+ Intensive/active uses are likely to conflict with passive/reflective uses
+ Corporate Business Plan 16/17: 9.4 Upgrade Axford Park 16/17-17/18 \$150,000.00	+ Hawkers Markets Licence (Lease) Agreement may constrain the timing/ implementation of upgrades
+ Capital Budget 16/17: Axford Park Improvements \$20,000.00 & Uplighting Trees \$60,000.00	+ Rotunda valued by some and not others. Note: Concept options will explore park with/without the rotunda
+ Planning Framework - TPS2 'Town Centre' zoning	

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<ul style="list-style-type: none"> + Existing land ownership and large landholdings + Capital Works Projects - Oxford Street North, Bike Boulevard & Bike Network Plan + Central location - key anchor connecting SBR and Oxford Street portions of the town centre + Flag/banner poles along SBR or Oxford Street – inclusion in Oxford Street North upgrade + Create an integrated shared space which caters for people of all abilities (refer DAIP) + Additional park furniture – tables/chairs under trees, skateable furniture & shaded benches/tables + Enhanced Oxford Street/ Mount Hawthorn Town Centre entry/approach/welcome statement + Connect park with the tenancies along Hobart St + Incorporate street treatments such as flush/painted areas to improve pedestrian amenity + Continuous urban canopy/shade structure + Improved physical/visual connections between Oxford Street and Axford Park + Tree root protection - protecting tree roots from vehicle (food truck) and intensive use damage + Reduced 40km/h speed limit west of Oxford Street (opportunity to extend this east past Axford Park) + Recently upgraded power + Increased usability – attract lunchtime workers, church/sermon use, encourage musicians, bands, street performers, explore the opportunity to host regular youth events and Fringe Festival events + Enhanced lighting along key pedestrian routes + Enhanced War Memorial, Wall of Remembrance and flag pole lighting + Improved ANZAC Day service approach, circulation, park capacity and views of memorial + Upgrade Wall of Remembrance – including additional plaques + Integration of toilet with the landscape and/or explore relocation + Improve usefulness of rotunda - incorporate free library to attract people to sit and stay + Rotunda relocation – to create more usable space/ open up views to Wall of Remembrance + Increase the amount of garden space - plant waterwise native gardens + More family friendly space by introducing planting or a positive edge to the southern park edge + Strategic acquisition of land – increasing usable POS space through the purchase of key sites + Potential development which fronts, interacts and/or addresses the park + Pop-up uses within the park + Bike racks/ repair & water refill station + Rationalisation of footpaths + Incorporate water elements which integrate with the Memorial - water/ reflection areas + Incorporate water sensitive urban design + Engage local schools to increase involvement in commemorative ceremonies/Remembrance Day + Explore opportunities to incorporate free WiFi + Review of the Mount Hawthorn Hub Action Plan 2016/17 consultation to inform this project 	<table border="1"> <thead> <tr> <th colspan="2">NOT SUPPORTED</th></tr> </thead> <tbody> <tr> <td>+</td><td>Removal of healthy trees (excluding palm trees)</td></tr> <tr> <td>+</td><td>Community garden in this location (location limited to far east corner/ ongoing maintenance requirements)</td></tr> <tr> <td>+</td><td>Relocation of Wall of Remembrance and/or War Memorial (cost implications/limited suitable options)</td></tr> <tr> <td>+</td><td>Relocation of Transformer/ Sub-Station (cost implications)</td></tr> <tr> <td>+</td><td>Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).</td></tr> </tbody> </table>	NOT SUPPORTED		+	Removal of healthy trees (excluding palm trees)	+	Community garden in this location (location limited to far east corner/ ongoing maintenance requirements)	+	Relocation of Wall of Remembrance and/or War Memorial (cost implications/limited suitable options)	+	Relocation of Transformer/ Sub-Station (cost implications)	+	Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).
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+	Relocation of Transformer/ Sub-Station (cost implications)												
+	Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).												

Table 2. Site Analysis and Stakeholder Engagement Outcomes

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5.0 Project Objectives

The following Project Objectives were developed in response to Council priorities, background analysis and feedback collated during the stakeholder interviews and workshops. These objectives influenced the development of the three concept options presented at the Community Workshop and will establish clear priorities for the refined concept option.

1 DYNAMIC ENVIRONMENT Improve usability by creating a more flexible and adaptive space	2 SITE RESPONSIVE Enhance the precinct through improved physical and visual connections	3 IDENTITY + SENSE OF PLACE Celebrate the Parks history and protect and enhance the War Memorial and Wall of Remembrance	4 SUSTAINABLE Identify short and long term options for upgrades/improvements
5 CATALYST 4 IMPROVEMENTS Explore the role of the site as a catalyst for other town centre improvements	6 ATTRACTIVE + INCLUSIVE Establish an attractive and inclusive place for the whole community	7 COMMUNITY DRIVEN Develop upgrade options which are supported and championed by the community	8 PLACE 4 PEOPLE Rationalise access and create a place for people

6.0 Community Workshop Outcomes

WORKSHOP PURPOSE

Identification and understanding of the study areas key issues and opportunities is essentially to the success of the plan for the future of Axford Park. The engagement process has provided project direction whilst simultaneously gauging the needs and requirements of the community and the City. The project objectives, site analysis, engagement outcomes and Councils priority to *"create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses."* were used to guide the development of the three concept options presented at the 16 February 2017 Community Workshop.

WORKSHOP PROCESS

The workshop components and process was as follows:

1. Introduction – a welcome to those in attendance and a brief synopsis of the project to date;
2. Project Overview – outlining context, purpose, process, workshop objectives and project objectives;
3. Presentation of Analysis – highlighting opportunities, constraints and draft concept options; and
4. Group Discussion – gathering ideas and feedback regarding concept options and park as it today.

The group discussion centred around the concept options which explored various redevelopment elements in order to gauge which elements the community did and did not like and those which were preferred. The options were conveyed using plans and precedent imagery. Workshop attendees were encouraged to note with green dots what they liked about the concept options and with red dots what they did not like. They were also presented with a plan of Axford Park as it is today and encouraged to note their improvement ideas on all four plans.

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WORKSHOP OUTCOMES

The community workshop outcomes are documented on the following annotated plans in **RED**, **GREEN** and **BLACK** font and dots and a brief explanation of each option is outlined below:

Option 1 proposed creating a more open/adaptable space with the removal of the palm trees, rotunda and paths in order to open up the park. Exploring the opportunity to improve the Hobart Street vehicle entry off Scarborough Beach Road by creating a raised flush area to improve the pedestrian environment.

Option 2 explored creating a defined town centre square at the western end of the park. Proposing additional park furniture and shade as well as the retention of the rotunda.

Option 3 proposed creating a better-connected park through the removal of the Hobart Street vehicle entry off Scarborough Beach Road to increase the usable park area and improve the physical and visual connection between the traditional main street shops along Scarborough Beach Road and those fronting Hobart Street.









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The feedback received was used to determine priorities and opportunities for redevelopment. A consolidated list of the feedback received is outlined in Table 3 below.

ISSUES & CONSTRAINTS	OPPORTUNITIES & DEAS
Movement	Movement
+ Existing path network - poorly connected and narrow in certain locations	+ Pedestrian priority and movement could be improved. Including:
+ Path to the north of Axford Park doesn't connect through to Edinboro Street	+ connections across Fairfield Street and Scarborough Beach Road(SBR);
+ Access (turning right) off Scarborough Beach Road(SBR) right into Fairfield Street limited	+ connections from SBR main street shops through to Axford Park including Hobart St one-way entry closure;
+ Removal of all paths across the park	+ connections east towards Hobart St past Edinboro St
+ Traffic into Hobart Street	+ Connections west to Oxford Street north across SBR
+ Traffic (the wrong way) out of Hobart Street	Create a people first environment
+ Car dominated environment north of the park	
Parking	+ Increase pedestrian safety
+ Car parks are full at peak periods	+ Vehicle movement could be better managed
+ Verge parking	+ Shared vehicle/pedestrian space along Hobart Street
+ Access to park from east side of park is blocked when car bays in use	+ Traffic calming could be implemented to create a slow speed environment along Hobart Street, SBR and Oxford Street, including shared spaces, trees, medians and narrowing Hobart Street carriageway
+ Parking dominates the landscape	
Trees and landscaping	Street prints at SBR/Oxford Street intersection
+ Palm trees	Extension of path to the north of Axford Park - east
+ Large mature fig tree blocks light	
Furniture & shelter	Parking
+ Rotunda dated and central location limits parks usability	Provide additional parking
Limited weather protection	Swap angled parking to the north side of Hobart Street to create more usable park space
Future use & activity	Provide angled parking along Edinboro Street
Skateable furniture in south-east corner	Reduce Hobart Street carriageway
Active recreation may cause noise issues	
Active recreation requiring physical infrastructure	Trees and landscaping
Lighting	Removal of palm trees
Currently poor/ quite dark at night	Removal of large mature Fig tree to open up light
	Incorporate more local/native plant species
	Relocated paths, trees, furniture and shade to create large open lawn area
	Plant more trees (including a memorial tree) to provide more shade and improve the sense of enclosure to SBR
Services	
Western Power transformer	Furniture & Shelter
Toilet block location	Seating weaving in and around large mature trees
Land use & built form	Low wall/seating along southern park edge to create sense of enclose/buffer to SBR
Uses to the north are not active and key sites are underdeveloped	Additional furniture and shade along northern boundary eastern edge of park
	Future use & activity
	Passive recreation and family friendly events
	Event space/plaza to encourage active shopfronts
	Temporary all ages art installations
	Low impact active recreation
	Skateable furniture in western end
	Lighting
	Tree-uplighting
	Improved lighting along Hobart Street
	Artwork
	Paint transformer-international artists/ celebrate indigenous heritage values/ remembrance feature
	Land use & built form
	Surrounding development opportunities

Table 3. Community Workshop Outcomes

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FESTIVAL ENGAGEMENT OUTCOMES

The workshop outcomes (annotated concept plans) were displayed at the May 7 2017 Mount Hawthorn Streets & Lanes Festival at the City of Vincent stall. Interested festival attendees were asked to note which option they preferred and whether or not they were Mount Hawthorn residents or from further afar. Twenty-one (21) Mount Hawthorn residents chose a preferred option, with no attendees from alternative suburbs participating in the engagement exercise. Six (6) Mount Hawthorn residents preferred **Option 1**, six (6) preferred **Option 2** and nine (9) preferred **Option 3**.

CONCEPT REFINEMENT (DRAFT CONCEPT PLAN)

Utilising information from the community workshop the concept options were refined and developed into a preferred Draft Concept Plan design. The preferred concept responds to the feedback received and analysis undertaken to date. It is a composite of the elements preferred by the community and has been tested and reviewed against the project objectives.

To determine the feasibility of delivering the proposed Draft Concept Plan, the staging and costing of various items were explored in the form of two implementation options including:

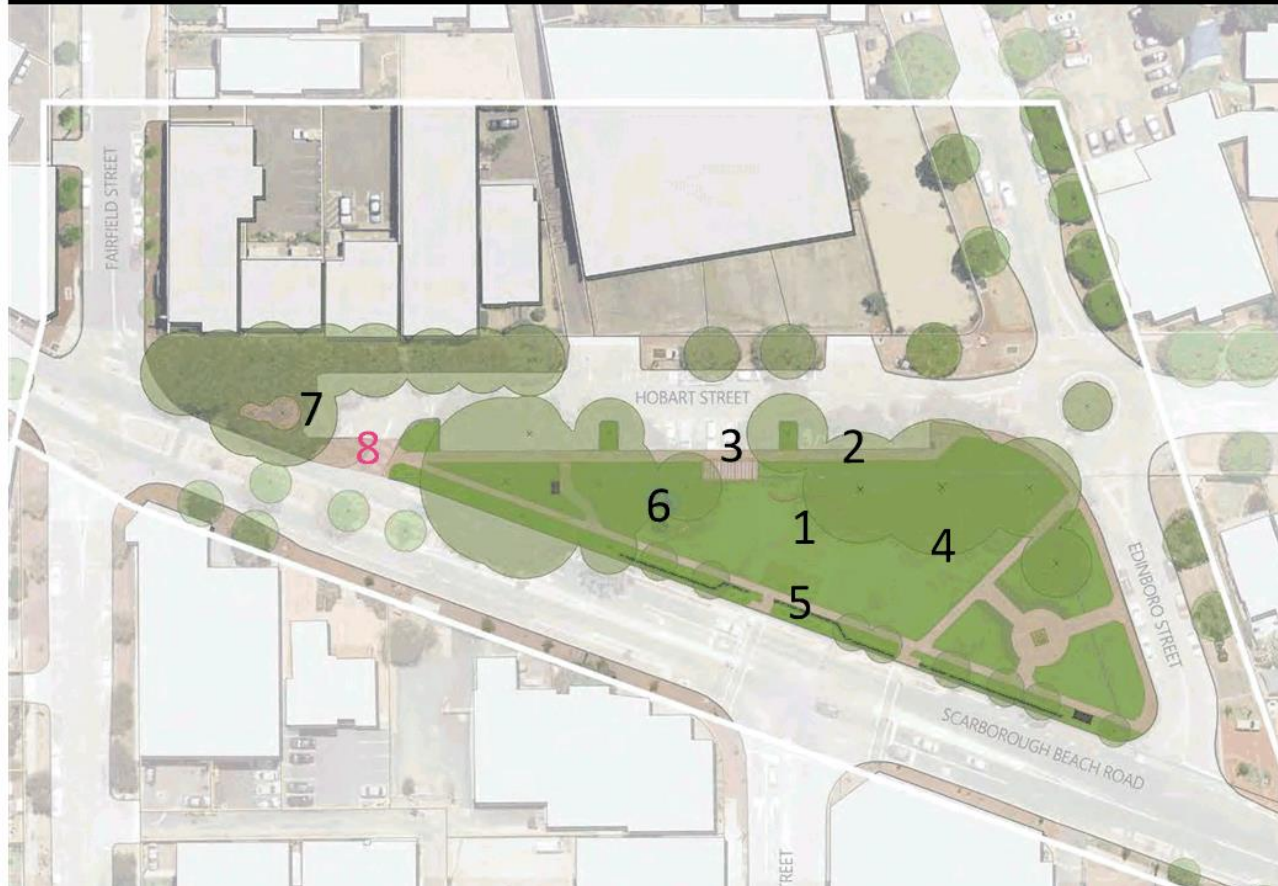
1. Draft Concept Plan – Implementation Option 1 (Implementation Option 1)
2. Draft Concept Plan – Implementation Option 2 (Implementation Option 2)

Implementation Option 1 proposed upgrades which could be achieved within a limited \$160,000 budget and Option 2 explored the larger scale redevelopment of the site. These options were presented at a Council Workshop and the findings are detailed in **Section 7.0** below.

RAFT CONCEPT PLAN



DRAFT CONCEPT PLAN – IMPLEMENTATION OPTION 1



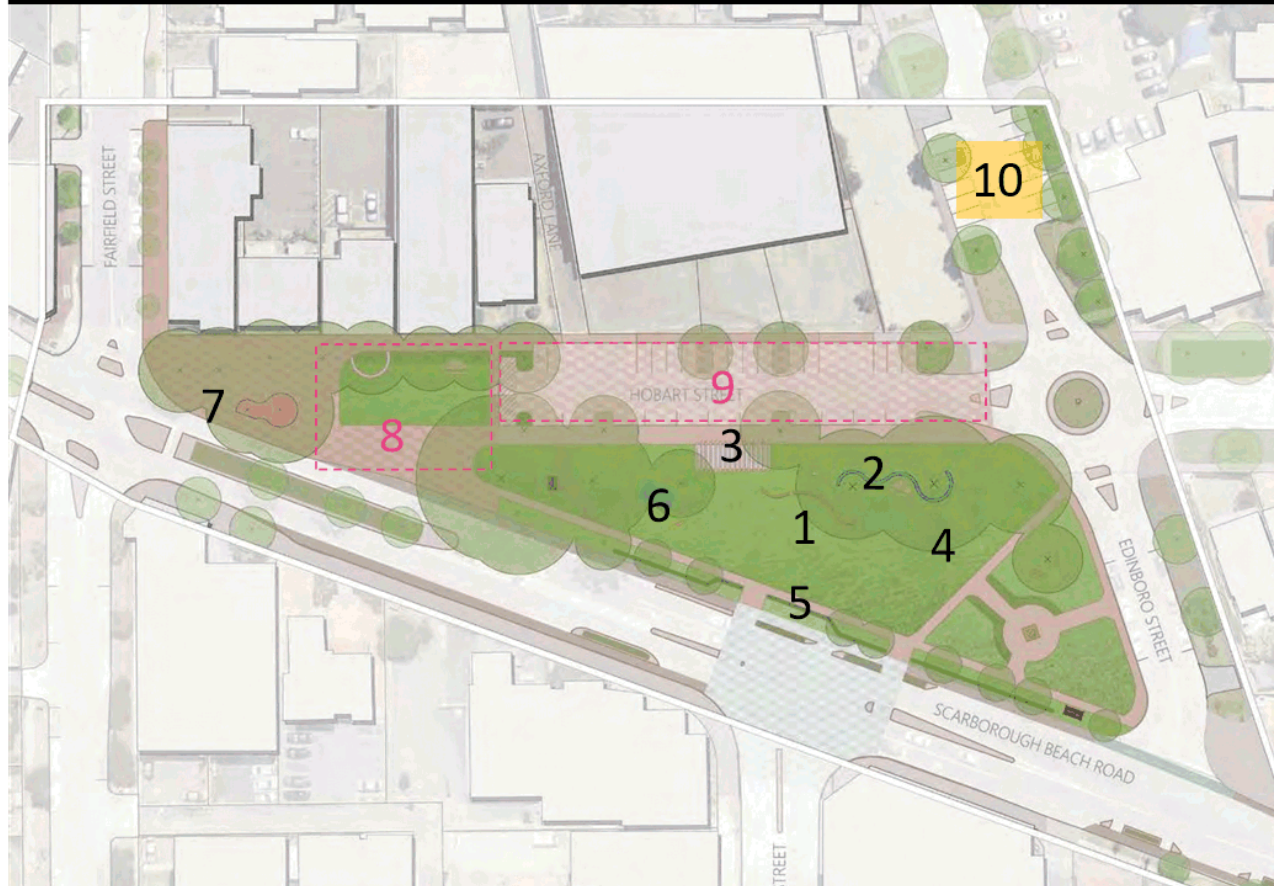
Park Upgrades

1. Rotunda relocation
2. Returfing/path extension
3. Shade structure/furniture
4. Palm tree removal
5. Positive edge/planting
6. Transformer artwork
7. Tree seating west

Shared Space (45m²)

8. Hobart St flush shared space

DRAFT CONCEPT PLAN – IMPLEMENTATION OPTION 2



Park Upgrades

1. 3. 4. 5. 6. & 7. (as per Opt 1)

2. Seating/Furniture

Additional POS (745m²)

8. Hardscape & 250m² Turf

Paved Shared Space (1120m²)

9. Hobart St flush shared space

Edinboro St Parking

10. 15 angled bays

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7.0 Council Workshop Outcomes – 6 June 2017

WORKSHOP PURPOSE

To present the key background analysis, engagement outcomes, Draft Concept Plan and implementation options in order to identify the preferred approach to project implementation, including budget determination and staging.

WORKSHOP PROCESS

The workshop components and process was as follows:

1. Workshop Purpose
2. Background
3. Project Process
4. Site Analysis & Engagement Outcome
5. Draft Concept Plan & Draft Concept Plan Implementation Options - Budget & Staging

DRAFT CONCEPT PLAN, IMPLEMENTATION OPTIONS & WORKSHOP OUTCOMES

The Draft Concept Plan and Implementation Option 1 and Implementation Option 2 were presented to Council for their consideration and feedback.

Council Members provided mixed feedback with some preferring to implement Implementation Option 1 in the 2017/18 financial year within the \$160,000 budget and others preferring to engage a design consultant to assist with the development of a long term plan for the park based on the Draft Concept Plan and Implementation Option 2.

Although mixed feedback was received, it was agreed that the Draft Concept Plan incorporated a number of elements which should be considered by any future consultant, should one be appointed.

Draft Concept Plan

The Draft Concept Plan explored the following possible upgrade items:

1. Rotunda relocation and returfing;
2. Additional seating/furniture;
3. Additional shade/furniture;
4. Palm tree removal;
5. Positive edge/planting along Scarborough Beach Road;
6. Artwork on transformer;
7. Seating around trees;
8. Blocking Hobart Street at the western entry and extending the park hardscape and turf area into the existing parking area;
9. Relocating the existing 90° parking bays to the northern side of Hobart Street, extending the park north and creating a flush shared space in the existing car park; and
10. Improving the layout of the parking bays on Edinboro Street.

In relation to the Draft Concept Plan, Council Members noted:

- more information regarding the future users of the park would be required;
- the long term plan/design should further explore 'maximising the open space', in particular 'green space';
- the design could explore the relocation of the wall of remembrance; and
- the design could explore reducing parking along Hobart Street so that it was only located on the north side of Hobart Street.

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SC2712

Council allocated Axford Park Upgrade (Redesign and upgrade Axford Park) a budget of \$200,000 for the 2017/18 financial year. The \$200,000 is anticipated to fund the following:

1. Consultant services, including:

- 1.1 Concept Design; and
- 1.2 Construction Estimate.

2. 'Quick win' works items estimated to cost approximately \$60,000 including:

- | | |
|---|---------------|
| 2.1 Removal of 12 palm trees | \$10,000; |
| 2.2 Removal and relocation of the rotunda | \$37,000; |
| 2.3 Returfing of the rotunda area | \$12,000; and |
| 2.4 Planting of a commemorative tree | \$1,000. |

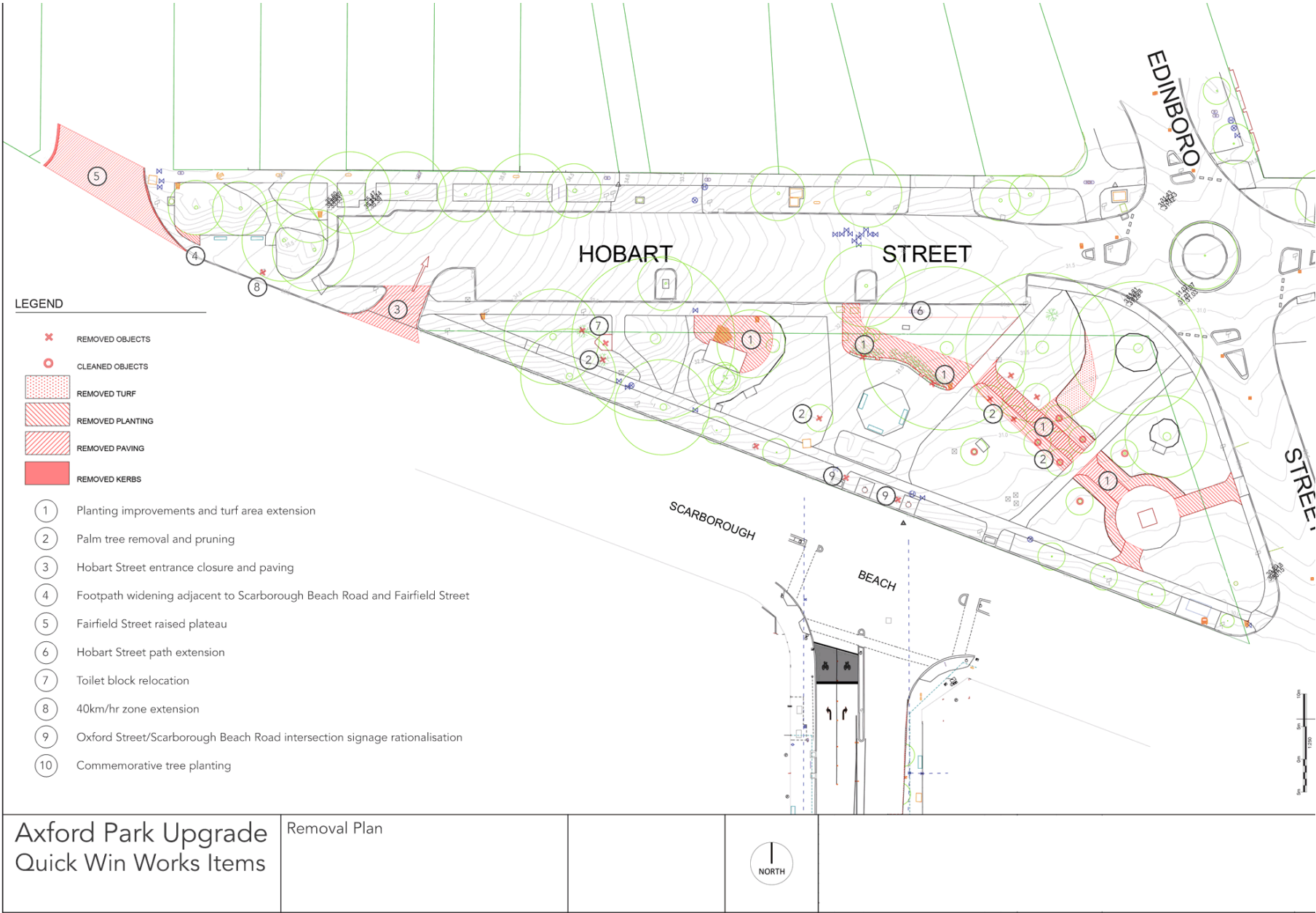
3. The implementation of additional 'quick win' works items, including:

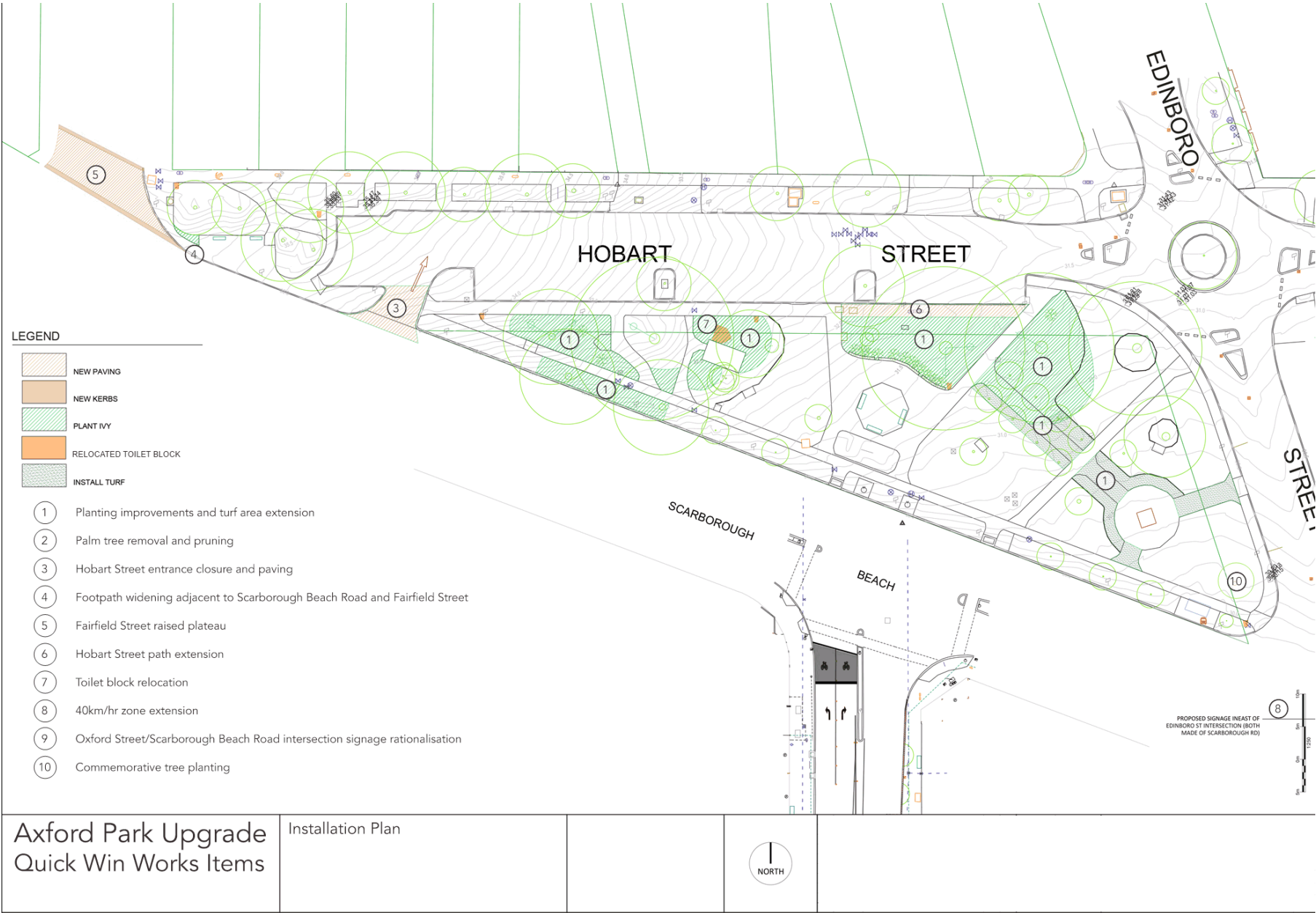
- 3.1 Items identified by the consultant; and/or
- 3.2 Items identified in the Draft Concept Plan.

Council Members have requested a professional design consultant be engaged to prepare a concept design for the Axford Park Upgrade for Councils consideration and review, prior to the implementation of any 'quick wins' and prior to the preparation of any detailed design drawings as part of a possible future project.

Axford Park Upgrade Design Objectives

1. **Dynamic Environment:** Improve usability by creating a more flexible and adaptive space
2. **Site Responsive:** Enhance the precinct through improved physical and visual connections
3. **Identity + Sense of Place:** Celebrate the parks history and protect and enhance the war memorial and wall of remembrance
4. **Sustainable:** Identify short and long-term options for upgrade improvements
5. **Catalyst for Improvements:** Explore the role of the site as a catalyst for other town centre improvements
6. **Attractive + Inclusive:** Establish an attractive and inclusive place for the whole community
7. **Community Driven:** Develop upgrade options which are supported and championed by the community
8. **Place for People:** Rationalise access and create a place for people
9. **Green Open Space:** Maximise the open space and green space provision





Axford Park Concept Design - The Front Yard of Mount Hawthorn



- 1 Continuation of footpath pavement, Fairfield St connects with Scarborough Beach Rd as driveway
- 2 Seating platforms around existing trees, with timber decking and skate-able edges
- 3 Yoga lawn surrounded by timber seating
- 4 Southern entry/exit to Axford Lane closed off for vehicles
- 5 Potential development on Pisoneri site, with vehicle access from Edinboro Street
- 6 Verandah zone - terraced alfresco zone, on level with the buildings, with seating steps to the park
- 7 Flexible space for community events and markets - compacted gravel, with event water & power
- 8 Eye-catching kiosk - linking town centre activities along Oxford Street and Scarborough Beach Road
- 9 Public toilet and Western Power enclosure integrated in kiosk
- 10 Timber deck for events and alfresco, integrated in the slope with seating steps
- 11 Promenade - 7 metre wide zone for walking and cycling
- 12 Existing tree in the Promenade, with bench, bin and bike racks on gravel around the tree trunk
- 13 New tree in the Promenade, in tree grate
- 14 'Garden wall' - low concrete wall with timber seating, integrated public art and line lighting
- 15 Flush kerb between the Promenade and flexible gravel space
- 16 Removed rotunda
- 17 Ornamental planting around major trees, with timber seating along segments of the edges
- 18 Cluster of hanging seats, hanging from large tree branches
- 19 Lighting around monumental trees, enhancing evening landmark and activities
- 20 Relocated tree from the roundabout
- 21 Mountable kerb - for bicycles (to/from Bicycle Boulevard), food trucks and service vehicles
- 22 Removed roundabout when Axford Park becomes car-free
- 23 ANZAC Memorial to be retained at current location, in turf with disability access for ANZAC Ceremony
- 24 Relocated Wall of Remembrance, integrated with sloping turf as a key park feature
- 25 New commemorative tree for the Armistice Centenary
- 26 Existing bus stop, to be retained
- 27 Intersection paved in traffic-able bricks, continuing the footpath pavement
- 28 Potential development on Telstra site, with vehicle access from the laneway
- 29 Relocated speed-limits, new start for 40 kph (westwards) / 60 kph (eastwards)

REFERENCE IMAGES



- Axford Park is for all people in the town centre, stimulating people to stay meet and socialise
- Extending the park - Hobart St west of Edinboro St gradually becomes part of Axford Park
- Park-like atmosphere - retaining all existing trees & increase turfled areas
- Gradual transition between vibrant & active (west) and calm & relaxed around the ANZAC Memorial
- Create flexible space for events, markets, festivals, etc.
- Lots of seating opportunities and choices - alfresco & free, individual & groups, benches & informal, etc.
- Enhance connection between the town centre activities along Oxford Street and Scarborough Beach Road



City of Vincent
Design:
PLACE Laboratory
16 July 2018
Scale 1:400 @ A1



AXFORD PARK CONCEPT DESIGN - OPINION OF PROBABLE COSTS

PROJECT	AXFORD PARK
PLACE REF	1803
CLIENT	City of Vincent
DATE	20.06.18
ISSUE	Concept Design
REV	A

LANDSCAPE WORKS					
ITEM	DESCRIPTION	UNIT	QTY		TOTAL
1	Staging Area A - Promenade				
1.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	1,015		
1.2	Allowance for upgrading/adjusting levels of existing pit lids.	Item	6		
1.3	Brick paving to match existing, including sub base.	m2	955		
1.4	Concrete Kerbing, installation	lm	175		
1.5	Under Tree Node including Edging, Gravel, Furniture (Typically 1 no. Bench, 3 no. Bike racks)	Item	6		
1.7	Lighting Poles, allowance for ground works and connections	Item	8		
1.8	Tree, 400lt tree	Item	2		
1.9	Provide Traffic Management	PS	1		
	Staging Area A - Promenade				\$ 250,725
2	Staging Area B - Terraced Decking				
2.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	325		
2.2	Timber decking, Installed including frame and subsurface works.	m2	112		
2.3	Brick paving to match existing, including sub base.	m2	80		
2.4	Concrete feature retaining walls, allowance for insitu concrete	lm	55		
2.5	Lighting Poles, allowance for ground works and connections	PS	2		
2.6	Feature strip lighting, and allowance for ground works and connections	lm	40		
	Staging Area B - Terraced Decking				\$ 170,775
3	Staging Area C - Yoga Lawn				
3.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	930		
3.2	Turf Roll-on, Including Soil improvement and Irrigation	m2	330		
3.3	Brick paving to match existing, including sub base.	m2	225		
3.4	Gravel, Compacted & Stabilised	m2	177		
3.5	Timber decking, Installed including frame and subsurface works.	m2	120		
3.6	Concrete feature retaining walls, allowance for insitu concrete	lm	35		
3.7	Concrete retaining steps (4), allowance for insitu concrete with feature finish	lm	25		
3.8	Hanging Seats (from large tree branches)	Item	3		
3.9	Feature strip lighting, and allowance for ground works and connections	lm	27		
3.10	Lighting Poles, and allowance for ground works and connections	PS	2		
3.11	Feature Tree Lighting (Wrapped), allowance for ground works and connections	PS	1		
	Staging Area C - Yoga Lawn				\$ 267,350
4	Staging Area D - Kiosk Area				
4.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	1,115		
4.2	Gravel, Compacted & Stabilised	m2	580		
4.3	Turf Roll-on, Including Soil improvement and Irrigation	m2	355		
4.4	Timber decking, Installed including frame and subsurface works.	m2	120		
4.5	Concrete seating wall, allowance for insitu concrete with feature finish	lm	23		
4.6	Kiosk, Including service connections and toilets	PS	1		
4.7	Lighting Poles, and allowance for ground works and connections	PS	2		

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1 of 2

4.8	Feature strip lighting, and allowance for ground works and connections	lm	23		
4.9	Feature Tree Lighting (Wrapped), allowance for ground works and connections	PS	1		
	Staging Area D - Kiosk Area				\$ 471,300
5	Staging Area E -Memorial Area				
5.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	2,100		
5.2	Turf Roll-on, Including Soil improvement and Irrigation	m2	925		
5.3	Gravel, Compacted & Stabilised	m2	660		
5.4	Brick paving to match existing, including sub base.	m2	135		
5.5	Garden Bed, Including Plants, Mulch and Irrigation	m2	300		
5.6	Timber seating, allowance for premium finish	lm	50		
5.7	Concrete seating wall, allowance for insitu concrete with feature finish	lm	90		
5.8	Relocation of Memorial wall	Item	1		
5.9	Planting of Tree, 400lt tree	Item	1		
5.10	Lighting Poles, allowance for ground works and connections	PS	2		
5.11	Feature strip lighting, allowance for ground works and connections	lm	90		
5.12	Feature Tree Lighting (Wrapped), allowance for ground works and connections	PS	3		
	Staging Area E -Memorial Area				\$ 434,425
6	Staging Area G -Verandah Zone & Edinboro/Hobart Intersection				
6.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	1,835		
6.2	Gravel, Compacted & Stabilised	m2	800		
6.3	Install asphalt to existing road intersection	m2	485		
6.4	Concrete Kerbing, installation	lm	25		
6.5	Brick paving to match existing, including sub base.	m2	430		
6.6	Concrete retaining steps (4), allowance for insitu concrete with feature finish	lm	95		
6.7	Relocate existing tree (in roundabout)	Item	1		
6.8	Provide Traffic Management	PS	1		
6.9	Lighting Poles, allowance for ground works and connections	PS	4		
	Staging Area G -Verandah Zone & Edinboro/Hobart Intersection				\$ 268,775
7	Staging Area F - Scarborough Beach/Oxford Street Intersection				
7.1	Removal of path, paving, grass, asphalt, kerbing and garden bed. Final trimming plus or minus 100mm of grades to all areas.	m2	625		
7.2	Trafficable Interlocking Brick paving to match existing, including sub base.	m2	625		
7.3	Provide Traffic Management	PS	1		
	Staging Area F - Scarborough Beach/Oxford Street Intersection				\$ 123,125
8	Event Service Provision				
8.1	Initial Event GPO and water provisions including single point	Item	1		
8.2	Additional points for Event GPO and water provision	Item	2		
	Event Service Provision				\$ 40,000
9	Design Contingency				
9.1	Contingency amount (15%)	PS	15%		\$ 303,971.25
LANDSCAPE WORKS LUMP SUM TOTAL					\$ 2,330,446.25

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2 of 2

10.3	LATE REPORT: REVISED ENGINEERING POLICIES RELATING TO VERGE TREATMENTS AND STREET TREES
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REPORT TO BE ISSUED PRIOR TO COUNCIL MEETING – 21 AUGUST 2018

11 CORPORATE SERVICES**11.1 LICENCE TO USE AXFORD PARK FOR MOUNT HAWTHORN HAWKERS MARKET - HEART INSPIRED EVENTS****TRIM Ref:** D18/63416**Author:** Meluka Bancroft, Property Leasing Officer**Authoriser:** Vanisha Govender, Manager Financial Services

Attachments:

1. Submission in support of Mount Hawthorn Hawkers Market - Heart Inspired Events 
2. Business case for subsidised market fee - Confidential

RECOMMENDATION:

That Council:

1. **APPROVES** a licence to Heart Inspired Events (ABN 72 278 655 015) to use Axford Park, Mount Hawthorn to operate the weekly Mount Hawthorn Hawkers Market, on the following key terms:

- | | | |
|------|---------------------------------|--|
| 1.1 | Term: | 5 October 2018 to 24 April 2020; |
| 1.2 | Market Season: | Friday 5 October 2018 – Friday 21 December 2018;
Friday 1 February 2019 – Friday 26 April 2019;
Friday 4 October 2019 – Friday 20 December 2019; and
Friday 7 February 2020 – Friday 24 April 2020; |
| 1.3 | Permitted Purpose: | Hawkers Market; |
| 1.4 | Permitted hours of use: | 4:00pm – 9:30pm on Fridays during Market Season; |
| 1.5 | Market stall hours: | 5:00pm – 8:30pm on Fridays during Market Season; |
| 1.6 | Licence fee: | \$242 per market (incl GST), indexed by CPI; |
| 1.7 | Insurance: | Licensee to effect and maintain public liability insurance; |
| 1.8 | Indemnity: | Licensee to indemnify the City against any loss/damage/claims relating to the market; |
| 1.9 | Cleaning: | Licensee to keep market area clean and tidy and remove all items by conclusion of permitted hours of use; |
| 1.10 | Bond: | Licensee to pay a bond of \$1,000; |
| 1.11 | Plastics: | Licensee will engage with the City to transition to a reduction in the use of 'single-use plastics' where possible; and |
| 1.12 | Acknowledgement of City: | Licensee will acknowledge the support of the City in its advertising material for the Market where possible. |

2. **AUTHORISES** the Mayor and Director Corporate Services to affix the common seal and execute the licence as referred to in 1. above, subject to final satisfactory negotiations being carried out by the Chief Executive Officer.

PURPOSE OF REPORT:

To consider granting a new licence to Heart Inspired Events (ABN 72 278 655 015) to enable continued use of Axford Park, which is located at No. 130 (Lot 100) Scarborough Beach Road, Mount Hawthorn, for the weekly Mount Hawthorn Hawkers Market (Market).

BACKGROUND:

Following an Expression of Interest process, at the Ordinary Meeting of Council held on 20 September 2016 (Item 9.1.16) Council resolved as follows:

*“That Council **AUTHORISES** the Chief Executive Officer to negotiate a licence agreement with Heart Inspired Events to operate and manage the Mount Hawthorn Hawker’s Market at Axford Park, Mount Hawthorn subject to the following conditions:*

1. *the licence agreement shall be for a maximum term of 24 months;*
2. *the Market operator paying any relevant fees in accordance with the Schedule of Fees and Charges 2016/2017;*
3. *all requirements outlined in the Expression of Interest document as shown in Attachment 1;*
4. *all relevant default, penalties and indemnity clauses; and*
5. *any other conditions deemed to be appropriate by the City."*

On 20 November 2016, the City, acting under delegated authority from the Council, granted development approval to conduct a Temporary Hawkers Market at Axford Park Reserve, subject to conditions (Development Approval 5.2016.304.1).

The City and Cindeketone Pty Ltd, trading as Heart Inspired Events, entered into a licence on 15 November 2016 and the first Market was held on Friday 2 December 2016. Heart Inspired Events operated the Market in accordance with the licence for the duration of the term, with the last market held on 27 April 2018. The fees for the use of Axford Park for the Market were \$196 per market in 2016/17 and \$216 per market in 2017/18.

Administration notes that the Market consistently attracted a high number of patrons, activating the Mount Hawthorn Town Centre on Friday evenings during the market season (November – April) and creating a positive community vibe. Heart Inspired Events operated the Market in accordance with the terms of the licence and in particular, met the key performance indicators specified in the licence including:

- a. Showcasing ready-to-eat food;
- b. Prioritising Mount Hawthorn businesses in the Market over other providers, although few local businesses took up the opportunity to showcase their produce or wares at the Market;
- c. Providing a diverse food offering;
- d. Effectively and safely managing a mix of food stalls and food trucks;
- e. Developing a strong communication and working relationship with the City;
- f. Maintaining a clean, well laid out Market that was aesthetically pleasing and easy to navigate;
- g. Minimising risks to create a safe environment for stall holders, food trucks, patrons and visitors;
- h. Organising regular events, activities and live entertainment;
- i. Running a market which was economically viable; and
- j. Running a market every Market Day except where conditions posed a safety risk to stallholders or visitors.

Heart Inspired Events has demonstrated an ability to run the Market autonomously and has required minimal input from the City. To date, the City has received considerable positive feedback in relation to the Market and no complaints have been received. The Mount Hawthorn Town Centre has a limited night time economy and the Market serves to positively activate the area on Friday evenings.

DETAILS:

Heart Inspired Events contacted the City in early 2018 to request a new licence for the 2018/19 and 2019/20 market seasons on the same terms as set out in the current licence. Heart Inspired Events have provided a submission in support of their application for a new licence, which is attached to this report at **Attachment 1**.

Applicable Fee Structure

The previous fees for the use of Axford Park for the Market (based on 6 hour period per market) were in accordance with the Schedule of Fees and Charges of the applicable financial year; specifically the community rate for the hire of a town centre reserve or park, as follows. It should be noted that whilst a commercial rate could have been applied for the 2017/18 year based on the applicable Schedule of Fees and Charges, the community rate was applied in acknowledgement of the significant, unforeseen increase that would have applied with commercial rate of \$100 per hour.

Year	Community Rate (per hour)	Fee per market (6 hours per market)
2016/17	\$28 before 6pm, \$35 after 6pm	\$196 (2 x \$28 and 4 x \$35)
2017/18	\$36	\$216 (6 x 36)

In terms of the current proposal, as Heart Inspired Events is a commercial operator, the 2018/19 commercial rate of \$100 per hour applies, which equates to \$550 for each market (based on 5.5 hours).

Heart Inspired Events have advised Administration that any hire fee increase would need to be passed on to stall operators in order for the Markets to continue to operate, and a significant increase may result in it being unprofitable for some stall holders to operate, which would in turn impact the viability of the Market. Heart Inspired Events has therefore requested that a fee consistent with the previous fee is applied for the following reasons:

- The market is an activation of an otherwise underutilised space;
- The market contributes to a sense of community, becomes a local community hub for the evening and is well patronised by many local residents each week;
- Axford Park is a small park, and due to the size and layout, it is only able to have a small amount of vendors each week, even if the crowd would support more, which limits the income that can be generated to offset costs;
- The market operator pays for a busker and face painter each week to entertain the community that attend. This costs us \$250 per week;
- The market operator pays for an electrician \$150 each week to complete the City's Form 5 to ensure that the temporary power is used safely. The electrician also checks that all vendors are following the Health Department's guidelines regarding testing & tagging;
- The market operator takes all the rubbish away from the park generated by the event each week, which is an expensive task;
- The market operator always leave the park at the end for each market as it finds it; and
- To be able to attract a crowd to the event and engage the community each week, the market operator utilises various marketing mediums including print, electronic and social media, and installing signage in the area. This is a large expense required to ensure the market is successful.

Heart Inspired Events have submitted a business case to support its request for a fee of \$242 per market, as attached at **Attachment 2**.

Administration has considered Heart Inspired Events request and based on the local community benefit provided by the Markets, Administration proposes that a fee of \$242 per market is imposed, which equates to \$44 per hour. That fee would be consistent with the former commercial rate for the hire of a town centre reserve for more than 10 hours, which was \$440. Such an approach is considered appropriate as Heart Inspired Events proposes to hire Axford Park on a weekly basis during the market season, rather than just as a one-off event.

A fee of \$242 per Market represents an increase of 12 percent and should enable the Markets to continue to operate sustainably and therefore provide continued significant social and economic benefits for the local community and Mount Hawthorn Town Centre.

Administration notes that over the last three years the City has only received six other bookings of Axford Park, and no fee was paid for these bookings. Therefore the Market forms the only revenue the City currently derives from Axford Park. Based on a fee of \$242 per market, the City would receive approximately \$5,800 during the 2018/19 financial year.

In acknowledgement of a reduced fee being recommended for the Market, Heart Inspired Events will acknowledge the support of the City in its advertising material for the Markets, where possible.

Axford Park Upgrade

It is noted that the City is proposing to undertake improvements to Axford Park in line with the Axford Park Upgrade project recommendations. Heart Inspired Events has been notified of the project and any proposed improvements will be discussed with Heart Inspired Events to ensure disruption to the Market is minimised. Heart Inspired Events has also been advised that the City will endeavour to find an alternative location for the market if required, but that the City provides no guarantee that this will be possible, and will not provide any compensation for any loss in revenue which arises as a result of the Axford Park Upgrade. These terms are in the current licence and will be included in the new licence.

Single Use Plastics

Administration is in the process of completing a 'single use plastics' investigation and based on the draft report prepared it is recommended that public events, including markets, transition towards banning the use of plastic straws and balloons. Administration has advised Heart Inspired Events of this proposal, and will work with Heart Inspired Events to reduce the use of single use plastics at the Market.

CONSULTATION/ADVERTISING:

Given the successful operation of the Markets by Heart Inspired Events Administration is not recommending inviting expressions of interest for the operation of the Markets, and is recommending that the City enter into a new licence with Heart Inspired Events to enable the Market to operate for the 2018/19 and 2019/20 market seasons.

Administration and representatives of Heart Inspired Events have discussed and reached consensus on the proposed terms of the new licence.

As the proposed licence is only for a term of 19 months the City is not required to advertise or provide public notice of the proposal.

LEGAL/POLICY:

Section 3.58 of the *Local Government Act 1995* (WA) (Act) provides that a local government can only dispose of property (which includes to sell, lease or licence property) in accordance with section 3.58(3), which includes the following:

- to the highest bidder at a public auction; or
- to a person at a public tender who makes the most acceptable tender; or
- by providing public notice and considering any submissions received prior to the disposal.

Section 3.58(5) sets out certain dispositions that do not need to comply with the above section 3.58(3) requirements, and these include dispositions excluded by the regulations. In this regard, Regulation 30(2)(e) of the *Local Government (Functions and General) Regulations 1996* provides that a lease for a term less than two years and which does not give the lessee exclusive possession of the land at any time, is an exempt disposition for the purposes of Section 3.58(5) of the Act.

As the proposed licence is for a term of less than 2 years and does not give the lessee / licensee exclusive possession, the proposed use falls within the scope of Regulation 30(2)(e) and therefore the City is not required to comply with section 3.58.

RISK MANAGEMENT IMPLICATIONS:

Low: Heart Inspired Events have demonstrated their ability to successfully and independently operate a Market over the last 17 months.

STRATEGIC IMPLICATIONS:

The proposed licence aligns with the following objectives in the City's Strategic Community Plan 2013-2023:

"Community Development and Wellbeing

3.1 Enhance and promote community development and wellbeing;

3.1.3 Promote and provide a range of community events to bring people together and to foster a community way of life."

SUSTAINABILITY IMPLICATIONS:

Continuing to use Axford Park for the Market is facilitating the multi-use of a community facility and has a lower environmental impact than creating a new space for a market.

FINANCIAL/BUDGET IMPLICATIONS:

Granting a licence for the use of Axford Park will generate revenue for the City, as discussed above. The estimated annual revenue derived from the Market is \$5,800.

COMMENTS:

Heart Inspired Events has successfully managed and operated the Market since 2 December 2016 and as a result it has become an integral part of the Mount Hawthorn nightlife during the warmer months of the year. Heart Inspired Events are proposing to continue to operate the Market for a further two seasons and Administration recommends that a licence for a term of 19 months is granted to facilitate this.

Due to Heart Inspired Events successful operation of the Market and compliance with the key performance indicators as set out in the previous expression of interest and in the licence, Administration is recommending that Heart Inspired Events is granted a licence to use Axford Park so that it can continue to operate the Market over the next two market seasons.

Administration recommends that a fee of \$242 per Market is appropriate, as opposed to the fee for the use of Axford Park by a commercial operator as set out in the Schedule of Fees and Charges (\$550 per Market) as this will ensure the Markets can continue to operate sustainably and independently of the City.

Heart Inspired Events**Mount Hawthorn Hawkers Market Summary Report - December 2016 – April 2018**

Heart Inspired Events has planned and delivered the last two seasons of the Mount Hawthorn Hawkers' Market on Friday nights at Axford Park, Mount Hawthorn.

The first season started in December 2016 and finished in March 2017. The second season was extended by Market Management and started in November 2017 and is due to finish at the end of April 2018.

The Mount Hawthorn Hawkers' Market has been a weekly food festival every Friday night throughout the season. In true food market style, food vendors in trucks, vans and marquees have offered hawker-style street food cuisine that is affordable and also fresh and tasty to eat.

Unlike other hawkers markets around Perth, the Mount Hawthorn Hawkers' Market has become a 'boutique hawkers' market.' It has between 10-15 food vendors each week and patrons have the opportunity to dine alfresco in a lovely park setting under the stars.

Food vendors include offerings from Italy, Thailand, Hungary, Argentina, the Netherlands, India, Malaysia, Australia, Asia and other locations around the world. To ensure that the hawkers' market continues to appeal to the many locals that frequent it, the food vendors have been rotated on a fortnightly and some on a monthly basis.

The Mount Hawthorn Hawkers' market is not only a weekly food marketplace but it has also become a meeting place for locals to come together and enjoy street-style food and live entertainment. People working locally also meet up with friends after work or just call past to grab a bite to eat.

Every week, an outdoor alfresco area is set up with tables and chairs in three different areas in the park. Patrons have also been encouraged to bring picnic rugs and spend a relaxing evening with friends and family, enjoying cuisine from all around the world. Additional lighting is also set up each week to make the space inviting and safe to move around in.

The hawkers' market attracts over 500 people each week. It is an exciting food market that provides a meeting place for residents, friends and visitors to eat and socialise. Many of the same people attend the market on a regular basis. This weekly event contributes to the sense of community in the local area and is a safe and enjoyable space for patrons to spend their Friday evenings.

Each week musicians have filled the air with their tunes and created a great vibe at the market. Children are also catered for with a face painter and a bouncy castle at the market each week, and other weeks free craft activities and giant games are organised for the children (weather/wind permitting).

Waste management is taken care of by market management and each week the park is left in the same condition it is found. Some of the park power is utilised each week, while other vendors bring their own power to run their operation.

Local businesses and community groups have been invited to promote their products and services to the market patrons but many have declined due to the timing (Friday night start of the weekend) of the market. Now that the market has been operational again for two seasons, Market Management will make a more concerted effort to encourage local businesses to utilise the hawkers market to promote their offerings.

Going forward, Heart Inspired Events would love the opportunity to manage the Mount Hawthorn Hawkers Market for another two seasons. The team would continue to manage the market as it has for the past two seasons but they would also like to add some more value to the market with a special mini-event each month within the hawkers market. This could take the form of showcasing local businesses one month, then another month having gourmet/small batch producers set up a 'Pop Up Tastings' and another month a handmade craft market just prior to Christmas. All these additional activities would encourage more people to visit the market.

11.2 REPORT FROM AUDIT COMMITTEE MEETING OF 17 JULY 2018**TRIM Ref:** D18/107965**Author:** Tim Evans, Manager Governance and Risk**Authoriser:** Vanisha Govender, Manager Financial Services

Attachments:

1. **Audit Committee Minutes - 17 July 2018** [↓](#) 
2. **Audit Committee Terms of Reference - for adoption** [↓](#) 
3. **Audit Committee Terms of Reference - with tracked changes** [↓](#) 

RECOMMENDATION:**That Council:**

1. **RECEIVES** this report from the Audit Committee meeting of 17 July 2018 and the minutes of that meeting as Attachment 1;
2. **ADOPTS** the revised Terms of Reference for the Audit Committee included as Attachment 2.

PURPOSE OF REPORT:

To report to Council the proceedings and transactions of the Audit Committee meeting of 17 July 2018 in accordance with clause 2.21(1) of the City's Meeting Procedures Local Law 2008 and to consider the adoption of a revised Terms of Reference for the City's Audit Committee.

BACKGROUND:

The City's Audit Committee is a statutory committee of Council, established in accordance with section 7.1A of the *Local Government Act 1995*. The primary objectives of the Audit Committee are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

The Audit Committee meets every two months comprises six members consisting of:

- Two external independent members; and
- Four Council Members.

At its meeting on 17 July 2018, the Audit Committee meeting considered three agenda items as follows:

- 5.1 Local Government Auditing Reforms and Proposed Revision to the Audit Committee Terms of Reference
- 5.2 Interim Audit Management Letter 2017/18
- 5.3 Review of the City of Vincent Audit Log

DETAILS:

In relation to item 5.1, the committee was briefed about recent regulatory to the audit of local government finances and performance, specifically amendments to the *Local Government (Financial Management) Regulations 1996* and *Local Government (Audit) Regulations* which came into effect between 27 June 2018 and 1 July 2018. As a consequence of the legislative changes that have been made in relation to the role of the Audit Committee, it was proposed to update the Audit Committee Terms of Reference to align with the changed role defined in the *Local Government (Audit) Regulations 1996*. The Audit Committee unanimously endorsed the revised terms of reference. It requires a decision of Council to amend the terms of reference and therefore Council approval is sought for the revisions. The proposed new terms of reference are included as **Attachment 2** of this report. A tracked changes version can be found as **Attachment 3**.

Item 5.2 provided the Audit Committee with a copy of the external auditor's interim management letter for the 2017/18 statutory audit. It was noted that Administration had discussed and agreed the interim management letter with the External Auditor, that all findings are either now closed out or in the process of being implemented.

Finally, item 5.3 reported the current status of the City's Audit Log. Five of the 17 outstanding audit log items were closed, leaving 12 items. However, it is noted that further items will be added from the interim audit findings referred to in item 5.2.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Clause 2.21 of the City's Meeting Procedures Local Law 2008 states:

"2.21 Presentation of committee reports

- (1) Every committee is to cause:-
 - (a) a report with recommendations and suitable preamble;
 - (b) minutes of the committee's proceedings and transactions;
to be presented to the Council by the presiding member of each committee concerned, or in his or her absence, a member of the committee in the form of a motion; "That the report be received and the recommendation be adopted".
- (2) No objection to the receipt of a report of any committee, or any part of it, shall be raised when such reports are presented to the Council, except for reasons arising out of such reports.
- (3) The presiding member is to:-
 - (a) put the motion that the report be received;
 - (b) call for a motion to be moved by any member pursuant to clause 5.6(1), with the exception of item (a) of that clause, with respect to any recommendation contained in the report;
 - (c) put the motion that the recommendation be adopted in relation to the recommendations contained in the report, apart from a recommendation or recommendations which are the subject of a motion by a member pursuant to the preceding item of this sub-clause; and
 - (d) ensure that the motions are debated and dealt with in accordance with these Standing Orders in relation to a recommendation or those recommendations in the report which are the subject of a motion or motions by a member or members pursuant to clause 5.6."

RISK MANAGEMENT IMPLICATIONS:

Low: There is no risk associated with Council accepting this report relating to the Audit Committee, however the effective operation of the Audit Committee assists the City to better manage its risks as a whole.

STRATEGIC IMPLICATIONS:

Plan for the Future – Strategic Plan 2013 – 2023 – Strategic Objectives

"Objective 4.1: Provide good strategic decision-making, governance, leadership and professional management.

4.1.2 Manage the organisation in a responsible, efficient and accountable manner

- (a) *Continue to adopt best practise 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:

Effective processes and procedures relating to Risk Management, Internal Control and Legislative Compliance will contribute to the overall financial sustainability of the organisation.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

This report is presented to Council in order to inform Council about the proceedings of the Audit Committee. In accordance with the City's Standing Order Local Law 2008 – reproduced in the LEGAL / POLICY section of this report, the presiding member is to put the recommendation in at least two parts. Firstly, recommendation 1 - that the report be received – is to be put. A call is then to be made for Council Members to move any other of the recommendations individually. If no mover is forthcoming for any individual items then the remaining recommendations may be put together.



CITY OF VINCENT

MINUTES

Audit Committee

17 July 2018

AUDIT COMMITTEE MINUTES

17 JULY 2018

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AUDIT COMMITTEE MINUTES

17 JULY 2018

MINUTES OF CITY OF VINCENT
AUDIT COMMITTEE
HELD AT THE COMMITTEE ROOM, ADMINISTRATION AND CIVIC CENTRE
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 17 JULY 2018 AT 1PM

PRESENT:	Cr Dan Loden (Chair)	Presiding Member
	Ms Elizabeth Hunt (Deputy Chair)	
	Mayor Emma Cole	
	Cr Susan Gontaszewski	
	Cr Josh Topelberg	
	Mr Conley Manifis	
IN ATTENDANCE:	Len Kosova	CEO
	Kerryn Batten	Director Corporate Services
	Vanisha Govender	Manager Finance
	Tim Evans	Manager Governance and Risk
	Natasha Brooks	Governance and Council Support Officer

1 INTRODUCTION AND WELCOME

The Presiding Member, Dan Loden, declared the meeting open at 1.01pm and read the following Acknowledgement of Country statement:
"Today we meet on the lands of the Nyoongar people and we honour them as the traditional custodians of this land".

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Nil

3 DECLARATIONS OF INTEREST

Nil

4 CONFIRMATION OF MINUTES**COMMITTEE DECISION****Moved: Mayor Cole, Seconded: Cr Gontaszewski****That the minutes of the Audit Committee held on 8 May 2018 be confirmed.****CARRIED UNANIMOUSLY (6-0)**

AUDIT COMMITTEE MINUTES



17 JULY 2018

5 BUSINESS ARISING**5.1 LOCAL GOVERNMENT AUDITING REFORMS AND PROPOSED REVISION TO THE AUDIT COMMITTEE TERMS OF REFERENCE**

TRIM Ref: D18/94390

Author: Tim Evans, Manager Governance and Risk

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Attachment 1 - Audit Committee Terms of Reference - for endorsement 
2. Attachment 2 - Audit Committee Terms of Reference - with tracked changes 

RECOMMENDATION:

That the Audit Committee:

1. NOTES the recent amendments to the *Local Government (Financial Management) Regulations 1996* and *Local Government (Audit) Regulations* which affect the role of local government audit committees; and
2. ENDORSES the revised Terms of Reference for the Audit Committee included as Attachment 1.

COMMITTEE DECISION ITEM 5.1**Moved: Mr Manifis, Seconded: Cr Topelberg**

That the recommendation be adopted.

CARRIED UNANIMOUSLY (6-0)



TERMS OF REFERENCE

1. OBJECTIVES

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

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AUDIT COMMITTEE MINUTES

17 JULY 2018

-
- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
 - Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
 - Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
 - The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
 - The City shall provide secretarial and administrative support to the committee.
 - Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
 - Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
 - Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
 - support the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - facilitate audits being conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters.

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AUDIT COMMITTEE MINUTES

17 JULY 2018

-
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
 - monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
 - review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
 - review the level of resources allocated to internal audit and the scope of its authority.
 - review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
 - facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
 - review the local government's draft annual financial report, focusing on:
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;
 - significant adjustments to the financial report (if any) arising from the audit process;
 - compliance with accounting standards and other reporting requirements; and
 - significant variances from prior years.
 - consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
 - address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
 - seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
 - review the annual Compliance Audit Return and report to the Council the results of that review.
 - to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
 - oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

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AUDIT COMMITTEE MINUTES

17 JULY 2018

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

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TERMS OF REFERENCE

1. OBJECTIVES

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The committee is to facilitate:

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- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
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- The committee shall comprise 6 members, consisting of :
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AUDIT COMMITTEE MINUTES

17 JULY 2018

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- Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
- Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
- The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
- The City shall provide secretarial and administrative support to the committee.
- Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
- Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
- Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- ~~develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor.~~
- ~~develop and recommend to Council:~~
 - ~~a list of those matters to be audited; and~~
 - ~~the scope of the audit to be undertaken.~~
- ~~recommend to Council the person or persons to be appointed as auditor.~~
- ~~develop and recommend to Council a written agreement for the appointment of the external auditor. The agreement is to include:~~
 - ~~the objectives of the audit;~~
 - ~~the scope of the audit;~~

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AUDIT COMMITTEE MINUTES

17 JULY 2018

- ~~o a plan of the audit;~~
 - ~~o details of the remuneration and expenses to be paid to the auditor; and~~
 - ~~o the method to be used by the local government to communicate with, and supply information to, the auditor.~~
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
- ~~liaise with the CEO to ensure that the local government does everything in its power to:~~
 - ~~o assist/support~~ the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - ~~o ensure that facilitate~~ audits ~~are being~~ conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - o determine if any matters raised require action to be taken by the local government; and
 - o ensure that appropriate action is taken in respect of those matters.
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- ~~review monitor and advise the CEO on~~ the scope of the internal audit plan and program and its effectiveness.
- review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
- review the level of resources allocated to internal audit and the scope of its authority.
- review reports of internal audits, monitor the implementation of recommendations made by the auditor and review the extent to which Council and management reacts to matters raised.
- facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
- review the local government's draft annual financial report, focusing on:
 - o accounting policies and practices;
 - o changes to accounting policies and practices;
 - o the process used in making significant accounting estimates;
 - o significant adjustments to the financial report (if any) arising from the audit process;
 - o compliance with accounting standards and other reporting requirements; and
 - o significant variances from prior years.
- consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
- seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
- review the annual Compliance Audit Return and report to the Council the results of that review.
- ~~consider the CEO's biennial reviews of the appropriateness and effectiveness of the local governments systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the committee, and to report to the Council the results of those reviews.~~
- to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
- oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

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AUDIT COMMITTEE MINUTES

17 JULY 2018

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

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AUDIT COMMITTEE MINUTES


17 JULY 2018

5.2 INTERIM AUDIT MANAGEMENT LETTER 2017/18

TRIM Ref: D18/95765

Author: Kerryn Batten, Director Corporate Services

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. External Audit Interim Management Letter for the 2017/2018 Statutory Audit 

RECOMMENDATION:

That the Audit Committee:

1. NOTES the external audit interim management letter; and
2. APPROVES the addition of the findings and recommendations to the City's Audit Log.

COMMITTEE DECISION ITEM 5.2Moved: Mr Manifis, Seconded: Cr Gontaszewski

That the recommendation be adopted.

CARRIED UNANIMOUSLY (6-0)

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT**

INDEX OF FINDINGS	RATING		
	Significant	Moderate	Minor
1. Payroll Reconciliations not performed during the year.		x	
2. Rate Debtors Reconciliation has not been reviewed/signed by the Manager Financial Services		x	
3. Noted a Purchase Order dated after the actual invoice date.		x	
4. No documented internal process to manage changes to creditor payment details		x	
5. Processed journals not reviewed by the Manager Financial Services	x		
6. No evidence of independent review of interim adjustment done by the Senior Rates Officer		x	
7. Annual returns and Primary returns contain blank sections		x	
8. One instance where services were provided and paid after end of contract.		x	

KEY TO RATINGS

The Ratings in this management letter are based on the audit team's assessment of risks and concerns with respect to the probability and/or consequence of adverse outcomes if action is not taken. We give consideration to these potential adverse outcomes in the context of both quantitative impact (for example financial loss) and qualitative impact (for example inefficiency, non-compliance, poor service to the public or loss of public confidence).

- Significant** - Those findings where there is potentially a significant risk to the entity should the finding not be addressed by the entity promptly. A significant rating could indicate the need for a modified audit opinion in the current year, or in a subsequent reporting period if not addressed. However even if the issue is not likely to impact the audit opinion, it should be addressed promptly.
- Moderate** - Those findings which are of sufficient concern to warrant action being taken by the entity as soon as practicable.
- Minor** - Those findings that are not of primary concern but still warrant action being taken.

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Finding Number 1**

Payroll Reconciliations, which reconcile balances from the payroll system to general ledger and ensure the correct classification of personnel expenses, have not been performed during the year.

Rating: Moderate**Implication**

Payroll Reconciliations are an important internal control which help to ensure payroll has been correctly posted to the general ledger.

Recommendation

To help ensure all pays are bona fide and all salaries and wages are completely and correctly posted into the general ledger, salaries and wages should be reconciled every pay run to the payroll summary report and documented for review by a senior staff member independent of preparation.

Management Comment

Noted by management, occurred due to the Accountant leaving and lack of formal handover. Reconciliations are now occurring at each pay run and a formal process is being documented.

Responsible Person:

Manager Financial Services

Completion Date: 31 August 2018 for documented process.**Finding Number 2**

Rates Debtors Reconciliation has not been reviewed/signed by the Manager Financial Services.

Rating: Moderate**Implication**

The outstanding rates may not be complete and the general ledger could be under or over stated.

Recommendation

To help ensure the amounts owing to Council are properly controlled, the rates ledgers should be regularly reconciled to the general ledger.

The reconciliations should also be reviewed by a senior staff member independent of preparation. This review should seek to confirm the accuracy of the reconciliation and should be evidenced accordingly.

Management Comment

Noted by management, occurred due to change of Manager Financial Services. This has been done since March 2018 onwards.

Responsible Person:

Manager Financial Services

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Completion Date: Completed.****Finding Number 3**

Whilst testing purchases, we noted 1 instance in a sample of 8 where the purchase order was dated after the invoice date.

Rating: Moderate**Implication**

Unauthorised purchases could arise.

Recommendation

To help ensure proper budgetary controls, compliance with the City's purchasing policy, goods invoiced are ordered and prices invoiced were as quoted, purchase orders should be issued prior to goods/services being sourced. They should also contain all the necessary details in relation to them (including quantity and price).

Management Comment

Management is aware of this issue as it was discussed in FY2017 audit. The Finance team is implementing a new process whereby an officer is responsible for obtaining an explanation of non-compliances. Repeated non-compliance will result in escalation to executive management and potentially loss of procurement responsibilities for the offender.

Responsible Person:

Manager Financial Services

Completion Date: 30 September 2018.**Finding Number 4**

Whilst staff appear to follow an appropriate process with respect to changes to creditor payment details, no documented internal process/policy is in place for staff to follow.

Rating: Moderate**Implication**

Corporate knowledge could be lost when there are changes in staff resulting in changes to creditors' payment details being processed without the correct internal processes being followed. An increased risk of payments being processed to an incorrect bank account may result.

Recommendation

To help ensure succession of corporate knowledge a written document of the internal process to manage changes to creditor payment details should be adopted.

Management Comment

While the process is not formally documented, evidence has been provided that there is always sign off of change of creditor details based on advice of changes from the creditor. A formal process for this will be documented and communicated to the Finance team.

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Responsible Person:**

Manager Financial Services

Completion Date: 31 October 2018**Finding Number 5**

After the General Journal Form has been approved by Manager Financial Services, the respective accounting officer will process the journal, however the processed journals are not reviewed again by the Manager Financial Services

Rating: Significant**Implication**

Risk of unauthorised General Journals being processed.

Recommendation

To implement a step whereby processed journals are matched to the signed General Journal Form.

Management Comment

We will look at systems opportunities to provide an audit report that can then be used by the Manager Financial Services as a basis for reviewing all processed journals. In the interim we will ensure all journals are signed off by the Manager Financial Services on a hard copy, which is made more robust by recent implementation of auto numbering of all processed journals.

Responsible Person:

Manager Financial Services

Completion Date: 31 December 2018 for systems changes. Manual sign off to commence immediately.**Finding Number 6**

No evidence of independent review of interim adjustment done by the Senior Rates Officer.

Rating: Moderate**Implication**

Risk of errors in interim rates

Recommendation

To ensure that interim rate adjustments are reviewed and signed by Senior Rates Officer

Management Comment

We appreciate the auditors bringing this to our attention. This has now been addressed by the Senior Rates Officer.

Responsible Person:

Senior Rates Officer

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AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE INTERIM AUDIT****Completion Date: Complete.****Finding Number 7**

Annual returns and primary returns:

- 6 annual returns contain blank spaces.
- 2 primary returns contain blank spaces.

Rating: Moderate**Implication**

Blank sections on returns are at risk of being amended without appropriate authorisation.

Recommendation

To help ensure compliance with Departmental Circular 18-2005 and to help ensure returns submitted are not at risk of being amended, all sections should be completed. We note it is acceptable to record N/A, Nil, or No Change or to rule a clear line through a N/A section whilst leaving sections blank is not recommended practice.

Whilst we note the CEO or any other City staff are not responsible for the content of the returns submitted, it is acceptable, and quite common, for the content to be reviewed prior to receipt being acknowledged.

Management Comment

Management advised that this is possibly an oversight by councillors and staff. A new electronic form introduced this year will prevent people from moving to the next step unless they have included a response (including N/A, nil or no change), which resolves this issue.

Responsible Person:

Manager Financial Services

Completion Date: Complete.**Finding Number 8**

One instance where ticket machines maintenance services were provided and paid after end of contract. The contract with APARC Pty Ltd (Tender 424/10) was signed on 19/01/2011 for 5 years of maintenance with an option to extend for more 5 years, however no agreement or contract for this extension was made.

Rating: Moderate**Implication**

Risk of service being provided and paid without appropriate authorisation.

Recommendation

To help ensure that services performed to the City are authorised, contracts should be reviewed, approved or extended prior their finalisation to avoid instances where services are performed and/or paid without proper authorisation.

AUDIT COMMITTEE MINUTES

17 JULY 2018

CITY OF VINCENT**PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2018****FINDINGS IDENTIFIED DURING THE *INTERIM* AUDIT****Management Comment**

The Purchasing and Contracts Officer has recently implemented a contracts register and is requesting all staff to provide details on all known contracts over \$50,000. This register will be manually monitored on a weekly basis by the P&C Officer for upcoming expiring contracts, expiring certificates of cover and other important information. Over time, a system will be implemented to automate notification of expiring contracts etc.

Responsible Person:

Manager Financial Services

Completion Date: Register developed and monitoring ongoing – complete.

AUDIT COMMITTEE MINUTES


17 JULY 2018

5.3 REVIEW OF THE CITY OF VINCENT AUDIT LOG

TRIM Ref: D18/95810

Author: Natasha Brooks, Governance and Council Support Officer

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Master Audit Log - 17 July 2018 

RECOMMENDATION:

That the Audit Committee NOTES the status of the City's Audit Log as shown in Attachment 1.

COMMITTEE DECISION ITEM 5.3

Moved: Cr Topelberg, Seconded: Mr Manifis

That the recommendation be adopted.

CARRIED UNANIMOUSLY (6-0)

AUDIT COMMITTEE MINUTES

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					RATING			OFFICER	COMPLETION DATE
n 7	Payroll	Internal Audit 2015	Written payroll procedures were not formalised and based on an organisation wide standard template.	3.2.3	Payroll procedures should be documented based on an organisation wide template. The procedures should be reviewed and updated as required. This will allow employees to clearly understand their roles and responsibilities within predefined limits and allow management to guide operations without constant management intervention, as well as help ensure staff involved give due consideration to appropriate risk management for processing the payroll.	Low	<p>The Payroll Officer currently maintains two sets of procedures – a lengthy step by step instruction and an abridged version.</p> <p>The MPS and the MGR will work with the rest of the organisation to develop and implement a standard template for development, approval, appropriate storage/access and standard template for administration procedures.</p> <p>Action Item 7.1 The MPS and the MGR will work with the rest of the organisation to develop and implement a standard process for the development, approval, appropriate storage/access and standard template for administration procedures. November 2015 Partially Completed. A standard template for Administration Procedures (D16/121564) has been developed along with standard guidelines for development, approval and storage (D16/121564). March 2017 Not yet complete. An additional payroll support officer commenced on 7 March 2017 which has provided the capacity to address this item. It is proposed that this will be completed by August 2017. May 2017 On track for proposed completion date. July 2017 A Payroll procedure and working instructions are currently being drafted. On track for proposed completion date. September 2017 A payroll procedure and working instructions have been drafted and are being reviewed by the Manager HR. These will be reviewed by the CEO for approval along with all of the HR policies. November 2017 Payroll procedure working instructions have been drafted and are being reviewed by the Manager HR. Proposed new timeframe – 31 December 2017. March 2018 Payroll procedure working instructions have been drafted and have been reviewed by the Manager HR. These are required to be transitioned into the standard format for all HR work instructions which is targeted to be completed by June 2018. May 2018 On track. July 2018 Payroll procedure working instructions are still to be finalised, and have been delayed due to HR team workload. This is the first priority to be completed post year end activities. Proposed new timeframe - September 2018.</p>	Manager Human Resources & Manager Finance	30-Sep-18
n 8	Fringe Benefits Tax (FBT)	Internal Audit 2015	There were no written FBT procedures in place.	3.3.3	FBT procedures should be documented based on an organisation wide template. The procedures should be reviewed and updated as required. This will allow employees to clearly understand their roles and responsibilities within predefined limits and allow management to guide operations without constant management intervention, as well as help ensure staff involved give due consideration to appropriate risk management for processing FBT data and preparing the FBT annual return.	Low	<p>FBT procedures are available in note format. Agreed that such procedures require formal documentation which is reviewed and updated as required. Finance Officer to undertake formalisation of documenting</p> <p>Action Item 8.1 Finance Officer to undertake formalisation of documenting FBT Procedures. Completed by December 2015 November 2015 Not yet completed. Expected to be complete by December 2016. March 2017 FBT work instructions are currently being collated into a procedure, using the new template. The finalisation and review of the procedure will align with the preparation and submission of the annual FBT return. May 2017 On track for proposed completion date. July 2017 A procedure has been drafted during the recent FBT year-end process. This is currently being finalised. September 2017 Procedures for the FBT year end process have been drafted D17/81011. It is anticipated that this will be finalised by 26-September-2017. November 2017 This is still to be presented to the auditors. Proposed new timeframe – 24 November 2017. March 2018 All finance procedures are currently being review by Manager Financial Services. An extension is requested until the May-2018 Audit Committee meeting. May 2018 FBT procedures have been updated but will wait to validate the procedures through the 17/18 FY FBT process. New timeframe proposed - August 2018. July 2018 Completed.</p>	Manager Finance	Complete
n 10	3.1 Trust Funds	Internal Audit 2016	The trust ledger reflects Cash in lieu - Car Park Contributions of \$1.24m, whereas actual funds are physically held in the Municipal bank account. Discussion held with Christine Devenish, Administration Officer for Development Services revealed that planning approval is valid for 2 years for applicants to obtain a building permit. Once a building permit is obtained, there is a further one year allowed to commence the building process. Therefore, within the first 3 years, the applicant is entitled to apply for a refund for cash in lieu - car park contributions. As a result, the City should not keep these funds in the Municipal account.	3.1.1	These funds should be held in the Trust bank account for as long as the applicant is entitled to apply for a refund.	Medium	<p>The timing of the transfer of monies from the 'trust account' to the cash-in-lieu reserve should occur at the point when the City has control of the money and that it is no longer able to be called upon by the creditor. However more work needs to be done to ensure that the exact point at which this occurs is better defined.</p> <p>Action Item 10.1 Develop a documented Administration Procedure for accepting and managing cash-in-lieu payments. March 2017 On track. May 2017 On track for proposed completion date. July 2017 Development Services have been reviewing the processes for the collection and management of Cash-in-Lieu and %-for-Jud payments. The main question to be resolved is when the City has 'control' of the funds – that is, when can the developer no longer ask for the refund of the monies with-out assessment by the City. Finance has finished the reconciliation of funds held for %-for-Jud and is now starting on Cash-in-Lieu. Development Services will now compare the deposits still held with the progress/stage of the individual developments. Target is to finish both as part of the year-end process – Aug 17. Proposed new timeframe – August 2017. September 2017 On track for proposed completion date 31 October 2017 November 2017 This was not addressed during the audit due to the Finance Manager's absence. Proposed new timeframe – February 2018. March 2018 Extension requested to June 2018 to accommodate sufficient review and documentation of an Administration Procedure by Manager Financial Services. May 2018 The action has been escalated to Director Corporate Services and incorporated as part of CBP Item 4.10. New time proposed - September 2018. July 2018 On track.</p>	Director Corporate Services	30-Sep-18

AUDIT COMMITTEE MINUTES

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								OFFICER	COMPLETION DATE	
n 24	3.4 Asset Register	Internal Audit 2016	Acquisition of Assets: We noted certain assets in the asset register costing <\$1,000.	3.4.2	The City should consider additional checks to ensure the policy is followed in respect of the \$1,000 capitalisation threshold.	Low	Finance staff have been reminded about the provisions of the Policy in respect to the capitalisation threshold. It is considered that additional checks are not required due to the minor nature of this issue. However, it would be beneficial to clarify any exceptions to the \$1000 threshold in the current procedures and communicate this to the tender organisation.	Action Item 24.1 Review capitalisation procedures with a view to setting out circumstances where the \$1000 may not apply. Communicate to the tender organisation. March 2017 Proposed new timeframe - Varied end 2022. May 2017 On track for proposed completion date. July 2017 This will be closed-out by the completion of a procedure and position paper for the auditors to review as part of the year-end audit. Proposed new timeframe - September 2017 to align with item 25.1. September 2017 On track for proposed completion date 30 September 2017. November 2017 This was not addressed during the audit due to the Finance Manager's absence. Proposed new timeframe - January 2018. March 2018 E-Revision requested for submission at the Audit Committee in May 2018. All finance procedures are being reviewed by Manager Financial Services. May 2018 Procedure reviewed and further work is required. Proposed new time frame - September 2018. July 2018 On track.	Manager Finance	30-Sep-18
n 26	3.4 Asset Register	Internal Audit 2016	Additions to assets involving construction: Assets involving construction are only capitalised and transferred to the asset register at the end of the financial year.	3.4.6	While capitalisation at the end of the year is usually acceptable, strict compliance with accounting standards would require assets to be depreciated from the date they are brought into use. This should be considered for large items which may have a material impact.	Medium	Agree.	Action Item 26.1 Finance Manager has with Technical Services to identify a suitable threshold and develop a process for project completion and capitalisation. March 2017 On track May 2017 On track for proposed completion date 30-May-2017. July 2017 Infrastructure and other constructed assets will be reviewed for completion and capitalised quarterly. Procedure will need to be written and implemented before the end of the September quarter. Proposed new timeframe - 30-September-2017. September 2017 Audit needs to be completed before we can capitalise expenditure. Proposed new timeframe - 31-October-2017. November 2017 The Audit of 2016-17 is now complete (as of 14 Nov) and asset register has now been rolled-over into 2017-18. This means that completed infrastructure assets/projects can now be capitalised. The first of these will be capitalised as part of the November month-end process. Proposed new timeframe - 31-December-2017. March 2018 Infrastructure assets are still to be capitalised for this financial year. Proposed new completion date of June 2018 when there will be a more defined capitalisation process. May 2018 On track July 2018 Manager Financial Services will document the process and this will be confirmed via consultation with Engineering. Proposed new timeframe - September 2018.	Manager Finance	30-Sep-18
n 27	4.1 Code of Tendering Policy and Document.	Internal Audit 2017	4.1 Lack of formal Policy / Procedural Guidance may result in unnecessary expenses being incurred and acquisitions being made. 4.1.1 Lack of formal Policy / Procedural Guidance available to all employees may result in confusion over how purchases over \$100,000 in value should be prepared for and approved prior to becoming a formal tender.	4.1	We noted that the Code of Tendering Policy provides guidance on the following: The content and format of the Request for Tender: Advertising the tender and for how long the advertisement should be open; How tenders should be received; and On closure of the advertisement period, how the tender box should be opened and submissions recorded. However, we note that the Policy lacks guidance regarding the process prior to the proposed purchase becoming a formal tender. We noted that there was no formal Policy or Procedural Manual which clearly outlines how a tender is raised, who is responsible for the process and the components within the process and how the tender should be evaluated.	High	Administration notes that the Code of Tendering is no longer current. It is proposed that this will be rescinded and replaced by a Tendering Administration Procedure. Action Item 27.1 Develop Tendering Administration Procedure November 2017 March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 Tendering Administration Procedure developed (D18/74537).	Finance Officer - Purchasing Contracts	Complete	
						Medium	Agreed. It is proposed that the Code of Tendering will be rescinded and replaced by a Tendering Administration Procedure. However, propose that the threshold will be \$150,000 rather than \$100,000 to align with the proposed tender threshold in the draft purchasing policy. Action Item 27.2 Incorporate thresholds into Tendering Administration Procedure November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 Tendering Administration Procedure developed (D18/74537).			

AUDIT COMMITTEE MINUTES

17 JULY 2018

		ID		RATING			OFFICER	COMPLETION DATE
n 28	4.2 Tendering policy, systems and practices.	Internal Audit 2017	4.2 Lack of clarity regarding the roles and responsibilities of the tendering process leads to an inconsistent approach to tendering being applied and confusion regarding who is responsible for certain key milestones and documents within the tendering process. 4.2.1 Lack of understanding of the applicable tender and procurement laws and regulations, as well as the internal tendering policies and procedures, may result in tenders being prepared outside of specified internal policies and procedures, and in the worst case may not be prepared and performed in line with the applicable laws and regulations.	From our discussions with management and staff regarding the current tendering policy, systems and practices in place we note that both management and staff are not fully aware of: - What their role and responsibilities are in relation to the tendering process; - How they initiate or become a part of the tendering process; and - What the tendering process actually entails. We noted that management is concerned with the lack of appropriate knowledge regarding the applicable laws and regulations for tendering and procurement, and is concerned that staff have not been provided with sufficient training to produce quality tendering documents.	high	Agreed. Responsibilities relating to tendering will be clearly defined in the Tendering Administration Procedure. A training plan will be developed for rolling out the Tendering Administration Procedure once it is complete.	Action Item 28.1 Responsibilities relating to tendering will be clearly defined in the Tendering Administration Procedure. November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 A draft Training Plan is under review. Proposed new timeframe - September 2018. Action Item 28.2 A training plan will be developed for rolling out the Tendering Administration Procedure. November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018	Finance Officer - Purchasing/Contracts 16 May 18
n 30	4.4 Business Case	Internal Audit 2017	Lack of a Business Case being prepared and considered prior to budget allocation may result in unnecessary expenses being authorised and incurred. We recommend that a Business Case is prepared and put forward to Council for review for all purchases of goods and services which will exceed the prescribed \$100,000 in value. The Business Case should tell the Council why the expense needs to be incurred and what the proposed cost will be. Based on the approved Business Case, a budget allocation should then be made.	We were unable to review any Business Case documentation as no formal Business Case had been prepared and submitted to Council for individual consideration for any of the samples selected for testing.	Medium	Council, through its adoption of strategic priorities on 19 April 2016 committed to a new initiative to require a Business Case to be presented to Council and in annual budget papers for all expenditure greater than \$250,000 or proposed to run for 2 or more years. CSP Item 4.2 implement a Project Management Framework will set out further details and provisions the development of business case documents.	Action Item 30 November 2017 Email sent to auditors on 10 November, highlighting the City's Capital and Budget submission process. Advice requested as to whether or not this process satisfies, or could be adapted to satisfy, the audit finding. May 2018 Following feedback, Administration has developed draft Business Case templates (for different project sizes) along with business rules for when business cases are required. Internal consultation is required and it is planned that this will be implemented from the start of the 2018/20 Budget development cycle. Proposed new timeframe - August 2018. July 2018 Complete	Manager Governance and Risk Complete
n 32	4.6 Request for Tender content and format.	Internal Audit 2017	We noted that the Request for Tender appears to be mostly consistent from tender to tender, with minimal modifications being applied (including, but not limited to, the tender criteria and weighting). It appears as though the Request for Tender, and as a result Contract conditions, are being rolled forward based on previous completed documents. While the Procurement Plan reduces the risk associated with the roll forward of prior year Requests for Tender / Contracts, we note that management and the Council should consider the implementation of a process which results in the Request for Tender and the proposed Contract on award of a tender, being reviewed by a member of staff with a background in drafting contracts and contract law.	Rolling forward Requests for Tender and Contract templates from previous years may result in inappropriate contract terms and conditions being set. In addition, irrelevant information may be asked for, or disclosed within the Request for Tender document. Further, we note that the evaluation criteria applied may not be relevant to the works required for the Request for Tender.	high	Agreed in principle, however Administration notes that the necessary skills and capacity is not currently available internally.	Action Item 32 Develop a brief business case outlining the various options and costs available to improve the City's capability in relation to drafting tenders and contracts. (e.g. training, additional resources, outsourcing etc). November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 Delayed by proposed restructure. Proposed new timeframe - September 2018.	Special Projects Officer 30 Sep-18
n 33	4.7 Evaluation Report	Internal Audit 2017	There is a risk that the Council are not making informed and independent decisions based on the documents and data being submitted to them for review for the authorisation and award of tenders. We recommend that Evaluation Reports submitted to Council provide sufficient detail so that Council may independently make an assessment without having to rely solely on the evaluation calculated and performed by the Evaluation Team. In addition, sufficient information should be submitted so that Council is able to understand, and have comfort over, how the tender submissions have been evaluated and recommendations reach by the Evaluation Team.	We note there is a lack of consistency between Evaluation Reports prepared and submitted to the Council for review. In addition, Evaluation Reports lack the following detail: - Scores calculated by the Evaluation Team are not explained. - How scores were calculated by the Evaluation Team is not explained. - The only way to verify tender submissions to the Evaluation Report is through the Price Schedule - no further tender details are provided or summarised. We also note that, where the CEO has Delegated Authority to authorise and award a tender, an alternative evaluation is performed being the Selection Report (this appears to be a combination of both a Procurement Plan and Evaluation Report).	Medium	Administration notes that different formats have been used for Evaluation Reports to CEO vs Evaluation Reports to Council.	Action Item 33.1 Administration will create a "standard" Evaluation Report that will apply to all tenders which can then be supported by a brief memo or Council Report depending on the intended audience. By November 2017 Scheduled for late November 2017 - proposed completion date 31 December 2017 Proposed new timeframe - 31 December 2017 March 2018 A draft standard template has been developed, adapted from the WALGA evaluation template - see D18/2026. However it needs to be aligned to the Tendering Administration Procedure (see items 27 and 28) before it is implemented. Proposed new completion date - June 2018. May 2018 On track July 2018 Draft standard template is under review. Proposed new timeframe - September 2018.	Special Projects Officer 30 Sep-18
n 38	5.4 Breach of Code of Tendering Policy (Document - tender 519/16 'Provision of general cleaning services for the City of Vincent's Administration Civic Building and Library')	Internal Audit 2017	Should the supplier who submitted tenders become aware that not all tender submissions were evaluated per the criteria listed in the Request for Tender, this may create legal issues for City of Vincent as a result of applicable laws and regulations not being appropriately applied.	We note per review of e-mail correspondence between members of the Evaluation Team, that 19 of the 29 tender submissions received were not evaluated per the criteria documented in the Procurement Plan and the Request for Tender. Instead, these were eliminated from the evaluation procedure based on price alone. These 19 tender submissions were not included in the evaluation process and were only disclosed in the Price Schedule. We recommend that all staff are made aware of the Code of Tendering Policy / Document and that they receive formal training on not only the applicable laws and regulations, but also on how tender submissions are to be evaluated.	Not Rated	Although initially 19 tenders were not evaluated, this issue had been picked up by a routine check during the approval phase and the panel subsequently reviewed all complying tenders prior to the awarding of the tender. Notwithstanding, it is proposed that formal training will be rolled out on the "Tendering Administration Procedure" proposed as item 4.1.	Action Item 38.1 Formal training will be rolled out on the "Tendering Administration Procedure" proposed as item 4.2 (action item 28.2). November 2017 On track March 2018 Administration has created the position of "Special Projects Officer" whose responsibilities will include contracts and procurement and will lead the development and implementation of contracts and purchasing procedures. Proposed new completion date - June 2018. May 2018 On track July 2018 Delayed by proposed restructure. Proposed new timeframe - September 2018.	Special Projects Officer 30 Sep-18

AUDIT COMMITTEE MINUTES

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			ID		RATING			OFFICER	COMPLETION DATE
# 39	5.1 Purchases	Purchasing, payments and credit cards	We obtained all quotes, purchase orders and budget considerations relating to the invoice to ensure correct procurement procedures had been followed.	1.0	Medium	Agreed	1) Address this issue within the City's purchasing procedure and associated training plan. 2) Investigate and consider imposing an additional control whereby purchase orders raised after the invoice require approval by the requisitioner's leader and a short explanation / justification. <i>July 2018</i> 1) To be included in the training rollout - refer item 8. 2) Manual system in place currently - Procurement Officer monitors a report and follows up on breaches. Investigating system processes to prevent this from occurring.	Director Corporate Services	31-Aug-18
# 40	5.1 Purchases	Purchasing, payments and credit cards	We obtained and reviewed all quotes where quotes were required. We ensured the quotes for the supply of goods or services were adequate and matched the purchase order raised and invoice paid.	1.2	Medium	Agreed	The City will incorporate into its purchasing procedures: 1) A requirement to document the decision making process in considering and selecting quotes. 2) A process for identifying and escalating instances of non-compliance with respect to obtaining quotes. 3) Investigate systems changes to Authority to enable explanation / clarification of decision-making. <i>July 2018</i> 1) Complete 2) On track in line with completion timescales. 3) Investigating system processes to prevent non-compliance occurring.	Director Corporate Services	31-Aug-18
# 41	5.1 Purchases	Purchasing, payments and credit cards	We requested the budget considerations for all expenditure to ensure appropriate considerations had been made prior to engaging in the expenditure.	1.3	Medium	Agreed	1) Implement a tick-box into the workflow in the requisitioning system for requisitioner's to declare that the budget had been considered prior to authorisation of the requisition. 2) Update the City's procurement plan template to explicitly require the available budget to be considered prior to purchase. <i>July 2018</i> 1) On track in line with completion timescales. 2) On track in line with completion timescales.	Finance Officer - Purchasing/ Contracts	31-Aug-18
# 42	5.1 Purchases	Purchasing, payments and credit cards	We requested copies of the procurement plan for invoices between \$40,000 to \$99,999.	1.4	Medium	It is noted that the purchasing policy requires particular information to be considered but does not require a procurement plan for this price range. Nevertheless, it is acknowledged that the procurement decisions in this price range are inconsistently documented.	The City will develop a template / method for documenting compliance with the requirements of the City's Purchasing Policy for this price range. Note - that the since the equivalent price range in the recently adopted policy is \$50,000 - \$149,000. <i>July 2018</i> On track	Finance Officer - Purchasing/ Contracts	30-Nov-18
# 43	5.2 Payments	Purchasing, payments and credit cards	We traced the invoice to the schedule of creditors paid as submitted to Council and agreed to the Authority batch report. We then agreed the Authority report to the bank statement.	2.1	Medium	Insufficient details have been provided to date to enable Administration to corroborate this finding.	The process will be updated to ensure that the reconciliation between the batch report and the schedule submitted for Council will be reviewed and signed-off by another member of the Finance Team. <i>Aug 2018</i> Process complete.	Manager Finance	Complete
# 44	5.3 Credit Cards	Purchasing, payments and credit cards	We tested that the Credit Card Policy was followed for each of the 23 samples.	3.1	Medium	Contrary to the policy position, the Finance team has been accepting sign-off from the responsible Director rather than the Director Corporate Services or CEO as required by the policy.	The Credit Card procedures will be updated to ensure that one of these two signatories has approved the statement. <i>July 2018</i> The current credit card policy requires statements to be signed off by either the CEO or DCS. It is noted that there may have been instances where this did not occur previously, however since at least February 2018, Finance has been ensuring that the CEO or DCS have approved the statements. This item can now be closed.	Director Corporate Services	Complete

AUDIT COMMITTEE MINUTES

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6 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

7 GENERAL BUSINESS**7.1 TENDER POLICY**

Cr Topelberg raised the issue of prospective tenderers contacting Councillors directly which inadvertently excludes their tender application. He queried whether this condition could be communicated more explicitly to respondents. The Director Corporate Services noted that a new template for tenders has been developed and this condition could be included on the form.

7.2 INTERNAL AUDIT PROGRAM PROGRESS

Mr Manifis queried whether the progress with the Internal Audit Program was on track. The Director Corporate Services advised that the 2017/18 planned internal audit activities were complete but that the 2018/19 Program had been temporarily put on hold whilst the internal audit plan is being reviewed. A report on the review would be presented to the next Audit Committee meeting.

8 NEXT MEETING

18 September 2018

9 CLOSURE

1.30pm

These Minutes were confirmed by the Audit Committee as a true record and accurate of the Audit Committee meeting held on 17 July 2018.

Signed: Cr Dan Loden

Dated this day of 2018



TERMS OF REFERENCE

1. OBJECTIVES

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

-
- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
 - Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
 - Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
 - The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee.
 - The City shall provide secretarial and administrative support to the committee.
 - Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
 - Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
 - Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

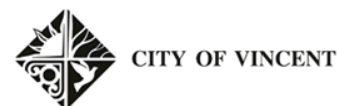
The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
 - support the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - facilitate audits being conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters.

-
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
 - monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
 - review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
 - review the level of resources allocated to internal audit and the scope of its authority.
 - review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
 - facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
 - review the local government's draft annual financial report, focusing on:
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;
 - significant adjustments to the financial report (if any) arising from the audit process;
 - compliance with accounting standards and other reporting requirements; and
 - significant variances from prior years.
 - consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
 - address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
 - seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
 - review the annual Compliance Audit Return and report to the Council the results of that review.
 - to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
 - oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.



TERMS OF REFERENCE

1. OBJECTIVES

The primary objectives of the Audit Committee ("Committee") are to:

- Accept responsibility for the annual external audit; and
- Liaise with the local government's internal and external auditors so that Council can be satisfied with the performance of the local government in managing its affairs.

Reports from the Committee will assist Council in discharging its legislative responsibility of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate:

- The enhancement of the credibility and objectivity of internal and external financial reporting;
- Effective management of financial and other risks and the protection of Council assets;
- Compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- The coordination of the internal audit function with the external audit; and
- The provision of an effective means of communication between the external auditor, internal auditor, the CEO and the Council.

2. POWERS

- The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its terms of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.
- The committee is a formally appointed committee of the Council and is responsible to the Council.
- The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.
- The committee does not have any management functions and cannot involve itself in management processes or procedures.

3. MEMBERSHIP

- The committee shall comprise 6 members, consisting of :
 - Up to two external independent members; and
 - Council Members from the City of Vincent.
- External independent Members will be selected based on the following criteria:
 - A demonstrated high level of expertise and knowledge in financial management, reporting, governance and audit;
 - Relevant skills and experience in providing independent expert advice; and
 - They must be a resident or property owner within the City of Vincent.

- An external independent member will be a person with no operating responsibilities with the City of Vincent, nor will that person provide paid services to the City either directly or indirectly.
- Appointments of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council.
- Council may terminate the appointment any member prior to the expiry of his/her term, if:
 - The Chairperson considers that the member is not making a positive contribution to the committee; or
 - The member is found to be in breach of the City of Vincent Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
 - A member's conduct, action or comments brings the City of Vincent into disrepute.
- The CEO or his/her nominee is to attend all meetings to provide advice and guidance to the committee, however the CEO and employees are not members of the committee
- The City shall provide secretarial and administrative support to the committee.
- Membership shall be for a period of up to 2 years terminating on the day of the Ordinary Council elections.
- Members will be eligible for reappointment. Members will be entitled to receive reimbursement of reasonable expenses.
- Members will be provided with appropriate training and professional development to be determined by the committee and provided that adequate funds are available in the Council budget for this purpose.

4. CHAIRPERSON

- The position of Chairperson shall be appointed by a vote of the committee following a call for nominations for the position;
- The Chairperson shall be appointed for a period of not more than 12 months, after which a new process of appointment shall occur;
- A Chairperson may be reappointed; and
- The Chairperson shall not be the Mayor.

5. MEETINGS

- The committee shall meet every two months and more regularly as required at the discretion of the Chairperson.

6. REPORTING

- Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

7. DUTIES AND RESPONSIBILITIES

The duties and responsibilities of the Committee will be:

- provide guidance and assistance to Council as to the carrying out of the functions of the local government in relation to audits.
- ~~develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor.~~
- ~~develop and recommend to Council:~~
 - ~~a list of those matters to be audited; and~~
 - ~~the scope of the audit to be undertaken.~~
- ~~recommend to Council the person or persons to be appointed as auditor.~~
- ~~develop and recommend to Council a written agreement for the appointment of the external auditor. The agreement is to include:~~
 - ~~the objectives of the audit;~~
 - ~~the scope of the audit;~~

- ~~a plan of the audit;~~
- ~~details of the remuneration and expenses to be paid to the auditor; and~~
- ~~the method to be used by the local government to communicate with, and supply information to, the auditor.~~
- meet with the auditor at least once in each year and report to Council on the matters discussed and outcome of those discussions.
- ~~liaise with the CEO to ensure that the local government does everything in its power to:~~
 - ~~assistsupport~~ the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - ~~ensure that~~facilitate audits ~~are being~~ conducted successfully and expeditiously.
- examine the reports of the auditor after receiving a report from the CEO on the matters and:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters.
- review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- review monitor and advise the CEO on the scope of the internal audit plan and program and its effectiveness.
- review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO.
- review the level of resources allocated to internal audit and the scope of its authority.
- review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised.
- facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs.
- review the local government's draft annual financial report, focusing on:
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;
 - significant adjustments to the financial report (if any) arising from the audit process;
 - compliance with accounting standards and other reporting requirements; and
 - significant variances from prior years.
- consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed.
- address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference.
- seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council.
- review the annual Compliance Audit Return and report to the Council the results of that review.
- ~~consider the CEO's biennial reviews of the appropriateness and effectiveness of the local governments systems and procedures in regard to risk management, internal control and legislative compliance; required to be provided to the committee, and to report to the Council the results of those reviews.~~
- to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under *Local Government (Audit) Regulations 1996* regulation 17(1) and the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
- oversee the implementation of any action arising from an audit that the City is required to take; or has stated it has taken or intends to take; or has accepted should be taken.

8. DELEGATED AUTHORITY

In accordance with Section 7.1B of the *Local Government Act 1995*, the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The Committee cannot on-delegate the powers and duties delegated to it.

11.3 FINANCIAL STATEMENTS AS AT 31 JULY 2018**TRIM Ref:** D18/119220**Author:** Nilesh Makwana, Accounting Officer**Authoriser:** Kerry Batten, Director Corporate Services**Attachments:** 1. Financial Statements as at 31 July 2018  **RECOMMENDATION:**

That Council **RECEIVES** the financial statements for the month ended 31 July 2018 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the financial statements for the period ended 31 July 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 31 July 2018:

Note	Description	Page
1.	Statement of Financial Activity by Program Report and Graph	1-3
2.	Statement of Comprehensive Income by Nature and Type Report	4
3.	Net Current Funding Position	5
4.	Summary of Income and Expenditure by Service Areas	6-61
5.	Capital Expenditure and Funding and Capital Works Schedule	62-73
6.	Cash Backed Reserves	74
7.	Rating Information and Graph	75-76
8.	Debtor Report	77
9.	Beatty Park Leisure Centre Financial Position	78

The following table provides a summary view of the year to date actual, compared to the adopted 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 31 July 2018

	Adopted Budget 2018/19 \$	YTD Budget 2018/19 \$	YTD Actual 2018/19 \$	Variance 2018/19 \$	Variance 2018/19 %
REVENUE	23,398,772	1,852,730	1,999,021	146,291	8%
EXPENDITURE	(59,858,331)	(4,190,769)	(3,115,877)	1,074,892	-26%
NET OPERATING EXCLUDING RATES	(36,459,559)	(2,338,039)	(1,116,856)	1,221,183	-52%
OPERATING ACTIVITIES EXCLUDED FROM BUDGET					
NON-CASH EXPENDITURE AND REVENUE					
Add Deferred Rates Adjustment	0	0	11,408	11,408	0%
Add Back Depreciation	10,289,210	857,434	0	(857,434)	-100%
(Profit)/Loss on Asset Disposals	(687,908)	0	0	0	0%
AMOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,601,302	857,434	11,408	(846,026)	-99%
INVESTING ACTIVITIES					
Non-Operating Grants, Subsidies and Contributions	1,829,854	17,334	394,842	377,508	2178%
Capital Expenditure	(14,789,424)	(1,299,515)	(287,845)	1,011,670	-78%
Proceeds from Joint Venture Operations	583,333	0	0	0	0%
Proceeds from Disposal of assets	475,000	0	40,551	40,551	0%
	(11,901,237)	(1,282,181)	147,549	1,429,730	-112%
FINANCING ACTIVITIES					
Repayments Loan Capital	(1,017,424)	(76,346)	(76,347)	(1)	0%
Proceeds from New Debentures		428,000	0	0	0
Transfers from Reserves	1,546,190	140,290	62,173	(78,117)	-56%
Transfers to Reserves	(1,542,713)	(358,675)	(90,390)	268,285	-75%
	(585,947)	(294,731)	(104,564)	190,167	-65%
Plus: Surplus/(Deficiency) Brought Fwd 1 July 2018	4,829,483	4,829,483	7,675,410	2,845,928	59%
	(34,515,958)	1,771,966	6,612,948	4,840,983	273%
Surplus/(Deficiency) Before General Rates	34,717,855	34,267,855	34,267,855	0	0%
Total amount raised from General Rates					0%
Restricted Grant	0	0	0	0	0%
NET CURRENT ASSETS at JULY 31 C/FWD - SURPLUS/(DEFICIT)	201,897	36,039,821	40,880,803	4,840,983	13%

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 8% (\$146,291). This is due to higher revenue in:

- Community Amenities of \$214,034, largely a result of a timing difference for additional rubbish services of \$179,190 and development application fees being greater than budgeted by \$30,096; and
- \$12,733 in Economic Services, largely due to swimming pool inspection fees being greater than budget.

However there is lower revenue in General Purpose Funding of \$28,285 and Recreation and Culture by \$40,241.

Operating Revenue as presented on the 'Nature and Type' report (Page 4 of **Attachment 1**) is showing nil variance.

Operating Expenditure

Expenditure by Program is showing a positive variance of 26% (\$1,074,892). This is due to:

- Governance – underspend of \$30,361
- Law, Order, Public Safety – underspend of \$49,969
- Health – underspend of \$41,460
- Education and Welfare – underspend of \$49,116
- Recreation and Culture – underspend of \$809,379;
- Other Property and Services – overspend of \$72,587.

Similarly, the operating expenditure listed under the Nature and Type report reflects a corresponding favourable variance of 26%, with the largest variances in:

- Interest expense (\$123,820 favourable) where the variance is due to reversal of 2017-18 year end accrued interest expense
- Depreciation of Non-current assets (\$857,434 favourable) where the variance is due to end of year audit not yet completed restricting to process depreciation, in the new financial year.

Transfer from Reserves

Transfer from Reserves is aligned with the timing of capital works projects that are reserve funded.

Capital expenditure

The variance is attributed to timing on commencement of the projects. For further detail, refer to Note 5 on **Attachment 1**.

Transfer to Reserves

Transfer to reserves have been completed as at 31 July.

Opening surplus brought forward (2018/19)

The provisional surplus opening balance brought forward from 2017/18 was \$7,675,410 against the \$4,829,483 budgeted opening surplus balance brought forward. The actual opening surplus figure will change once end of year audit is completed.

Closing surplus 2018/19

There is currently a surplus of \$40,880,803 compared to the year to date budget surplus of \$36,039,821. This variance is substantially attributed to the positive variance in operating expenditure, and capital expenditure.

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 31 July 2018 is \$40,880,803.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 6 – 61)

This statement shows a summary of operating revenue and expenditure by Service Unit.

5. Capital Expenditure and Funding Summary (Note 5 Page 62 - 73)

The following table is a summary of the '2018/2019 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**.

	Adopted Budget	YTD Budget	YTD Actual	Remaining Budget
	\$	\$	\$	%
Land and Buildings	2,729,200	326,200	15,385	99%
Infrastructure Assets	7,779,502	690,404	255,875	97%
Plant and Equipment	3,085,811	0	12,660	100%
Furniture and Equipment	1,194,911	282,911	3,925	100%
Total	14,789,424	1,299,515	287,845	98%

FUNDING	Adopted Budget	YTD Budget	YTD Actual	Remaining Budget
	\$	\$	\$	%
Own Source Funding - Municipal	10,938,380	1,141,891	(209,722)	102%
Cash Backed Reserves	1,546,190	140,290	62,173	96%
Capital Grant and Contribution	1,829,854	17,334	394,842	78%
Other (Disposals/Trade In)	475,000	0	40,551	91%
Total	14,789,424	1,299,515	287,845	98%

Note: Detailed analysis is included on page 62 - 73 of Attachment 1.

6. Cash Backed Reserves (Note 6 Page 74)

The cash backed Reserves schedule details movements in the reserves, including transfers and funds used, comparing actual results with the annual budget. The balance as at 31 July 2018 is \$10,638,161.

7. Rating Information (Note 7 Page 75 – 76)

The notices for rates and charges levied for 2018/19 were issued on 26 July 2017.

The Local Government Act 1995 provides for ratepayers to pay rates by four instalments. The due dates for each instalment were:

First Instalment	31 August 2018
Second Instalment	31 October 2018
Third Instalment	04 January 2019
Fourth Instalment	04 March 2019

To cover the costs involved in providing the instalment program the following charge and interest rates apply:

Instalment Administration Charge (to apply to second, third, and fourth instalment)	\$13.00 per instalment
Instalment Interest Rate	5.5% per annum
Late Payment Penalty Interest	11% per annum

Pensioners registered with the City for rate concessions do not incur the above interest or charge.

The Rates debtors balance to be collected as at 31 July 2018 is \$32,333,214 (this includes deferred rates of \$107,968). This represents 90.07% of collectable income compared to 96.04% at the same time last year.

8. Receivables (Note 8 Page 77)

Receivables of \$3,944,097 are outstanding as at 31 July 2018, of which \$3,158,120 has been outstanding over 90 days. This is comprised of:

- \$2,604,553 (82.5%) 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 has recently reconciled FER debtors and is putting together an action plan to resolve the long outstanding debtors.
- \$325,445 (10.3%) relates to Cash in Lieu Parking. Some Cash in Lieu Parking debtors have special payment arrangements over more than one year; and
- \$18,935 (7.2%) relates to Other Receivables, refer to attachment - page 77.

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 78)

As at 31 July 2018 the operating surplus for the centre was \$57,909 in comparison to the year to date budgeted deficit of \$237,955. However it should be noted that depreciation has not been allocated for July 2018.

The cash position showed a current cash surplus of \$57,909 in comparison to the year to date budget estimate of a cash deficit of \$141,193.

10. Explanation of Material Variances

All material variances as at 31 July 2018 have been detailed in the variance comments report in **Attachment 1**.

The materiality thresholds used for reporting variances are 10% and \$20,000. 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 \$20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 2018/19 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:

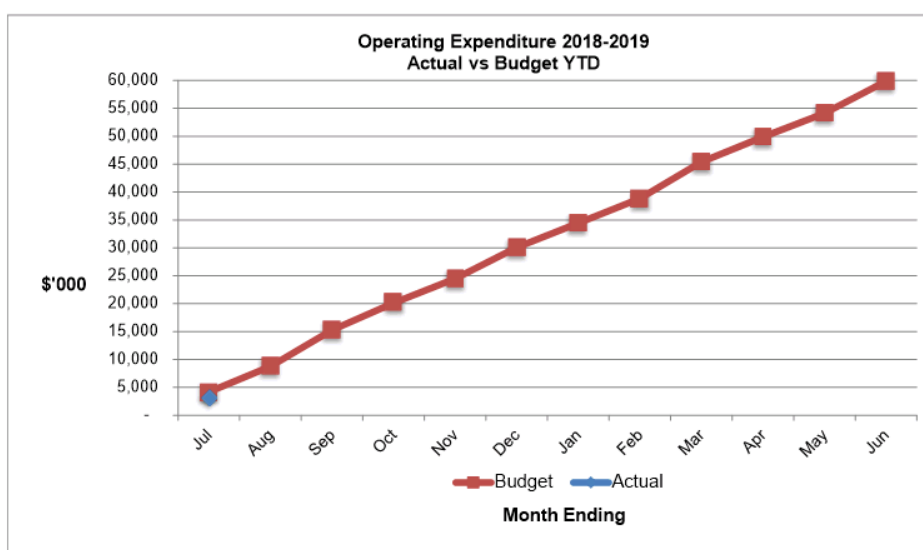
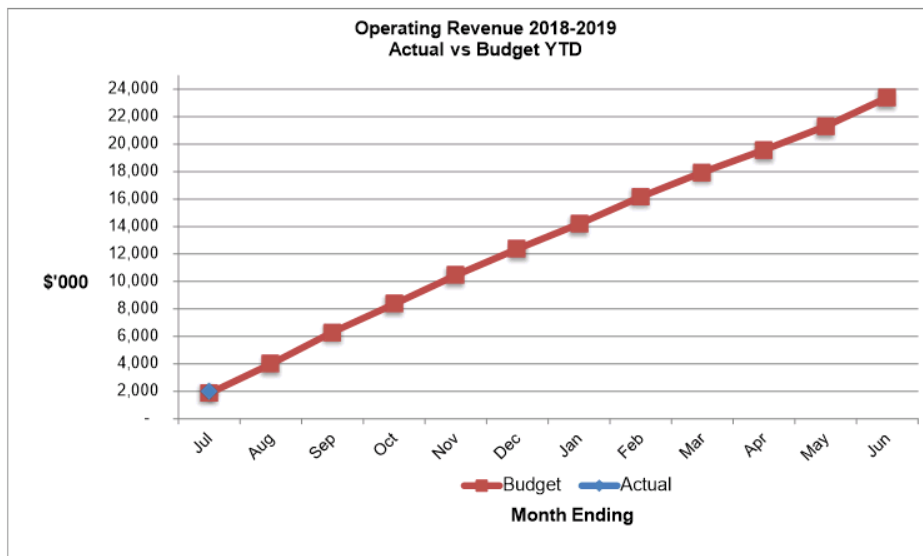
All expenditure included in the Financial Statements is incurred in accordance with Council's adopted budget.

CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
AS AT 31 JULY 2018

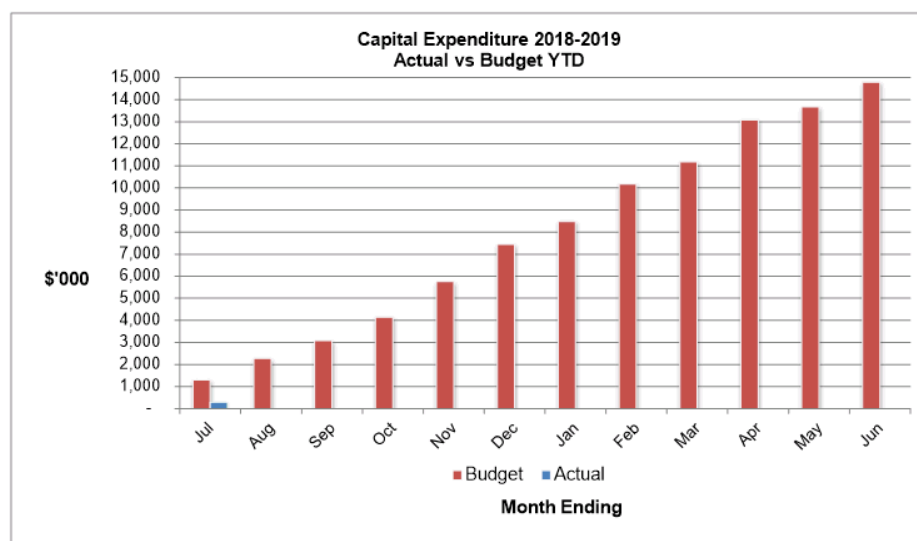
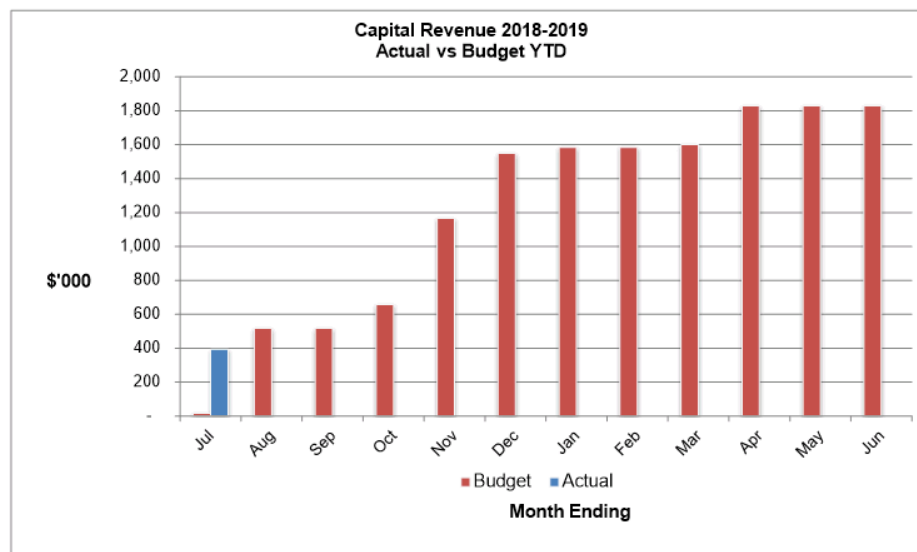


	Adopted Budget 2018/19 \$	YTD Budget 2018/19 \$	YTD Actual 2018/19 \$	YTD Variance 2018/19 \$	YTD Variance 2018/19 %
REVENUE FROM OPERATING ACTIVITIES (EXCLUDING RATES)					
Governance	91,240	100	30	(70)	-70%
General Purpose Funding	1,951,908	99,679	71,394	(28,285)	-28%
Law, Order, Public Safety	215,385	13,528	8,220	(5,308)	-39%
Health	355,390	8,548	11,446	2,898	34%
Education and Welfare	231,115	14,928	14,641	(287)	-2%
Community Amenities	836,304	191,820	405,854	214,034	112%
Recreation and Culture	10,302,207	820,218	779,977	(40,241)	-5%
Transport	8,222,300	673,332	667,656	(5,676)	-1%
Economic Services	238,250	18,521	31,254	12,733	69%
Other Property and Services	954,673	12,056	8,550	(3,506)	-29%
	23,398,772	1,852,730	1,999,021	146,291	8%
EXPENDITURE FROM OPERATING ACTIVITIES					
Governance	(2,921,427)	(261,013)	(230,652)	30,361	-12%
General Purpose Funding	(594,429)	(30,344)	(37,353)	(7,009)	23%
Law, Order, Public Safety	(1,583,001)	(133,943)	(83,974)	49,969	-37%
Health	(1,390,935)	(107,146)	(65,686)	41,460	-39%
Education and Welfare	(1,239,601)	(93,558)	(44,442)	49,116	-52%
Community Amenities	(12,714,195)	(545,960)	(481,158)	64,802	-12%
Recreation and Culture	(23,641,471)	(1,850,351)	(1,040,972)	809,379	-44%
Transport	(12,839,008)	(989,986)	(1,034,597)	(44,611)	5%
Economic Services	(919,837)	(67,342)	(58,503)	8,839	-13%
Other Property and Services	(2,014,427)	(111,126)	(38,539)	72,587	-65%
	(59,858,331)	(4,190,769)	(3,115,877)	1,074,892	-26%
NET RESULT EXCLUDING GENERAL RATES	(36,459,559)	(2,338,039)	(1,116,856)	1,221,183	-52%
OPERATING ACTIVITIES EXCLUDED FROM BUDGET					
NON-CASH EXPENDITURE AND REVENUE					
Add Deferred Rates Adjustment	0	0	11,408	11,408	0%
(Profit)/Loss on Asset Disposals	(687,908)	0	0	0	0%
Add Back Depreciation	10,289,210	857,434	0	(857,434)	-100%
AMOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,601,302	857,434	11,408	(846,026)	-99%
INVESTING ACTIVITIES					
Non-Operating Grants, Subsidies and Contributions	1,829,854	17,334	394,842	377,508	2178%
Purchase Land and Buildings	(2,729,200)	(326,200)	(15,385)	310,815	-95%
Purchase Infrastructure Assets	(7,779,502)	(690,404)	(255,875)	434,529	-63%
Purchase Plant and Equipment	(3,085,811)	0	(12,660)	(12,660)	0%
Purchase Furniture and Equipment	(1,194,911)	(282,911)	(3,925)	278,986	-99%
Proceeds from Joint Venture Operations	583,333	0	0	0	0%
Proceeds from Disposal of Assets	475,000	0	40,551	40,551	0%
	(11,901,237)	(1,282,181)	147,549	1,429,730	-112%
FINANCING ACTIVITIES					
Repayments of Debentures	(1,017,424)	(76,346)	(76,347)	(1)	0%
Proceeds from New Debentures	428,000	0	0	0	0%
Transfers to Reserves (Restricted Assets)	(1,542,713)	(358,675)	(90,390)	268,285	-75%
Transfers from Reserves (Restricted Assets)	1,546,190	140,290	62,173	(78,117)	-56%
	(585,947)	(294,731)	(104,564)	190,167	-65%
Plus: Surplus/(Deficiency) Brought Fwd 1 July 2018	4,829,483	4,829,483	7,675,410	2,845,928	59%
Surplus/(Deficiency) before General Rates	(34,515,958)	1,771,966	6,612,948	4,840,983	273%
Total Amount raised from General Rates	34,717,855	34,267,855	34,267,855	0	0%
Restricted Grant	0	0	0	0	0%
NET CURRENT ASSETS C/FWD - SURPLUS/(DEFICIT)	201,897	36,039,821	40,880,803	4,840,983	13%

CITY OF VINCENT
 NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
 BY PROGRAM - GRAPH
 AS AT 31 JULY 2018



CITY OF VINCENT
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM
AS AT 30 JUNE 2018



CITY OF VINCENT
NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME
BY NATURE AND TYPE
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance Jul-18 \$	YTD Variance Jul-18 %
REVENUE					
Rates	34,717,855	34,267,855	34,267,855	0	0%
Operating Grants, Subsidies and Contributions	779,453	27,789	10,192	(17,597)	-63%
Fees and Charges	19,261,366	1,663,770	1,865,499	201,729	12%
Interest Earnings	941,260	80,564	51,729	(28,835)	-36%
Other Revenue	1,536,630	80,607	71,602	(9,005)	-11%
	57,236,564	36,120,585	36,266,876	146,291	0%
EXPENDITURE					
Employee Costs	(26,808,873)	(2,001,504)	(2,037,418)	(35,914)	2%
Materials and Contracts	(18,617,433)	(1,133,047)	(1,108,953)	24,094	-2%
Utilities Charges	(1,852,150)	(172,587)	(185,241)	(12,654)	7%
Interest Expenses	(954,449)	(72,653)	51,167	123,820	-170%
Insurance Expenses	(675,216)	(47,356)	(56,268)	(8,912)	19%
Depreciation on Non-Current Assets	(10,289,210)	(857,434)	-	857,434	-100%
Other Expenditure	(468,845)	93,812	220,836	127,024	135%
	(59,666,176)	(4,190,769)	(3,115,877)	1,074,892	-26%
Non-Operating Grants, Subsidies and Contributions	1,829,854	17,334	394,842	377,508	2178%
Profit on Asset Disposals	880,063	-	-	-	0%
Loss on Asset Disposals	(192,155)	-	-	-	0%
	2,517,762	17,334	394,842	377,508	2178%
NET RESULT	88,150	31,947,150	33,545,841	1,598,691	5%
OTHER COMPREHENSIVE INCOME					
Changes on Revaluation of Non-Current Assets	-	-	-	-	0%
TOTAL OTHER COMPREHENSIVE INCOME	88,150	31,947,150	33,545,841	1,598,691	5%
TOTAL COMPREHENSIVE INCOME	88,150	31,947,150	33,545,841	1,598,691	5%

CITY OF VINCENT
NOTE 3 - NET CURRENT FUNDING POSITION
AS AT 31 JULY 2018



	Ref Note	Actual 31-Jul-18 \$	Estimated Actual 30-Jun-18 \$
Current Assets			
Cash - Unrestricted		8,981,836	10,553,637
Cash - Restricted Reserves		10,638,161	10,609,944
Trade and Other Receivables - Rates		40,025,044	128,858
Trade and Other Receivables - Other Debtors	8	3,944,097	3,612,510
Inventories		241,805	184,342
Total Current Assets		63,830,943	25,089,290
Less: Current Liabilities			
Sundry and Other Creditors		(8,227,669)	(2,678,324)
Provisions - Current		(4,084,310)	(4,125,612)
Total Current Liabilities		(12,311,979)	(6,803,936)
Less:			
Reserves - Restricted Cash		(10,638,161)	(10,609,944)
Trade and Other Receivables - Other Debtors - Restricted Grant		0	0
Net Current Funding Position		40,880,803	7,675,410

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	July 2018 Budget YTD \$	July 2018 Actual YTD \$	% YTD Budget
<u>Operating Revenue By Service Area</u>				
Chief Executive Officer	(200)	(17)	0	0%
Human Resources	(50,040)	0	0	0%
Director Corporate Services	(1,388,308)	(85,882)	(48,026)	56%
Other Governance	(35,000)	0	0	0%
Record Management	(1,000)	(83)	(30)	36%
Rates Services	(35,418,455)	(34,289,487)	(34,296,171)	100%
Finance Services	(700)	(101)	89	-88%
Marketing and Communications	(5,000)	0	0	0%
Beatty Park Leisure Centre	(7,757,360)	(583,021)	(585,409)	100%
Community Partnerships	(76,800)	(4,984)	1,495	-30%
Library & Local History Services	(21,300)	(1,775)	(1,597)	90%
Ranger Services	(8,278,650)	(688,860)	(675,184)	98%
Health Services	(350,385)	(8,548)	(11,446)	134%
Compliance Services	(20,750)	(62)	(1,309)	2111%
Statutory Planning Services	(374,000)	(41,706)	(63,087)	151%
Policy and Place Services	(1,600)	(133)	(235)	177%
Building Services	(236,250)	(18,521)	(31,254)	169%
Engineering Design Services	(90,250)	(62)	(12,615)	20347%
Environment Services	(26,000)	0	(1,553)	0%
Parks Services	(2,623,977)	(245,366)	(209,107)	85%
Waste Management Services	(331,839)	(147,919)	(326,804)	221%
Works & Operations Services	(148,700)	(4,058)	(4,633)	114%
Operating Revenue By Service Area Total	(57,236,564)	(36,120,585)	(36,266,876)	100%

Operating Expenditure By Service Area

Chief Executive Officer	516,349	39,465	113,301	287%
Human Resources	50,040	0	0	0%
Director Corporate Services	74,000	(555)	(4)	1%
Other Governance	606,601	44,656	38,106	85%
Record Management	1,000	83	30	36%
Rates Services	594,429	30,344	37,353	123%
Finance Services	700	101	(89)	-88%
Beatty Park Leisure Centre	10,445,208	820,976	527,500	64%
Community Partnerships	1,436,191	106,378	95,039	89%
Library & Local History Services	1,724,859	128,183	114,762	90%
Ranger Services	6,447,266	485,545	809,494	167%
Health Services	1,390,935	107,146	65,686	61%
Compliance Services	662,011	51,930	47,673	92%
Statutory Planning Services	1,681,570	126,903	151,687	120%
Policy and Place Services	2,495,710	130,866	104,846	80%
Building Services	876,837	67,342	58,503	87%
Engineering Design Services	2,232,662	139,165	127,009	91%
Environment Services	357,692	36,129	19,435	54%
Waste Management Services	6,946,134	161,218	141,397	88%
Works & Operations Services	5,199,149	404,458	65,391	16%
Community Connections	488,277	50,224	11,965	24%
Operating Expenditure By Service Area Total	59,666,176	4,190,769	3,115,877	74%

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Chief Executive Officer</u>						
Chief Executive Officer Expenditure						
Employee Costs	501,489	38,601	34,359	(4,242)	-11%	
Other Employee Costs	17,432	1,369	1,374	5	0%	
Other Expenses	117,050	43,319	77	(43,242)	-100%	Timing variance on receipt of invoice.
Operating Projects	200,000	0	0	0		
Chief Executive Officer Expenditure Total	835,971	83,289	35,810	(47,479)	-57%	
Chief Executive Officer Indirect Costs						
Allocations	(835,971)	(83,289)	(35,810)	47,479	-57%	Timing variance on receipt of invoice.
Chief Executive Officer Indirect Costs Total	(835,971)	(83,289)	(35,810)	47,479	-57%	
Chief Executive Officer Total	0	0	0	0		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Members of Council</u>						
Members Of Council Revenue						
Revenue	(200)	(17)	0	17	-100%	
Members Of Council Revenue Total	(200)	(17)	0	17	-100%	
Members Of Council Expenditure						
Employee Costs	72,784	5,603	7,024	1,421	25%	
Other Employee Costs	10,000	0	309	309		
Other Expenses	385,490	30,249	26,496	(3,753)	-12%	
Members Of Council Expenditure Total	468,274	35,852	33,829	(2,023)	-6%	
Members Of Council Indirect Costs						
Allocations	48,075	3,613	79,471	75,858	2100%	Phasing to be reviewed.
Members Of Council Indirect Costs Total	48,075	3,613	79,471	75,858	2100%	
Members of Council Total	516,149	39,448	113,301	73,853	187%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Other Governance</u>						
Other Governance Revenue						
Revenue	(35,000)	0	0	0		
Other Governance Revenue Total	(35,000)	0	0	0		
Other Governance Expenditure						
Employee Costs	259,717	19,992	21,718	1,726	9%	
Other Employee Costs	14,000	1,167	36	(1,131)	-97%	
Other Expenses	144,800	12,922	58	(12,864)	-100%	Variances is due to timing of actual expenditure.
Operating Projects	50,800	0	0	0		
Other Governance Expenditure Total	469,317	34,081	21,812	(12,269)	-36%	
Other Governance Indirect Costs						
Allocations	137,284	10,575	16,294	5,719	54%	
Other Governance Indirect Costs Total	137,284	10,575	16,294	5,719	54%	
Other Governance Total	571,601	44,656	38,106	(6,550)	-15%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Human Resources</u>						
Human Resources Revenue						
Revenue	(50,040)	0	0	0		
Human Resources Revenue Total	(50,040)	0	0	0		
Human Resources Expenditure						
Employee Costs	670,002	52,102	58,426	6,324	12%	
Other Employee Costs	81,300	2,174	1,350	(824)	-38%	
Other Expenses	146,500	7,209	850	(6,359)	-88%	Variances is due to timing of actual expenditure.
Human Resources Expenditure Total	897,802	61,485	60,626	(859)	-1%	
Human Resources Indirect Costs						
Allocations	(847,762)	(61,485)	(60,626)	859	-1%	
Human Resources Indirect Costs Total	(847,762)	(61,485)	(60,626)	859	-1%	
Human Resources Total	0	0	0	0		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Director Corporate Services</u>						
Director Corporate Services Expenditure						
Employee Costs	541,970	41,718	42,115	397	1%	
Other Employee Costs	7,776	648	523	(125)	-19%	
Other Expenses	26,700	3,788	127	(3,661)	-97%	
Director Corporate Services Expenditure Total	576,446	46,154	42,765	(3,389)	-7%	
Director Corporate Services Indirect Costs						
Allocations	(576,446)	(46,154)	(42,765)	3,389	-7%	
Director Corporate Services Indirect Costs Total	(576,446)	(46,154)	(42,765)	3,389	-7%	
Director Corporate Services Total	0	0	0	0		
<u>Insurance Premium</u>						
Insurance Premium Expenditure						
Other Expenses	675,216	47,356	56,268	8,912	19%	
Insurance Premium Expenditure Total	675,216	47,356	56,268	8,912	19%	
Insurance Premium Recovery						
Allocations	(675,216)	(47,911)	(56,272)	(8,361)	17%	
Insurance Premium Recovery Total	(675,216)	(47,911)	(56,272)	(8,361)	17%	
Insurance Premium Total	0	(555)	(4)	551	-99%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Insurance Claim</u>						
Insurance Claim Recoup						
Revenue	(45,000)	(3,004)	0	3,004	-100%	
Insurance Claim Recoup Total	(45,000)	(3,004)	0	3,004	-100%	
Insurance Claim Expenditure						
Other Expenses	25,000	0	0	0		
Insurance Claim Expenditure Total	25,000	0	0	0		
Insurance Claim Total	(20,000)	(3,004)	0	3,004	-100%	
<u>Mindarie Regional Council</u>						
Mindarie Regional Council Revenue						
Revenue	(92,000)	(4,831)	(4,948)	(117)	2%	
Mindarie Regional Council Revenue Total	(92,000)	(4,831)	(4,948)	(117)	2%	
Mindarie Regional Council Expenditure						
Other Expenses	49,000	0	0	0		
Mindarie Regional Council Expenditure Total	49,000	0	0	0		
Mindarie Regional Council Total	(43,000)	(4,831)	(4,948)	(117)	2%	
<u>General Purpose Revenue</u>						
General Purpose Revenue						
Revenue	(1,251,308)	(78,047)	(43,078)	34,969	-45%	Variance due to reversal of accrued interest for 2017-18.
General Purpose Revenue Total	(1,251,308)	(78,047)	(43,078)	34,969	-45%	
General Purpose Revenue Total	(1,251,308)	(78,047)	(43,078)	34,969	-45%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Rates Services</u>						
Rates Services Revenue						
Revenue	(35,418,455)	(34,289,487)	(34,296,171)	(6,684)	0%	
Rates Services Revenue Total	(35,418,455)	(34,289,487)	(34,296,171)	(6,684)	0%	
Rates Services Expenditure						
Employee Costs	242,595	18,674	20,828	2,154	12%	
Other Expenses	208,400	859	2,073	1,214	141%	
Rates Services Expenditure Total	450,995	19,533	22,900	3,367	17%	
Rates Services Indirect Costs						
Allocations	143,434	10,811	14,453	3,642	34%	
Rates Services Indirect Costs Total	143,434	10,811	14,453	3,642	34%	
Rates Services Total	(34,824,026)	(34,259,143)	(34,258,818)	325	0%	
<u>Finance Services</u>						
Finance Services Revenue						
Revenue	(700)	(101)	89	190	-188%	
Finance Services Revenue Total	(700)	(101)	89	190	-188%	
Finance Services Expenditure						
Employee Costs	850,284	65,451	59,447	(6,004)	-9%	
Other Employee Costs	11,510	284	284	0	0%	
Other Expenses	49,510	1,098	8,660	7,562	689%	
Finance Services Expenditure Total	911,304	66,833	68,390	1,557	2%	
Finance Services Indirect Costs						
Allocations	(910,604)	(66,732)	(68,480)	(1,748)	3%	
Finance Services Indirect Costs Total	(910,604)	(66,732)	(68,480)	(1,748)	3%	
Finance Services Total	0	0	0	0		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
Information Technology						
Information Technology Expenditure						
Employee Costs	559,936	43,100	35,053	(8,047)	-19%	
Other Employee Costs	37,500	3,125	0	(3,125)	-100%	
Other Expenses	873,352	26,185	36,312	10,127	39%	Unfavourable variance due to leasing cost, refund to be received in August 2018.
Information Technology Expenditure Total	1,470,788	72,410	71,365	(1,045)	-1%	
Information Technology Indirect Costs						
Allocations	(1,470,788)	(72,410)	(71,365)	1,045	-1%	
Information Technology Indirect Costs Total	(1,470,788)	(72,410)	(71,365)	1,045	-1%	
Information Technology Total	0	0	0	0		
Records Management						
Records Management Revenue						
Revenue	(1,000)	(83)	(30)	53	-64%	
Records Management Revenue Total	(1,000)	(83)	(30)	53	-64%	
Records Management Expenditure						
Employee Costs	292,907	22,546	20,042	(2,504)	-11%	
Other Employee Costs	20,150	1,679	0	(1,679)	-100%	
Other Expenses	53,400	2,951	5,065	2,114	72%	
Operating Projects	7,200	0	0	0		
Records Management Expenditure Total	373,657	27,176	25,107	(2,069)	-8%	
Records Management Indirect Costs						
Allocations	(372,657)	(27,093)	(25,077)	2,016	-7%	
Records Management Indirect Costs Total	(372,657)	(27,093)	(25,077)	2,016	-7%	
Records Management Total	0	0	(0)	(0)		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Director Community Engagement</u>						
Director Community Engagement Expenditure						
Employee Costs	281,128	21,640	25,611	3,971	18%	
Other Employee Costs	7,566	547	547	0	0%	
Other Expenses	6,300	125	70	(55)	-44%	
Director Community Engagement Expenditure Total	294,994	22,312	26,229	3,917	18%	
Director Community Engagement Indirect Costs						
Allocations	(294,994)	(22,312)	(26,229)	(3,917)	18%	
Director Community Engagement Indirect Costs Total	(294,994)	(22,312)	(26,229)	(3,917)	18%	
Director Community Engagement Total	0	0	(0)	0		
<u>Marketing and Communications</u>						
Marketing and Communications Revenue						
Revenue	(5,000)	0	0	0		
Marketing and Communications Revenue Total	(5,000)	0	0	0		
Marketing and Communications Expenditure						
Employee Costs	717,001	55,193	60,442	5,249	10%	
Other Employee Costs	9,750	225	706	481	214%	
Other Expenses	676,300	78,891	7,096	(71,795)	-91%	\$14k timing variance on advertising cost, \$27k on event contributions and \$22k for payment for Engagement headquarters license.
Operating Projects	37,000	20,000	0	(20,000)	-100%	Project to commence in September 2018.
Marketing and Communications Expenditure Total	1,440,051	154,309	68,244	(86,065)	-56%	
Marketing and Communications Indirect Costs						
Allocations	300,211	22,583	11,002	(11,581)	-51%	
Marketing and Communications Indirect Costs Total	300,211	22,583	11,002	(11,581)	-51%	
Marketing and Communications Total	1,735,262	176,892	79,245	(97,647)	-55%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Art and Culture</u>						
Art and Culture						
Other Expenses	324,750	0	0	0		
Art and Culture Total	324,750	0	0	0		
Art and Culture Indirect Costs						
Allocations	47,029	3,526	166	(3,360)	-95%	
Art and Culture Indirect Costs Total	47,029	3,526	166	(3,360)	-95%	
Art and Culture Total	371,779	3,526	166	(3,360)	-95%	
<u>Customer Service Centre</u>						
Customer Services Centre Expenditure						
Employee Costs	350,265	26,962	34,009	7,047	26%	
Other Employee Costs	29,750	0	48	48		
Other Expenses	46,800	3,174	2,091	(1,083)	-34%	
Customer Services Centre Expenditure Total	426,815	30,136	36,148	6,012	20%	
Customer Services Centre Indirect Costs						
Allocations	(426,815)	(30,136)	(36,148)	(6,012)	20%	
Customer Services Centre Indirect Costs Total	(426,815)	(30,136)	(36,148)	(6,012)	20%	
Customer Service Centre Total	0	0	0	0		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Administration</u>						
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,614,800)	(208,829)	(204,092)	4,737	-2%	
Beatty Park Leisure Centre Admin Revenue Total	(2,614,800)	(208,829)	(204,092)	4,737	-2%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,614,800	208,829	204,092	(4,737)	-2%	
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,614,800	208,829	204,092	(4,737)	-2%	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	918,012	70,667	42,908	(27,759)	-39%	Phasing to be reviewed.
Other Employee Costs	13,531	82	857	775	945%	
Other Expenses	273,644	18,190	59,234	41,044	226%	\$20k consultants cost incorrectly costed, to be journalled in August 2018 and \$22k timing variance on payment for software licence.
Operating Projects	180,000	0	0	0		
Beatty Park Leisure Centre Admin Expenditure Total	1,385,187	88,939	102,998	14,059	16%	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,385,187)	(88,939)	(102,998)	(14,059)	16%	
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,385,187)	(88,939)	(102,998)	(14,059)	16%	
Beatty Park Leisure Centre Administration Total	0	0	0	0		

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Building</u>						
Beatty Park Leisure Centre Building Revenue						
Revenue	(159,260)	(13,271)	(13,164)	107	-1%	
Beatty Park Leisure Centre Building Revenue Total	(159,260)	(13,271)	(13,164)	107	-1%	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	526,150	50,946	23,398	(27,548)	-54%	Favourable variance as no major maintenance yet required.
Ground Maintenance	55,700	4,642	4,418	(224)	-5%	
Other Expenses	2,051,655	206,828	69,904	(136,924)	-66%	\$96k depreciation not processed due to end of year process not yet completed and \$22k timing variance on water invoices.
Beatty Park Leisure Centre Occupancy Costs Total	2,633,505	262,416	97,720	(164,696)	-63%	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,474,245)	(249,145)	(84,556)	164,589	-66%	
Beatty Park Leisure Centre Indirect Costs Total	(2,474,245)	(249,145)	(84,556)	164,589	-66%	
Beatty Park Leisure Centre Building Total	0	0	(0)	0		

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Swimming Pool Areas</u>						
Swimming Pool Areas Revenue						
Revenue	(1,785,800)	(103,006)	(107,015)	(4,009)	4%	
Swimming Pool Areas Revenue Total	(1,785,800)	(103,006)	(107,015)	(4,009)	4%	
Swimming Pool Areas Indirect Revenue						
Allocations	(738,236)	(58,959)	(57,615)	1,344	-2%	
Swimming Pool Areas Indirect Revenue Total	(738,236)	(58,959)	(57,615)	1,344	-2%	
Swimming Pool Areas Expenditure						
Employee Costs	955,091	73,524	73,241	(283)	0%	
Other Employee Costs	21,000	4,758	3,082	(1,676)	-35%	
Other Expenses	238,345	26,149	11,835	(14,314)	-55%	\$7k not yet required for water treatment chemicals and other favourable variances that are individually not material.
Swimming Pool Areas Expenditure Total	1,214,436	104,431	88,158	(16,273)	-16%	
Swimming Pool Areas Indirect Costs						
Allocations	1,631,560	135,037	105,344	(29,693)	-22%	
Swimming Pool Areas Indirect Costs Total	1,631,560	135,037	105,344	(29,693)	-22%	
Swimming Pool Areas Total	321,960	77,503	28,872	(48,631)	-63%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Swim School</u>						
Swim School Revenue						
Revenue	(1,549,000)	(153,243)	(152,838)	405	0%	
Swim School Revenue Total	(1,549,000)	(153,243)	(152,838)	405	0%	
Swim School Indirect Revenue						
Allocations	(732,242)	(58,480)	(57,146)	1,334	-2%	
Swim School Indirect Revenue Total	(732,242)	(58,480)	(57,146)	1,334	-2%	
Swim School Expenditure						
Employee Costs	791,984	60,970	74,316	13,346	22%	Phasing to be reviewed.
Other Employee Costs	7,500	0	0	0		
Other Expenses	32,520	1,792	2,199	407	23%	
Swim School Expenditure Total	832,004	62,762	76,516	13,754	22%	
Swim School Indirect Costs						
Allocations	1,616,761	133,811	32,366	(101,445)	-76%	
Swim School Indirect Costs Total	1,616,761	133,811	32,366	(101,445)	-76%	
Swim School Total	167,523	(15,150)	(101,102)	(85,952)	567%	

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Café</u>						
Cafe Revenue						
Revenue	(714,000)	(46,441)	(45,564)	877	-2%	
Cafe Revenue Total	(714,000)	(46,441)	(45,564)	877	-2%	
Cafe Indirect Revenue						
Allocations	(305,369)	(24,388)	(23,838)	550	-2%	
Cafe Indirect Revenue Total	(305,369)	(24,388)	(23,838)	550	-2%	
Cafe Expenditure						
Employee Costs	400,312	30,817	33,329	2,512	8%	
Other Employee Costs	1,000	0	0	0		
Other Expenses	324,950	(492)	11,737	12,229	-2485%	Timing difference of Stock purchases
Cafe Expenditure Total	726,262	30,325	45,065	14,740	49%	
Cafe Indirect Costs						
Allocations	674,970	55,865	13,057	(42,808)	-77%	
Cafe Indirect Costs Total	674,970	55,865	13,057	(42,808)	-77%	
Café Total	381,863	15,361	(11,279)	(26,640)	-173%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Retail</u>						
Retail Revenue						
Revenue	(520,000)	(23,636)	(28,880)	(5,244)	22%	
Retail Revenue Total	(520,000)	(23,636)	(28,880)	(5,244)	22%	
Retail Indirect Revenue						
Allocations	(58,292)	(4,655)	(4,551)	104	-2%	
Retail Indirect Revenue Total	(58,292)	(4,655)	(4,551)	104	-2%	
Retail Expenditure						
Employee Costs	70,197	5,404	5,326	(78)	-1%	
Other Employee Costs	1,500	0	0	0		
Other Expenses	286,650	5,520	(43,952)	(49,472)	-896%	Timing difference of Stock purchases
Retail Expenditure Total	358,347	10,924	(38,625)	(49,549)	-454%	
Retail Indirect Costs						
Allocations	128,670	10,650	6,078	(4,572)	-43%	
Retail Indirect Costs Total	128,670	10,650	6,078	(4,572)	-43%	
Retail Total	(91,275)	(6,717)	(65,979)	(59,262)	882%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Health and Fitness</u>						
Health and Fitness Revenue						
Revenue	(195,500)	(17,716)	(13,993)	3,723	-21%	
Health and Fitness Revenue Total	(195,500)	(17,716)	(13,993)	3,723	-21%	
Health and Fitness Indirect Revenue						
Allocations	(381,130)	(30,439)	(29,757)	682	-2%	
Health and Fitness Indirect Revenue Total	(381,130)	(30,439)	(29,757)	682	-2%	
Health and Fitness Expenditure						
Employee Costs	507,671	39,081	42,385	3,304	8%	
Other Employee Costs	8,500	0	0	0		
Other Expenses	174,359	21,172	30,860	9,688	46%	
Health and Fitness Expenditure Total	690,530	60,253	73,245	12,992	22%	
Health and Fitness Indirect Costs						
Allocations	842,595	69,738	34,493	(35,245)	-51%	
Health and Fitness Indirect Costs Total	842,595	69,738	34,493	(35,245)	-51%	
Health and Fitness Total	956,495	81,836	63,987	(17,849)	-22%	

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BY SERVICE AREAS
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
Group Fitness						
Group Fitness Revenue						
Revenue	(171,500)	(13,547)	(13,656)	(109)	1%	
Group Fitness Revenue Total	(171,500)	(13,547)	(13,656)	(109)	1%	
Group Fitness Indirect Revenue						
Allocations	(151,734)	(12,118)	(11,837)	281	-2%	
Group Fitness Indirect Revenue Total	(151,734)	(12,118)	(11,837)	281	-2%	
Group Fitness Expenditure						
Employee Costs	291,001	22,403	23,249	846	4%	
Other Employee Costs	1,000	0	0	0		
Other Expenses	97,802	15,963	3,619	(12,344)	-77%	\$9k timing variance on music licence and other favourable variances that are individually not material.
Group Fitness Expenditure Total	389,803	38,366	26,868	(11,498)	-30%	
Group Fitness Indirect Costs						
Allocations	336,944	27,888	11,826	(16,062)	-58%	
Group Fitness Indirect Costs Total	336,944	27,888	11,826	(16,062)	-58%	
Group Fitness Total	403,513	40,589	13,201	(27,388)	-67%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Aqua Fitness</u>						
Aqua Fitness Revenue						
Revenue	(31,000)	(1,976)	(4,519)	(2,543)	129%	
Aqua Fitness Revenue Total	(31,000)	(1,976)	(4,519)	(2,543)	129%	
Aqua Fitness Indirect Revenue						
Allocations	(24,481)	(1,955)	(1,918)	37	-2%	
Aqua Fitness Indirect Revenue Total	(24,481)	(1,955)	(1,918)	37	-2%	
Aqua Fitness Expenditure						
Employee Costs	52,823	4,067	2,272	(1,795)	-44%	
Other Expenses	9,352	500	262	(238)	-48%	
Aqua Fitness Expenditure Total	62,175	4,567	2,534	(2,033)	-45%	
Aqua Fitness Indirect Costs						
Allocations	54,449	4,507	8,135	3,628	81%	
Aqua Fitness Indirect Costs Total	54,449	4,507	8,135	3,628	81%	
Aqua Fitness Total	61,143	5,143	4,233	(910)	-18%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Creche</u>						
Creche Revenue						
Revenue	(16,500)	(1,356)	(1,690)	(334)	25%	
Creche Revenue Total	(16,500)	(1,356)	(1,690)	(334)	25%	
Creche Indirect Revenue						
Allocations	(223,316)	(17,835)	(17,429)	406	-2%	
Creche Indirect Revenue Total	(223,316)	(17,835)	(17,429)	406	-2%	
Creche Expenditure						
Employee Costs	230,458	17,741	18,604	863	5%	
Other Employee Costs	1,250	0	0	0		
Other Expenses	2,075	65	3	(62)	-95%	
Creche Expenditure Total	233,783	17,806	18,607	801	4%	
Creche Indirect Costs						
Allocations	492,659	40,775	10,671	(30,104)	-74%	
Creche Indirect Costs Total	492,659	40,775	10,671	(30,104)	-74%	
Creche Total	486,626	39,390	10,159	(29,231)	-74%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Community Partnership Mgmt Administration</u>						
Community Partnerships Management Administration						
Employee Costs	688,837	53,023	44,629	(8,394)	-16%	
Other Expenses	187,350	15,614	163	(15,451)	-99%	Favourable variance as \$15k consultant cost not yet required.
Community Partnerships Management Administration Total	876,187	68,637	44,791	(23,846)	-35%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	83,070	6,110	7,381	1,271	21%	
Library Occupancy Costs Allocations	6,194	383	0	(383)	-100%	
Community Partnerships Mgmt Admin Recove	(965,451)	(75,130)	(52,173)	22,957	-31%	
Community Partnerships Mgmt Admin Indirect Costs Total	(876,187)	(68,637)	(44,791)	23,846	-35%	
Community Partnership Mgmt Administration Total	0	0	(0)	0		
<u>Community Connections</u>						
Community Connections Expenditure						
Employee Costs	86,190	6,635	7,240	605	9%	
Other Employee Costs	5,200	0	0	0		
Other Expenses	84,400	19,698	2,017	(17,681)	-90%	\$16k timing on receipt of invoice for Noongar Outreach Services.
Community Connections Expenditure Total	175,790	26,333	9,257	(17,076)	-65%	
Community Connections Indirect Costs						
Allocations	65,773	4,778	2,708	(2,070)	-43%	
Community Partnerships Mgmt Admin Alloca	241,366	18,783	0	(18,783)	-100%	
Library Occupancy Costs Allocations	5,348	330	0	(330)	-100%	
Community Connections Indirect Costs Total	312,487	23,891	2,708	(21,183)	-89%	
Community Connections Total	488,277	50,224	11,965	(38,259)	-76%	

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 BY SERVICE AREAS
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recreation, Arts and Culture</u>						
Recreation, Arts and Culture Revenue						
Revenue	(44,800)	(3,734)	0	3,734	-100%	
Recreation, Arts and Culture Revenue Total	(44,800)	(3,734)	0	3,734	-100%	
<u>Recreation, Arts and Culture Expenditure</u>						
Employee Costs	88,266	6,794	16,397	9,603	141%	
Other Employee Costs	4,372	364	318	(46)	-13%	
Other Expenses	152,170	4,569	4,739	170	4%	
Recreation, Arts and Culture Expenditure Total	244,808	11,727	21,454	9,727	83%	
Recreation, Arts and Culture Indirect Costs						
Allocations	147,512	10,748	9,403	(1,345)	-13%	
Community Partnerships Mgmt Admin Alloca	181,021	14,087	23,478	9,391	67%	
Library Occupancy Costs Allocations	11,755	726	0	(726)	-100%	
Recreation, Arts and Culture Indirect Costs Total	340,288	25,561	32,881	7,320	29%	
Recreation, Arts and Culture Total	540,296	33,554	54,335	20,781	62%	

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BY SERVICE AREAS
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Senior, Disability and Youth Services</u>						
Senior, Disability and Youth Services Revenue						
Revenue	(32,000)	(1,250)	1,495	2,745	-220%	
Senior, Disability and Youth Services Revenue Total	(32,000)	(1,250)	1,495	2,745	-220%	
 Senior, Disability and Youth Services Expenditure						
Employee Costs	147,122	11,325	11,837	512	5%	
Other Employee Costs	1,200	100	0	(100)	-100%	
Other Expenses	222,600	20,635	582	(20,053)	-97%	\$10k timing variance for Donations and sponsorship and other favourable variances that are individually immaterial.
Senior, Disability and Youth Services Expenditure Total	370,922	32,060	12,418	(19,642)	-61%	
 Senior, Disability and Youth Serv Indirect Costs						
Allocations	53,508	3,897	7,417	3,520	90%	
Community Partnerships Mgmt Admin Alloca	422,385	32,869	20,869	(12,000)	-37%	
Library Occupancy Costs Allocations	4,280	264	0	(264)	-100%	
Senior, Disability and Youth Serv Indirect Costs Total	480,173	37,030	28,286	(8,744)	-24%	
Senior, Disability and Youth Services Total	819,095	67,840	42,199	(25,641)	-38%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Library Services</u>						
Library Services Revenue						
Revenue	(21,300)	(1,775)	(1,597)	178	-10%	
Library Services Revenue Total	(21,300)	(1,775)	(1,597)	178	-10%	
Library Services Expenditure						
Employee Costs	863,982	66,504	66,412	(92)	0%	
Other Employee Costs	7,510	626	79	(548)	-87%	
Other Expenses	106,550	8,879	8,022	(857)	-10%	
Library Services Expenditure Total	978,042	76,009	74,513	(1,496)	-2%	
Library Services Indirect Costs						
Allocations	369,297	26,919	26,481	(438)	-2%	
Community Partnerships Mgmt Admin Alloca	120,679	9,391	7,826	(1,565)	-17%	
Library Occupancy Costs Allocations	29,305	1,810	0	(1,810)	-100%	
Library Services Indirect Costs Total	519,281	38,120	34,307	(3,813)	-10%	
Library Services Total	1,476,023	112,354	107,224	(5,130)	-5%	
<u>Library Building</u>						
Library Occupancy Costs						
Building Maintenance	89,000	1,375	265	(1,110)	-81%	
Other Expenses	190,408	15,774	5,259	(10,515)	-67%	\$10k depreciation not processed due to end of year process not yet completed.
Library Occupancy Costs Total	279,408	17,149	5,524	(11,625)	-68%	
Library Indirect Costs						
Allocations	5,010	418	418	0	0%	
Library Occupancy Costs Recovery	(56,882)	(3,513)	0	3,513	-100%	
Library Indirect Costs Total	(51,872)	(3,095)	418	3,513	-114%	
Library Building Total	227,536	14,054	5,942	(8,112)	-58%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Ranger Services Administration</u>						
Ranger Services Administration Revenue						
Revenue	(2,800)	(233)	(73)	160	-69%	
Ranger Services Administration Revenue Total	(2,800)	(233)	(73)	160	-69%	
Ranger Services Administration Expenditure						
Employee Costs	2,273,952	175,038	167,814	(7,224)	-4%	
Other Employee Costs	44,491	3,707	3,367	(340)	-9%	
Other Expenses	195,800	15,985	3,825	(12,160)	-76%	Made up of various favourable variances that are individually not material.
Ranger Services Administration Expenditure Total	2,514,243	194,730	175,007	(19,723)	-10%	
Ranger Services Administration Indirect Costs						
Allocations	(2,511,443)	(194,497)	(174,934)	19,563	-10%	
Ranger Services Administration Indirect Costs Total	(2,511,443)	(194,497)	(174,934)	19,563	-10%	
Ranger Services Administration Total	0	0	0	0		
<u>Fire Prevention</u>						
Fire Prevention Revenue						
Revenue	(5,000)	(417)	0	417	-100%	
Fire Prevention Revenue Total	(5,000)	(417)	0	417	-100%	
Fire Prevention Indirect Costs						
Allocations	31,831	2,435	13,924	11,489	472%	Internal allocations to be reviewed.
Fire Prevention Indirect Costs Total	31,831	2,435	13,924	11,489	472%	
Fire Prevention Total	26,831	2,018	13,924	11,906	590%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Animal Control</u>						
Animal Control Revenue						
Revenue	(103,200)	(8,599)	(5,418)	3,181	-37%	
Animal Control Revenue Total	(103,200)	(8,599)	(5,418)	3,181	-37%	
Animal Control Expenditure						
Other Expenses	16,250	1,354	0	(1,354)	-100%	
Animal Control Expenditure Total	16,250	1,354	0	(1,354)	-100%	
Animal Control Indirect Costs						
Allocations	331,021	25,319	13,924	(11,395)	-45%	
Animal Control Indirect Costs Total	331,021	25,319	13,924	(11,395)	-45%	
Animal Control Total	244,071	18,074	8,506	(9,568)	-53%	
<u>Local Laws (Law and Order)</u>						
Local Laws (Law and Order) Revenue						
Revenue	(51,350)	(4,279)	(2,729)	1,550	-36%	
Local Laws (Law and Order) Revenue Total	(51,350)	(4,279)	(2,729)	1,550	-36%	
Local Laws (Law and Order) Indirect Costs						
Allocations	484,222	37,037	27,849	(9,188)	-25%	
Local Laws (Law and Order) Indirect Costs Total	484,222	37,037	27,849	(9,188)	-25%	
Local Laws (Law and Order) Total	432,872	32,758	25,120	(7,638)	-23%	

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BY SERVICE AREAS
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Abandoned Vehicles</u>						
Abandoned Vehicles Revenue						
Revenue	(24,000)	(2,000)	(423)	1,577	-79%	
Abandoned Vehicles Revenue Total	(24,000)	(2,000)	(423)	1,577	-79%	
Abandoned Vehicles Expenditure						
Other Expenses	31,000	2,583	0	(2,583)	-100%	
Abandoned Vehicles Expenditure Total	31,000	2,583	0	(2,583)	-100%	
Abandoned Vehicles Indirect Costs						
Allocations	409,361	31,311	13,924	(17,387)	-56%	
Abandoned Vehicles Indirect Costs Total	409,361	31,311	13,924	(17,387)	-56%	
Abandoned Vehicles Total	416,361	31,894	13,501	(18,393)	-58%	
<u>Inspectorial Control</u>						
Inspectorial Control Revenue						
Revenue	(2,428,920)	(202,393)	(272,274)	(69,881)	35%	Favourable variance due to increase in fines infringements \$72K.
Inspectorial Control Revenue Total	(2,428,920)	(202,393)	(272,274)	(69,881)	35%	
Inspectorial Control Expenditure						
Other Expenses	1,176,900	93,491	418,039	324,548	347%	Variance due to incorrect phasing for parking licences, to be corrected in August 2018.
Inspectorial Control Expenditure Total	1,176,900	93,491	418,039	324,548	347%	
Inspectorial Control Indirect Costs						
Allocations	2,442,154	186,796	162,451	(24,345)	-13%	
Inspectorial Control Indirect Costs Total	2,442,154	186,796	162,451	(24,345)	-13%	
Inspectorial Control Total	1,190,134	77,894	308,217	230,323	296%	

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BY SERVICE AREAS
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Car Park Control</u>						
Car Park Control Revenue						
Revenue	(2,979,830)	(267,427)	(222,784)	44,643	-17%	\$53k unfavourable variance on parking ticket machines.
Car Park Control Revenue Total	(2,979,830)	(267,427)	(222,784)	44,643	-17%	
Car Park Control Expenditure						
Ground Maintenance	169,830	13,196	9,026	(4,170)	-32%	
Other Expenses	771,933	47,642	89,142	41,500	87%	\$35k unfavourable variance on parking revenue reimbursement.
Car Park Control Expenditure Total	941,763	60,838	98,168	37,330	61%	
Car Park Control Total	(2,038,067)	(206,589)	(124,616)	81,973	-40%	
<u>Kerbside Parking Control</u>						
Kerbside Parking Control Revenue						
Revenue	(2,683,550)	(203,512)	(171,484)	32,028	-16%	Unfavourable variance on revenue for parking ticket machines.
Kerbside Parking Control Revenue Total	(2,683,550)	(203,512)	(171,484)	32,028	-16%	
Kerbside Parking Control Expenditure						
Other Expenses	556,964	43,940	61,141	17,201	39%	Variance due to equipment maintenance.
Kerbside Parking Control Expenditure Total	556,964	43,940	61,141	17,201	39%	
Kerbside Parking Control Total	(2,126,586)	(159,572)	(110,343)	49,229	-31%	
<u>Dog Pound Expenditure</u>						
Dog Pound Expenditure						
Building Maintenance	23,000	208	0	(208)	-100%	
Dog Pound Expenditure Total	23,000	208	0	(208)	-100%	
Dog Pound Expenditure Total	23,000	208	0	(208)	-100%	

CITY OF VINCENT
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Director Development Services</u>						
Director Development Services Expenditure						
Employee Costs	425,393	32,744	35,194	2,450	7%	
Other Employee Costs	2,290	0	0	0		
Other Expenses	3,880	90	26	(64)	-71%	
Director Development Services Expenditure Total	431,563	32,834	35,221	2,387	7%	
Director Development Services Indirect Costs						
Allocations	(431,563)	(32,834)	(35,221)	(2,387)	7%	
Director Development Services Indirect Costs Total	(431,563)	(32,834)	(35,221)	(2,387)	7%	
Director Development Services Total	0	0	(0)	(0)		
<u>Health Administration and Inspection</u>						
Health Administration and Inspection Revenue						
Revenue	(329,700)	(6,165)	(7,206)	(1,041)	17%	
Health Administration and Inspection Revenue Total	(329,700)	(6,165)	(7,206)	(1,041)	17%	
Health Administration and Inspection Expenditure						
Employee Costs	734,929	56,571	42,628	(13,943)	-25%	Variance due to position vacant during July 2018.
Other Employee Costs	24,056	2,888	1,338	(1,550)	-54%	
Other Expenses	110,300	8,624	148	(8,476)	-98%	
Health Administration and Inspection Expenditure Total	869,285	68,083	44,115	(23,968)	-35%	
Health Administration and Inspection Indirect Cost						
Allocations	412,535	31,195	19,528	(11,667)	-37%	
Health Administration and Inspection Indirect Cost Total	412,535	31,195	19,528	(11,667)	-37%	
Health Administration and Inspection Total	952,120	93,113	56,437	(36,676)	-39%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Food Control</u>						
Food Control Revenue						
Revenue	(1,000)	(83)	0	83	-100%	
Food Control Revenue Total	(1,000)	(83)	0	83	-100%	
Food Control Expenditure						
Other Expenses	20,500	1,458	500	(958)	-66%	
Food Control Expenditure Total	20,500	1,458	500	(958)	-66%	
Food Control Total	19,500	1,375	500	(875)	-64%	
<u>Health Clinics</u>						
Health Clinics Revenue						
Revenue	(19,685)	(2,300)	(4,240)	(1,940)	84%	
Health Clinics Revenue Total	(19,685)	(2,300)	(4,240)	(1,940)	84%	
Health Clinics Expenditure						
Building Maintenance	20,950	967	0	(967)	-100%	
Ground Maintenance	0	0	563	563		
Other Expenses	65,849	5,291	845	(4,446)	-84%	
Health Clinics Expenditure Total	86,799	6,258	1,409	(4,849)	-77%	
Health Clinics Indirect Costs						
Allocations	1,816	152	135	(17)	-11%	
Health Clinics Indirect Costs Total	1,816	152	135	(17)	-11%	
Health Clinics Total	68,930	4,110	(2,697)	(6,807)	-166%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Statutory Planning Services</u>						
Statutory Planning Services Revenue						
Revenue	(374,000)	(41,706)	(63,087)	(21,381)	51%	Variance due development application fees higher than budget estimates.
Statutory Planning Services Revenue Total	(374,000)	(41,706)	(63,087)	(21,381)	51%	
Statutory Planning Services Expenditure						
Employee Costs	901,966	69,429	103,166	33,737	49%	Variance due to accrued salary which is yet to be reversed.
Other Employee Costs	60,588	1,716	1,082	(634)	-37%	
Other Expenses	210,500	17,321	8,637	(8,684)	-50%	
Statutory Planning Services Expenditure Total	1,173,054	88,466	112,885	24,419	28%	
Statutory Planning Services Indirect Costs						
Allocations	508,516	38,437	38,802	365	1%	
Statutory Planning Services Indirect Costs Total	508,516	38,437	38,802	365	1%	
Statutory Planning Services Total	1,307,570	85,197	88,600	3,403	4%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Compliance Services</u>						
Compliance Services Revenue						
Revenue	(20,750)	(62)	(1,309)	(1,247)	2011%	
Compliance Services Revenue Total	(20,750)	(62)	(1,309)	(1,247)	2011%	
Compliance Services Expenditure						
Employee Costs	376,256	28,962	31,034	2,072	7%	
Other Employee Costs	6,047	1,099	216	(883)	-80%	
Other Expenses	57,200	5,099	89	(5,010)	-98%	
Compliance Services Expenditure Total	439,503	35,160	31,340	(3,821)	-11%	
Compliance Services Indirect Costs						
Allocations	222,508	16,770	16,333	(437)	-3%	
Compliance Services Indirect Costs Total	222,508	16,770	16,333	(437)	-3%	
Compliance Services Total	641,261	51,868	46,364	(5,504)	-11%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Policy and Place Services</u>						
Policy and Place Services Revenue						
Revenue	(1,600)	(133)	(235)	(102)	77%	
Policy and Place Services Revenue Total	(1,600)	(133)	(235)	(102)	77%	
 Policy and Place Serv Expenditure						
Employee Costs	1,013,962	78,050	72,253	(5,797)	-7%	
Other Employee Costs	13,427	1,081	1,614	533	49%	
Other Expenses	784,300	12,817	4,955	(7,862)	-61%	
Operating Projects	168,000	0	3,659	3,659		
Policy and Place Serv Expenditure Total	1,979,689	91,948	82,482	(9,466)	-10%	
 Policy and Place Services Indirect Cost						
Allocations	516,021	38,918	22,365	(16,553)	-43%	
Policy and Place Services Indirect Cost Total	516,021	38,918	22,365	(16,553)	-43%	
 Policy and Place Services Total	2,494,110	130,733	104,611	(26,122)	-20%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Building Control</u>						
Building Control Revenue						
Revenue	(236,250)	(18,521)	(31,254)	(12,733)	69%	Variance due to revenue received for swimming pool inspection fees which was budgeted to be received in August 2018.
Building Control Revenue Total	(236,250)	(18,521)	(31,254)	(12,733)	69%	
Building Control Expenditure						
Employee Costs	542,049	41,726	32,559	(9,167)	-22%	
Other Employee Costs	16,260	938	7,237	6,299	672%	
Other Expenses	37,200	3,433	202	(3,231)	-94%	
Building Control Expenditure Total	595,509	46,097	39,998	(6,099)	-13%	
Building Control Indirect Costs						
Allocations	281,328	21,245	18,505	(2,740)	-13%	
Building Control Indirect Costs Total	281,328	21,245	18,505	(2,740)	-13%	
Building Control Total	640,587	48,821	27,250	(21,571)	-44%	
<u>Director Engineering Expenditure</u>						
Director Engineering Expenditure						
Employee Costs	400,220	30,806	38,309	7,503	24%	
Other Employee Costs	12,775	560	1,205	645	115%	
Other Expenses	59,200	975	1,674	699	72%	
Director Engineering Expenditure Total	472,195	32,341	41,188	8,847	27%	
Director Engineering Indirect Costs						
Allocations	(472,195)	(32,341)	(41,188)	(8,847)	27%	
Director Engineering Indirect Costs Total	(472,195)	(32,341)	(41,188)	(8,847)	27%	
Director Engineering Expenditure Total	0	0	(0)	(0)		

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Engineering Design Services</u>						
Engineering Design Services Revenue						
Revenue	(8,250)	(62)	(73)	(11)	17%	
Engineering Design Services Revenue Total	(8,250)	(62)	(73)	(11)	17%	
Engineering Design Services Expenditure						
Employee Costs	498,444	38,366	31,903	(6,463)	-17%	
Other Employee Costs	30,871	360	360	0	0%	
Other Expenses	274,550	0	4,416	4,416		
Engineering Design Services Expenditure Total	803,865	38,726	36,679	(2,047)	-5%	
Engineering Design Services Indirect Costs						
Allocations	319,888	24,362	24,068	(294)	-1%	
Engineering Design Services Indirect Costs Total	319,888	24,362	24,068	(294)	-1%	
Engineering Design Services Total	1,115,503	63,026	60,675	(2,351)	-4%	
<u>Bike Station Expenditure</u>						
Bike Station Expenditure						
Other Expenses	8,000	0	0	0		
Bike Station Expenditure Total	8,000	0	0	0		
Bike Station Expenditure Total	8,000	0	0	0		

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Street Lighting</u>						
Street Lighting Revenue						
Revenue	(23,000)	0	0	0		
Street Lighting Revenue Total	(23,000)	0	0	0		
Street Lighting Expenditure						
Other Expenses	785,000	64,215	58,165	(6,050)	-9%	
Street Lighting Expenditure Total	785,000	64,215	58,165	(6,050)	-9%	
Street Lighting Total	762,000	64,215	58,165	(6,050)	-9%	
<u>Underground Power Project</u>						
Underground Power Project Revenue						
Revenue	0	0	(100)	(100)		
Underground Power Project Revenue Total	0	0	(100)	(100)		
Underground Power Project Total	0	0	(100)	(100)		
<u>Bus Shelter</u>						
Bus Shelter Revenue						
Revenue	(59,000)	0	(12,442)	(12,442)		\$12K favourable variance - income raised for bus shelter advertisement
Bus Shelter Revenue Total	(59,000)	0	(12,442)	(12,442)		
Bus Shelter Expenditure						
Other Expenses	99,409	9,316	697	(8,619)	-93%	
Bus Shelter Expenditure Total	99,409	9,316	697	(8,619)	-93%	
Bus Shelter Total	40,409	9,316	(11,745)	(21,061)	-226%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parking and Street Name Signs Expenditure</u>						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	1,463	2,255	792	54%	
Parking and Street Name Signs Expenditure Total	86,000	1,463	2,255	792	54%	
Parking and Street Name Signs Expenditure Total	86,000	1,463	2,255	792	54%	
<u>Crossovers</u>						
Crossovers Expenditure						
Other Expenses	13,000	1,083	265	(818)	-76%	
Crossovers Expenditure Total	13,000	1,083	265	(818)	-76%	
Crossovers Total	13,000	1,083	265	(818)	-76%	
<u>Roads Linemarking Expenditure</u>						
Roads Linemarking Expenditure						
Other Expenses	65,000	0	4,879	4,879		
Roads Linemarking Expenditure Total	65,000	0	4,879	4,879		
Roads Linemarking Expenditure Total	65,000	0	4,879	4,879		
<u>Tree Lighting Leederville Expenditure</u>						
Tree Lighting Leederville Expenditure						
Other Expenses	50,000	0	0	0		
Tree Lighting Leederville Expenditure Total	50,000	0	0	0		
Tree Lighting Leederville Expenditure Total	50,000	0	0	0		

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parklets Expenditure</u>						
Parklets Expenditure						
Other Expenses	2,500	0	0	0		
Parklets Expenditure Total	2,500	0	0	0		
Parklets Expenditure Total	2,500	0	0	0		
<u>Environmental Services</u>						
Environmental Services Revenue						
Revenue	(26,000)	0	(1,553)	(1,553)		
Environmental Services Revenue Total	(26,000)	0	(1,553)	(1,553)		
Environmental Services Expenditure						
Employee Costs	89,486	6,888	7,073	185	3%	
Other Employee Costs	1,500	0	0	0		
Other Expenses	229,440	26,499	8,104	(18,395)	-69%	Timing variance on Environmental programs.
Environmental Services Expenditure Total	320,426	33,387	15,176	(18,211)	-55%	
Environmental Services Indirect Costs						
Allocations	37,266	2,742	4,259	1,517	55%	
Environmental Services Indirect Costs Total	37,266	2,742	4,259	1,517	55%	
Environmental Services Total	331,692	36,129	17,882	(18,247)	-51%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Property Management Administration</u>						
Property Management Administration Revenue						
Revenue	(2,000)	(167)	(194)	(27)	16%	
Property Management Administration Revenue Total	(2,000)	(167)	(194)	(27)	16%	
Property Management Administration Expenditure						
Employee Costs	263,176	20,258	24,286	4,028	20%	
Other Employee Costs	5,534	461	461	0	0%	
Other Expenses	44,102	3,674	674	(3,000)	-82%	
Property Management Administration Expenditure Total	312,812	24,393	25,421	1,028	4%	
Property Management Administration Indirect Costs						
Allocations	155,249	11,759	12,482	723	6%	
Property Management Administration Indirect Costs Total	155,249	11,759	12,482	723	6%	
Property Management Administration Total	466,061	35,985	37,709	1,724	5%	
<u>Civic Centre Building</u>						
Civic Centre Building Expenditure						
Building Maintenance	178,900	10,814	447	(10,368)	-96%	No major maintenance yet required.
Ground Maintenance	58,900	4,908	554	(4,354)	-89%	
Other Expenses	713,873	59,337	15,457	(43,880)	-74%	\$46k depreciation not processed due to end of year process not yet completed.
Civic Centre Building Expenditure Total	951,673	75,059	16,458	(58,601)	-78%	
Civic Centre Building Indirect Costs						
Allocations	(1,506,875)	(121,326)	(16,458)	104,868	-86%	
Civic Centre Building Indirect Costs Total	(1,506,875)	(121,326)	(16,458)	104,868	-86%	
Civic Centre Building Total	(555,202)	(46,267)	0	46,267	-100%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Child Care Centres and Play Groups</u>						
Child Care Centres and Play Groups Revenue						
Revenue	(18,757)	(1,563)	(1,399)	164	-11%	
Child Care Centres and Play Groups Revenue Total	(18,757)	(1,563)	(1,399)	164	-11%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	8,800	17	68	51	301%	
Other Expenses	44,739	3,727	283	(3,444)	-92%	
Child Care Centres and Play Groups Expenditure Total	53,539	3,744	352	(3,392)	-91%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	1,999	166	166	0	0%	
Child Care Centres and Play Groups Indirect Costs Total	1,999	166	166	0	0%	
Child Care Centres and Play Groups Total	36,781	2,347	(881)	(3,228)	-138%	
<u>Pre Schools and Kindergartens</u>						
Pre Schools and Kindergartens Revenue						
Revenue	(53,685)	(4,474)	(10,421)	(5,947)	133%	
Pre Schools and Kindergartens Revenue Total	(53,685)	(4,474)	(10,421)	(5,947)	133%	
Pre Schools and Kindergartens Expenditure						
Building Maintenance	8,625	0	0	0		
Ground Maintenance	350	29	0	(29)	-100%	
Other Expenses	50,945	4,245	693	(3,552)	-84%	
Pre Schools and Kindergartens Expenditure Total	59,920	4,274	693	(3,581)	-84%	
Pre Schools and Kindergartens Indirect Costs						
Allocations	1,468	123	123	0	0%	
Pre Schools and Kindergartens Indirect Costs Total	1,468	123	123	0	0%	
Pre Schools and Kindergartens Total	7,703	(77)	(9,604)	(9,527)	12373%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Community and Welfare Centres</u>						
Community and Welfare Centres Revenue						
Revenue	(91,673)	(7,641)	(4,317)	3,324	-44%	
Community and Welfare Centres Revenue Total	(91,673)	(7,641)	(4,317)	3,324	-44%	
Community and Welfare Centres Expenditure						
Building Maintenance	31,350	309	199	(110)	-35%	
Ground Maintenance	9,250	771	157	(614)	-80%	
Other Expenses	224,384	14,531	1,498	(13,033)	-90%	\$13k depreciation not processed due to end of year process not yet completed.
Community and Welfare Centres Expenditure Total	264,984	15,611	1,854	(13,757)	-88%	
Community and Welfare Centres Indirect Costs						
Allocations	6,596	550	550	0	0%	
Community and Welfare Centres Indirect Costs Total	6,596	550	550	0	0%	
Community and Welfare Centres Total	179,907	8,520	(1,913)	(10,433)	-122%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Department of Sports and Recreation Building</u>						
Dept of Sports and Recreation Building Revenue						
Revenue	(727,091)	(132,585)	(60,423)	72,162	-54%	Timing variance on lease income.
Dept of Sports and Recreation Building Revenue Total	(727,091)	(132,585)	(60,423)	72,162	-54%	
Dept of Sports and Recreation Building Expenditure						
Building Maintenance	144,550	3,500	3,063	(438)	-13%	
Ground Maintenance	10,200	850	313	(537)	-63%	
Other Expenses	663,175	52,623	(19,049)	(71,672)	-136%	Timing variance of reversal of accrued expenses for 2017/2018 of \$19K and depreciation of \$22K due to year end process not yet completed
Dept of Sports and Recreation Building Expenditure Total	817,925	56,973	(15,673)	(72,646)	-128%	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	11,521	960	960	0	0%	
Dept of Sports and Recreation Building Indirect Costs Total	11,521	960	960	0	0%	
Department of Sports and Recreation Building Total	102,355	(74,652)	(75,136)	(484)	1%	
<u>nib Stadium</u>						
nib Stadium Revenue						
Revenue	(27,150)	(2,262)	(27,409)	(25,147)	1112%	Variance due to incorrect phasing, to be corrected in August 2018.
nib Stadium Revenue Total	(27,150)	(2,262)	(27,409)	(25,147)	1112%	
nib Stadium Expenditure						
Other Expenses	17,800	1,483	0	(1,483)	-100%	
nib Stadium Expenditure Total	17,800	1,483	0	(1,483)	-100%	
nib Stadium Total	(9,350)	(779)	(27,409)	(26,630)	3418%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Leederville Oval</u>						
Leederville Oval Revenue						
Revenue	(490,591)	(19,576)	(17,154)	2,422	-12%	
Leederville Oval Revenue Total	(490,591)	(19,576)	(17,154)	2,422	-12%	
Leederville Oval Expenditure						
Building Maintenance	36,100	0	4,500	4,500		
Ground Maintenance	100,000	0	75	75		
Other Expenses	453,822	37,819	12,302	(25,517)	-67%	\$30k depreciation not processed due to end of year process not yet completed.
Leederville Oval Expenditure Total	589,922	37,819	16,877	(20,942)	-55%	
Leederville Oval Indirect Costs						
Allocations	10,969	914	914	0	0%	
Leederville Oval Indirect Costs Total	10,969	914	914	0	0%	
Leederville Oval Total	110,300	19,157	637	(18,520)	-97%	

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	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Loftus Centre</u>						
Loftus Centre Revenue						
Revenue	(664,125)	(55,538)	(55,709)	(171)	0%	
Loftus Centre Revenue Total	(664,125)	(55,538)	(55,709)	(171)	0%	
Loftus Centre Expenditure						
Building Maintenance	102,100	4,459	4,790	331	7%	
Ground Maintenance	28,900	2,408	760	(1,648)	-68%	
Other Expenses	896,912	69,708	(7,486)	(77,194)	-111%	\$55k depreciation not processed due to end of year process not yet completed.
Operating Projects	140,000	0	0	0		
Loftus Centre Expenditure Total	1,167,912	76,575	(1,937)	(78,512)	-103%	
Loftus Centre Indirect Costs						
Allocations	20,044	1,670	1,670	0	0%	
Loftus Centre Indirect Costs Total	20,044	1,670	1,670	0	0%	
Loftus Centre Total	523,831	22,707	(55,976)	(78,683)	-347%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
Public Halls						
Public Halls Revenue						
Revenue	(163,125)	(1,175)	(11,673)	(10,498)	893%	Favourable variance due to higher demand for hall hire.
Public Halls Revenue Total	(163,125)	(1,175)	(11,673)	(10,498)	893%	
Public Halls Expenditure						
Building Maintenance	140,000	8,583	190	(8,393)	-98%	
Ground Maintenance	2,500	0	0	0		
Other Expenses	233,556	19,421	3,627	(15,794)	-81%	\$16k depreciation not processed due to end of year process not yet completed.
Operating Projects	8,000	0	0	0		
Public Halls Expenditure Total	384,056	28,004	3,817	(24,187)	-86%	
Public Halls Indirect Costs						
Allocations	5,304	442	442	0	0%	
Public Halls Indirect Costs Total	5,304	442	442	0	0%	
Public Halls Total	226,235	27,271	(7,414)	(34,685)	-127%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Reserves Pavilions and Facilities</u>						
Reserves Pavilions and Facilities Revenue						
Revenue	(80,390)	(740)	(6,974)	(6,234)	842%	
Reserves Pavilions and Facilities Revenue Total	(80,390)	(740)	(6,974)	(6,234)	842%	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	404,705	26,694	897	(25,797)	-97%	No major maintenance yet required.
Ground Maintenance	5,500	0	0	0		
Other Expenses	301,348	25,116	7,019	(18,097)	-72%	\$17k depreciation not processed due to end of year process not yet completed.
Operating Projects	53,000	0	0	0		
Reserves Pavilions and Facilities Expenditure Total	764,553	51,810	7,915	(43,895)	-85%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	6,828	569	569	0	0%	
Reserves Pavilions and Facilities Indirect Costs Total	6,828	569	569	0	0%	
Reserves Pavilions and Facilities Total	690,991	51,639	1,511	(50,128)	-97%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sporting Clubs Buildings</u>						
Sporting Clubs Buildings Revenue						
Revenue	(174,590)	(15,336)	(11,394)	3,942	-26%	
Sporting Clubs Buildings Revenue Total	(174,590)	(15,336)	(11,394)	3,942	-26%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	54,050	950	0	(950)	-100%	
Ground Maintenance	2,000	0	0	0		
Other Expenses	700,940	58,412	8,321	(50,091)	-86%	\$50k depreciation not processed due to end of year process not yet completed.
Operating Projects	40,000	0	0	0		
Sporting Clubs Buildings Expenditure Total	796,990	59,362	8,321	(51,041)	-86%	
Sporting Clubs Buildings Indirect Costs						
Allocations	25,797	2,151	2,151	0	0%	
Sporting Clubs Buildings Indirect Costs Total	25,797	2,151	2,151	0	0%	
Sporting Clubs Buildings Total	648,197	46,177	(922)	(47,099)	-102%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parks and Reserves Administration</u>						
Parks and Reserves Administration Revenue						
Revenue	(3,200)	(267)	(266)	1	0%	
Parks and Reserves Administration Revenue Total	(3,200)	(267)	(266)	1	0%	
Parks and Reserves Administration Expenditure						
Employee Costs	1,094,146	84,189	77,107	(7,082)	-8%	
Other Employee Costs	56,025	4,670	2,913	(1,757)	-38%	
Other Expenses	165,800	13,815	1,167	(12,648)	-92%	Made up of various favourable variances that are individually immaterial.
Parks and Reserves Administration Expenditure Total	1,315,971	102,674	81,187	(21,487)	-21%	
Parks and Reserves Administration Indirect Costs						
Allocations	1,294,484	96,082	51,288	(44,794)	-47%	
On Costs Recovery	(1,377,619)	(99,948)	(96,807)	3,141	-3%	
Parks and Reserves Administration Indirect Costs Total	(83,135)	(3,866)	(45,520)	(41,654)	1077%	
Parks and Reserves Administration Total	1,229,636	98,541	35,401	(63,140)	-64%	
<u>Parks and Reserves</u>						
Parks and Reserves Revenue						
Revenue	(61,550)	(4,042)	(337)	3,705	-92%	
Parks and Reserves Revenue Total	(61,550)	(4,042)	(337)	3,705	-92%	
Parks and Reserves Expenditure						
Ground Maintenance	2,107,100	226,207	155,363	(70,844)	-31%	Variance due to wet weather.
Other Expenses	808,960	67,408	3,637	(63,771)	-95%	\$62k depreciation not processed due to end of year process not yet completed.
Parks and Reserves Expenditure Total	2,916,060	293,615	158,999	(134,616)	-46%	
Parks and Reserves Indirect Costs						
Allocations	299	25	25	0	0%	
Parks and Reserves Indirect Costs Total	299	25	25	0	0%	
Parks and Reserves Total	2,854,809	289,598	158,688	(130,910)	-45%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sporting Grounds</u>						
Sporting Grounds Revenue						
Revenue	(64,050)	0	(1,439)	(1,439)		
Sporting Grounds Revenue Total	(64,050)	0	(1,439)	(1,439)		
Sporting Grounds Expenditure						
Ground Maintenance	1,159,500	95,755	64,489	(31,266)	-33%	Variance due to wet weather.
Other Expenses	543,854	45,321	132	(45,189)	-100%	\$45k depreciation not processed due to end of year process not yet completed.
Sporting Grounds Expenditure Total	1,703,354	141,076	64,620	(76,456)	-54%	
Sporting Grounds Total	1,639,304	141,076	63,181	(77,895)	-55%	
<u>Road Reserves Expenditure</u>						
Road Reserves Expenditure						
Ground Maintenance	407,550	49,368	17,714	(31,654)	-64%	Variance due to wet weather.
Other Expenses	14,010	1,167	269	(898)	-77%	
Road Reserves Expenditure Total	421,560	50,535	17,984	(32,551)	-64%	
Road Reserves Expenditure Total	421,560	50,535	17,984	(32,551)	-64%	
<u>Parks Other</u>						
Parks Other Revenue						
Revenue	(2,000)	0	0	0		
Parks Other Revenue Total	(2,000)	0	0	0		
Parks Other Expenditure						
Other Expenses	2,121,420	157,650	147,538	(10,112)	-6%	
Money/Monger Street Trees Surgery	10,000	5,000	14,880	9,880	198%	
Parks Other Expenditure Total	2,131,420	162,650	162,418	(232)	0%	
Parks Other Total	2,129,420	162,650	162,418	(232)	0%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Processable Waste Collection</u>						
Processable Waste Collection Revenue	(327,339)	(147,919)	(326,359)	(178,440)	121%	Favourable variance due to revenue from additional rubbish services received earlier than expected.
Processable Waste Collection Revenue Total	(327,339)	(147,919)	(326,359)	(178,440)	121%	
Processable Waste Collection Expenditure						
Employee Costs	852,716	65,625	49,333	(16,292)	-25%	Variance due to vacant position.
Other Employee Costs	13,907	742	742	0	0%	
Other Expenses	4,222,765	5,837	109,080	103,243	1769%	Timing variance , \$67K labour costs and plant hire \$39K , budget allocation to be amended in August
Processable Waste Collection Expenditure Total	5,089,388	72,204	159,156	86,952	120%	
Processable Waste Collection Indirect Costs						
Allocations	734,715	54,450	27,913	(26,537)	-49%	
On Costs Recovery	(630,519)	(49,606)	(54,751)	(5,145)	10%	
Processable Waste Collection Indirect Costs Total	104,196	4,844	(26,838)	(31,682)	-654%	
Processable Waste Collection Total	4,866,245	(70,871)	(194,041)	(123,170)	174%	
<u>Other Waste Services</u>						
Other Waste Services Revenue						
Revenue	(4,500)	0	(445)	(445)		
Other Waste Services Revenue Total	(4,500)	0	(445)	(445)		
Other Waste Services Expenditure						
Other Expenses	677,550	4	9,079	9,075	226885%	
Other Waste Services Expenditure Total	677,550	4	9,079	9,075	226885%	
Other Waste Services Total	673,050	4	8,634	8,630	215750%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recycling Expenditure</u>						
Recycling Expenditure						
Other Expenses	1,075,000	84,166	0	(84,166)	-100%	Timing variance on recycling collection.
Recycling Expenditure Total	1,075,000	84,166	0	(84,166)	-100%	
Recycling Expenditure Total	1,075,000	84,166	0	(84,166)	-100%	
<u>Public Works Overhead</u>						
Public Works Overhead Revenue						
Revenue	(48,700)	(4,058)	(3,618)	440	-11%	
Public Works Overhead Revenue Total	(48,700)	(4,058)	(3,618)	440	-11%	
Public Works Overhead Expenditure						
Employee Costs	315,550	24,276	33,960	9,684	40%	
Other Employee Costs	36,784	2,407	3,617	1,210	50%	
Other Expenses	33,000	1,184	505	(679)	-57%	
Public Works Overhead Expenditure Total	385,334	27,867	38,082	10,215	37%	
Public Works Overhead Indirect Costs						
Allocations	474,923	35,237	42,101	6,864	19%	
On Costs Recovery	(483,911)	(34,193)	(42,289)	(8,096)	24%	
Public Works Overhead Indirect Costs Total	(8,988)	1,044	(188)	(1,232)	-118%	
Public Works Overhead Total	327,646	24,853	34,276	9,423	38%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Plant Operating</u>						
Plant Operating Expenditure						
Other Expenses	1,669,270	112,199	28,966	(83,233)	-74%	\$70k depreciation not processed due to end of year process not yet completed.
Plant Operating Expenditure Total	1,669,270	112,199	28,966	(83,233)	-74%	
Plant Operating Indirect Costs						
Allocations	(1,375,622)	(92,701)	(89,005)	3,696	-4%	
Plant Operating Indirect Costs Total	(1,375,622)	(92,701)	(89,005)	3,696	-4%	
Plant Operating Total	293,648	19,498	(60,038)	(79,536)	-408%	
<u>Recoverable Works</u>						
Recoverable Works Revenue						
Revenue	(100,000)	0	(1,015)	(1,015)		
Recoverable Works Revenue Total	(100,000)	0	(1,015)	(1,015)		
Recoverable Works Expenditure						
Other Expenses	50,000	0	1,000	1,000		
Recoverable Works Expenditure Total	50,000	0	1,000	1,000		
Recoverable Works Total	(50,000)	0	(14)	(14)		
<u>Drainage Expenditure</u>						
Drainage Expenditure						
Other Expenses	338,022	34,098	6,491	(27,607)	-81%	\$19k depreciation not processed due to end of year process not yet completed.
Drainage Expenditure Total	338,022	34,098	6,491	(27,607)	-81%	
Drainage Expenditure Total	338,022	34,098	6,491	(27,607)	-81%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Footpaths/Cycleways Expenditure</u>						
Footpaths/Cycleways Expenditure						
Other Expenses	915,914	72,696	17,404	(55,292)	-76%	\$51k depreciation not processed due to end of year process not yet completed.
Footpaths/Cycleways Expenditure Total	915,914	72,696	17,404	(55,292)	-76%	
Footpaths/Cycleways Expenditure Total	915,914	72,696	17,404	(55,292)	-76%	
<u>Rights of Way Expenditure</u>						
Rights of Way Expenditure						
Other Expenses	220,510	16,186	306	(15,880)	-98%	\$11k depreciation not processed due to end of year process not yet completed.
Rights of Way Expenditure Total	220,510	16,186	306	(15,880)	-98%	
Rights of Way Expenditure Total	220,510	16,186	306	(15,880)	-98%	
<u>Roads Expenditure</u>						
Roads Expenditure						
Other Expenses	2,090,709	171,999	8,772	(163,227)	-95%	\$163k depreciation not processed due to end of year process not yet completed.
Roads Expenditure Total	2,090,709	171,999	8,772	(163,227)	-95%	
Roads Expenditure Total	2,090,709	171,999	8,772	(163,227)	-95%	
<u>Street Cleaning Expenditure</u>						
Street Cleaning Expenditure						
Other Expenses	747,500	50,326	53,562	3,236	6%	
Street Cleaning Expenditure Total	747,500	50,326	53,562	3,236	6%	
Street Cleaning Expenditure Total	747,500	50,326	53,562	3,236	6%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Traffic Control for Roadworks Expenditure</u>						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	10,744	0	(10,744)	-100%	Favourable variance as no major maintenance yet required.
Traffic Control for Roadworks Expenditure Total	166,000	10,744	0	(10,744)	-100%	
Traffic Control for Roadworks Expenditure Total	166,000	10,744	0	(10,744)	-100%	
<u>Roadwork Signs and Barricades Expenditure</u>						
Roadwork Signs and Barricades Expenditure						
Other Expenses	500	0	0	0		
Roadwork Signs and Barricades Expenditure Total	500	0	0	0		
Roadwork Signs and Barricades Expenditure Total	500	0	0	0		

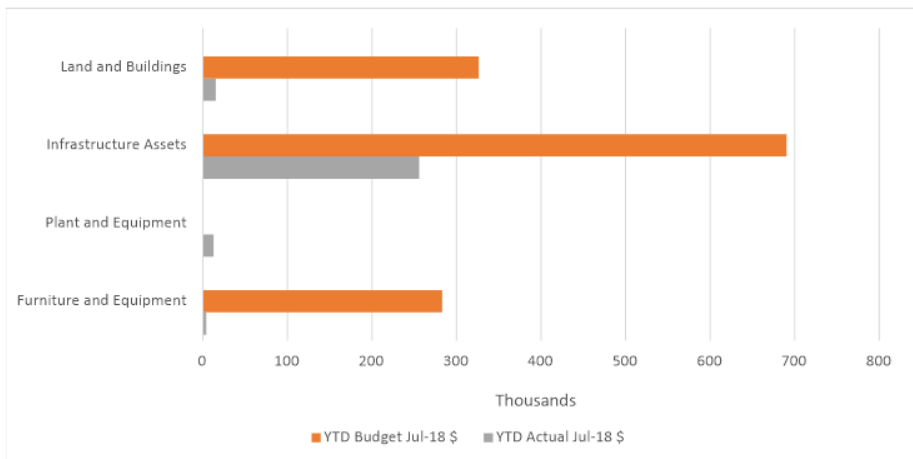
CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 JULY 2018



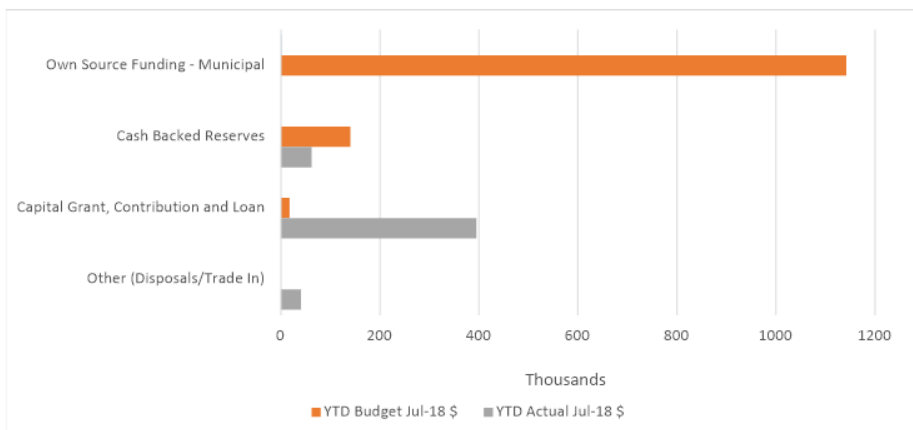
	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actual Jul-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Works Depot</u>						
Works Depot Expenditure						
Employee Costs	226,552	17,439	14,571	(2,868)	-16%	
Other Employee Costs	3,000	250	472	222	89%	
Other Expenses	9,750	1,118	930	(188)	-17%	
Works Depot Expenditure Total	239,302	18,807	15,973	(2,834)	-15%	
Works Depot Indirect Costs						
Allocations	(239,302)	(18,807)	(15,973)	2,834	-15%	
Works Depot Indirect Costs Total	(239,302)	(18,807)	(15,973)	2,834	-15%	
Works Depot Total	0	0	0	0		
<u>Depot Building</u>						
Depot Occupancy Costs						
Building Maintenance	101,350	8,708	1,475	(7,233)	-83%	
Ground Maintenance	5,100	1,433	0	(1,433)	-100%	
Other Expenses	243,103	17,999	30,841	12,842	71%	
Depot Occupancy Costs Total	349,553	28,140	32,316	4,176	15%	
Depot Indirect Costs						
Allocations	(349,553)	(28,140)	(32,316)	(4,176)	15%	
Depot Indirect Costs Total	(349,553)	(28,140)	(32,316)	(4,176)	15%	
Depot Building Total	0	0	(0)	0		
Net Operating	2,429,612	(31,929,816)	(33,151,000)	(1,221,184)	4%	

**CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018**

CAPITAL EXPENDITURE	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2018/19	Jul-18	Jul-18		
	\$	\$	\$	\$	%
Land and Buildings	2,729,200	326,200	15,385	(310,815)	-95%
Infrastructure Assets	7,779,502	690,404	255,875	(434,529)	-63%
Plant and Equipment	3,085,811	0	12,660	12,660	100%
Furniture and Equipment	1,194,911	282,911	3,925	(278,986)	-99%
Total	14,789,424	1,299,515	287,845	(1,011,670)	-78%



FUNDING	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2018/19	Jul-18	Jul-18		
	\$	\$	\$	\$	%
Own Source Funding - Municipal	10,938,380	1,141,891	(209,722)	(1,351,613)	-118%
Cash Backed Reserves	1,546,190	140,290	62,173	(78,117)	-56%
Capital Grant, Contribution and Loan	1,829,854	17,334	394,842	377,508	2178%
Other (Disposals/Trade In)	475,000	0	40,551	40,551	100%
Total	14,789,424	1,299,515	287,845	(1,011,670)	-78%



CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
LAND & BUILDING ASSETS						
ADMINISTRATION & CIVIC CENTRE						
Administration and Civic Centre - Workforce Accommodation Upgrade/Renewal	120,000	20,000	2,400	(17,600)	-88%	Timing variance, works in progress.
BEATTY PARK LEISURE CENTRE						
Beatty Park Leisure Centre - Risk Renewals	700,000	0	0	0	0%	
Beatty Park Leisure Centre - Plumbing Compliance	60,000	0	0	0	0%	
Beatty Park Leisure Centre - Remedial Works	70,000	25,000	2,453	(22,548)	-90%	Timing variance, works in progress.
DEPARTMENT OF SPORTS AND RECREATION						
Carpet Replacement - DSR	150,000	0	0	0	0%	
LOFTUS RECREATION CENTRE						
Loftus Centre Stormwater Infrastructure Renewal	10,000	0	0	0	0%	
Renewal of ceiling fabric and upgrade of lights throughout centre	115,000	115,000	0	(115,000)	-100%	Purchase order raised, works in progress.
LEEDERVILLE OVAL						
Leederville Oval - Miscellaneous Structural Renewal	60,000	0	0	0	0%	
Carpet Replacement - Leederville Oval Buildings (East Perth Football Club)□	30,000	0	0	0	0%	
WORKS DEPOT						
Depot - Resurfacing and Reconstruction of Front Bin Bays	75,000	0	0	0	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
MISCELLANEOUS						
Braithwaite Park public toilet block upgrade and refurbishment	120,000	120,000	10,532	(109,468)	-91%	Timing variance, due to be completed by end of August 2018.
Mens Shed - Macerator Sewer Upgrade	46,200	46,200	0	(46,200)	-100%	Timing variance, due to be completed by end of August 2018.
Child Health Centres - Yield Up to Lease Renewal Leederville Child Health Clinic	17,500	0	0	0	0%	
Child Health Centres - Yield Up to Lease Renewal Mt Hawthorn Child Health Clinic	17,500	0	0	0	0%	
Child Health Centres - Yield Up to Lease Renewal Highgate Child Health Clinic	17,500	0	0	0	0%	
Child Health Centres - Yield Up to Lease Renewal North Perth.	17,500	0	0	0	0%	
North Perth Main Hall - A/C New	100,000	0	0	0	0%	
North Perth Bowling Club - Timber Floor Renewal	15,000	0	0	0	0%	
Miscellaneous Building Renewal	50,000	0	0	0	0%	
Mt Hawthorn Community Centre - Hub Upgrade	350,000	0	0	0	0%	
Loton Park Tennis Club - Compliance and Structure Renewal	20,000	0	0	0	0%	
Sports Club - Forrest Park Croquet Ceiling and Lighting Renewal	80,000	0	0	0	0%	
Solar Photovoltaic Panel System Installation - Library	107,000	0	0	0	0%	
Solar Photovoltaic Panel System Installation - Beatty Park	107,000	0	0	0	0%	
Solar Photovoltaic Panel System Installation - Administration and Civic Centre	107,000	0	0	0	0%	
Solar Photovoltaic Panel System Installation - Depot	107,000	0	0	0	0%	
Library - Reception Desk Fit-Out Renewal	35,000	0	0	0	0%	
Airconditioner Renewal Program	25,000	0	0	0	0%	
FOR LAND & BUILDING ASSETS	2,729,200	326,200	15,385	(310,815)	-95%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
INFRASTRUCTURE ASSETS						
TRAFFIC MANAGEMENT						
Improvements at Vincent/Oxford Streets	5,500	5,500	0	(5,500)	-100%	
Intersections at Bourke and Loftus Streets	30,000	30,000	26,214	(3,786)	-13%	
Improved pedestrian crossings at signalised intersections	230,000	230,000	0	(230,000)	-100%	Main roads WA conducting design, works in progress.
40kph area wide speed zone trial	150,000	0	0	0	0%	
Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets	30,000	0	0	0	0%	
Retractable Bollards Leederville Town Centre	60,000	0	0	0	0%	
Miscellaneous Traffic Management Requests	80,000	0	5,622	5,622	0%	
Safety Balustrade Beaufort Street, Highgate	15,000	0	0	0	0%	
Signalised Pedestrian Crossings Program	250,000	0	0	0	0%	
BLACK SPOT PROGRAM						
Newcastle and Palmerston Streets	40,000	40,000	0	(40,000)	-100%	On hold, pending discussion with City of Perth and MRWA.
Ruby and Fitzgerald Streets	10,000	10,000	8,669	(1,331)	-13%	
Intersection Lincoln and Wright Streets Roundabout	150,000	0	0	0	0%	
STREETSCAPE IMPROVEMENTS						
Greening (Streetscapes)	380,000	80,000	1,995	(78,005)	-98%	Timing variance, ongoing project to be completed by June 2019.
North Perth Public Open Space	719,514	92,514	0	(92,514)	-100%	Tender preparation in progress, works will commence thereafter.
Oxford street/Newcastle street shared space	150,000	0	0	0	0%	
Planned Fitzgerald Street Upgrades	15,000	0	0	0	0%	
Streetscape Improvements/Place Making - Miscellaneous Renewals	30,000	0	0	0	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
ROADWORKS - LOCAL ROADS PROGRAM						
Cleaver St - Carr St - Roundabout	50,000	10,000	336	(9,664)	-97%	
Hutt Street - Grosvenor Rd to Raglan Rd	0	0	360	360	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Dover Street - Scarborough Beach Rd to Matlock St	0	0	1,107	1,107	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Summers Street - Joel to River	67,000	0	7,490	7,490	0%	
Magnolia Street - Farmer to Waugh	60,000	0	10,925	10,925	0%	Timing variance, works commenced ahead of schedule.
Mignonette Street - Farmer to Waugh	60,000	0	11,519	11,519	0%	Timing variance, works commenced ahead of schedule.
Marian Street - Oxford to Scott	106,000	0	3,717	3,717	0%	
Rae Street - Marian to Tennyson	68,000	0	23,638	23,638	0%	Timing variance, works commenced ahead of schedule.
Bondi Street - Scar Bch Rd to Merredin	22,500	0	23,243	23,243	0%	Timing variance, works commenced ahead of schedule.
Brentham St - Slow point near school to Namatjira	131,000	0	0	0	0%	
Elven Street - Richmond to Emmerson	17,500	0	13,261	13,261	0%	Timing variance, works commenced ahead of schedule.
Curtis Street - Walcott to Harold	30,000	0	0	0	0%	
Cleaver Street - Carr to Newcasatle	18,000	0	0	0	0%	
ROADWORKS - REHABILITATION (MRRG PROGRAM)						
Beaufort/Brisbane Street Intersection Improvements	137,779	0	0	0	0%	
Brisbane Street - Beaufort to William Street	134,214	0	0	0	0%	
Beaufort Street - Brisbane to Parry Street	51,043	0	0	0	0%	
Bulwer Street, Lord Street to Brisbane Street	156,600	0	0	0	0%	
Newcastle Street, Loftus Street to Charles Street	226,600	0	0	0	0%	
Lincoln Street to Harold Street	224,200	0	0	0	0%	
ROADWORKS - ROADS TO RECOVERY PROGRAM						
Curtis Street - Walcott to Harold	41,662	0	0	0	0%	
Cleaver Street - Carr to Newcasatle	118,000	0	0	0	0%	
RIGHTS OF WAY						
Rights of Way Renewal Program	75,000	0	0	0	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
SLAB FOOTPATH PROGRAMME						
Footpath Prog - Kalgoorlie St	0	0	(95)	(95)	0%	Refund received for 2017-18 invoice.
Newcastle St - Water Corp to Loftus St	22,500	0	0	0	0%	
Walcott St - Alma Rd to Raglan Rd	8,000	0	0	0	0%	
Anzac Rd - Loftus St to Scarborough Bch Road	19,000	0	0	0	0%	
Bourke St - Deague Court to Charles St	12,500	0	0	0	0%	
Golding St - Newcastle St to Old Aberdeen Place	13,000	0	0	0	0%	
Green St - Matlock St to Bus Stop	25,000	0	0	0	0%	
Tactile Paving Town Centres	10,000	0	0	0	0%	
Ellesmere Street path extension - Stage 3	52,000	0	0	0	0%	
BICYCLE NETWORK						
Bicycle Network Oxford - Anzac to Scarb Bch Rd	190,000	0	0	0	0%	
Bike Boulevard Stage 2	500,000	0	103,102	103,102	0%	Timing variance, invoice received earlier than expected.
Bike Network Plan 2015-16 Implementation (Loftus Street - Vincent to Richmond St)	420,000	0	0	0	0%	
Swan River PSP Upgrade - Summers St to Windan Bridge Link	135,000	0	0	0	0%	
Bike Parking	20,000	0	0	0	0%	
CAR PARK DEVELOPMENT						
Chelmsford Road Car Park	0	0	976	976	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
North Perth Parking	98,800	83,800	0	(83,800)	-100%	Project still in planning stage.
North Perth ACROD Parking Bays	0	0	1,045	1,045	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Parking Restriction Implementation	75,000	75,000	0	(75,000)	-100%	Project still in planning stage.
Chelmsford Road Car Park Rehabilitation Works Stage 2	45,000	0	0	0	0%	
Dunedin Street Car Park Rehabilitation Works	46,000	0	0	0	0%	
Frame Court Car Park Rehabilitation Works - Stage 1	40,000	0	0	0	0%	
Raglan Road Car Park Rehabilitation Works Stage 2	48,000	0	0	0	0%	
The Avenue Car Park Rehabilitation Works - Stage 1	40,000	0	0	0	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
DRAINAGE						
Beatty Park Reserve - Drainage Improvements	150,000	0	0	0	0%	
Gully Soakwell Program	80,000	0	0	0	0%	
Drainage - Miscellaneous Improvements	50,000	0	0	0	0%	
Drainage - Britannia Road Drain Inspection	25,000	0	0	0	0%	
PARKS AND RESERVES						
Axford Park - Redevelopment	165,000	30,000	0	(30,000)	-100%	Project will commence after council adoption of the plan.
Les Lilleyman Reserve - Eco-zoning	0	0	181	181	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Menzies Park - Replace groundwater bore	0	0	9,935	9,935	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Playgrounds for under 4yo	40,000	0	0	0	0%	
Hyde Park Lighting Improvement	20,000	0	0	0	0%	
Central Control Irrigation System	60,000	0	0	0	0%	
Stuart Street Reserve - Replace Groundwater Bore	45,000	0	0	0	0%	
Public Open Space Strategy Implementation	250,000	0	0	0	0%	
Banks Reserve Master Plan Implementation - Stage 1	450,000	0	0	0	0%	
Les Lilleyman Reserve - Installation of perimeter path (Stage 2)	100,000	0	0	0	0%	
Forrest Park - Replacement Playground Shade Sails	12,000	0	0	0	0%	
Les Lilleyman Reserve - Replace Playground Softfall	42,000	0	0	0	0%	
Parks Furniture - Replacement	20,000	0	0	0	0%	
Woodville Reserve - Extension to Perimeter Fencing	35,000	0	0	0	0%	
Jack Marks Reserve - Installation of additional paving	15,000	0	0	0	0%	
Jack Marks Reserve - Installation of Seating (Dog Park)	25,000	0	0	0	0%	
Netball Installation Public Open Space	12,000	0	0	0	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
MISCELLANEOUS						
Upgrade and install new street lighting	0	0	1,904	1,904	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Bus Shelters	0	0	730	730	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Leederville Tennis Club - Bore Motor Replacement	3,590	3,590	0	(3,590)	-100%	
North Perth Community Garden (NPCG)	10,000	0	0	0	0%	
Oxford Skate Park - Metal Halfpipe Renewal	50,000	0	0	0	0%	
Install Recycling Bins in Public Areas	35,000	0	0	0	0%	
Upgrade and Install New Street Lighting	15,000	0	0	0	0%	
Bus Shelters- Replace and Upgrade	40,000	0	0	0	0%	
Regrade and Resurface Verge Parking for Church Adjacent 49 Jugan Street, Mt Hawthorn	70,000	0	0	0	0%	
TOTAL EXPENDITURE						
FOR INFRASTRUCTURE ASSETS	7,779,502	690,404	255,875	(434,529)	-63%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
PLANT & EQUIPMENT ASSETS						
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME						
Light Fleet - Annual Changeovers	542,500	0	0	0	0%	
MAJOR PLANT REPLACEMENT PROGRAMME						
Single Axle Truck (Flocon)	230,000	0	0	0	0%	
All Terrain Vehicle (ATV) - Parks	30,000	0	0	0	0%	
Single Axle Truck (Parks Mowing Operations)	170,000	0	0	0	0%	
Replace Existing Rear Loader (Rubbish Truck)	430,000	0	0	0	0%	
Replace Existing Hydraulic Breaker	30,000	0	0	0	0%	
Renew Existing Plant: Depot Forklift	40,000	0	0	0	0%	
Replace Existing Skid Steer Loader	130,000	0	0	0	0%	
Replace Existing Side Loader (Rubbish Truck)	430,000	0	0	0	0%	
Tractor/Front End Loader (FEL) - Hyde Park	70,000	0	0	0	0%	
Miscellaneous Minor Plant & Equipment - Works & Operations Services	30,000	0	0	0	0%	
ADMINISTRATION & CIVIC CENTRE						
Multiple Sites - CCTV Upgrade/New	80,000	0	0	0	0%	
BEATTY PARK LEISURE CENTRE						
Boiler Replacement	182,401	0	0	0	0%	
Upgrade fire panel	0	0	725	725	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Switchboard in top level of plantroom	0	0	11,934	11,934	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Beatty Park Leisure Centre - Safety Fence - New	25,000	0	0	0	0%	
COMMUNITY SERVICES						
Parking Machines Asset Replacement Program	40,000	0	0	0	0%	
Rosemount Hotel Car Park - ticket parking machines	20,000	0	0	0	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
WORKS DEPOT						
Works Depot - APAC HVAC Renewal	25,000	0	0	0	0%	
High Pressure Cleaner for Depot	15,000	0	0	0	0%	
MISCELLANEOUS						
Water and Energy Efficiency Initiatives	50,000	0	0	0	0%	
Loftus Recreation Centre - Asset Renewal Program (Lease) Belgravia Leisure	50,000	0	0	0	0%	
Laneway Lighting Program (Right of Way)	84,990	0	0	0	0%	
Relocate UMS supply for the CCTV Camera in Oxford street	20,000	0	0	0	0%	
Beaufort Street CCTV Network Upgrade	305,510	0	0	0	0%	
COMMUNITY SERVICES						
Parking Sensors Pilot Project	51,410	0	0	0	0%	
LIBRARY						
Library - Split System Renewal	4,000	0	0	0	0%	
TOTAL EXPENDITURE FOR PLANT & EQUIPMENT ASSETS	3,085,811	0	12,660	12,660	0%	

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
<u>FURNITURE & EQUIPMENT ASSETS</u>						
ADMINISTRATION & CIVIC CENTRE						
INFORMATION TECHNOLOGY						
Upgrade of IT Firewall	80,000	80,000	0	(80,000)	-100%	Awaiting on detailed project plan.
Upgrade IT Network Remote Access Facility	30,000	30,000	0	(30,000)	-100%	Awaiting on detailed project plan.
Online Lodgement of Applications	70,000	70,000	0	(70,000)	-100%	Awaiting on detailed project plan.
Upgrade Two Way Radio Fleet	100,000	30,000	0	(30,000)	-100%	Purchase order raised, works has commenced on this project.
Backup Server	40,000	0	0	0	0%	
Business System Implementation Project	300,000	0	0	0	0%	
Disc for Storage System	10,000	0	0	0	0%	
Replacement of the old printers	20,000	0	0	0	0%	
Renew Switches	35,000	0	0	0	0%	
Wi-Fi Installation	60,000	0	0	0	0%	
Computers - Additional to Fleet PC's	10,000	0	0	0	0%	
BEATTY PARK LEISURE CENTRE						
Stereo upgrades - RPM studio, Studio 1&2 and Gym (Currently Leased)	0	0	3,925	3,925	0%	Expenses related to 2017-18, to be adjusted in end of year workings.
Beatty Park Leisure Centre - Strength Equipment	102,000	0	0	0	0%	
Beatty Park Leisure Centre - NFA Renewals	20,000	0	0	0	0%	
MARKETING & COMMUNICATIONS						
Mount Lawley/ Highgate Town Centre Streetscape Upgrades	75,000	0	0	0	0%	
Public Art Project	200,000	30,000	0	(30,000)	-100%	Dependent on council decision after review of Art Development Action Plan.

CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 JULY 2018



	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Variance Commentary
	2018/19	2018/19	2018/19			
PUBLIC HALLS						
Halls, Pavilions and Operational Buildings - Non Fixed Assets - Renewal	29,911	29,911	0	(29,911)	-100%	Assets will be purchased during latter part of the year.
HEALTH SERVICES						
Replacement and upgrade of Sound Level Meters	13,000	13,000	0	(13,000)	-100%	Timing variance, waiting for invoice from supplier.
TOTAL EXPENDITURE						
FOR FURNITURE & EQUIPMENT ASSETS	1,194,911	282,911	3,925	(278,986)	-99%	
TOTAL CAPITAL EXPENDITURE	14,789,424	1,299,515	287,845	(1,011,670)	-78%	

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 31 JULY 2018



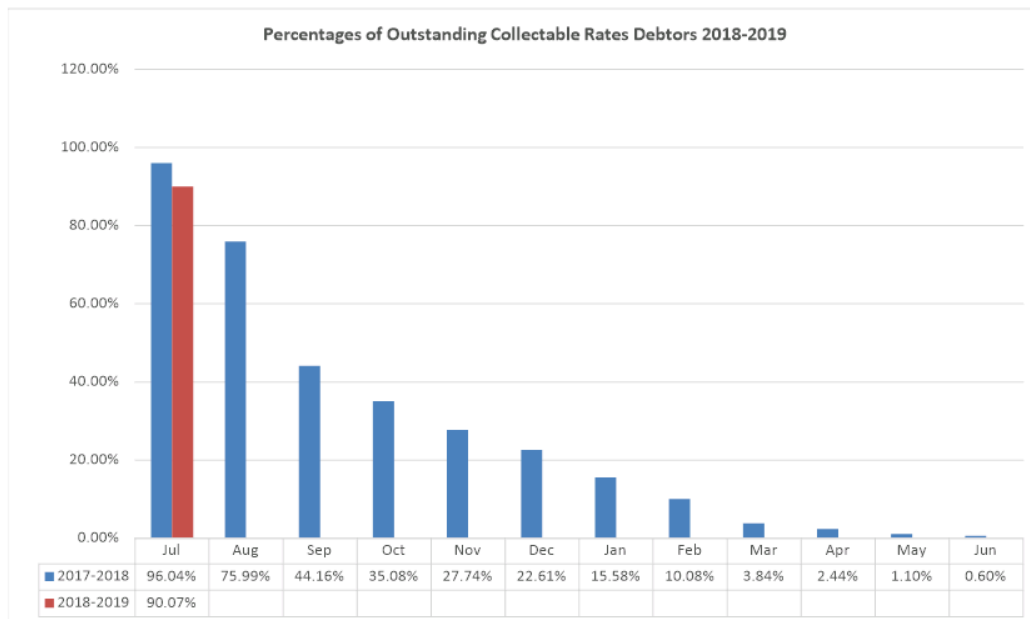
Reserve Particulars	Budget Opening Balance 01/07/2018 \$	Actual Opening Balance 01/07/2018 \$	Budget Transfers to Reserve 30/06/2019 \$	YTD Actual Transfers to Reserve 31/07/2018 \$	Budget Interest Earned 30/06/2019 \$	YTD Actual Interest Earned 31/07/2018 \$	Budget Transfers from Reserve 30/06/2019 \$	YTD Actual Transfers from Reserve 31/07/2018 \$	Budget Closing Balance 30/06/2019 \$	Actual Closing Balance 30/06/2019 \$
Administration Centre Reserve	325	363	0	0	8	1	(333)	(364)	0	0
Asset Sustainability Reserve	3,896,088	3,896,088	63,585	62,173	91,212	8,603	(700,000)	0	3,350,885	3,966,864
Beatty Park Leisure Centre Reserve	158,558	247,879	0	0	3,712	547	(55,000)	0	107,270	248,426
Capital Reserve	7,707	7,671	0	0	180	17	(7,887)	(7,688)	0	0
Cash in Lieu Parking Reserve	775,156	756,570	0	2,350	18,148	1,671	(83,800)	0	709,504	760,591
Electronic Equipment Reserve	54,098	54,002	0	0	1,267	119	(55,365)	(54,121)	0	0
Hyde Park Lake Reserve	152,430	152,162	0	0	3,569	336	0	0	155,999	152,498
Land and Building Acquisition Reserve	284,705	284,201	0	0	6,665	628	0	0	291,370	284,829
Leederville Oval Reserve	221,911	222,521	0	0	5,195	491	(90,000)	0	137,106	223,012
Leederville Tennis Reserve	3,021	3,024	14,345	0	71	7	(4,805)	0	12,632	3,031
Loftus Community Centre Reserve	24,562	24,543	6,250	1,541	575	54	0	0	31,387	26,138
Loftus Recreation Centre Reserve	58,188	58,627	57,415	0	1,362	129	0	0	116,965	58,756
North Perth Tennis Reserve	47,992	47,923	4,770	0	1,124	106	0	0	53,886	48,029
Office Building Reserve - 246 Vincent Street	535,380	541,201	0	0	12,534	1,195	(150,000)	0	397,914	542,396
Parking Facility Reserve	98,720	100,894	0	0	2,311	223	0	0	101,031	101,117
Percentage For Public Art Reserve	0	0	200,000	0	0	0	(200,000)	0	0	0
Plant and Equipment Reserve	208,302	210,427	0	0	4,877	465	(199,000)	0	14,179	210,892
State Gymnastics Centre Reserve	75,314	91,153	10,790	898	1,763	201	0	0	87,867	92,252
Strategic Waste Management Reserve	21,440	21,401	0	0	502	47	0	0	21,942	21,448
Tamala Park Land Sales Reserve	3,478,477	3,478,477	939,498	0	81,437	7,681	0	0	4,499,412	3,486,158
Underground Power Reserve	201,035	200,681	0	0	4,707	443	0	0	205,742	201,124
Waste Management Plant and Equipment Reserve	206,768	210,136	0	0	4,841	464	0	0	211,609	210,600
	10,510,177	10,609,944	1,296,653	66,962	246,060	23,428	(1,546,190)	(62,173)	10,506,700	10,638,161

**CITY OF VINCENT
NOTE 7 - RATING INFORMATION
FOR THE MONTH ENDED 31 JULY 2018**



	Rateable Value	Rate in Dollar Cents	Budget	Actual	Rates Levied to Budget
	\$		\$	\$	%
Rate Revenue					
General Rate					
11,268 Residential	289,005,644	6.475	18,713,135	18,713,136	100.0%
1627 Other	128,714,926	6.619	8,519,642	8,519,642	100.0%
39 Vacant Other	2,410,700	12.628	304,423	304,423	100.0%
Minimum Rate					
5664 Residential @ \$1,180	86,742,992	6.475	6,683,520	6,683,520	100.0%
150 Other @ \$1,180	1,794,734	6.619	177,000	177,000	100.0%
4 Vacant Other @ \$1,494	41,700	12.628	5,976	5,976	100.0%
Interim Rates	0		450,000	0	0.0%
Rates Waiver	0		135,841	135,841	-100.0%
Total Amount Made up from Rates	508,710,696		34,989,537	34,267,855	
Non Payment Penalties					
Instalment Interest @ 5.5%			162,000	5,515	3.4%
Penalty Interest @ 11%			110,000	3,036	2.8%
Administration Charge - \$13 per instalment			252,000	8,775	3.5%
Legal Costs Recovered			45,000	200	0.4%
Other Reimbursements			600	0	0.0%
Interest Write Off			(1,000)	0	0.0%
			35,558,137	34,285,381	
Other Revenue					
Exempt Bins - Non Rated Properties			147,819	147,072	99.5%
Commercial / Residential Additional Bins			176,820	179,190	101.3%
Swimming Pools Inspection Fees			14,000	13,340	95.3%
			35,896,776	34,624,983	
Opening Balance				203,742	
Total Collectable			35,896,776	34,828,725	97.02%
Less					
Cash Received				1,470,247	
Rebates Allowed				1,025,265	
Refunds Allowed				0	
Rates Balance To Be Collected			35,896,776	32,333,214	90.07%
Add					
ESL Debtors				6,491,410	
Pensioner Rebates Not Yet Claimed				1,023,955	
ESL Rebates Not Yet Claimed				284,432	
Less					
Deferred Rates Debtors				(107,968)	
Current Rates Debtors Balance				40,025,044	

CITY OF VINCENT
NOTE 7 - RATING INFORMATION
AS AT 31 JULY 2018



CITY OF VINCENT
NOTE 8 - DEBTOR REPORT
FOR THE MONTH ENDED 31 JULY 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	0	(7)	325,445	325,438
DEBTOR CONTROL - PROPERTY INCOME	25,026	(6,140)	852	(9,891)	9,847
DEBTOR CONTROL - RECOVERABLE WORKS	(14,648)	(3,914)	0	0	(18,563)
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	1,730	0	0	0	1,730
DEBTOR CONTROL - OTHER	50,177	9,064	0	28,827	88,067
DEBTOR CONTROL - % ART CONTRIBUTIONS	0	0	0	0	0
DEBTOR CONTROL - GST	(11)	(222,979)	13,793	209,187	(11)
DEBTOR CONTROL - INFRINGEMENT *	121,963	117,373	79,579	2,604,553	2,923,468
PROVISION FOR DOUBTFUL DEBT	0	0	0	0	0
TOTAL DEBTORS OUTSTANDING AS AT 31/05/2018	184,236	(106,597)	94,217	3,158,120	3,329,976
UNDERGROUND POWER					49,881
ACCRUED INCOME					24,055
ACCRUED INTEREST					171,842
PREPAYMENTS					368,342
TOTAL TRADE AND OTHER RECEIVABLES					3,944,097

DATE	DEBTOR OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
12/09/2016	Tuart Hill Cricket Club	9,080.00	Charles Veryard Reserve for training/matches	Pending new licence fee proposal to Council
04/11/2016	C Caferelli	28,600.00	Breaches of Planning Development Act	Have been handed over to FER
BALANCE OF 60 DAY DEBTORS OVER \$500.00		37,680.00		

* Administration has created an action plan to resolve these debtors.

CITY OF VINCENT
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 JULY 2018



	Adopted Budget 2018/19 \$	YTD Budget Jul-18 \$	YTD Actuals Jul-18 \$	YTD Actuals Jul-17 \$	Month Actuals Jul-18 \$	Month Actuals Jul-17 \$
ADMINISTRATION						
Revenue	0	0	0	0	0	0
Expenditure	0	0	0	(2,535)	0	(2,535)
Surplus/(Deficit)	0	0	0	(2,535)	0	(2,535)
SWIMMING POOLS AREA						
Revenue	2,524,036	161,965	164,630	139,690	164,630	139,690
Expenditure	(2,845,996)	(239,468)	(193,502)	(232,119)	(193,502)	(232,119)
Surplus/(Deficit)	(321,960)	(77,503)	(28,872)	(92,429)	(28,872)	(92,429)
SWIM SCHOOL						
Revenue	2,281,242	211,723	209,983	152,366	209,983	152,366
Expenditure	(2,448,765)	(196,573)	(108,882)	(83,243)	(108,882)	(83,243)
Surplus/(Deficit)	(167,523)	15,150	101,102	69,123	101,102	69,123
CAFÉ						
Revenue	1,019,369	70,829	69,401	47,931	69,401	47,931
Expenditure	(1,401,232)	(86,190)	(58,122)	(35,075)	(58,122)	(35,075)
Surplus/(Deficit)	(381,863)	(15,361)	11,279	12,856	11,279	12,856
RETAIL SHOP						
Revenue	578,292	28,291	33,431	27,945	33,431	27,945
Expenditure	(487,017)	(21,574)	32,548	(14,664)	32,548	(14,664)
Surplus/(Deficit)	91,275	6,717	65,979	13,281	65,979	13,281
HEALTH & FITNESS						
Revenue	576,630	48,155	43,750	137,384	43,750	137,384
Expenditure	(1,533,125)	(129,991)	(107,737)	(106,718)	(107,737)	(106,718)
Surplus/(Deficit)	(956,495)	(81,836)	(63,987)	30,666	(63,987)	30,666
GROUP FITNESS						
Revenue	323,234	25,665	25,493	53,835	25,493	53,835
Expenditure	(726,747)	(66,254)	(38,693)	(35,820)	(38,693)	(35,820)
Surplus/(Deficit)	(403,513)	(40,589)	(13,201)	18,015	(13,201)	18,015
AQUAROBICS						
Revenue	55,481	3,931	6,437	18,579	6,437	18,579
Expenditure	(116,624)	(9,074)	(10,670)	(9,085)	(10,670)	(9,085)
Surplus/(Deficit)	(61,143)	(5,143)	(4,233)	9,494	(4,233)	9,494
CRECHE						
Revenue	239,816	19,191	19,119	6,460	19,119	6,460
Expenditure	(726,442)	(58,581)	(29,278)	(24,379)	(29,278)	(24,379)
Surplus/(Deficit)	(486,626)	(39,390)	(10,159)	(17,919)	(10,159)	(17,919)
Net Surplus/(Deficit)	(2,687,848)	(237,955)	57,909	40,552	57,909	40,552
Less: Depreciation	(1,161,147)	(96,762)	0	0	0	0
Cash Surplus/(Deficit)	(1,526,701)	(141,193)	57,909	40,552	57,909	40,552

11.4	AUTHORISATION OF EXPENDITURE FOR THE PERIOD 26 JUNE 2018 TO 24 JULY 2018
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TRIM Ref: D18/108871

Author: Nikki Hirrill, Accounts Payable Officer

Authoriser: Vanisha Govender, Manager Financial Services

Attachments:

1. Payments by EFT and BPAY July 18 [↓](#) 
2. Payments by Cheque July 18 [↓](#) 
3. Payments by Credit Card July 18 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 26 June 2018 to 24 July 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82391 - 82405	\$457,647.14
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Cancelled cheques 79619, 79700, 79723, 79725, 79726, 79761, 79766, 79770, 79777, 79820, 79825, 79839, 79915, 79920, 79928, 79984, 80043, 80128, 80426, 80536, 80596, 80747, 80778, 82193, 82334 and 82391	-\$404,969.29
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EFT and BPAY Documents 2268 - 2276	\$5,205,446.83
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Payroll	\$1,865,502.97
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Direct Debits

- | | |
|-------------------------|--------------|
| • Lease Fees | \$132,805.69 |
| • Loan Repayments | \$200,166.39 |
| • Bank Fees and Charges | \$116,432.80 |
| • Credit Cards | \$8,891.91 |

Total Direct Debit	\$458,296.79
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Total Accounts Paid	\$7,581,924.44
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PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 26 June 2018 to 24 July 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 26 June 2018 to 24 July 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
Cheques	82391 - 82405	\$457,647.14
Cancelled Cheques	79619, 79700, 79723, 79725, 79726, 79761, 79766, 79770, 79777, 79820, 79825, 79839, 79915, 79920, 79928, 79984, 80043, 80128, 80426, 80536, 80596, 80747, 80778, 82193, 82334 and 82391	-\$404,969.29
EFT and BPAY Payments	2268 - 2276	\$5,205,446.83
Sub Total		\$5,258,124.68
Transfer of Payroll by EFT	26/06/18	\$610,860.88
	10/07/18	\$619,704.45
	24/07/18	\$634,937.64
	July 2018	\$1,865,502.97
Bank Charges and Other Direct Debits		
Lease Fees		\$132,805.69
Loan Repayments		\$200,166.39
Bank Charges – CBA		\$116,432.80
Credit Cards		\$8,891.91
Total Bank Charges and Other Direct Debits (Sub Total)		\$458,296.79
 Total Payments		 \$7,581,924.44

CONSULTING/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Regulation 12(1) and (2) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

12. *Payments from municipal fund or trust fund, restrictions on making*

- (1) *A payment may only be made from the municipal fund or the trust fund —*
 - *if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or*
 - *otherwise, if the payment is authorised in advance by a resolution of Council.*
- (2) *Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council.*

Regulation 13(1) and (3) of the *Local Government (Financial Management) Regulations 1996* refers, i.e.-

13. *Lists of Accounts*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared -*
- *the payee's name;*
 - *the amount of the payment;*
 - *the date of the payment; and*
 - *sufficient information to identify the transaction.*
- (3) *A list prepared under sub regulation (1) is to be —*
- *presented to Council at the next ordinary meeting of Council after the list is prepared; and*
 - *recorded in the minutes of that meeting.*

RISK MANAGEMENT IMPLICATIONS:

Low: Management systems are in place to establish satisfactory controls, supported by internal and external audit function.

STRATEGIC IMPLICATIONS:

Strategic Plan 2013-2023:

"4.1 Provide good strategic decision-making, governance, leadership and professional management:

4.1.2 Manage the organisation in a responsible, efficient and accountable manner;

- (a) Continue to adopt best practice to ensure the financial resources and assets of the City are responsibly managed and the quality of services, performance procedures and processes is improved and enhanced."*

SUSTAINABILITY IMPLICATIONS:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

All Municipal Fund expenditure included in the list of payments is in accordance with Council's Annual Budget.

COMMENTS:

If Councillors require further information on any of the payments, please contact the Manager Financial Services.

Creditors Report - Payments by EFT and BPAY 26/06/2018 to 24/07/2018				
Creditor	Date	Payee	Description	Amount
2267.98000-01	29/06/2018	Australian Taxation Office	Payroll deduction	\$ 185,138.20
2268.2020-01	29/06/2018	Australian Services Union	Payroll deduction	\$ 302.06
2268.2045-01	29/06/2018	Child Support Agency	Payroll deduction	\$ 972.92
2268.2213-01	29/06/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 990.50
2268.2216-01	29/06/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 498.00
2268.3133-01	29/06/2018	Depot Social Club	Payroll deduction	\$ 80.00
2268.6156-01	29/06/2018	Health Insurance Fund of WA	Payroll deduction	\$ 289.45
2268.8120-01	29/06/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,412.32
2269.2008-01	29/06/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 29,413.13
2269.2119-01	29/06/2018	Line Marking Specialists	Line marking services - various locations	\$ 5,704.70
2269.2136-01	29/06/2018	Mindarie Regional Council	Processable and non processable waste	\$ 88,048.62
2269.2189-01	29/06/2018	SAS Locksmiths	Key cutting & lock maintenance service - Admin	\$ 18.00
2269.2195-01	29/06/2018	Civica Pty Limited	Asset management - Licence, support & maintenance	\$ 14,617.21
2269.2204-01	29/06/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 394.78
2269.2221-01	29/06/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 4,914.25
2269.2234-01	29/06/2018	Water Corporation	Water charges - various locations	\$ 1,005.56
2269.3001-01	29/06/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 4,709.02
2269.3019-01	29/06/2018	Otis Elevator Company Pty Ltd	Lift maintenance - Admin	\$ 2,114.97
2269.3092-01	29/06/2018	Flick Anticimex Pty Ltd	Pest control services - Admin	\$ 212.38
2269.3195-01	29/06/2018	Initial Hygiene	Sharps disposal services	\$ 1,031.81
2269.3235-01	29/06/2018	My Best Friend Veterinary Centre	Vet services	\$ 1,818.24
2269.3416-01	29/06/2018	Shade Experience	Shade sail repairs - various locations	\$ 1,276.00
2269.3424-01	29/06/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 257.00
2269.3492-01	29/06/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 568.79
2269.3496-01	29/06/2018	Orbit Health & Fitness Solutions	Gym supplies - slam balls and boxing bags	\$ 688.44
2269.3613-01	29/06/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 6,402.00
2269.3662-01	29/06/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 128.70
2269.3757-01	29/06/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 249.00
2269.3772-01	29/06/2018	Midalia Steel	Hardware supplies - BPLC	\$ 30.22
2269.3929-01	29/06/2018	Chittering Valley Worm Farm	Worms and castings	\$ 210.00
2269.3951-01	29/06/2018	NVMS Pty Ltd	Annual software licence - sound level meters	\$ 1,111.00
2269.4017-01	29/06/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 8,611.04
2269.4210-01	29/06/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 6,248.00
2269.4418-01	29/06/2018	West-Sure Group Pty Ltd	Cash collection services - Admin	\$ 282.15
2269.4492-01	29/06/2018	Main Roads WA	Pedestrian crossing improvements - various locations	\$ 56,429.38

Creditor	Date	Payee	Description	Amount
2269.4492-01	29/06/2018	Main Roads WA	Line marking services - various locations	\$ 24,540.48
2269.4492-01	29/06/2018	Main Roads WA	Traffic control upgrade - various locations	\$ 23,269.35
2269.4493-01	29/06/2018	Tom Lawton - Bobcat Hire	Tipping fees and bobcat hire - various locations	\$ 11,134.20
2269.4749-01	29/06/2018	Picton Press	Supply of magnets and bookmarks - Solar campaign	\$ 856.89
2269.4750-01	29/06/2018	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 3,847.65
2269.4768-01	29/06/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,393.31
2269.4923-01	29/06/2018	Caterlink	Purchase of fridge - Admin	\$ 3,454.00
2269.5058-01	29/06/2018	Bolinda Publishing Pty Ltd	Library books	\$ 867.92
2269.5083-01	29/06/2018	Discus Digital Print	Printing services - various departments	\$ 2,882.00
2269.5193-01	29/06/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - Depot	\$ 462.00
2269.5294-01	29/06/2018	A Team Printing	Printing services - Pool inspection report books	\$ 341.00
2269.5398-01	29/06/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 75.24
2269.5414-01	29/06/2018	Phonographic Performance Company of Australia Ltd	Music licence in fitness classes	\$ 2,380.70
2269.5562-01	29/06/2018	Belgravia Leisure Pty Ltd	Refund of debtor overpayment	\$ 3,080.56
2269.5683-01	29/06/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2269.6072-01	29/06/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 802.30
2269.6383-01	29/06/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - Weld Square	\$ 549.45
2269.6455-01	29/06/2018	The BBQ Man	BBQ cleaning services - various locations	\$ 5,706.68
2269.6458-01	29/06/2018	Specialised Security Shredding	Security bin exchange - BPLC	\$ 77.00
2269.6468-01	29/06/2018	Scarboro Toyota	Vehicle service and repairs	\$ 220.00
2269.6501-01	29/06/2018	Shop for Shops	Tag supplies - BPLC	\$ 38.00
2269.6544-01	29/06/2018	The University of Western Australia	Research project funding - Hyde Park turtle population	\$ 11,023.10
2269.6551-01	29/06/2018	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 168.99
2269.6557-01	29/06/2018	Disco Cantito Association	Circus workshop - Sump opening	\$ 400.00
2269.6640-01	29/06/2018	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 564.41
2269.6799-01	29/06/2018	Beaufort Street Network Inc.	Town team grant - BSN Executive team recruiting	\$ 544.75
2269.6903-01	29/06/2018	APARC Pty Ltd	Remove Cale parking meters & install Parkeon meters	\$ 17,600.00
2269.7057-01	29/06/2018	Australian Paper	Envelope supplies	\$ 227.43
2269.7382-01	29/06/2018	Turf Developments (WA) Pty Ltd	Returfing works - Britannia Reserve	\$ 1,716.00
2269.7388-01	29/06/2018	Vorgee Pty Ltd	Replacement straps for back floats - BPLC	\$ 264.00
2269.7477-01	29/06/2018	Expo Group	Printing services - various events and departments	\$ 1,113.20
2269.7593-01	29/06/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 128.70
2269.7596-01	29/06/2018	BCF (SRG Leisure Retail Pty Ltd)	Purchase of gazebos for use at City events	\$ 1,274.36
2269.7648-01	29/06/2018	Revelation Perth International Film Festival Inc.	CoV short film competition 2018	\$ 1,650.00
2269.7654-01	29/06/2018	Worldwide Printing Solutions East Perth	Printing services - various departments	\$ 323.40
2269.7878-01	29/06/2018	Uptempo Design	Supply of CoV t-shirts - NAIDOC week	\$ 1,258.13
2269.7933-01	29/06/2018	Garrards Pty Ltd	Supply of rat bait	\$ 209.00
2269.7944-01	29/06/2018	Unicare Health	Disabled hoists service and accessories - BPLC	\$ 856.00
2269.7946-01	29/06/2018	Connect Security Systems	Security camera maintenance and repairs	\$ 264.00

Creditor	Date	Payee	Description	Amount
2269.8009-01	29/06/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 26,655.25
2269.8040-01	29/06/2018	Wilson Security	Security services - Depot	\$ 99.00
2269.8388-01	29/06/2018	Clever Patch	Library supplies	\$ 81.37
2269.8420-01	29/06/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,760.00
2269.8468-01	29/06/2018	Innovations Catering	Catering services - Council meetings and workshops	\$ 1,772.00
2269.8498-01	29/06/2018	Wheelers Books	Library books	\$ 789.80
2269.8515-01	29/06/2018	Institute of Public Administration Australia WA	Staff training - Getting started in project management	\$ 550.00
2269.8547-01	29/06/2018	AWB Building Co.	Plumbing services - Loftus Recreation Centre	\$ 273.89
2269.8598-01	29/06/2018	Australian Swim Schools Association	Annual membership	\$ 462.00
2269.8672-01	29/06/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 258.37
2269.8684-01	29/06/2018	Ip Khalsa Pvt Ltd	Mail delivery service	\$ 86.66
2269.8743-01	29/06/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 641.76
2269.8757-01	29/06/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 108,632.12
2269.8765-01	29/06/2018	Bowden Tree Consultancy	Arboricultural services - Blackford Street	\$ 500.50
2269.8768-01	29/06/2018	Patronato SIAS WA MCL Inc.	Community support grant - In house mobile program	\$ 3,000.00
2269.8793-01	29/06/2018	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 560.43
2269.8818-01	29/06/2018	Redman Solution Pty Ltd	Training and technical upgrade assistance - Trapeze 10	\$ 7,150.00
2269.8842-01	29/06/2018	Emerge Associates	Design services - Beatty Park drainage rectification	\$ 9,350.00
2269.8849-01	29/06/2018	Medical Hand	Flu vaccinations for staff	\$ 3,250.00
2269.8854-01	29/06/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 345.95
2269.8899-01	29/06/2018	SJR Civil Consulting Pty Ltd	Consultancy and design services - various locations	\$ 2,816.00
2269.8915-01	29/06/2018	Metal Artwork Creations	Supply of name badge	\$ 14.30
2269.8947-01	29/06/2018	SPP Group WA Pty Ltd	Hydraulic and electrical consultancy - Braithwaite Hall	\$ 9,350.00
2269.8949-01	29/06/2018	WA Library Supplies	Supply of magazine trolleys - Library	\$ 1,705.00
2269.8954-01	29/06/2018	M.A. Lalli & Associates	Engineering consultancy - BPLC	\$ 2,035.00
2269.8959-01	29/06/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 36,047.01
2269.8974-01	29/06/2018	GTA Consultants (WA) Pty Ltd	Design services - Bike lane Cleaver/Carr Street	\$ 40,436.00
2269.8976-01	29/06/2018	Stott Hoare	Supply of computer monitors	\$ 451.00
2269.9163-01	29/06/2018	UDLA	Architectural consultancy - Banks Reserve master plan	\$ 14,300.00
2269.9226-01	29/06/2018	Whitfords Event Hire	Hire of tables and chairs - Sustainability pop-up hub	\$ 170.00
2269.9262-01	29/06/2018	Jansen Audio	Fitness audio system - Loftus Recreation Centre	\$ 17,010.00
2269.9263-01	29/06/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 185.56
2269.9299-01	29/06/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2269.9323-01	29/06/2018	Sid Thoo	Sustainable design community event	\$ 2,376.00
2269.9360-01	29/06/2018	C Cole	Use of digital images - RAP community consultation	\$ 1,200.00
2269.9386-01	29/06/2018	M Tognini	Presentation - Tracing your family history	\$ 330.00
2269.9415-01	29/06/2018	Wanjoo Pty Ltd T/As Gina Williams & Guy Ghouse	Performance - NAIDOC week	\$ 2,200.00
2269.9429-01	29/06/2018	2020 Conversations	Consultancy services - Community policy	\$ 2,000.00
2269.9430-01	29/06/2018	M Mayhills	Refund of power charge for grounds hire	\$ 61.00

Creditor	Date	Payee	Description	Amount
2269.9438-01	29/06/2018	Mad Dog Promotions	Purchase of calico bags - Kyilla Markets	\$ 345.40
2269.9439-01	29/06/2018	M McGuire	Welcome to Country ceremony - NAIDOC week	\$ 500.00
2269.9487-01	29/06/2018	Balcatta Mowers & Chainsaws Pty Ltd	Purchase of gardening equipment	\$ 4,380.00
2269.9498-01	29/06/2018	Kambarang Services	RAPWG workshop and community consultation	\$ 4,070.00
2269.9501-01	29/06/2018	R Scaffidi	Refund of infringement, paid twice	\$ 70.00
2269.9502-01	29/06/2018	A Cuccovia	Refund of cash in lieu for car parking	\$ 5,779.90
2269.9505-01	29/06/2018	Embassy of Colombia	Refund of hall bond	\$ 250.00
2269.9506-01	29/06/2018	Perth Undergraduate Choral Society	Refund of hall bond	\$ 250.00
2269.9507-01	29/06/2018	8 Limbs Yoga	Refund of hall bond	\$ 250.00
2269.9508-01	29/06/2018	EBMAS Australia	Refund of hall bond	\$ 300.00
2269.9510-01	29/06/2018	J Harris	Refund of parking ticket, charged twice	\$ 18.40
2269.9511-01	29/06/2018	S Shah	Part refund of Beatty Park Leisure Centre fees	\$ 254.36
2269.9513-01	29/06/2018	P A Connell	Part refund of Beatty Park Leisure Centre fees	\$ 362.91
2269.9514-01	29/06/2018	M Cocks	Part refund of Beatty Park Leisure Centre fees	\$ 249.81
2269.9515-01	29/06/2018	K Raymond	Part refund of Beatty Park Leisure Centre fees	\$ 249.81
2269.9516-01	29/06/2018	A A Lyford	Refund of hall bond	\$ 500.00
2269.9517-01	29/06/2018	National Italian Australian Womens Association	Refund of hall bond	\$ 200.00
2269.9518-01	29/06/2018	A Pavic	Refund of hall bond	\$ 150.00
2269.9519-01	29/06/2018	E Deng	Refund of hall bond	\$ 100.00
2269.9520-01	29/06/2018	J L Stone	Refund of hall bond	\$ 100.00
2270.1000-01	29/06/2018	WA Local Gov't Super Plan Pty Ltd	Superannuation	\$ 130,271.75
2270.5677-01	29/06/2018	Australian Super Pty Ltd	Superannuation	\$ 19,784.44
2270.5728-01	29/06/2018	Cbus Trustee	Superannuation	\$ 1,746.26
2270.5789-01	29/06/2018	Retail Employees Superannuation Trust	Superannuation	\$ 7,961.66
2270.5797-01	29/06/2018	AMP Flexible Lifetime Super	Superannuation	\$ 110.26
2270.5818-01	29/06/2018	CARE Super Pty Ltd	Superannuation	\$ 150.52
2270.5837-01	29/06/2018	Commonwealth Bank Superannuation Savings Account	Superannuation	\$ 326.89
2270.5863-01	29/06/2018	Unisuper Limited	Superannuation	\$ 3,739.49
2270.5894-01	29/06/2018	Asgard	Superannuation	\$ 2,689.15
2270.5904-01	29/06/2018	AMP SuperLeader	Superannuation	\$ 467.46
2270.5905-01	29/06/2018	BT Business Super	Superannuation	\$ 2,083.57
2270.5966-01	29/06/2018	First State Super	Superannuation	\$ 72.36
2270.6040-01	29/06/2018	Bistona Pty Ltd	Superannuation	\$ 1,193.16
2270.6117-01	29/06/2018	BT Super For Life	Superannuation	\$ 141.77
2270.6137-01	29/06/2018	HostPlus	Superannuation	\$ 5,878.72
2270.6262-01	29/06/2018	HESTA Super Fund	Superannuation	\$ 1,043.07
2270.6391-01	29/06/2018	Colonial First State	Superannuation	\$ 706.59
2270.6504-01	29/06/2018	ANZ One Answer Personal Super	Superannuation	\$ 311.95
2270.6520-01	29/06/2018	BT Lifetime Super Employer Plan	Superannuation	\$ 187.05

Creditor	Date	Payee	Description	Amount
2270.6659-01	29/06/2018	MLC Masterkey Superannuation	Superannuation	\$ 772.84
2270.6682-01	29/06/2018	Telstra Super Pty Ltd	Superannuation	\$ 450.52
2270.6685-01	29/06/2018	Fondacaro Superfund	Superannuation	\$ 1,578.52
2270.6769-01	29/06/2018	Concept One the Industry Superannuation Fund	Superannuation	\$ 803.33
2270.6836-01	29/06/2018	MLC Navigator Retirement Plan - Superannuation Service	Superannuation	\$ 2,138.48
2270.6918-01	29/06/2018	LUCRF Super	Superannuation	\$ 989.81
2270.6925-01	29/06/2018	BT Super for Life	Superannuation	\$ 1,132.75
2270.6926-01	29/06/2018	Colonial First State	Superannuation	\$ 316.82
2270.7013-01	29/06/2018	Spectrum Super	Superannuation	\$ 482.73
2270.7216-01	29/06/2018	Sunsuper Superannuation	Superannuation	\$ 1,662.07
2270.7277-01	29/06/2018	Colonial First State First Choice Personal Super	Superannuation	\$ 489.02
2270.7548-01	29/06/2018	IOOF Portfolio Service Superannuation Fund	Superannuation	\$ 131.06
2270.7632-01	29/06/2018	AMP Flexible Super	Superannuation	\$ 328.57
2270.7640-01	29/06/2018	Commonwealth Personal Superannuation and Rollover Plan	Superannuation	\$ 168.31
2270.7708-01	29/06/2018	Q Super (Employer Express SuperChoice)	Superannuation	\$ 360.64
2270.7720-01	29/06/2018	LGsuper	Superannuation	\$ 2,704.08
2270.7768-01	29/06/2018	Australian Ethical	Superannuation	\$ 85.91
2270.7801-01	29/06/2018	ANZ Smart Choice Super (OnePath MasterFund)	Superannuation	\$ 2,238.58
2270.8029-01	29/06/2018	Kinetic Superannuation	Superannuation	\$ 1,821.04
2270.8060-01	29/06/2018	Essential Super	Superannuation	\$ 1,251.42
2270.8091-01	29/06/2018	Colonial First State - First Choice Employer Super	Superannuation	\$ 344.42
2270.8124-01	29/06/2018	Defence Bank Super	Superannuation	\$ 1,325.89
2270.8189-01	29/06/2018	Enterprise Super	Superannuation	\$ 294.93
2270.8358-01	29/06/2018	AMP CustomSuper	Superannuation	\$ 671.52
2270.8405-01	29/06/2018	Wealth Personal Superannuation and Pension Fund	Superannuation	\$ 659.44
2270.8543-01	29/06/2018	GESS Superannuation Fund	Superannuation	\$ 524.04
2270.8713-01	29/06/2018	Integra Super	Superannuation	\$ 49.47
2270.8725-01	29/06/2018	Shatahjad Superannuation Fund	Superannuation	\$ 987.82
2270.8773-01	29/06/2018	Statewide Superannuation	Superannuation	\$ 49.98
2270.8804-01	29/06/2018	MLC Super Fund	Superannuation	\$ 1,269.85
2270.8863-01	29/06/2018	Netwealth Superannuation Master Fund	Superannuation	\$ 450.52
2270.8881-01	29/06/2018	The Equipsuper Superannuation Fund	Superannuation	\$ 738.78
2270.9209-01	29/06/2018	Mercer Spectrum	Superannuation	\$ 11,500.45
2271.3408-01	04/07/2018	Commissioner of State Revenue	Perth parking licence fee	\$ 402,054.30
2272.2007-01	05/07/2018	Aline Brick Paving	Brick paving services - various locations	\$ 3,206.50
2272.2008-01	05/07/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 90.25
2272.2030-01	05/07/2018	Benara Nurseries	Supply of plants	\$ 865.70
2272.2033-01	05/07/2018	BOC Gases Australia Limited	Forklift gas - Depot	\$ 18.98
2272.2052-01	05/07/2018	Cobblestone Concrete	Concrete path construction - various locations	\$ 16,080.90

Creditor	Date	Payee	Description	Amount
2272.2072-01	05/07/2018	Landgate	Gross rental valuations	\$ 160.40
2272.2106-01	05/07/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 8,133.63
2272.2119-01	05/07/2018	Line Marking Specialists	Line marking services - various locations	\$ 4,947.69
2272.2120-01	05/07/2018	LO-GO Appointments	Temporary staff - Waste	\$ 5,495.01
2272.2122-01	05/07/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 8,025.16
2272.2126-01	05/07/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 10,841.60
2272.2136-01	05/07/2018	Mindarie Regional Council	Processable and non processable waste	\$ 21,613.68
2272.2153-01	05/07/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2272.2175-01	05/07/2018	Pro Turf Services	Plant repairs and maintenance	\$ 687.61
2272.2192-01	05/07/2018	Sigma Chemicals	Pool chemicals	\$ 1,362.24
2272.2195-01	05/07/2018	Civica Pty Limited	Automating of infringements into Authority	\$ 2,673.55
2272.2204-01	05/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2272.2221-01	05/07/2018	Turfmaster Facility Management	Mowing & brushcutting - various locations	\$ 11,297.00
2272.2221-01	05/07/2018	Turfmaster Facility Management	Seniors verge mowing program	\$ 3,267.00
2272.2229-01	05/07/2018	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 663.65
2272.2234-01	05/07/2018	Water Corporation	Hydrant standpipe charges	\$ 857.06
2272.2241-01	05/07/2018	Zipform	Supply of envelopes for rates notices	\$ 1,947.83
2272.3001-01	05/07/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Corporate services	\$ 7,096.63
2272.3040-01	05/07/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 748.00
2272.3091-01	05/07/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 1,111.00
2272.3099-01	05/07/2018	Total Packaging WA Pty Ltd	Dog litter bags	\$ 3,432.00
2272.3103-01	05/07/2018	Forestvale Trees	Supply of trees	\$ 1,518.00
2272.3110-01	05/07/2018	Depiazzi	Mulch supplies	\$ 3,185.60
2272.3128-01	05/07/2018	Intersectional Linemarkers Pty Ltd	Purchase of temporary line marking tape	\$ 2,042.48
2272.3137-01	05/07/2018	WALGA	Intranet and Councillor portal development	\$ 8,196.00
2272.3137-01	05/07/2018	WALGA	Staff training - Managing contracts in Local Government	\$ 1,354.00
2272.3146-01	05/07/2018	K.S. Black (WA) Pty Ltd	Pump repairs - Hyde Park water playground	\$ 6,865.10
2272.3170-01	05/07/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 2,530.56
2272.3213-01	05/07/2018	Domus Nursery	Supply of plants	\$ 2,346.30
2272.3239-01	05/07/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 5,610.00
2272.3299-01	05/07/2018	Baileys Fertilisers	Fertiliser and potting mix supplies	\$ 7,326.00
2272.3315-01	05/07/2018	RPG Auto Electrics	Plant repairs and maintenance	\$ 560.89
2272.3410-01	05/07/2018	Allmark and Associates Pty Ltd	Bench plaque - Hyde Park	\$ 159.50
2272.3438-01	05/07/2018	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 4,721.50
2272.3444-01	05/07/2018	Raeco International Pty Ltd	Library supplies	\$ 523.82
2272.3474-01	05/07/2018	CSP Group	Plant repairs and maintenance	\$ 657.75
2272.3511-01	05/07/2018	City of Stirling	Meals on Wheels	\$ 393.75
2272.3560-01	05/07/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 258.69
2272.3628-01	05/07/2018	Crommelins Machinery	Plant repairs and maintenance	\$ 559.90

Creditor	Date	Payee	Description	Amount
2272.3662-01	05/07/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - various locations	\$ 520.74
2272.3750-01	05/07/2018	Primus Telecom	Telephone charges	\$ 31.85
2272.3913-01	05/07/2018	Kennards Hire	Equipment hire - various	\$ 362.00
2272.3942-01	05/07/2018	Moore Stephens (WA) Pty Ltd	2018 long term financial planning template	\$ 1,980.00
2272.4034-01	05/07/2018	Penske Power System	Ad blue supplies	\$ 1,296.86
2272.4103-01	05/07/2018	Asphaltech Pty Ltd	Asphalt supplies - various locations	\$ 46,587.62
2272.4161-01	05/07/2018	Instant Windscreens	Windscreen repairs	\$ 95.00
2272.4177-01	05/07/2018	W.A. Limestone Co	Limestone supplies	\$ 237.95
2272.4210-01	05/07/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 27,224.34
2272.4214-01	05/07/2018	Kerbing West	Kerbing services - various locations	\$ 11,318.29
2272.4272-01	05/07/2018	International Auto Services	Plant repairs and maintenance	\$ 82.00
2272.4367-01	05/07/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 41,166.85
2272.4447-01	05/07/2018	Blackwoods Atkins	Personal protective equipment & hardware supplies - Depot	\$ 2,551.85
2272.4493-01	05/07/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 3,433.10
2272.4627-01	05/07/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 9,011.67
2272.4637-01	05/07/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 2,940.96
2272.4872-01	05/07/2018	Parkonsult Pty Ltd	Daily checks and minor maintenance	\$ 3,570.24
2272.4889-01	05/07/2018	Officeworks Ltd	Paper supplies	\$ 499.00
2272.4957-01	05/07/2018	WA Profiling	Profiling services - various locations	\$ 61,289.95
2272.4971-01	05/07/2018	Totally Workwear	Uniform supplies - Depot	\$ 2,744.90
2272.5020-01	05/07/2018	Allied Forklifts	Hire of telescopic forklift - Charles/Carr Street	\$ 952.16
2272.5058-01	05/07/2018	Bolinda Publishing Pty Ltd	Library books	\$ 241.78
2272.5080-01	05/07/2018	Repco Auto Parts	Purchase of a vice and supply of auto parts	\$ 414.56
2272.5301-01	05/07/2018	Kott Gunning	Legal services - employment advice	\$ 3,024.07
2272.5424-01	05/07/2018	T-Quip	Plant repairs and maintenance	\$ 217.70
2272.5500-01	05/07/2018	Workwear Group Pty Ltd	Uniform supplies - Customer services	\$ 1,401.64
2272.5526-01	05/07/2018	Best Consultants Pty Ltd	Electrical consulting - Leederville Oval floodlight upgrade	\$ 12,100.00
2272.5737-01	05/07/2018	Massey's Herd Milk Supply	Milk supplies	\$ 642.60
2272.5898-01	05/07/2018	Replants.com Pty Ltd	Supply of grass tree	\$ 800.00
2272.5936-01	05/07/2018	Outsource Business Support Solutions Pty Ltd	Technical support to Authority system	\$ 825.00
2272.5989-01	05/07/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 141.36
2272.6009-01	05/07/2018	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - Admin	\$ 661.76
2272.6032-01	05/07/2018	Citizens Advice Bureau of WA Inc	Mediation services - annual subscription	\$ 2,200.00
2272.6092-01	05/07/2018	The Poster Girls	Distribution services - posters for NAIDOC week	\$ 118.80
2272.6218-01	05/07/2018	Devco Builders	Maintenance and repairs - various locations	\$ 98,028.14
2272.6258-01	05/07/2018	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 200.00
2272.6259-01	05/07/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 3,330.80
2272.6458-01	05/07/2018	Specialised Security Shredding	Security bin exchange - BPLC	\$ 77.00
2272.6549-01	05/07/2018	Repeat Plastics WA	Supply of wheel stops and spikes	\$ 1,428.39

Creditor	Date	Payee	Description	Amount
2272.6596-01	05/07/2018	Plastic Card Printing Pty Ltd	Supply of library membership cards	\$ 997.70
2272.6818-01	05/07/2018	LGIS Risk Management	Staff training - At the coalface	\$ 1,848.00
2272.6872-01	05/07/2018	Truck Centre (WA) Pty Ltd	Truck repairs	\$ 1,212.15
2272.7009-01	05/07/2018	JBA Survey	Surveying services - Clarence Street	\$ 440.00
2272.7152-01	05/07/2018	Development Assessment Panels	Amended DAP fees	\$ 196.00
2272.7382-01	05/07/2018	Turf Developments (WA) Pty Ltd	Returfing works - various locations	\$ 4,435.09
2272.7384-01	05/07/2018	LGISWA	Actual wages adjustment - 3 years	\$ 18,863.21
2272.7431-01	05/07/2018	BM Perich	Street tree services - various locations	\$ 5,267.79
2272.7481-01	05/07/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 4,720.21
2272.7560-01	05/07/2018	Star-Mites Gym Sports	Kidsport voucher	\$ 165.00
2272.7575-01	05/07/2018	Natural Area Holdings Pty Ltd	Banks Reserve foreshore restoration	\$ 7,012.50
2272.7654-01	05/07/2018	Worldwide Printing Solutions East Perth	Printing services - business cards for various departments	\$ 462.00
2272.7803-01	05/07/2018	Professional Development Training Pty Ltd	Staff training - Customer Services and BPLC	\$ 5,720.00
2272.7816-01	05/07/2018	Beilby Corporation	Advertising services - CEO recruitment	\$ 15,048.00
2272.7845-01	05/07/2018	Mount Hawthorn Hub	Town team grant - Festoon lighting at Anvil Lane	\$ 3,307.70
2272.7955-01	05/07/2018	Synergy	Electricity charges - various locations	\$ 7,735.05
2272.7961-01	05/07/2018	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 2,006.40
2272.7967-01	05/07/2018	CS Legal	Debt recovery services	\$ 1,374.86
2272.8009-01	05/07/2018	Marketforce Express Pty Ltd	Advertising services - various departments	\$ 6,713.81
2272.8108-01	05/07/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 15,240.50
2272.8120-01	05/07/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 185.78
2272.8180-01	05/07/2018	Pedaling Beans	Supply of coffee - Sump opening	\$ 384.00
2272.8246-01	05/07/2018	3 Monkeys Audiovisual Pty Ltd	Supply & install projectors & screens - various locations	\$ 34,072.75
2272.8420-01	05/07/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 4,618.35
2272.8438-01	05/07/2018	Cr S Gontaszewski	Reimbursement of expenses - child care	\$ 787.50
2272.8498-01	05/07/2018	Wheelers Books	Library books	\$ 371.18
2272.8526-01	05/07/2018	Solution 4 Building Pty Ltd	Upgrade works - Braithwaite Park toilet block	\$ 73,960.50
2272.8547-01	05/07/2018	AWB Building Co.	Plumbing services - various locations	\$ 5,692.09
2272.8620-01	05/07/2018	Boyan Electrical Services	Electrical services - Loftus Centre lighting upgrade	\$ 56,632.40
2272.8620-01	05/07/2018	Boyan Electrical Services	Electrical services - Farmer Street meters upgrade	\$ 25,102.00
2272.8628-01	05/07/2018	AV Trucks Services Pty Ltd	Plant repairs and maintenance	\$ 976.67
2272.8677-01	05/07/2018	Six Sigma Phoenix	Seniors computer workshop - Library	\$ 487.50
2272.8763-01	05/07/2018	StrataGreen	Garden equipment supplies	\$ 1,321.32
2272.8772-01	05/07/2018	Access Icon Pty Ltd	Supply of conversion slabs with wave grates	\$ 1,100.00
2272.8784-01	05/07/2018	Boya Equipment	Plant repairs and maintenance	\$ 168.33
2272.8830-01	05/07/2018	Know Your Nation	Video interviews for Arts in Vincent project	\$ 5,673.96
2272.8846-01	05/07/2018	Coolbinia Bombers Junior Football Club Inc	Kidsport vouchers	\$ 250.00
2272.8854-01	05/07/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 2,421.65
2272.8860-01	05/07/2018	Bladon WA Pty Ltd	Purchase of reusable bags for recycling	\$ 2,871.00

Creditor	Date	Payee	Description	Amount
2272.8886-01	05/07/2018	Benerin Electrical Services	Supply and install new mesh - various bus shelters	\$ 7,029.00
2272.8929-01	05/07/2018	Butler Settineri (Audit) Pty Ltd	Final audit fees - 2016/17 financial year	\$ 2,640.00
2272.8952-01	05/07/2018	Environmental Resources T/A Biotuff	Compostable bin liners - BPLC	\$ 459.80
2272.8959-01	05/07/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 7,265.71
2272.8990-01	05/07/2018	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 2,709.00
2272.9003-01	05/07/2018	Monica Defendi Photography	Photography services - Staff intranet shoot	\$ 1,160.00
2272.9018-01	05/07/2018	Cr A Castle	Reimbursement of expenses - child care	\$ 350.00
2272.9165-01	05/07/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 23,130.50
2272.9172-01	05/07/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply & install separation kerbing - various locations	\$ 5,240.40
2272.9194-01	05/07/2018	EcoAdvance	Energy procurement consultancy service - various locations	\$ 11,550.00
2272.9226-01	05/07/2018	Whitfords Event Hire	Hire of marquees - Lawler Street sump opening	\$ 850.00
2272.9251-01	05/07/2018	Radiant Earth Creations	COV Composting workshop	\$ 506.80
2272.9284-01	05/07/2018	Tangibility	Supply of connector cables - Intranet project	\$ 2,041.60
2272.9299-01	05/07/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2272.9306-01	05/07/2018	4Branding	Purchase of reusable calico bags	\$ 4,125.00
2272.9356-01	05/07/2018	Bonfire Digital Pty Ltd	Marketing services - Beatty Park	\$ 8,547.00
2272.9366-01	05/07/2018	Dave Lanfear Consulting Pty Ltd	Consultancy fees - COV public open space	\$ 26,202.00
2272.9503-01	05/07/2018	D Baker	Nyoongar dance performance - NAIDOC week	\$ 3,500.00
2272.9512-01	05/07/2018	R Bala	Distribution services - flyers	\$ 178.00
2272.9522-01	05/07/2018	Swing Zing	Refund of hall bond	\$ 250.00
2272.9523-01	05/07/2018	Boldgreen Developments	Refund of infrastructure bond	\$ 4,000.00
2272.9530-01	05/07/2018	S Savage	Reimbursement of expenses - company incorporation	\$ 144.00
2273.6524-01	13/07/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2273.7143-01	13/07/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2273.7862-01	13/07/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2273.8435-01	13/07/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2273.8438-01	13/07/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2273.8449-01	13/07/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2273.8808-01	13/07/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2273.9018-01	13/07/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2273.9019-01	13/07/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2274.2008-01	13/07/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 51,345.22
2274.2019-01	13/07/2018	Australia Post (Agency Commission)	Commission charges	\$ 59.63
2274.2204-01	13/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 767.07
2274.2234-01	13/07/2018	Water Corporation	Water charges - various locations	\$ 14,327.97
2274.4768-01	13/07/2018	Optus Billing Services Pty Ltd	Purchase of City handsets - Waste	\$ 1,039.50
2274.7955-01	13/07/2018	Synergy	Electricity charges - various locations	\$ 2,300.45
2274.8212-01	13/07/2018	Son Energy Solutions	Annual air conditioning service - BPLC	\$ 6,765.00
2274.9013-01	13/07/2018	SPM Assets Pty Ltd	Asset management planning - Leederville Oval	\$ 5,775.01

Creditor	Date	Payee	Description	Amount
2275.3144-01	17/07/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 35,741.00
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Travel	\$ 825.00
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Personal accident	\$ 467.50
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Motor vehicle	\$ 86,009.51
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Management liability	\$ 28,785.90
2275.6449-01	17/07/2018	LGIS Insurance Broking	Insurance - Cyber liability	\$ 4,290.00
2275.7384-01	17/07/2018	LGISWA	Liability insurance - first instalment	\$ 89,926.86
2275.7384-01	17/07/2018	LGISWA	Property insurance - first instalment	\$ 112,564.74
2275.7384-01	17/07/2018	LGISWA	Workcare contribution insurance - first instalment	\$ 106,359.51
2275.7384-01	17/07/2018	LGISWA	Insurance - Crime	\$ 4,960.12
2275.8810-01	17/07/2018	Australia Post	Postage charges	\$ 5,488.77
2276.2008-01	23/07/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 29,406.90
2276.2029-01	23/07/2018	Bunnings Building Supplies	Hardware supplies - various departments	\$ 608.25
2276.2033-01	23/07/2018	BOC Gases Australia Limited	CO2 for beverage and oxygen supplies	\$ 616.00
2276.2049-01	23/07/2018	City Of Perth	BA/DA archive retrievals	\$ 390.78
2276.2053-01	23/07/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 914.33
2276.2072-01	23/07/2018	Landgate	Gross rental valuations and land enquiries	\$ 509.15
2276.2105-01	23/07/2018	Inner City Newsagency	Newspaper delivery	\$ 86.37
2276.2106-01	23/07/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 2,118.17
2276.2113-01	23/07/2018	Kleenheat Gas	Forklift gas supplies	\$ 128.68
2276.2119-01	23/07/2018	Line Marking Specialists	Line marking services - various locations	\$ 704.00
2276.2120-01	23/07/2018	LO-GO Appointments	Temporary staff - Waste	\$ 1,748.48
2276.2122-01	23/07/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 5,778.85
2276.2126-01	23/07/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 32,545.15
2276.2136-01	23/07/2018	Mindarie Regional Council	Processable and non processable waste	\$ 54,236.16
2276.2165-01	23/07/2018	Perth Patterned Concrete	Concrete stencilling services - various locations	\$ 23,463.00
2276.2189-01	23/07/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 999.99
2276.2195-01	23/07/2018	Civica Pty Limited	Licence renewal - Excel integration	\$ 5,899.49
2276.2195-01	23/07/2018	Civica Pty Limited	Configuration and training - Authority online leave module	\$ 7,111.50
2276.2204-01	23/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2276.2221-01	23/07/2018	Turfmaster Facility Management	Turf maintenance - Woodville Reserve	\$ 6,732.00
2276.2234-01	23/07/2018	Water Corporation	Water charges - various locations	\$ 22,743.06
2276.2240-01	23/07/2018	Valspar Paint (Solver Paints Osborne Park)	Paint supplies for graffiti removal	\$ 215.08
2276.3001-01	23/07/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 5,325.31
2276.3013-01	23/07/2018	Bollinger & Co Pty Ltd	Repair depot gates	\$ 219.01
2276.3057-01	23/07/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 719.73
2276.3066-01	23/07/2018	Royal Life Saving Society	Watch around water wristbands	\$ 660.00
2276.3091-01	23/07/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 8,932.00
2276.3092-01	23/07/2018	Flick Anticimex Pty Ltd	Pest control services - Loftus Centre	\$ 5,279.00

Creditor	Date	Payee	Description	Amount
2276.3110-01	23/07/2018	Depiazzi	Mulch supplies	\$ 3,185.60
2276.3161-01	23/07/2018	Enzed Perth & Enzed Wangara	Plant repairs and maintenance	\$ 103.70
2276.3215-01	23/07/2018	Les Mills	Licence fees for fitness classes	\$ 1,553.41
2276.3222-01	23/07/2018	Securepay Pty Ltd	Web payment fees	\$ 1,395.41
2276.3239-01	23/07/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 20,421.50
2276.3246-01	23/07/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 891.00
2276.3257-01	23/07/2018	Kone Elevators Pty Ltd	Elevator repairs - Mount Hawthorn Community Centre	\$ 1,166.00
2276.3281-01	23/07/2018	Community Newspapers	Advertising - BPLC	\$ 1,019.88
2276.3299-01	23/07/2018	Baileys Fertilisers	Fertiliser supplies	\$ 8,339.10
2276.3315-01	23/07/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 5,642.44
2276.3359-01	23/07/2018	Department of Mines, Industry Regulation and Safety	Levy collection	\$ 18,137.06
2276.3397-01	23/07/2018	Fuji Xerox Australia Pty Ltd	Copy cost charges - various locations	\$ 3,755.27
2276.3424-01	23/07/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 1,499.10
2276.3492-01	23/07/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 436.56
2276.3511-01	23/07/2018	City of Stirling	Green waste tipping fees	\$ 3,306.40
2276.3560-01	23/07/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 3,032.84
2276.3613-01	23/07/2018	Donegan Enterprises Pty Ltd	Playground equipment maintenance - various locations	\$ 2,303.40
2276.3662-01	23/07/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - BPLC	\$ 529.10
2276.3683-01	23/07/2018	Naturalis Spring Water	Bottled water supplies	\$ 32.40
2276.3757-01	23/07/2018	J & K Hopkins	Furniture supplies - various locations	\$ 32,196.00
2276.3814-01	23/07/2018	Western Power Corporation	Street light alteration - 26 Church Street	\$ 296.00
2276.3816-01	23/07/2018	Underground Power Development Pty Ltd	Design service - North Perth Common underground power	\$ 2,035.00
2276.3877-01	23/07/2018	Department of Communities	Refund of unspent grant - Youth Week WA	\$ 1,644.50
2276.3913-01	23/07/2018	Kennards Hire	Equipment hire - various	\$ 1,168.00
2276.3929-01	23/07/2018	Chittering Valley Worm Farm	Worms and castings	\$ 315.00
2276.4103-01	23/07/2018	Asphaltech Pty Ltd	Asphalt supplies - Richmond St	\$ 612,823.23
2276.4105-01	23/07/2018	Messages on Hold	Ownership agreements	\$ 434.34
2276.4149-01	23/07/2018	Apac Aid (INC.)	Supply of tubestock trees	\$ 199.10
2276.4156-01	23/07/2018	Wanneroo Plant Farm	Supply of plants	\$ 1,342.00
2276.4177-01	23/07/2018	W.A. Limestone Co	Limestone supplies	\$ 1,506.60
2276.4191-01	23/07/2018	G Burgess	Distribution services - Waste calendars and flyers	\$ 4,760.00
2276.4214-01	23/07/2018	Kerbing West	Kerbing services - various locations	\$ 76,527.78
2276.4319-01	23/07/2018	Oce-Australia Pty Ltd	Scanner rental	\$ 363.00
2276.4367-01	23/07/2018	Academy Services WA Pty Ltd	Cleaning - Depot chair & carpet cleaning	\$ 1,123.10
2276.4418-01	23/07/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 4,095.30
2276.4493-01	23/07/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 1,545.50
2276.4627-01	23/07/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 23,771.71
2276.4637-01	23/07/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,345.30
2276.4674-01	23/07/2018	Fulton Hogan (Pioneer Road Services)	Asphalt supplies - Ruby/Fitzgerald St	\$ 1,794.79

Creditor	Date	Payee	Description	Amount
2276.4749-01	23/07/2018	Picton Press	Printing services - Waste event brochures and bookmarks	\$ 1,442.41
2276.4768-01	23/07/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 9,075.99
2276.4957-01	23/07/2018	WA Profiling	Profiling services - various locations	\$ 12,227.22
2276.4968-01	23/07/2018	WA Police	Staff training - Road safety leader program	\$ 550.00
2276.4971-01	23/07/2018	Totally Workwear	Uniform supplies - various departments	\$ 2,361.80
2276.5041-01	23/07/2018	Alsco Pty Ltd	Mat supplies	\$ 534.73
2276.5058-01	23/07/2018	Bolinda Publishing Pty Ltd	Library books	\$ 123.71
2276.5080-01	23/07/2018	Repco Auto Parts	Supply of oil	\$ 165.00
2276.5083-01	23/07/2018	Discus Digital Print	Printing services - public open space banners	\$ 611.05
2276.5193-01	23/07/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 1,565.30
2276.5294-01	23/07/2018	A Team Printing	Printing services - BPLC	\$ 1,376.10
2276.5301-01	23/07/2018	Kott Gunning	Legal services - general protections claim	\$ 1,377.55
2276.5316-01	23/07/2018	McLeods Barristers & Solicitors	Legal advice - various properties	\$ 4,780.20
2276.5342-01	23/07/2018	Ozscot Horticulture	Supply of plants	\$ 2,037.42
2276.5369-01	23/07/2018	Maia Financial Pty Ltd	Purchase of end of lease BP sound system	\$ 4,317.50
2276.5398-01	23/07/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 727.65
2276.5424-01	23/07/2018	T-Quip	Plant repairs and maintenance	\$ 318.90
2276.5500-01	23/07/2018	Workwear Group Pty Ltd	Uniform supplies - Customer services	\$ 84.15
2276.5526-01	23/07/2018	Best Consultants Pty Ltd	Electrical consulting - Leederville Oval floodlight upgrade	\$ 18,700.00
2276.5538-01	23/07/2018	Frediani Milk Wholesalers	Milk supplies	\$ 128.20
2276.5562-01	23/07/2018	Belgravia Leisure Pty Ltd	Repairs to COV equipment at Loftus Recreation Centre	\$ 1,440.78
2276.5598-01	23/07/2018	Total Eden Pty Ltd	Geothermal pump inspection - BPLC	\$ 5,350.95
2276.5640-01	23/07/2018	The History Council of WA	Annual membership renewal	\$ 100.00
2276.5764-01	23/07/2018	Graffiti Force	Graffiti removal services - various locations	\$ 1,317.20
2276.5836-01	23/07/2018	Manheim Pty Ltd	Towing services	\$ 484.00
2276.5973-01	23/07/2018	Guardian Tactile Systems Pty Ltd	Supply and install tactile paving - various locations	\$ 3,038.53
2276.5989-01	23/07/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 147.82
2276.6009-01	23/07/2018	ZIP Heaters Aust Pty Ltd	Supply & install hydro tap - DSR	\$ 5,093.40
2276.6072-01	23/07/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,017.90
2276.6218-01	23/07/2018	Devco Builders	Maintenance and repairs - various locations	\$ 189,460.16
2276.6233-01	23/07/2018	OCLC (UK) Limited	Library management system quarterly maintenance	\$ 3,076.48
2276.6258-01	23/07/2018	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 30.00
2276.6383-01	23/07/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - various locations	\$ 3,992.44
2276.6390-01	23/07/2018	Eric Hood Pty Ltd	Painting services - BPLC	\$ 32,527.00
2276.6455-01	23/07/2018	The BBQ Man	Bin, outdoor artwork and pressure cleaning services	\$ 2,299.00
2276.6463-01	23/07/2018	I S Lipple	Expenses reimbursement - Fuel	\$ 71.46
2276.6513-01	23/07/2018	K-Line Fencing Group	Supply and install fencing and gates - BPLC	\$ 11,503.80
2276.6566-01	23/07/2018	Planet Footprint Pty Ltd	Environmental monitoring service	\$ 7,348.00
2276.6640-01	23/07/2018	Vertical Telecoms Pty Ltd	Two way radio voice & network access	\$ 6,513.05

Creditor	Date	Payee	Description	Amount
2276.6733-01	23/07/2018	1905 Coffee on Newcastle	Catering services - Council meetings	\$ 110.00
2276.6771-01	23/07/2018	Kyilla Primary P&C Assoc Inc	Donation - Kyilla Market 5th birthday	\$ 500.00
2276.6903-01	23/07/2018	APARC Pty Ltd	Central management system licensing; meter maintenance	\$ 35,061.42
2276.7009-01	23/07/2018	JBA Survey	Surveying services - Shakespeare/Scott Street	\$ 660.00
2276.7087-01	23/07/2018	Hans Andresen	Banner installation and removal	\$ 1,461.90
2276.7118-01	23/07/2018	C Wood Distributors	Beatty Park Café supplies	\$ 455.40
2276.7132-01	23/07/2018	Catek Equipment Repairs	Oven repairs - BPLC	\$ 904.87
2276.7152-01	23/07/2018	Development Assessment Panels	Amended DAP fees	\$ 5,844.00
2276.7156-01	23/07/2018	FE Technologies Pty Ltd	Annual maintenance - Smart shelf software	\$ 2,046.00
2276.7189-01	23/07/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 660.00
2276.7199-01	23/07/2018	Playrope Pty Ltd	Playground equipment maintenance - Braithwaite Park	\$ 888.80
2276.7275-01	23/07/2018	Marshall Beattie Pty Ltd	Auto door repairs - BPLC	\$ 550.00
2276.7382-01	23/07/2018	Turf Developments (WA) Pty Ltd	Supply of sand and fertiliser - Hyde Park	\$ 1,716.00
2276.7399-01	23/07/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products; sanipod service	\$ 1,375.70
2276.7420-01	23/07/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution - two months	\$ 36,286.05
2276.7431-01	23/07/2018	BM Perich	Street tree services - various locations	\$ 8,194.34
2276.7477-01	23/07/2018	Expo Group	Printing services - various events and departments	\$ 4,352.70
2276.7510-01	23/07/2018	Northsands Resources	Sand supplies	\$ 13,561.81
2276.7561-01	23/07/2018	Allcare Monitoring Services	After hour calls service	\$ 1,480.00
2276.7572-01	23/07/2018	Compu-Stor	Records digitisation, off-site storage & document destruction	\$ 25,973.08
2276.7593-01	23/07/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 175.56
2276.7605-01	23/07/2018	Centropak	Beatty Park Café supplies	\$ 1,122.10
2276.7664-01	23/07/2018	Raymond Sleeman	Fitness instructor fees	\$ 284.20
2276.7733-01	23/07/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2276.7750-01	23/07/2018	Fitzgerald Photo Imaging	Artwork framing - Library	\$ 770.00
2276.7777-01	23/07/2018	Daniela Toffali	Fitness instructor fees	\$ 355.00
2276.7922-01	23/07/2018	Stiles Electrical Services	Replace floodlight lamp - Leederville Oval	\$ 4,950.00
2276.7923-01	23/07/2018	Richard Harrison	Bee removal services - various locations	\$ 300.00
2276.7924-01	23/07/2018	Alerton Australia	Maintenance of business management system - BPLC	\$ 2,131.80
2276.7950-01	23/07/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 169.40
2276.7955-01	23/07/2018	Synergy	Electricity charges - various locations	\$ 75,665.10
2276.7978-01	23/07/2018	A Frazer & A.D Frazer	Artist fee - Mount Hawthorn exterior mural commission	\$ 3,025.00
2276.8040-01	23/07/2018	Wilson Security	Security services - various locations	\$ 6,159.96
2276.8108-01	23/07/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 69,780.48
2276.8111-01	23/07/2018	SimplePay Solutions Pty Ltd	Credit card transactions for parking terminals - six months	\$ 49,646.03
2276.8118-01	23/07/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2276.8119-01	23/07/2018	MESA Australia	Plant room maintenance - BPLC	\$ 1,196.80
2276.8158-01	23/07/2018	Perth Sail Shades & Umbrellas	Remove and bag shade sails for winter - BPLC	\$ 247.50
2276.8186-01	23/07/2018	Kestral Computing Pty Ltd	Phoenix annual licence and support fee	\$ 24,762.10

Creditor	Date	Payee	Description	Amount
2276.8212-01	23/07/2018	Son Energy Solutions	Real time energy monitoring - various locations	\$ 3,960.00
2276.8225-01	23/07/2018	Allpipe Technologies	Storm drain jet cleaning - various locations	\$ 1,292.50
2276.8307-01	23/07/2018	MessageMedia	SMS integrating for Phoenix	\$ 127.77
2276.8340-01	23/07/2018	Place Laboratory	Landscape architecture service - Axford Park	\$ 6,072.00
2276.8369-01	23/07/2018	Technology One Ltd	GIS consulting services	\$ 5,412.00
2276.8373-01	23/07/2018	Flex Fitness Equipment	Supply fitness equipment - BPLC	\$ 39.92
2276.8398-01	23/07/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 297.00
2276.8420-01	23/07/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 2,142.67
2276.8468-01	23/07/2018	Innovations Catering	Catering services - Council meeting	\$ 490.00
2276.8498-01	23/07/2018	Wheelers Books	Library books	\$ 67.05
2276.8515-01	23/07/2018	Institute of Public Administration Australia WA	Staff training - Building & leading high performance teams	\$ 660.00
2276.8523-01	23/07/2018	Stephen Carrick Architects Pty Ltd	Design advisory fee	\$ 660.00
2276.8527-01	23/07/2018	Shanthi Bhavana Meditation & Yoga	Fitness instructor fees	\$ 89.10
2276.8547-01	23/07/2018	AWB Building Co.	Plumbing services - various locations	\$ 6,137.18
2276.8555-01	23/07/2018	North Metropolitan TAFE	Staff training - Marketing and communication	\$ 205.20
2276.8576-01	23/07/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2276.8586-01	23/07/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 2,202.75
2276.8593-01	23/07/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 175.78
2276.8620-01	23/07/2018	Boyan Electrical Services	Electrical services - Admin	\$ 91.85
2276.8665-01	23/07/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 1,200.00
2276.8672-01	23/07/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 1,066.52
2276.8701-01	23/07/2018	Paraquad Industries	Annual library van delivery service	\$ 6,101.70
2276.8737-01	23/07/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,038.62
2276.8743-01	23/07/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 118.09
2276.8756-01	23/07/2018	Kevin Baruffi & Associates	Parking revenue distribution - three months	\$ 27,894.65
2276.8757-01	23/07/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling services and waste collection	\$ 98,390.97
2276.8763-01	23/07/2018	StrataGreen	Garden equipment supplies	\$ 205.03
2276.8770-01	23/07/2018	Perth City Glass	Glass repair services - DSR	\$ 684.20
2276.8772-01	23/07/2018	Access Icon Pty Ltd	Supply of side entry frames	\$ 1,917.30
2276.8821-01	23/07/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 696.65
2276.8829-01	23/07/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2276.8842-01	23/07/2018	Emerge Associates	Consultancy services - North Perth Common	\$ 23,634.60
2276.8845-01	23/07/2018	Gymcare	Gym equipment repairs and maintenance	\$ 877.86
2276.8855-01	23/07/2018	Information Proficiency	HPE Content Manager support	\$ 1,320.00
2276.8886-01	23/07/2018	Benerin Electrical Services	Supply and install new mesh - Newcastle Street bus shelter	\$ 803.00
2276.8893-01	23/07/2018	MM IT Consulting (WA) Pty Ltd	Consultancy fees - firewall and VPN specification	\$ 6,682.50
2276.8937-01	23/07/2018	People Sense	Workplace management fee	\$ 880.00
2276.8938-01	23/07/2018	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
2276.8959-01	23/07/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 9,465.38

Creditor	Date	Payee	Description	Amount
2276.8964-01	23/07/2018	New Dimension Mechanical Services	Kitchen equipment repairs - BPLC	\$ 239.25
2276.8976-01	23/07/2018	Stott Hoare	Supply of computer monitors and cables	\$ 775.50
2276.8990-01	23/07/2018	Regal Cement & Sales Pty Ltd	Soakwell supplies	\$ 1,824.00
2276.8991-01	23/07/2018	Securus	Security services - BPLC	\$ 577.50
2276.9033-01	23/07/2018	Economic Development Australia Limited	Staff training - Creating a more local business environment	\$ 192.00
2276.9165-01	23/07/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 95,936.00
2276.9169-01	23/07/2018	Signbiz WA	Sign supplies	\$ 44.00
2276.9187-01	23/07/2018	Ward Packaging Pty Ltd	Supply of paper cups	\$ 240.90
2276.9206-01	23/07/2018	Allwest Plant Hire Australia Pty Ltd	Installation of soakwells - Scott/Richmond Street	\$ 6,781.50
2276.9211-01	23/07/2018	M P Rogers & Associates Pty Ltd	Engineering inspection services - Banks Reserve jetty	\$ 4,173.67
2276.9227-01	23/07/2018	Sport and Leisure Solutions Pty Ltd	Facility management & business performance review - BPLC	\$ 22,000.00
2276.9257-01	23/07/2018	Big Ass Fans Australia Pty Ltd	Supply and install fans - Loftus Recreation Centre	\$ 8,140.00
2276.9263-01	23/07/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 312.52
2276.9299-01	23/07/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2276.9299-01	23/07/2018	SpacetoCo Pty Ltd	Refund of overpayment of halls and parks bookings	\$ 742.00
2276.9314-01	23/07/2018	Mental Health First Aid	Supply of first aid training handbooks	\$ 289.95
2276.9378-01	23/07/2018	Billi Australia Pty Ltd	Water heater repairs - BPLC	\$ 330.00
2276.9390-01	23/07/2018	Naman Sarna T/As Spicy Chai Cafe	Catering services - Council meeting	\$ 383.50
2276.9440-01	23/07/2018	Disability Awareness Training	Staff training - Disability awareness	\$ 8,000.00
2276.9486-01	23/07/2018	Daniels Printing Craftsmen	Printing services - Waste calendars	\$ 2,698.30
2276.9504-01	23/07/2018	Veggie Mama	Catering services - NAIDOC festival	\$ 1,107.00
2276.9521-01	23/07/2018	Espresso On The Go	Supply of hot beverages - NAIDOC festival	\$ 400.00
2276.9524-01	23/07/2018	Walleystack International Pty Ltd	Master of ceremonies - NAIDOC festival	\$ 1,650.00
2276.9525-01	23/07/2018	Karla Hart Enterprises	Aboriginal face painting - NAIDOC festival	\$ 880.00
2276.9532-01	23/07/2018	M J Clapham	Part refund of dog registration	\$ 150.00
2276.9533-01	23/07/2018	G Fiore	Part refund of dog registration	\$ 150.00
2276.9534-01	23/07/2018	Fibromyalgia Support Network of WA	Refund of hall bond	\$ 1,500.00
2276.9535-01	23/07/2018	Cycling Without Age - Western Australia	Refund of hall bond	\$ 1,500.00
2276.9536-01	23/07/2018	J W Pond	Refund of infrastructure bond	\$ 1,000.00
2276.9537-01	23/07/2018	O Sherburne	Refund of parking permit	\$ 173.20
2276.9538-01	23/07/2018	M Tipping	Refund of hall hire overpayment	\$ 310.00
2276.9540-01	23/07/2018	Balcatta FC (Inc)	Kidsport voucher	\$ 220.00
2276.9541-01	23/07/2018	N Dong	Refund of hall bond	\$ 250.00
2276.9542-01	23/07/2018	B Brezger	Part refund of Beatty Park swim pass	\$ 115.76
2276.9543-01	23/07/2018	P Friedland	Refund of Beatty Park membership, deducted in error	\$ 3,423.51
2276.9544-01	23/07/2018	G La Bianca	Part refund of Beatty Park Leisure Centre fees	\$ 40.80
2276.9545-01	23/07/2018	Golden Property (WA) Pty Ltd	Crossover subsidy	\$ 540.00
2276.9546-01	23/07/2018	K L Hughes	Reimbursement of expenses - conference attendance	\$ 709.29
2276.9550-01	23/07/2018	Cambridge Musicians	Donation for Anzac Day choir - Oxford Park	\$ 350.00

Creditor	Date	Payee	Description	Amount
2276.9551-01	23/07/2018	S C Downey	Refund of infrastructure bond	\$ 1,000.00
2276.9552-01	23/07/2018	E Slobe	Refund of infrastructure bond	\$ 2,000.00
2276.9554-01	23/07/2018	E H Van Woerden	Refund of infrastructure bond	\$ 1,000.00
2276.9555-01	23/07/2018	KBB Australia Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
2276.9556-01	23/07/2018	J T Murphy	Refund of infrastructure bond	\$ 1,500.00
2276.9557-01	23/07/2018	L Spenceley	Refund of infrastructure bond	\$ 3,000.00
2276.9558-01	23/07/2018	C Haygarth	Part refund of Beatty Park Leisure Centre fees	\$ 171.42
2276.9560-01	23/07/2018	Art Play	Refund of hall bond	\$ 300.00
2276.9561-01	23/07/2018	L Hwai Yenn	Part refund of dog registration	\$ 150.00
2276.9562-01	23/07/2018	L McLean	Part refund of Beatty Park Leisure Centre fees	\$ 897.78
				\$ 5,205,446.83
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 8,891.91
Lease Fees	02/07/2018	Neopost 1659932	Franking machine	\$ 385.00
	02/07/2018	All Leasing 279258	Parking ticket machines EMV kit	\$ 38,213.92
			Beatty Park Leisure Centre LED lights	\$ 16,729.74
			Computers - Admin, BPLC, Depot and Library	\$ 23,881.92
			Longer life gym equipment	\$ 27,369.05
			Beatty Park Leisure Centre two way radios	\$ 1,093.42
			Beatty Park Leisure Centre CCTV cameras	\$ 6,458.78
			Beatty Park Leisure Centre cleaning equipment	\$ 2,462.01
			Beatty Park Leisure Centre gym equipment	\$ 3,640.97
			Beatty Park Leisure Centre gym equipment	\$ 7,005.20
			Beatty Park Leisure Centre gym equipment	\$ 1,655.78
			Beatty Park Leisure Centre gym equipment	\$ 3,909.90
			Total All Leasing	\$ 132,420.69
			Total Lease Fees	\$ 132,805.69
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 200,166.39
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 116,432.80
Total Direct Debit				\$ 458,296.79

Creditors Report - Payments by Cheque				
26/06/2018 to 24/07/2018				
Creditor	Date	Payee	Description	Amount
00082391	04/07/2018	Commissioner of State Revenue	Perth parking licence fee	\$ 402,054.30
00082392	04/07/2018	Department of Transport	Fleet vehicle licences	\$ 33,898.15
00082393	04/07/2018	Petty Cash - Library	Petty cash recoup	\$ 31.00
00082394	04/07/2018	Petty Cash - CEO	Petty cash recoup	\$ 134.60
00082395	04/07/2018	Department of Local Government Sport & Cultural Industries	Rates refund	\$ 5,015.00
00082396	04/07/2018	Megara Constructions	Refund of infrastructure bond	\$ 3,000.00
00082397	04/07/2018	Murdoch Student Law Society	Refund of hall bond	\$ 1,134.00
00082398	04/07/2018	T D'Amico	Refund of hall bond	\$ 115.00
00082399	18/07/2018	BCITF Building & Construction Industry Training Fund	Levy collection	\$ 6,886.04
00082400	18/07/2018	Petty Cash - Library	Petty cash recoup	\$ 199.05
00082401	18/07/2018	L Hoedemaker	Refund of infrastructure bond	\$ 3,000.00
00082402	18/07/2018	D Collins	Refund of booking cancellation and bond	\$ 580.00
00082403	18/07/2018	Transition Town Vincent	Why we cycle' community movie night	\$ 1,000.00
00082404	18/07/2018	Hora Shalom Inc.	Refund of hall bond	\$ 100.00
00082405	18/07/2018	City of Vincent	Advance to Health Services for food sampling	\$ 500.00
				\$ 457,647.14
Total Cancelled Cheques				
00079619	03/03/2016	A Zhu	Stale cheque, cancelled and held in trust	-\$ 147.00
00079700	01/04/2016	Commonwealth Bank	Stale cheque, cancelled and held in trust	-\$ 250.00
00079723	01/04/2016	C Terry	Stale cheque, cancelled and held in trust	-\$ 16.27
00079725	01/04/2016	Y Yue	Stale cheque, cancelled and held in trust	-\$ 16.27
00079726	01/04/2016	L Johnson	Stale cheque, cancelled and held in trust	-\$ 16.27
00079761	14/04/2016	R Wylie	Stale cheque, cancelled and held in trust	-\$ 15.22
00079766	14/04/2016	A Heywood	Stale cheque, cancelled and held in trust	-\$ 16.27
00079770	14/04/2016	A Bertoli	Stale cheque, cancelled and held in trust	-\$ 29.10
00079777	14/04/2016	M Donoghue	Stale cheque, cancelled and held in trust	-\$ 14.15
00079820	27/04/2016	P Young	Stale cheque, cancelled and held in trust	-\$ 16.27
00079825	27/04/2016	M Osman	Stale cheque, cancelled and held in trust	-\$ 16.27
00079839	27/04/2016	Gran Sabor Pty Ltd	Stale cheque, cancelled and held in trust	-\$ 130.00
00079915	12/05/2016	S Scott	Stale cheque, cancelled and held in trust	-\$ 720.00
00079920	12/05/2016	S Wong	Stale cheque, cancelled and held in trust	-\$ 18.40
00079928	12/05/2016	P Kluck	Stale cheque, cancelled and held in trust	-\$ 135.00
00079984	10/06/2016	UN Youth Western Australia	Stale cheque, cancelled and held in trust	-\$ 300.00

Creditor	Date	Payee	Description	Amount
00080043	22/06/2016	L K Kleppe	Stale cheque, cancelled and held in trust	-\$ 73.50
00080128	07/07/2016	City Beach Basketball Club	Stale cheque, cancelled and held in trust	-\$ 200.00
00080426	13/10/2016	M Couch	Stale cheque, cancelled and held in trust	-\$ 46.00
00080536	23/11/2016	Highgate Primary School	Stale cheque, cancelled and held in trust	-\$ 294.00
00080596	23/11/2016	L Thornton	Stale cheque, cancelled and held in trust	-\$ 2.50
00080747	21/12/2016	Highgate Forrest Park Playgroup Inc	Stale cheque, cancelled and held in trust	-\$ 250.00
00080778	23/01/2017	J Persaud	Stale cheque, cancelled and held in trust	-\$ 31.50
00082193	28/03/2018	Meagan Parry	Cancelled, replaced by EFT payment	-\$ 61.00
00082334	23/05/2018	J M Rosenberg	Cancelled, reissued cheque 82404	-\$ 100.00
00082391	04/07/2018	Commissioner of State Revenue	Cancelled, paid by BPAY	-\$ 402,054.30
Total Cancelled Cheques				-\$ 404,969.29
Total Nett Cheque Payments				\$ 52,677.85

Credit Card Transactions for the Period 0 Jun 2018 - 06 July 2018				
Card Holder	Date	Payee	Description	Amount
Chief Executive Officer	11/06/2018	Secure Parking Forte	Parking - WALGA breakfast	\$ 22.55
	12/06/2018	Town of Cambridge	Parking - WALGA meeting	\$ 2.80
	14/06/2018	Raine Square	Parking - Small business commission meeting	\$ 16.12
	02/07/2018	Dan Murphys	Beverage supplies - Council meetings	\$ 280.60
	02/07/2018	BWS Liquor	Beverage supplies - Council meetings	\$ 24.00
	02/07/2018	Dan Murphys	Beverage supplies - Council meetings	\$ 15.99
	05/07/2018	Remix Academy Perth	Remix Summit registration - Cr Murphy	\$ 340.20
				\$ 702.26
Director Corporate Services	08/06/2018	Bodhi Tree Café	Refreshments - meeting with LGIS directors and CEO	\$ 17.90
	04/07/2018	Foam Coffee Bar	Refreshments - meeting to discuss IT strategy	\$ 9.40
				\$ 27.30
Manager Marketing and Communications	08/06/2018	Salvation Army	Shirts for Kyilla Markets painting activity	\$ 43.50
	10/06/2018	Mailchimp	Email campaign	\$ 198.36
	10/06/2018	International transaction fee	Email campaign	\$ 4.96
	18/06/2018	Woolworths	Catering services - Lawler Street sump opening	\$ 64.65
	18/06/2018	Australia the Gift	Citizenship ceremony gifts	\$ 160.00
	21/06/2018	Luna Cinema	Arts advisory group excursion - Revelation film festival	\$ 84.00
	21/06/2018	City of Fremantle	Parking - PLA Awards for Leedy Street Opening	\$ 6.00
	22/06/2018	Woolworths	Catering services - Lawler Street sump opening	\$ 10.00
	22/06/2018	Primavera Quality Meats	Catering services - Lawler Street sump opening	\$ 110.00
	23/06/2018	JPS Bakehouse	Catering services - Lawler Street sump opening	\$ 90.00
	23/06/2018	Bakers Delight	Catering services - Lawler Street sump opening	\$ 121.50
	24/06/2018	Facebook	Advertising	\$ 260.60
	24/06/2018	Facebook	Advertising	\$ 59.40
	25/06/2018	STK Shutterstock	Subscription	\$ 108.90
	25/06/2018	Google	Advertising	\$ 500.00
	27/06/2018	Officeworks	Stationery supplies for training workshop	\$ 66.96
	27/06/2018	Officeworks	Stationery supplies for training workshop	\$ 37.77
	27/06/2018	The Perth Mint	Citizenship ceremony gifts	\$ 271.77
	30/06/2018	Facebook	Advertising	\$ 66.62
	30/06/2018	Facebook	Advertising	\$ 4.43
	01/07/2018	Createsend.com	Email campaign	\$ 32.52
				\$ 2,301.94

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Manager Human Resources	08/06/2018	State of Social	Staff training - Social media	\$ 544.50
				\$ 544.50
Purchasing Officer	08/06/2018	Parking Australia	Membership renewal	\$ 473.00
	08/06/2018	Sanity Music	CD for library	\$ 22.27
	12/06/2018	Syba Signs Pty Ltd	Library supplies	\$ 37.40
	12/06/2018	Booktopia	Book for library	\$ 19.99
	12/06/2018	Magshop	Library magazine subscription	\$ 79.99
	12/06/2018	Marlowes Books	Book for library	\$ 22.00
	12/06/2018	Tenderlink	Tender advertising	\$ 172.70
	13/06/2018	CSIRO Publishing	Book for library	\$ 44.00
	18/06/2018	JB Hifi	Accessory for projector - Library	\$ 83.99
	18/06/2018	Forum Advocating Cultural & Eco Tourism	Staff training - Our heritage	\$ 85.01
	19/06/2018	Parks & Leisure Australia	Membership renewal	\$ 665.50
	28/06/2018	ASIC	Company search	\$ 19.00
	28/06/2018	Magshop	Library magazine subscription	\$ 79.99
	28/06/2018	University Co-operative Bookshop Ltd	Books for library	\$ 57.93
	01/07/2018	Westnet	WiFi Council Chambers	\$ 39.95
	03/07/2018	Booktopia	Books for library	\$ 255.35
	03/07/2018	Sanity Music	DVDs for library	\$ 339.14
	04/07/2018	WA Police	Police report - Compliance services	\$ 30.00
	04/07/2018	Sanity Music	DVD for library	\$ 15.24
	04/07/2018	ICOMOS	Membership renewal	\$ 840.00
	05/07/2018	Aussie Telecom Pty Ltd	Software subscription and maintenance	\$ 1,654.65
	05/07/2018	Coles	Catering - Travelsmart breakfast	\$ 108.89
	05/07/2018	APRA Limited	Music licences for community halls	\$ 169.92
				\$ 5,315.91
Total Corporate Credit Cards				\$ 8,891.91

11.5 INVESTMENT REPORT AS AT 31 JULY 2018

TRIM Ref: D18/115396
Author: Sheryl Teoh, A/Coordinator Financial Services
Authoriser: Kerryn Batten, Director Corporate Services
Attachments: 1. Investment Report [↓](#) 

RECOMMENDATION:

That Council NOTES the Investment Report for the month ended 31 July 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 31 July 2018 including on call in the City's operating account were \$26,826,861; compared to \$23,433,728 for the period ending 31 July 2017.

Total term deposit investments for the period ended 31 July 2018 were \$23,990,516 compared to \$24,687,341 for the prior month end, and \$21,212,649 for the period ending 31 July 2017.

Funds under management comparison table:

Month Ended	2017/18		2018/19	
	Total funds held	Total investments	Total funds held	Total investments
July	\$23,433,728	\$21,212,649	\$26,826,861	\$23,990,516
August	\$30,161,860	\$27,714,651		
September	\$40,305,364	\$37,944,911		
October	\$41,087,462	\$38,947,823		
November	\$41,716,473	\$39,482,047		
December	\$38,768,084	\$37,065,389		
January	\$39,498,741	\$36,147,499		
February	\$39,217,278	\$36,665,928		
March	\$36,377,700	\$34,622,001		
April	\$33,647,074	\$31,177,278		
May	\$30,338,407	\$28,712,736		
June	\$28,409,157	\$24,687,341		

Total accrued interest earned on Investments as at 31 July 2018:

	Adopted Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$32,939	\$19,631	59.60%
Reserve	\$246,060	\$45,108	\$23,429	51.94%
Sub-total	\$666,060	\$78,047	\$43,060	55.17%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$12,078	N/A

*Interest estimates for Leederville Gardens Inc Surplus Trust were not included in the 2018/19 Budget as actual interest earned is held in trust and restricted.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The power to invest is governed by the *Local Government Act 1995*.

6.14. Power to invest

- (1) *Money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds may be invested under the Trustees Act 1962 Part III.*
- (2A) *A local government is to comply with the regulations when investing money referred to in subsection (1).*
- (2) *Regulations in relation to investments by local governments may —*
 - (a) *make provision in respect of the investment of money referred to in subsection (1); and*
 - [(b) deleted]*
 - (c) *prescribe circumstances in which a local government is required to invest money held by it; and*
 - (d) *provide for the application of investment earnings; and*
 - (e) *generally provide for the management of those investments.*

Further controls are established through the following provisions in the Local Government (Financial Management) Regulations 1996:

19. Investments, control procedures for

- (1) *A local government is to establish and document internal control procedures to be followed by employees to ensure control over investments.*
- (2) *The control procedures are to enable the identification of —*
 - (a) *the nature and location of all investments; and*
 - (b) *the transactions related to each investment.*

19C. Investment of money, restrictions on (Act s. 6.14(2)(a))

- (1) *In this regulation —*
authorised institution means —
 - (a) *an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or*
 - (b) *the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;***foreign currency** means a currency except the currency of Australia.
- (2) *When investing money under section 6.14(1), a local government may not do any of the following —*
 - (a) *deposit with an institution except an authorised institution;*
 - (b) *deposit for a fixed term of more than 3 years;*
 - (c) *invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;*

- (d) invest in bonds with a term to maturity of more than 3 years;
- (e) invest in a foreign currency.

To further guide the prudent and responsible investment of the City's funds, Council has adopted the City's Investment Policy No. 1.2.4, which delegates the authority to invest surplus funds to the Chief Executive Officer or his delegate.

Administration has established guidelines for the management of the City's investments, including the following ratings table:

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum % with any one institution		Managed Funds Maximum % with any one institution		Maximum % of Total Portfolio	
	Policy	Actual	Policy	Actual	Policy	Actual
A1+	30%	25.8%	30%	Nil	90%	62.3%
A1	25%	1.9%	30%	Nil	80%	1.9%
A2	20%	17.2%	n/a	Nil	60%	35.8%

*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 for other expenditures, over cash receipts, which is the expected seasonal cash flow.

The City has obtained a weighted average interest rate of 2.46% for current investments including the operating account; and 2.67% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for July 2018 is 2.02%.

As at 31 July 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income lower than the year to date budget estimate by \$34,987 (44.83%). This negative variance is expected to be temporary.

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. 37.66% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 31 July 2018.

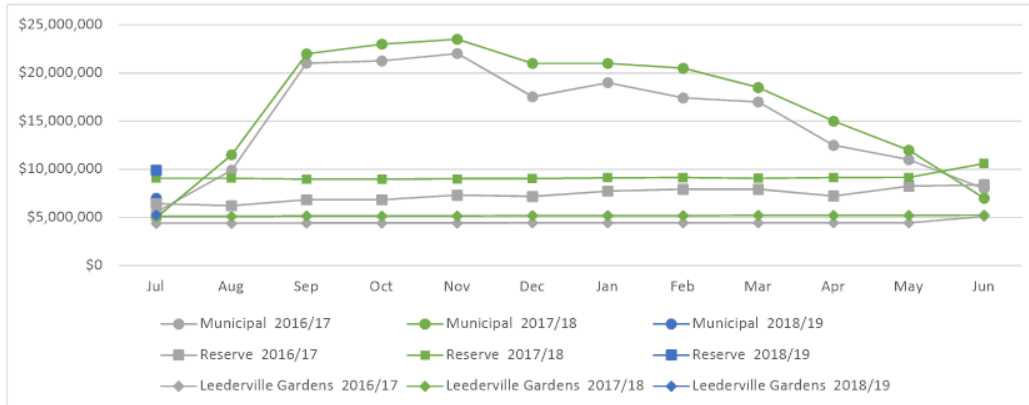
The investment report (**Attachment 1**) consists of:

- Investment Performance & Policy Compliance Charts;
- Investment Portfolio;
- Investment Interest Earnings; and
- Current Investment Holding.

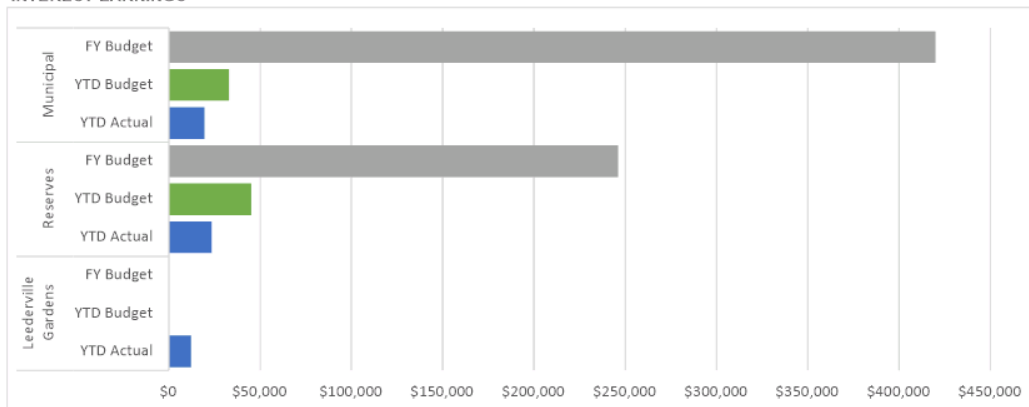
**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 JULY 2018**



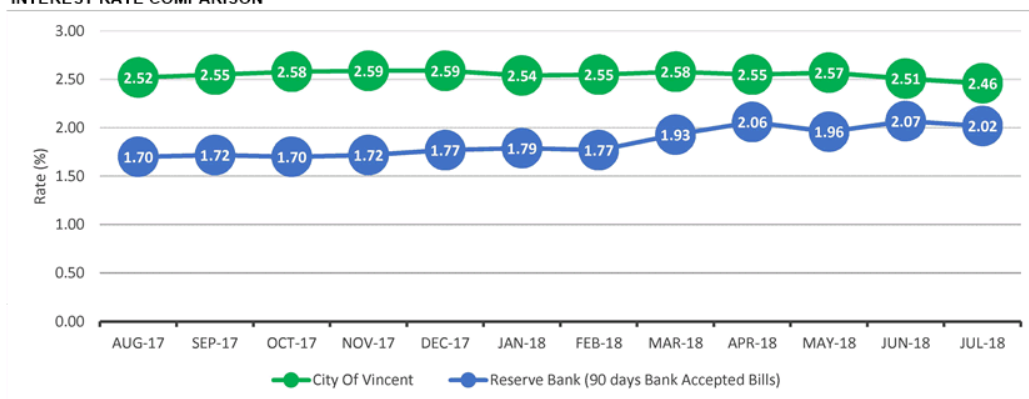
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS



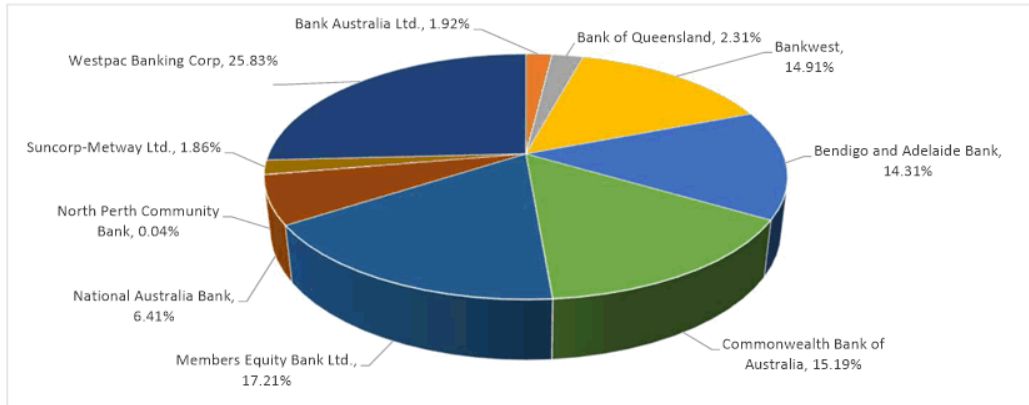
INTEREST RATE COMPARISON



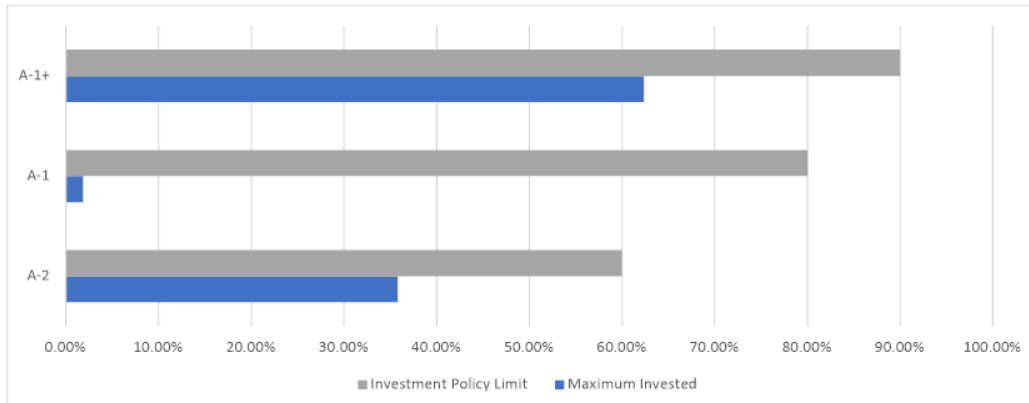
**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 JULY 2018**



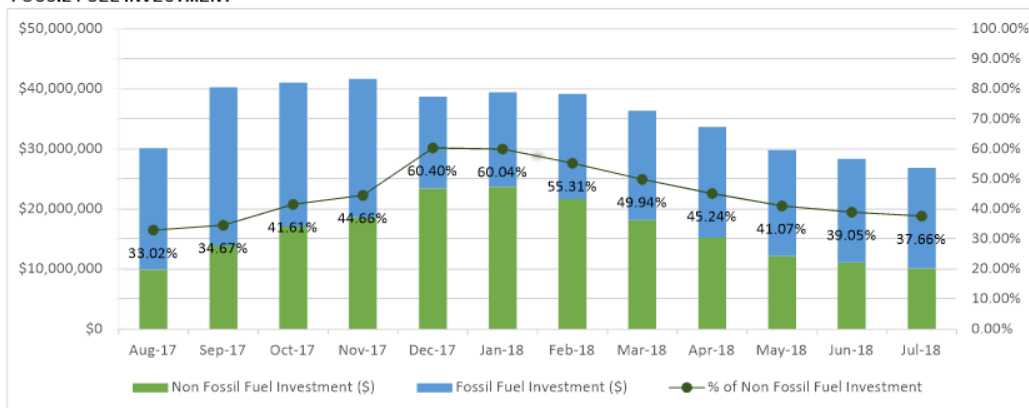
TOTAL PORTFOLIO EXPOSURE



TOTAL CREDIT EXPOSURE



FOSSIL FUEL INVESTMENT



* Selection of non fossil fuel investments is based on information provided by www.marketforces.org.au.

**CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 31 JULY 2018**



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	1,897,541	725,042	213,762	0	2,836,345	10.6%
Term Deposits	7,000,000	9,913,119	1,800,000	5,266,397	23,979,516	89.4%
Shares	11,000	0	0	0	11,000	0.0%
	8,908,541	10,638,161	2,013,762	5,266,397	26,826,861	100.0%
BY INSTITUTION						
ANZ Banking Group	0	0	0	0	0	0.0%
Bank Australia Ltd.	0	516,398	0	0	516,398	1.9%
Bank of Queensland	0	619,503	0	0	619,503	2.3%
Bankwest	4,000,000	0	0	0	4,000,000	14.9%
Bendigo and Adelaide Bank	0	3,840,118	0	0	3,840,118	14.3%
Commonwealth Bank of Australia	1,897,541	1,184,998	213,762	777,485	4,073,786	15.2%
Members Equity Bank Ltd.	0	2,093,442	500,000	2,023,063	4,616,505	17.2%
National Australia Bank	0	0	300,000	1,420,303	1,720,303	6.4%
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	1.9%
Westpac Banking Corp	3,000,000	1,883,702	1,000,000	1,045,546	6,929,248	25.8%
	8,908,541	10,638,161	2,013,762	5,266,397	26,826,861	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	8,897,541	3,068,700	1,513,762	3,243,335	16,723,338	62.3%
A-1	0	500,000	0	0	500,000	1.9%
A-2	11,000	7,069,461	500,000	2,023,062	9,603,523	35.8%
	8,908,541	10,638,161	2,013,762	5,266,397	26,826,861	100.0%
BY TERMS						
0-30 days	1,897,541	725,042	213,762	0	2,836,345	10.6%
31-90 days	4,000,000	0	0	0	4,000,000	14.9%
91-180 days	3,000,000	0	0	0	3,000,000	11.2%
181-270 days	0	0	500,000	0	500,000	1.9%
270-365 days	0	9,913,119	1,300,000	5,266,397	16,479,516	61.4%
> 1 year	11,000	0	0	0	11,000	0.0%
	8,908,541	10,638,161	2,013,762	5,266,397	26,826,861	100.0%
BY MATURITY						
0-30 days	4,897,541	1,441,325	213,762	0	6,552,628	24.4%
31-90 days	4,000,000	1,135,901	500,000	1,045,546	6,681,447	24.9%
91-180 days	0	2,413,425	500,000	2,023,063	4,936,488	18.4%
181-270 days	0	2,481,745	500,000	777,485	3,759,230	14.0%
270-365 days	0	3,165,765	300,000	1,420,303	4,886,068	18.2%
> 1 year	11,000	0	0	0	11,000	0.0%
	8,908,541	10,638,161	2,013,762	5,266,397	26,826,861	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	8,897,541	3,068,700	1,513,762	3,243,335	16,723,338	62.3%
Non Fossil Fuel Lending	11,000	7,569,461	500,000	2,023,062	10,103,523	37.7%
	8,908,541	10,638,161	2,013,762	5,266,397	26,826,861	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 JULY 2018**



	YTD 31/07/2018 \$	YTD 31/07/2017 \$	FY 2018/19 \$	FY 2017/18 \$
MUNICIPAL FUNDS				
Budget	32,939	22,720	420,000	423,000
Interest Earnings	19,631	19,825	19,631	506,274
% Income to Budget	59.60%	87.26%	4.67%	119.69%
RESERVE FUNDS				
Budget	45,108	19,700	246,060	220,000
Interest Earnings	23,429	19,051	23,429	240,110
% Income to Budget	51.94%	96.71%	9.52%	109.14%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	12,078	12,319	12,078	139,939
% Income to Budget	N/A	N/A	N/A	N/A
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	78,047	42,420	666,060	643,000
Interest Earnings	43,060	38,876	43,060	746,384
% Income to Budget	55.17%	91.65%	6.46%	116.08%
Variance	(34,987)	(3,544)	(623,000)	103,384
% Variance to Budget	-44.83%	-8.35%	-93.54%	16.08%

CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 JULY 2018



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
OPERATING ACCOUNTS						
Municipal	Commonwealth Bank of Australia					(8,015,578)
Reserve	Commonwealth Bank of Australia					10,638,161
Trust	Commonwealth Bank of Australia					213,762
Total Operating Funds						2,836,345
SHARES						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
TERM DEPOSITS						
Municipal	Westpac Banking Corp	12/03/2018	30/07/2018	140	2.64%	1,000,000
Reserve	Bendigo and Adelaide Bank	08/08/2017	06/08/2018	363	2.70%	716,283
Municipal	Westpac Banking Corp	12/03/2018	07/08/2018	148	2.64%	500,000
Municipal	Westpac Banking Corp	22/03/2018	13/08/2018	144	2.70%	1,000,000
Municipal	Westpac Banking Corp	22/03/2018	20/08/2018	151	2.70%	500,000
Trust	Members Equity Bank Ltd.	14/12/2017	03/09/2018	263	2.62%	500,000
Leederville Gardens Ir	Westpac Banking Corp	06/09/2017	06/09/2018	365	2.77%	1,045,546
Reserve	Bank Australia Ltd.	14/09/2017	10/09/2018	361	2.80%	516,398
Municipal	Bankwest	26/07/2018	17/09/2018	53	2.46%	3,000,000
Municipal	Bankwest	26/07/2018	25/09/2018	61	2.55%	1,000,000
Reserve	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,503
Reserve	Bendigo and Adelaide Bank	09/11/2017	06/11/2018	362	2.65%	708,814
Leederville Gardens Ir	Members Equity Bank Ltd.	14/12/2017	03/12/2018	354	2.61%	2,023,063
Reserve	Members Equity Bank Ltd.	14/12/2017	10/12/2018	361	2.61%	762,760
Trust	Westpac Banking Corp	12/03/2018	12/12/2018	275	2.64%	500,000
Reserve	Westpac Banking Corp	14/02/2018	14/01/2019	334	2.60%	941,851
Reserve	Westpac Banking Corp	14/02/2018	11/02/2019	362	2.60%	941,851
Trust	Westpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,000
Leederville Gardens Ir	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	777,485
Reserve	Commonwealth Bank of Australia	12/03/2018	11/03/2019	364	2.66%	459,956
Reserve	Suncorp-Metway Ltd.	14/06/2018	12/03/2019	271	2.80%	500,000
Reserve	Members Equity Bank Ltd.	12/04/2018	08/04/2019	361	2.75%	579,938
Reserve	Members Equity Bank Ltd.	08/05/2018	06/05/2019	363	2.80%	750,744
Trust	National Australia Bank	14/06/2018	11/06/2019	362	2.80%	300,000
Leederville Gardens Ir	National Australia Bank	14/06/2018	11/06/2019	362	2.80%	1,420,303
Reserve	Bendigo and Adelaide Bank	29/06/2018	11/06/2019	347	2.85%	2,415,020
Total Term Deposits						23,979,516
Total Investment Including At Call						26,826,861

12 COMMUNITY ENGAGEMENT**12.1 TURF WICKET AGREEMENT - TUART HILL CRICKET CLUB INC.**

TRIM Ref: D17/129705

Author: Karen Balm, Senior Community Partner

Authoriser: Michael Quirk, Director Community Engagement

Attachments: Nil

RECOMMENDATION:

That Council;

- 1. AUTHORISES the Chief Executive Officer to negotiate a three (3) year Turf Wicket Agreement with Tuart Hill Cricket Club Inc. for the management and maintenance of the turf wickets (and surrounds) at Charles Veryard Reserve, North Perth;**
- 2. APPROVES the payment of an annual turf wicket maintenance subsidy to Tuart Hill Cricket Club Inc. for a three (3) year period on the following basis:**
 - 2.1 The amount being capped at 10% of total turf wicket expenditure per season; and**
 - 2.2 The amount not exceeding the sportsground hire fees payable for that season;**
- 3. APPROVES a write-off of the 2016/17 sportsground hire fees totalling \$6,680 (incl. GST) for Tuart Hill Cricket Club Inc. in recognition to their transition towards lease compliance, sportsground hire fees compliance, and a Turf Wicket Agreement;**
- 4. REQUIRES Tuart Hill Cricket Club Inc. to pay all relevant sportsground hire fees at Charles Veryard, North Perth from the 2017/18 summer season onwards; and**
- 5. REQUIRES the Turf Wicket Agreement with Tuart Hill Cricket Club Inc. to include specific targets relating to participation rates amongst juniors, women and local residents.**

PURPOSE OF REPORT:

To seek Council approval to enter into a Turf Wicket Agreement with Tuart Hill Cricket Club Inc. at Charles Veryard Reserve, North Perth as a key component of their transition to full compliance with lease and sportsground hire arrangements.

BACKGROUND:

In 1999, following the withdrawal of North Perth Cricket Club from Charles Veryard Reserve the Tuart Hill Cricket Club Inc. requested the opportunity to relocate there. Following discussions and negotiations with Administration it was resolved by Council in July 1999 to:

- "i. AUTHORISE the Chief Executive Officer to commence negotiations with Tuart Hill Cricket Club to jointly undertake the future lease of Charles Veryard Reserve with Modernians Hockey Club;*
 - ii. RESOLVE to provide North Perth Cricket Club two months' notice to vacate the premises by 24 September 1999 abiding by the terms of the lease by settling the full amount of their debt and payment for agreed works that needed to be carried out as a result of their previous tenure; and*
 - iii. APPROVES of a five (5) year lease being granted to the Tuart Hill Cricket Club and Modernians Hockey Club, subject to*
- 2.**
 - a. Satisfactory negotiations being carried out;*
 - b. Satisfactory audited financial statements for the previous 5 years being provided;*

- c. *Satisfactory references being provided to the satisfaction of the Chief Executive Officer."*

The report considered by Council at that time included expectations regarding the cricket specific facilities at Charles Veryard Reserve:

"The facility includes two turf wickets and several turf training nets. Maintenance of these items has been identified as an excessively expensive process for Council. It is necessary that any new tenant takes over the maintenance of these wickets, or it is proposed that they were removed and replaced with synthetic wickets. Tuart Hill has indicated that it is prepared to take over the turf wicket maintenance as soon as they can be confident of securing tenancy."

Following the abovementioned Council resolution and subsequent negotiations a lease was entered into between the City of Vincent, Tuart Hill Cricket Club Inc. and Modernians Hockey Club Inc. encompassing the pavilion, turf wickets and turf practice nets. Through that lease agreement the cricket club assumed full responsibility for the management, maintenance and preparation of the two turf wickets and the associated turf practice nets on Charles Veryard Reserve. Although through negotiations in the lead-up to that lease expiring in October 2009 the cricket club formally requested that Council consider waiving the sportsground hire fees based on their significant financial commitment to maintaining the turf wickets and turf practice nets. When a further report was considered by Council in July 2009 the Administration comment stated that:

"The reserve itself is not included as part of the lease, therefore the matter of waiving fees charged for use of the reserve is a separate issue. The turf wickets are maintained by the Tuart Hill Cricket Club at their expense, however if this was not the case, the Town would consider removing the turf wickets and replace them with rubber wickets as on other reserves."

While there is no record of a Council or Administration decision to waive sportsground hire fees in recognition of the cricket club's ongoing turf wicket and turf practice nets maintenance it has been identified that they have not been charged such fees for the past nine summer seasons. This was identified by the Director Community Engagement in 2015/16 and the cricket club was then invoiced for sportsgrounds hire charges during the 2015/16 and 2016/17 seasons. Although given the protracted negotiations between the City of Vincent, Tuart Hill Cricket Club Inc., Modernians Hockey Club Inc., and Mt Hawthorn Cardinals Junior Football Club Inc. regarding new seasonal licence arrangements for Charles Veryard Reserve Pavilion a formal resolution of the sportsground hire charges for the cricket club was postponed.

At the Ordinary Meeting of Council on 29 May 2018 it was resolved to approve a new two year, joint seasonal licence for the Charles Veryard Reserve Pavilion and it was specifically resolved that Council:

- "8. *NOTE that Administration shall negotiate an appropriate agreement with Tuart Hill Cricket Club Inc. regarding turf cricket wicket management and maintenance for further consideration by Council."*

Administration has now investigated and determined a suitable approach with due consideration of sportground hire fee obligations, turf wicket and practice net maintenance implications, cricket specific infrastructure requirements, common practices across the Local Government sector, and the importance of ongoing sporting club sustainability.

DETAILS:

Tuart Hill Cricket Club Inc. accepts and understands the importance of formalising any arrangements relating to turf wicket maintenance and waiving of sportsground hire fees. During recent discussions the cricket club has reiterated their ongoing request for formal recognition of their significant turf wicket management and maintenance responsibilities through a waiving of applicable sportsground hire fees at Charles Veryard Reserve.

Tuart Hill Cricket Club Inc.

The Club has been located in Vincent for nearly 20 years and currently comprises 102 members. During the recent 2017/18 summer season the Club fielded eight senior teams in the Western Australian Suburban Turf Cricket Association competition which consists of 22 clubs from across the Perth Metropolitan Area.

Upon review of the recent 'Sporting Clubs Health Check' it is apparent that club membership has remained relatively consistent at around 100 members with their overall financial position and governance appearing sound. Although their junior membership has declined from a peak of eight teams in 2008/09 to zero teams in 2013/14. In addition, they do not currently have any girls or women's teams. Approximately 34% of current members are Vincent residents. This is a clear area for improvement particularly given that cricket is traditionally a sport with high participation rates amongst juniors and females, and given the concerted focus

that both Cricket Australia and the Western Australian Cricket Association is placing on female cricket through initiatives such as the Perth Scorchers Girls League and Growing Cricket for Girls Fund.

Based upon recently adopted Council objectives aimed at increasing participation by juniors, females and local residents it is considered appropriate that the proposed Turf Wicket Agreement be used as an opportunity to encourage the clubs through to achieve realistic membership diversity targets. Subsequent initiatives can be supported by the City of Vincent, Western Australian Suburban Turf Cricket Association and the Western Australian Cricket Association. Progression towards and/or achievement of these targets can be assessed at the completion of the proposed three year Turf Wicket Agreement.

Turf Wicket Maintenance Expenditure

Administration has analysed the turf wicket maintenance expenditure paid by the Club over the last five financial years. This revealed that curator payments vary dramatically between years depending on who the Club contracted to prepare the turf wickets. In the 2013/14 and 2015/16 seasons, the Club employed visiting cricket players to maintain the wickets which significantly reduced labour costs but led to concerns about the quality of the wickets. In the 2014/15 and 2016/17 seasons, the Club employed professional contractors to oversee the maintenance of the turf wicket facilities which led to increased expenditure but far superior wickets.

An overview the costs incurred by the Club to effectively maintain the turf wickets is provided below:

	2013/2014	2014/2015	2015/2016	2016/2017	2017/18
Turf Curator Costs	\$12,682	\$21,300	\$11,420	\$18,200	\$20,300
Turf Maintenance Costs	\$ 7,217	\$14,542	\$11,733	\$3,000	\$2,410
TOTAL	\$19,899	\$35,842	\$23,153	\$21,200	\$22,710

Sportsground Fees & Charges

It has been determined that the Club was not been invoiced for seasonal sportsground hire fees since 2009/10. It appears that sometime after July 2009 Administration decided that the Club would not be charged for sportsground hire in recognition that they incur significant expenses to maintain the turf wickets and those areas at Charles Veryard Reserve remain publicly accessible outside the summer season.

Upon becoming aware of this situation, and the absence of any Council decision underpinning such a waiver of fees, Administration immediately invoiced the Club an amount of \$6,680 for the 2016/17 summer season. This fee was for 40 senior member players training and match playing at Charles Veryard Reserve. As per Council's revised sportsground seasonal hire fees and charges methodology, adopted in October 2017, the Club was then invoiced an amount of \$2,400 for the 2017/18 summer season. To assist with the Club's transition back to paying sportsground hire fees it is recommended that the 2016/17 amount of \$6,680 be written-off while the 2017/18 amount of \$2,400 should remain payable.

Local Government Approach to Turf Wicket Maintenance

Many local governments within the Perth Metropolitan Area assist cricket clubs with the high costs associated with maintaining turf cricket wickets and practice nets. Such assistance is provided in recognition of the contributions that local sporting clubs make to community health and wellbeing, the unique nature of suburban turf cricket, and acknowledgement that some local cricket clubs directly maintain a public open space that remains accessible for the broader community.

Administration has analysed the approach taken by several other Local Government Authorities and it is clear that the level of assistance varies significantly. An example of support provided to clubs participating in the Western Australian Suburban Turf Cricket Association through a Turf Wicket Agreement is provided below:

Local Government	Club/s	Funding Amount	No. Turf Centre Wicket/s	No. Turf Practice Wicket/s
Town of Bassendean	Bassendean Cricket Club	\$35,000	1	Yes
City of Bayswater	Bedford Morley Cricket Club	Nil	1	No

Local Government	Club/s	Funding Amount	No. Turf Centre Wicket/s	No. Turf Practice Wicket/s
Town of Cambridge	Wembley Athletic Club	\$15,000	1	Yes
City of Canning	Bentley Cricket Club	\$5,475	1	No
City of Fremantle	Fremantle Mosman Park Cricket Club	Nil	1	Yes
City of Joondalup	Ocean Ridge Cricket Club	\$39,775	1	Yes
	Whitfords & Districts Senior Cricket Club	\$19,887	1	Yes
City of Stirling	Balcatta Cricket Club	\$17,896	1	Yes
	Doubleview Carine Cricket Club	\$17,896	1	Yes
	Nollamara Turf Wicket Club	\$17,896	1	Yes

While the Cities of Bayswater and Fremantle do not have Turf Wicket Agreements in place there are alternative arrangements in place including financial contributions towards maintenance equipment and supplies, and inclusion of services under broader reserve maintenance contracts. Notably, all of the abovementioned clubs pay seasonal sportsground hire charges.

Cricket Association Turf Wicket Subsidy

The Western Australian Suburban Turf Cricket Association currently provides all participating clubs with a maximum \$4,000 subsidy per centre wicket to assist with management, maintenance and preparation. As there are two turf centre wickets at Charles Veryard Reserve the Tuart Hill Cricket Club receives \$8,000 per season.

The level of assistance provided to clubs by the Association varies based upon the level of support provided by local government. This assistance is reduced by 40 cents for each dollar of any grant or subsidy provided by local government or another entity for the purposes of turf wicket maintenance. Where a club receives a grant or subsidy above \$1,000 they no longer receive assistance from the Association. Given the level of support proposed within the Turf Wicket Agreement for Tuart Hill Cricket Club the impact on their funding from the Association will be marginal.

Proposed Tuart Hill Cricket Club Inc. Turf Wicket Agreement

Upon reviewing the turf wicket maintenance expenditure, seasonal sportsground hire fee arrangements, the recent seasonal licence agreement for Charles Veryard Pavilion, and length of time they have based at Charles Veryard Reserve it is recommended that a Turf Wicket Agreement be established between the City of Vincent and with Tuart Hill Cricket Club Inc.

To ensure a consistent approach the subsidy that forms part of that Agreement should be capped at up to 10% of the total turf wicket expenditure at Charles Veryard Reserve, but should not exceed the seasonal sportsground hire fees amount. Based upon the Club's 2017/18 expenditure the subsidy amount would be \$2,330. This methodology will enable the Club to immediately balance the impact of again paying sportsground hire fees and also provides them with an ability to seek a slightly higher subsidy should they establish additional teams in coming years. There is no impact on the City's financial position as the subsidy will be comparable to the seasonal sportsground hire fees which have not been received from the Club since 2009/10. Such an Agreement should be retrospective in nature with the Club required to confirm and acquit turf wicket maintenance expenditure.

The City recently implemented a new charging methodology for sportsground fees and charges based upon a per player fee of \$40 (training or matchplay) and \$80 (training and matchplay). These fees were developed using 1% cost recovery of total sportsground maintenance costs as a benchmark which was then utilised to prepare an average cost across the varying player numbers for each sporting code currently active within Vincent. Based upon this methodology and the number of players/teams the Club's hire fees for the 2017/18 season were \$2,400. Therefore, this would be the maximum turf wicket subsidy amount in the first year of the Agreement.

The proposed Agreement will be important to clearly stipulate the terms and conditions associated with the management, maintenance and preparation of the turf wicket facilities at Charles Veryard Reserve. Under this Agreement the Club would be responsible for:

- Mowing, maintenance, renovations, weed control, watering and re-turfing of the turf wicket and turf practice facilities as well as the immediate surrounds (within a 25 metre radius of the turf centre wickets) at Charles Veryard Reserve for all scheduled matches and training;
- Maintenance of the turf wicket and turf practice facilities to an acceptable playing standard as prescribed by the City, and reinstatement should the facilities deteriorate below that acceptable standard;
- All costs incurred in carrying out general maintenance to all equipment and plant relating to the turf wicket and turf practice facilities at Charles Veryard Reserve;
- All costs incurred for the consumables required for maintenance of the turf wicket and turf practice facilities including (but not limited to) seed and turf grasses, whitening/paint, clay, pesticides/herbicides, fertiliser, fuel/oil, minor tools and machinery;
- Obtaining appropriate public liability insurance and workers compensation insurance coverage with copies of these policies made available to the City annually;
- Implementing specific strategies to work towards participation increases amongst juniors, women and local residents; and
- Paying the prescribed sportsground hire fees for use of Charles Veryard Reserve in accordance with the City's adopted schedule of fees and charges.

Under this Agreement the City would be responsible for:

- Mowing, maintenance, renovations, weed control, watering and re-turfing of the broader Charles Veryard Reserve. For the avoidance of doubt, the 'broad acre' area commences approximately 25 metres outside the turf centre wickets;
- Providing the Club (and its turf curator) with agreed access to the Reserve reticulation controller for specific watering cycles;
- Payment of an annual turf wicket subsidy subject to specific terms and conditions being met, including agreed targets relating to club participation rates amongst juniors, women and local residents; and
- Supporting specific strategies undertaken by the Club and Association to achieve participation increases amongst juniors, women and local residents.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Council's Delegation Register 2018/19 'No. 1.15 – Waive Fees, Grant Concessions or Write Off Debts' provides the ability for the Chief Executive Officer to waive fee subject to the amount not exceeding \$1,000.

Council Policy No. 2.1.7 – Guidelines and Policy Procedure for Parks, Reserves and Hall Facilities – Conditions of Hire and Use requires sporting clubs to pay fees on a seasonal basis in accordance with the Annual Schedule of Fees and Charges.

RISK MANAGEMENT IMPLICATIONS:

Medium: The turf cricket wickets utilised by Tuart Hill Cricket Club Inc. were previously incorporated within their leased area and while they complied with all lease terms and obligations that agreement was no longer suitable. To complete the establishment of appropriate arrangements for all sporting clubs at Charles Veryard Reserve, and ensure a consistent approach to sportsground fees and charges for local sporting clubs, it is considered that a Turf Wicket Agreement is required at Charles Veryard Reserve.

STRATEGIC IMPLICATIONS:

This proposed Agreement aligns with the following objectives within the City's Strategic Community Plan 2013 – 2023:

"Natural Environment"

- 1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment*
- 1.1.6 *Enhance and maintain the City's parks, landscaping and the natural environment*

Community Development and Wellbeing

- 3.1.3 *Promote health and wellbeing in the community*
- 3.1.6 *Build capacity within the community to meet its needs"*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$3,000 has been included in the City's 2018/19 operating budget to enable implementation of a Turf Wicket Agreement with Tuart Hill Cricket Club Inc. at Charles Veryard Reserve.

COMMENTS:

Administration has liaised with all sporting clubs based at Charles Veryard Reserve over the last two years to resolve tenure issues and seek agreement relating to Pavilion and Reserve utilisation. With the recent approval of Seasonal Licence Agreements for the Pavilion and adoption of new Seasonal Sportsground Hire Fees the arrangements underpinning maintenance of the turf cricket wickets is the only matter outstanding.




It is apparent that Tuart Hill Cricket Club Inc. has been effectively managing and maintaining the turf wickets at significant cost since 1999. It is also apparent that Administration has not been charging the Club the applicable seasonal sportsground hire fees since 2009 most likely in recognition of these costs incurred to maintain the turf wickets. Such informal arrangements are no longer acceptable and extend beyond Council's delegation whereby the City's Chief Executive Officer, through the Director Community Engagement, can waive fees up to the amount of \$1,000.

The Club accepts that any such arrangements must be formalised although Administration does not support the continued waiver of seasonal sportsground hire fees given that such hire charges remain payable for all other clubs (unless Council approved subsidisation applies) throughout Vincent. It is recommended that the City supports the Club through a Turf Wicket Agreement that clarifies key roles and responsibilities, and provides the basis for an annual subsidy towards maintenance expenditure. Such an Agreement can also be utilised as a mechanism to require the Club to introduce strategies that will diversify their memberships with a specific focus on increasing participation amongst juniors, women and local residents. Should such increases not be achieved within the proposed three-year Agreement timeframe then Council can reconsider any ongoing turf wicket subsidisation for the Club.

Upon entering into this Agreement the Club will be required to pay the outstanding 2017/18 seasonal sportsground hire fees and confirm turf wicket expenditure prior to any subsidy payment being made by the City. As with the resolution of other longstanding issues with local sporting clubs it is recommended that the 2016/17 seasonal sportsground hire fees totalling \$6,680 be written-off as part of the transition to a formal Turf Wicket Agreement. The financial impact of these arrangements is neutral as the Club will be paying sportsground hire fees but will receive a turf wicket subsidy at a commensurate level. Similarly, the City will be obtaining sportsground hire fees but will pay a turf wicket subsidy at a commensurate level. The overall intent is to achieve compliance with Council's relevant policies and fees/charges, and to achieve increased transparency and accountability through a formal Agreement.

12.2 CITY OF VINCENT ART DEVELOPMENT ACTION PLAN 2018–2020**TRIM Ref:** D18/101077**Author:** Rosslind Ellis, Manager Marketing and Communications**Authoriser:** Michael Quirk, Director Community Engagement

Attachments:

1. Art Priorities 2017/2018 [↓](#) 
2. Imagine Vincent - Arts Related Community Consultation Data [↓](#) 
3. Art Development Action Plan 2018 - 2020 [↓](#) 

RECOMMENDATION:**That Council;**

1. **ADOPTS** the City of Vincent Art Development Action Plan 2018 – 2020; and
2. **NOTES** that the City of Vincent Art Development Action Plan 2018 – 2020 provides the basis for specific consultation with arts sector that will directly inform the development of the longer term Arts Strategy.

PURPOSE OF REPORT:

To consider the City of Vincent Art Development Action Plan 2018 – 2020 that will guide direction, themes, goals and projects over the next two year period and provide the basis for a longer term Arts Strategy.

BACKGROUND:

Over the last 12 months the City has placed a renewed focus and emphasis on the importance of art in creating a thriving place, bringing a sense of belonging, and contributing to the identity of our community. As a result, at the Council Meeting in May 2017 the City's Art Priorities for 2017/2018 (**Attachment 1**) were endorsed identifying a number of short, medium and long term focus areas. In addition, the City's Corporate Business 2017/18 – 2020/21 included a specific action to prepare an Art Strategy to guide creative communities, activities and spaces as identified within the previously endorsed Arts Priorities.

During the Imagine Vincent community engagement and consultation undertaken to inform the City's Strategic Community Plan 2018 – 2028 (draft) the topics of art, creativity and cultural development featured prominently (**Attachment 2**). Given the broad extent of the Imagine Vincent community engagement initiative this data has reaffirmed the high value that the local community places on art and a culturally rich City.

Upon establishment of a new Arts Advisory Group in February 2018, comprising a wide range of experienced artists and art administrators, the development of an Art Strategy was given a high priority to ensure preparations were in place to appoint a suitably qualified Consultant to prepare the Strategy within the 2018/19 financial year. During that process it was identified by Administration in collaboration with the Arts Advisory Group that it may be appropriate to prepare a shorter term Art Development Action Plan to deliver upon a number of key projects and initiatives, further establish relationships and partnerships with the local arts community, and maximise the appointment of another Arts & Activation Officer within the Community Engagement Directorate (utilising existing FTE).

On that basis, Administration and the Arts Advisory Group has now prepared the City of Vincent Art Development Action Plan 2018 – 2020 to guide our direction, themes, goals, actions and projects over the next two-year period while a longer term Arts Strategy is prepared. This will allow for refinement of the strategic goals as key projects, initiatives and successes are assessed and reflected upon.

DETAILS:

The City of Vincent Art Development Action Plan 2018 – 2020 (**Attachment 3**) builds on the previously endorsed Arts Priorities, and importantly, it acknowledges and addresses the four long-term priorities endorsed by Council in May 2017:

- Develop a long-term holistic approach through an Art Strategy to establish arts and culture to support the production of diverse, engaging and quality artistic outcomes;
- Support and promote affordable working spaces and studios for artists;
- Make funding accessible, flexible and open to all artists and practices; and
- Attract and retain artists and creative professionals working in all art forms and practices to the City.

The Action Plan aims to embed creativity in everything we do to make Vincent the arts capital of Perth through the key themes of Innovation, Support, Creative Economy, Activation and Connection. Each theme is supported by clear rationale, goal, commitment, projects/actions with timelines, and long term possibilities. These themes and related projects/actions respond to the arts related feedback received from the community through Imagine Vincent, and also respond to the advice and guidance from Council's Arts Advisory Group.

The Action Plan includes a range of key projects/actions already being progressed by the City such as a major public art work, Percent for Art Policy Review, Lightbox Laneway Gallery, and expansion of artist connections/networks as well as a number of new projects/actions including the establishment of a co-working space, compulsory mentorships for high value murals, Guerrilla Arts pilot project, and investigation of a Vincent Jazz Precinct.

Through this well-informed, action-orientated Plan the City's Administration in collaboration with the Arts Advisory Group and the local art community can maintain the momentum created through Council's recent adoption of Arts Priorities. Sufficient funding has been allocated in the 2018/19 operating budget to progress a range of key projects/actions and significant funding has been allocated in the 2018/19 capital works budget to deliver a major public artwork. These projects/actions will be delivered through the two dedicated Arts and Activation Officers embedded within the Community Engagement Directorate.

While the Action Plan enables immediate progression of these initiatives it also includes a number of projects/actions focussed towards the determination of strategic projects and identification of possible future directions for the City's long term Arts Strategy. That five-year Strategy will be prepared through specific engagement and consultation with the local arts community, and where relevant, the broader arts sector.

CONSULTATION/ADVERTISING:

The Art Development Action Plan 2018 – 2020 has been prepared based upon specific feedback received through Imagine Vincent. Given the breadth of this community engagement initiative and the extent of data received in relation to art, creativity and cultural development (128 responses) it is considered to be highly relevant information to guide preparation of a two-year Action Plan.

The Action Plan has been prepared in consultation with Council's Arts Advisory Group which comprises community representatives with a wide range of skills, experiences and knowledge as both artists and art administrators. Key actions within the Plan include expanding artist networks and connections, identifying and mapping creative organisations within Vincent, partnering with local creative organisations, and partnering with emerging and established Aboriginal artists. Through these activities the City will form a broad arts network who will be specifically engaged and consulted during preparation of the longer term Arts Strategy.

LEGAL/POLICY:

The Art Development Action Plan 2018 – 2020 will align and deliver upon objectives within the following Council Policies:

- Policy No. 3.10.7 – Art Collection.
- Policy No. 3.10.11 – Public Art; and
- Policy No. 7.5.13 – Percent for Art

RISK MANAGEMENT IMPLICATIONS:

Low: Preparation of the Art Development Action Plan has been undertaken in consultation with Council's Arts Advisory Group and therefore allows implementation of initiatives in the short-term while providing the basis for consultation with the local arts community to inform the City's longer term Arts Strategy.

STRATEGIC IMPLICATIONS:

The Art Development Action Plan 2018 – 2020 aligns with the following objectives within the City's Strategic Community Plan 2013 – 2017, as follows:

1. Natural and Built Environment
 - 1.1.2 *Enhance and maintain the character and heritage of the City*
2. Economic Development
 - 2.1.2 *Develop and promote partnerships and alliances with key stakeholders*
3. Community Development and Wellbeing
 1. **3.1.1 *Celebrate, acknowledge and promote the City's cultural and social diversity***

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$20,000 has been allocated within the Council's 2018/19 operating budget for preparation of an Arts Strategy that will provide a higher level and longer term roadmap for the City's investment in and approach to arts and creativity

Many of the key actions and projects identified within the Art Development Action Plan 2018 – 2020 are already included within Council's 2018/19 operating budget, and upon progressing the Plan further actions and projects will be included in the draft 2019/20 budget for consideration. Council's 2018/19 capital works budget includes an allocation of \$200,000 for a major public art project which has been funded through cash-in-lieu payments received through the Percent for Art Policy.

COMMENTS:

The City of Vincent Art Development Action Plan 2018 – 2020 provides clear purpose and direction for Administration, and reaffirms Council's passion and commitment to arts and creativity within the community. With the Action Plan based on feedback from the Imagine Vincent community engagement initiative it directly aligns with the priorities, outcomes and actions included within the new Strategic Community Plan 2018 – 2028 (draft). Preparation in collaboration with Council's Arts Advisory Group also ensures that the Action Plan has been reviewed and informed by community representatives with significant experience in the arts sector.

It is recommended that the Art Development Action Plan 2018 – 2020 be adopted by Council as another step towards embedding creativity in everything we do to make Vincent the Arts capital of Perth and providing the platform for preparation of a longer term Arts Strategy.



WHAT DO WE LOVE ABOUT VINCENT?

We love the charming inner city village feel and the history of our diverse community. Every day brings a feeling of discovery through the laneways and we can create our own stories and connections through public art. Our community is tightknit and leading in establishing Vincent as an inspiring and creative destination.



WHY IS ART IMPORTANT IN VINCENT?

Vincent has a diverse community and everyone can participate and enjoy the arts regardless of background, ability, income and age. Art plays an important role in creating a thriving city, it brings a sense of belonging, it contributes to our identity through insight and reflection; it feels vibrant and inspiring. Creative places are great places, they help us connect and engage, resulting in a culturally rich and inclusive city.



WHAT ARE WE ALREADY DOING?

Percent for Art · Vincent Mural Program · Lightbox Laneway Gallery · Vincent Film Project · Art Collection · Traffic Control Box Murals · Sponsor Major Festivals and Events · Public Art · Vincent Summer Concerts · Cultural Development Seeding Grants · Promote Arts in Vincent

ART PRIORITIES FOR 2017/2018

TO GUIDE VINCENT TO BE THE ARTS CAPITAL OF PERTH

Vincent is one of Perth's most multicultural localities and we're proud of our rich tapestry of people that collectively create a colourful and vibrant place to live, work and visit.

By comparison to the broader Perth metro area – our residents are younger, highly educated and earn a good income, and most live in either medium or high density dwellings. We have a connected, energetic and savvy community who cares about what happens here in Vincent!

SHORT TERM PRIORITIES

- Identify and record via a public database, what creative activities, groups, organisations and individuals are currently operating in Vincent.
- Produce an Arts Masterplan (map) including existing murals, public artworks, creative organisations and artists, with a layer showing future locations for murals, public art and creative activities.
- Reach out to our arts community and get feedback on how we can best support them further and take submissions for budget items for 2017/18 budget.

MEDIUM TERM AMBITIONS

- Make art a part of the day-to-day operations of the City's administration across all functions including its assets (buildings, parks and gardens, people, etc.), policy writing, events and ceremonies.
- Identify opportunities to support, promote and partner with creative activities by individuals, groups and organisations.
- Raise awareness within the community of the City's long term vision, current and future opportunities, activities and events to encourage the local community to participate in the arts as part of their everyday life.
- Work with the City's Reconciliation Action Plan Working Group to increase representation of Aboriginal and Torres Strait Islander cultures, and in particular the Whadjuk people, in public murals.

LONG TERM GOALS

- Develop a long term holistic approach through an Art Strategy to establish arts and culture to support the production of diverse, engaging and quality artistic outcomes.
- Support and promote affordable working spaces and studios for artists.
- Make funding accessible, flexible and open to all artists and practises.
- Attract and retain artists and creative professionals working in all art forms and practises to the city.

STAKEHOLDERS

- | | |
|--|--|
| • Vincent Councillors | • The Community – Residents & Visitors |
| • Vincent Staff | • Art Management Professionals |
| • Arts Advisory Group | • Architects |
| • Reconciliation Action Plan Working Group | • Developers |
| • Local Artists | • Business Owners |
| • Local Arts & Creative Organisations | |

“VINCENT'S CREATIVE SOUL IS READY TO BURST!”

COUNCILLOR JIMMY MURPHY



CITY OF VINCENT

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
How can we maximise growth and improve our environment?					
	More people mean more interests. Continue to promote the Arts with Exhibitions and Awards.				
	Through providing grants to Perth's Pottery and Sculpture Class amongst advertising and getting involved Arts projects				
	Reform the health act and health requirements to do with noise so that it supports events/ culture and arts and small business, so that residents who choose to live inner-city can't so easily shut things down.				
				3/ 466	0.64%
What do you love about Vincent? How can we celebrate and promote our uniqueness					
	Excellent public spaces- Loftus recreation centre/library is excellent! Good walking paths- need more! Close proximity to Leedy/Mt Hawthorn/City Organise cultural/religious celebration promoting food/culture/arts eg Ramadan/Christmas markets/ Chinese New year etc Have a swap/sell meet at a large parking lot twice a year before verge collection- so less stuff go to landfills!				
	Reform the health act and health requirements to do with noise so that it supports events/ culture and arts and small business, so that residents who choose to live inner-city can't so easily shut things down				
	Its arts culture. Make Vincent WA's arts capital! Approach this in a holistic manner and ensure all levels of council support this goal by allocating significant resources and staffing to achieve this. Vincent already has significant artistic talent within its boundaries is ideally suited to achieving this goal which can bring significant economic benefits as well as social benefits. Generate a sustainable arts based economy which will attract people to visit, work and live in Vincent.				
	Interest in the Arts. I once went on an organised tour of Community Art Works throughout the Town of Vincent making contact with other interested people. We finished up with a pizza night at the Robertson Park Artists' Studio.				
	Arts and culture. There are not many art precincts in Perth, and I would love to see Vincent in becoming the Arts Capital of Perth. By promoting local artists and studios, it will help promote Vincent's uniqueness as the central hub for arts and culture.			5/531	0.94%
How can we support and facilitate our local businesses/ enterprises/services and stay flexible to change ?					
	Proper super-high-speed wireless Internet in the centres of enterprise (not crappy dodgy free WiFi). Co-working spaces for technology, design and the arts. Create a vision to be 'the place in Perth' for certain industries/enterprises - independent film production? digital game design and development? VR/AR production? Try and create some density and critical-mass around these to attract talent and investment. Have an 'entrepreneur-inresidence' program. Have grants and supporting infrastructure for new enterprises.				
	Art source as a source of artists?				
	More murals and art				
	wall murals/ art				
	more competitions that schools can participate in that can be put up in the City of Vincent (art pieces)				
	CAN- Community Art Network				
	NAVA- Nat. Assoc. Visual Arts				
	Love the street art and murals- would love to see more!				
	Love the hustle, bustle, facilities, arts and culture				
	More street art is always good				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	More street art, live music events, markets, fresh food markets				
	Interactive public art				
	Nice cafes, bookstores, Blue flamingo, good vibes, variety. Suggestions: block party, longer opening hours, multicultural events, more events				
	More art				
	More street art				
	Love the public art, love the water fountains (volunteered around here once- lifeguard); love the streets and laneways festival				
	Good level of street art in the heart of Leederville. Be good if it extended to more areas.				
	Community spaces- gardens, public art (from local artists)				
	Keep arts connections				
	Celebrate different cultures; how social everything is; FRINGEWORLD! How close everything is; all the festivals; all the giant artworks; colourful; Beaufort St Festival.				
	Art recognition; more aboriginal art and plaques in parks				
	Using art/ signs to reinforce the identity of the city				
	Government needs more communication with the arts industry				
	Engage arts community on design matters. Think Joondoolup engaging with people for art and design input.				
	Vincent local art exhibition cancelled. Want it back. Is good for emerging artists. Big lift in confidence and opportunities for exposure.				
	Participatory arts programs				
	Arts therapy for troubled kids- arts supporting social cohesion				
	Encourage the diversity of people, thinking: encourage business to be flexible to allow for participation in the arts.				
	If there is no place for art, there is no heart				
	Encourage places and spaces that allow people to extend themselves, be creative. Use their hands- living!				
	People looking for avenues to de-stress - make CoV a place of mindfulness (creation, arts etc.)				
	Bring back arts coordinator (it shows arts not important) disconnect between community and administration				
	Arts alliance- as a way to bring art to the fore across the city rather than galleries.				
	Arts alliance- as a way to bring art to the fore across the city rather than galleries.				
	Street Art				
	A giant wall that people can do art on every Australia Day that gets repainted every year.				
	More art festivals, food markets and showcasing of talent				
	Arts funding for "proch concerts" or "verandah festivals" where streets close and locals offer a front yard for free performances. Viewers could donate to performing artists.				
	Arts funding that links local artists with local schools for residencies that explore local issues e.g. heritage, ecology etc.				
	With rising housing density as people subdivide, old homes on main roads get replaced with high rises and with existing medium density builds - we can lose the space to make, to create, to garden. This is an opportunity to plan for community spaces open to all Vincent residents to help us connect with others in art sheds, maker sheds, repair sheds, community gardens and woodworker sheds.				
	Street art is a nice thing to see it brings out the colour in the streets.				
	renovate abandoned houses				
	-street art				
	-reduce street parking				
	-community gardens				
	Colourful streets, street art.				
	doing community fetes and art exhibitions				
	Through art and nature. City of Vincent has got some nice local parks, unique local businesses and a local art studio.				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	Have pedestrian areas around shops so people can feel un-rushed and safe to wander and shop, perhaps activities in these areas too like busking or craft workshops. Hubs where people can hang out. Encourage people to support local artists, makers, producers and business to build these relationships. Showcase what we have locally via an app or online store.				
	Keep parking free. Encourage pop ups and short term leases to use dead spaces. Good to have street art to create a specific local flavour - but better street art please. Much of the graffiti art is too low quality eg works on Telstra building cnr Scarborough beach Rd. The works Form has been bringing into the city are better - more sophisticated and appealing to a cosmopolitan audience - needs to have a bit more spent on conceptualisation and implementation. More ephemeral/risk taking art too please! you can take chances when it isn't here for good. This will create a suburb that is cosmopolitan and a bit edgy.				
	Establish Fairs, fundraising activities and get the community involved in providing local musicians, artists and their works on display. Art contests, cooking contests				
	Cafes should have longer opening hours during weekdays. More art and event spaces.				
	Vacancy rates on Beaufort St? What to do? Makes the street look bad. Art installations?				
	Micro-leases -funky, producers, local artists				
	Frontages of vacant properties/ stores. Art/ decorate to be appealing for customers				
	Artist- painting every day on Angove Street- that is unique. Use it!				
	Retain "niche" focus. Provide opps for small and middle business cafes, art space, boutique breweries, craft, trade, workspace sharing				
				53/531	9.98%
How can the design of our neighbourhoods encourage a greater sense of community?					
	I mostly interact with neighbours when I'm out the front gardening, so continue to encourage verge, front and community gardens. Involve community (not just schools) in the creation of community art (e.g. a mosaic or similar where many people make a small contribution). Also public art portaying local characters, nominated by community.				
	Create a fund to support people to hold street parties or other kinds of events in their local area, and give them some resources and support to do this. Rather than the 'Beaufort Street Festival' with 20,000 people, encourage the 'Forrest Street Festival' for just the 100 people who live in the adjoining streets. Requirements around public liability insurance and traffic management for closing roads make arranging these events harder then they need to be. Last Christmas we had a street party in Chelmsford but ended up just having it on a smaller scale in someones backyard because closing the street was going to be too hard.				
	Having an established art studio in a beautifully located park across from the tennis courts gives a family feel.				
	Creative use of ground floor of new apartment developments i.e. childcare, artist studios, ways to activate the space rather than adding more cafes				
	Bring a more artistic eye to street "furniture" e.g. bollards etc. see example of the centre go hards on Rokeby Road Subiaco				
	The community needs to be visible in order to "sense" it- signage, wayfinding- banners- events- outdoor sports/ activities- parklets/ alfresco- dog friendly zones- bike parking- homes without high, bare walls and fences- community gardens- street arts				
	Secure public spots to display art e.g. lockable glass display.				
	Legislate street art into every development				
	Encourage public art programs that are higher quality and sympathetic to area.				
	Rapid response to graffiti in Northbridge and everywhere.				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	The design of our neighbourhoods could include groups such as opening sporting clubs, art groups etc. This would help as it would encourage being to get intimate in the community. Having parks, trees, life etc. encourages people to get outside and talk to people.				
	Decorate tree! More friendly artwork, picnic areas!				
	More artwork				
	Art around the neighbourhood.				
	Create sharing hubs: have community spaces so people can share their skills and resources with the rest of the community. Whether its making tomato sauce with the Italian locals, screen printing with a local artist, repairing items rather than wasting away in landfill, the list is endless. Create creative hubs: community spaces so people can continue to make/repair things after they have learnt the skills. As our places get smaller due to density we need community spaces to replace the shed or workshop. This is even better than your own shed as you get to share and connect.			14/391	3.50%
How could we work together to create welcoming places and spaces for everyone?					
	Community gardens, green spaces, table tennis tables, public art				
	Make a significant commitment to improving the quality of our public realm through high quality outcomes within the fields of public space and public art. Look for opportunities to achieve this by encouraging 'implied community ownership' of these spaces. Investigate strategically locating these spaces near established community groups and organisations which may also play a role in maintaining these spaces as well as providing levels of passive surveillance. Utilise the basic principle of sharing as a key design generator in the formation of these spaces.				
	Promote open musical rehearsal spaces - either on public land or in pubs/restaurants during non-peak times. Build on excellent parks with more interactive facilities (eg fixed ping-pong tables, large scale chess, boules, croquet. Promote discounts for insurance where people can demonstrate they know their neighbours (and otherwise encourage getting to know neighbours). Encourage street parties (eg develop free street party pack with discounts from local businesses and streamlined occasional liquor licences). Encourage early engagement with new neighbours/entrants into the suburb. Create community vegetable gardens and collective workshops for interests typical of both men (mens sheds, car workshops) and women to encourage people getting together and also to enable people living in high density who don't have space for a shed.				
	Pop-up community hubs, men's sheds, children's farm idea, have a place such as CERES or Abbotsford convent (Melbourne) where all arts and community events can occur. In Perth, places like the old power station or the site on the corner of Smith and Lincoln street could be suitable				
	Making sure that there are sufficient venues offering activities, especially the arts - painting, sculpture, papier mache etc as well as drama and music.				
	The Robertson Park Artists Studio is always closed, and it could be repurposed into a council innovation centre where people are welcome to drop in and discuss ideas. What makes a suburb welcoming, in my opinion, is the ease of getting around on foot. That's why I think removing speed humps and building bicycle/scooter paths should be high on agenda.				
	Again, night Markets or even a Growers Fresh & multicultural food markets (as well as an arts one) on a Sunday would be fantastic.				
	Ensure that spaces are well lit at night. More street art.				
	Think about starting community programs that are suitable for all people that live in the community, not just for the majority. Think about targeting many interests, i.e. art, music, crafts, exercise etc for the entire community.				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	See question 1. Also, does the park in central Leederville get used much? If not, I think it's because it's stuck on the end with no destinations giving a reason to pass through it, therefore no people-watching opportunities, therefore people don't go and it becomes self-reinforcing. Dig out the palm tree in the middle and put in a fountain with fabulous art in the middle and a variety of sitting opportunities (& shade) around. Like in Europe. Build it and they will come. I think. There aren't many ethnic-looking people here. If immigrants can't afford to live here (affordable housing!) then perhaps we can do a better job somehow encouraging and welcoming them here. An African film festival? Some SE Asian art? Promotion of boarding refugees? A workshop on how in the hell to put on a head-scarf and have it stay so neatly in place? Head-Scarf Celebration Day?				
	Street art				
	Public art				
	Street art paint by numbers (local artists) kids, school, comm. Community rather than artist.				
	Public art (sculpture, street art, paintings, anything within Hyde Park.				
	More street art on Oxford				
	Melski McVee has paint by numbers community street art- LOVE IT- HUGE HIT				
	More street art projects that involve the community.				
	Improve the Scarborough Beach Road/ Oxford Street intersection for pedestrians. Include painting like Beaufort St road artwork.				
	Public Art (possibly interactive) from local artists from different backgrounds				
	Increase of cultural spaces for people to express themselves- theatre, arts, music.				
	Hubs to engage together.				
	Street parties- but promoting healthy, community involved/ family type i.e. music arvos - kids who play could perform?				
	Art on public assets- ping pong tables, curbing/ pavement, fences, bins				
	More street art: murals, statues, tasteful graffiti				
	Art exhibitions				
	Informal art/ work spaces that can exhibit local and international works, be used by the public for exhibitions or events also as studios and workplaces e.g. Claisebrook Design Centre, The Goods Shed. Cheap accessible and draws people to the site. Tie in with street furniture and surrounds.			24/569	4.21%
How can we be the leader in helping people get around in an active, safe and sustainable way?					
	Utilizing parks and the surrounds to promote creativity through the Arts programs and getting those Arts studio involved through donating works through fund raising which in turn raises local profiles and allows community to experience the outdoors with various forms of entertainment.				
	Extended operating hours, alfresco cafes, mixed use spaces like co-working/art/studio/café			2/719	0.27%
How can we build connections across our diverse community of people?					
	Celebrating different cultures through public art (murals, outdoor sculptures, etc. I'd love to see a lot more Nyoongar art around, as well as celebrating our big Vietnamese, Chinese and Jewish communities. The cycling rabbits are cute, but they don't tell me much about the place they're in.				
	Use the arts as a vehicle to generate community involvement across a diverse section of the community. Bring the annual Vincent art award / exhibition back. Support a diverse range of creative pursuits through 'guerrilla arts' programs not only established artists but anyone creative within the community.				
	Culture festivals and harmony days not only in schools but in the community have public space for appreciation of the arts and sports flying foxes at parks				

IMAGINE VINCENT - ARTS DATA					
Arts Related Topic:	Comments:	Outcome/Results:	No. of entrants	Total:	%
	Create an online forum for Vincent residents. Advertise this so that it is used by many people. Instagram # photography/art competitions.				
	Through art & nature				
	By setting Vincent as the lead in arts and culture, people from all walks of life with common interest will naturally be connected with another.				
	I have lived on my own in North Perth for 10 years, being on a Disability Pension that whole time & my disability prevents me having much in the way of conversation because it is so fatiguing. Having said that, the only real ways to connect are either by touch or talking, and you don't usually touch strangers except in greeting. So how about either speed-meeting (like speed dating) over a cuppa or putting together small diverse groups of people (4-5 people) for cuppas or dinners. It could be self-organising if an online group were formed. Or the Council's Community Officer could get names and diversity characteristics & put people in groups who then arrange their own meet-up. Random Acts of Kindness Day (within Vincent)? Someone's Angel for a Day? Give locals the chance to spend some time doing art outdoors (bring a plate!) with Aboriginal people in Weld Square.				
	as above inviting the community to set up stalls of various types - food, music, arts up and coming businesses who can demonstrate their wares.				
	More public art				
	Art - Have more areas where people can display their work. Group graffiti wall.				
	Social areas; social groups; embrace other cultures; harmony week; food markets; street festivals; dance, music, food, art				
	Engage with community groups to create events for all e.g. ethnic, religious, children and youth, arts, sports				
	Sew Art				
	Art by local artists only (or at least predominantly) (and lots of)				
	Live art in the street				
	I saw this really cool initiative in South America where they were running workshops for elderly people where they gave them spray cans and teamed them up with street artists on community projects. They loved it and it broke down barriers.				
	Building a sense of community through the arts (serious and recreational artists)				
	More colourful street art added to the places to make them more welcoming.			17/448	3.79%





Charles Varyard Mural Detail
by Two One (Hiroyasu Tsurii)



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 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.

Detail of 'Celebrating the Coolbaroo League'
by Jenny Dawson & Sandra Hill



BACKGROUND

The City of Vincent has a diverse, engaged community who value the arts and participating in communal events that creating a sense of local identity and place. Art in all its forms can be accessible to all community members regardless of background, ability, income and age.

Art plays a vital role in creating a vibrant and thriving city, it helps to create a sense of belonging, and it contributes to identity through insight, reflection, and allowing a space for the expression of ideas. Creative places allow for connection and inclusivity and greatly contribute toward the liveability of communities.

In May 2017 the City of Vincent council endorsed the Art Priorities for 2017/2018, which set out short term priorities, medium term ambitions, and the goal to develop a long term holistic approach through an Art Strategy.

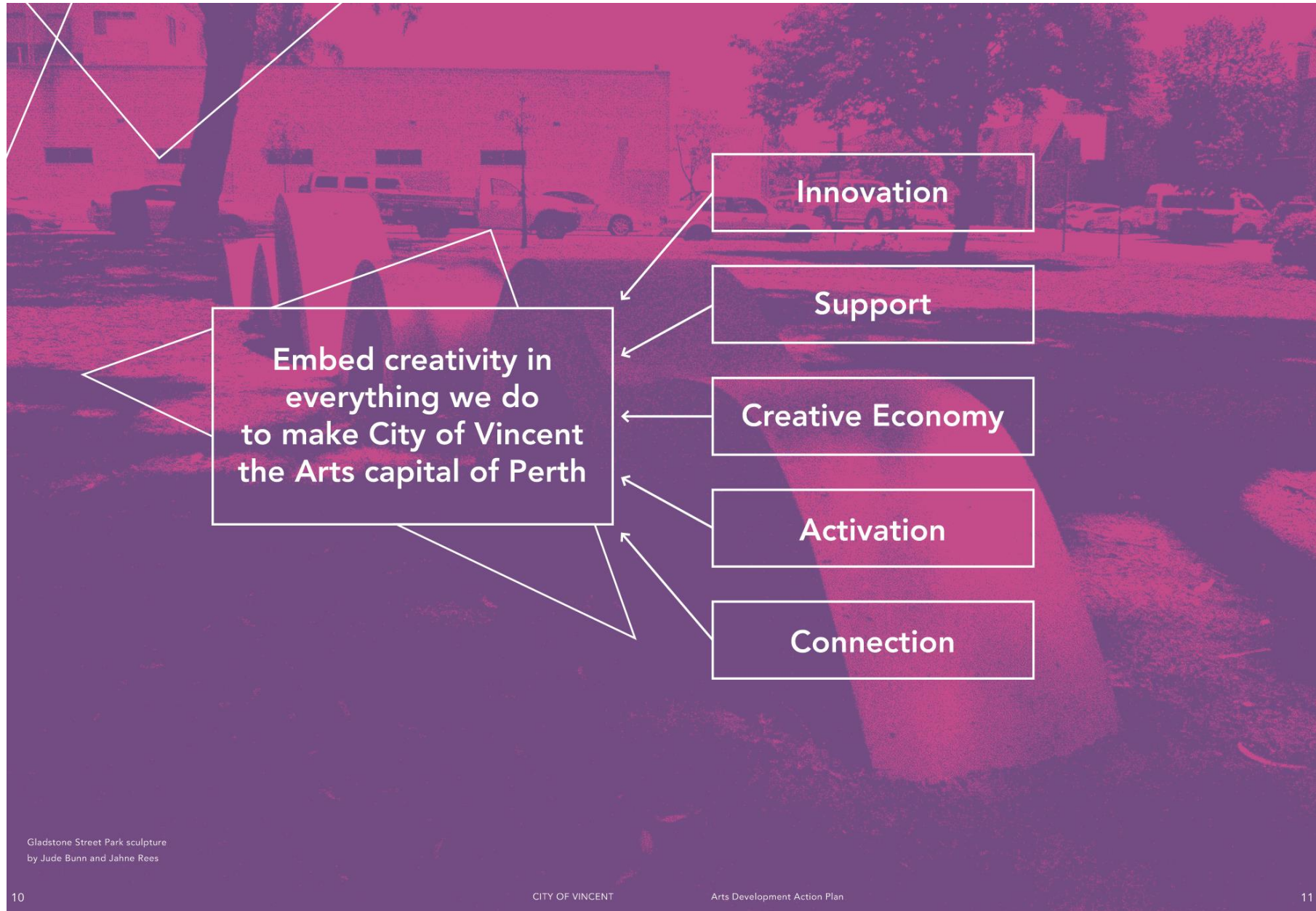
From June to October 2017, the Imagine Vincent community consultation campaign was held, collecting the thoughts and opinions of over 1000 City of Vincent residents to help create a shared vision for the future. 128 of the responses received related positively to the arts, with the word 'art' mentioned over 400 times in the community feedback. The Imagine Vincent data was used as the community consultation basis for the

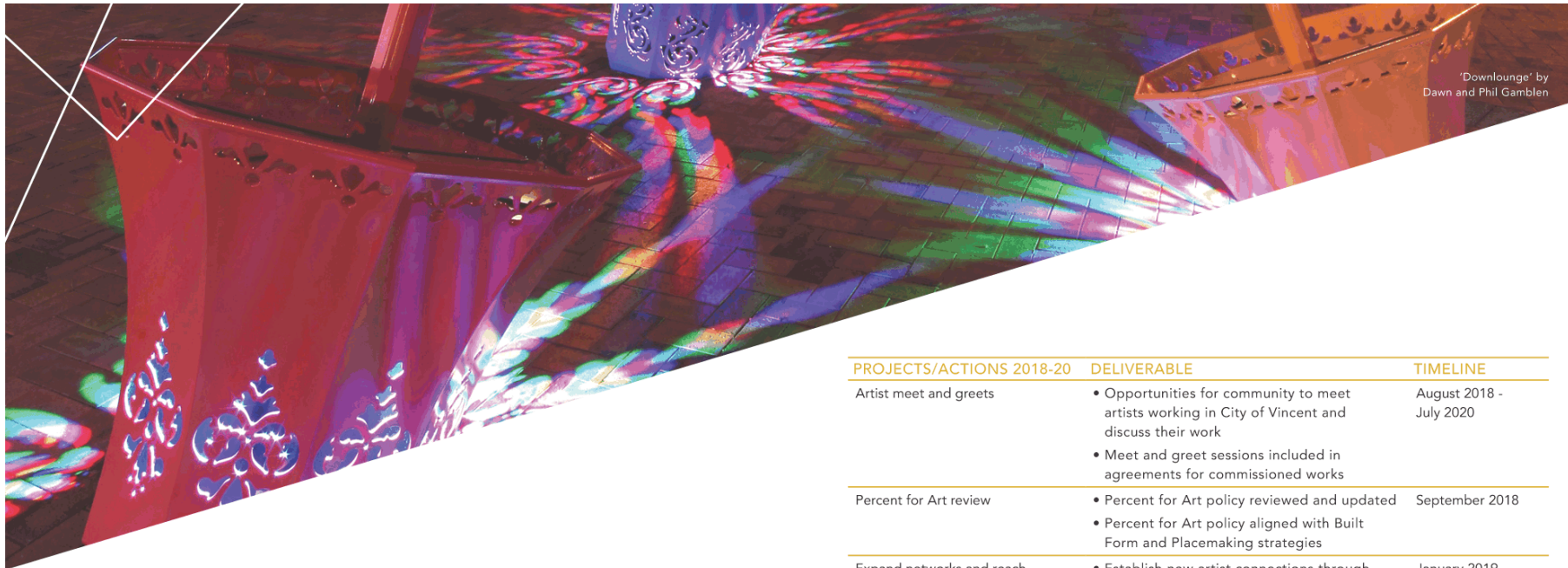
development of the 2018 – 2020 Arts Development Action Plan, to inform the direction of the themes and goals created and to ensure projects and actions addressed the community's requests.

Members of the City of Vincent's Arts Advisory Group formed an Arts Strategy Working Group to further consider the direction, themes, goals and projects of the 2-year Development Action Plan. The City of Vincent plans to conduct arts-specific community consultation for the development of the longer-term 5 year Arts Strategy, which will be completed over the 2 years outlined in this document.



Detail of 'Seven Sisters'
by Sharyn Egan





THEME > Innovation

Rationale

For the City of Vincent to be the Arts capital of Perth, a thriving professional arts scene must be supported and ever-developing. The City of Vincent aims to attract established artists to the community and provide the opportunities and room for expression needed to keep them in the City as practising professional artists. The Innovation theme within the Action Plan must leave room to be responsive to opportunities and new ideas and allow artists the freedom to respond to contemporary social issues.

Goal

City of Vincent is a hub for high quality, innovative contemporary arts

Commitment

We will generate opportunities for professional artists to take risks, explore their practice, and produce excellence in artwork

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Artist meet and greets	<ul style="list-style-type: none"> • Opportunities for community to meet artists working in City of Vincent and discuss their work • Meet and greet sessions included in agreements for commissioned works 	August 2018 - July 2020
Percent for Art review	<ul style="list-style-type: none"> • Percent for Art policy reviewed and updated • Percent for Art policy aligned with Built Form and Placemaking strategies 	September 2018
Expand networks and reach	<ul style="list-style-type: none"> • Establish new artist connections through social media • Partner with existing network hubs to access new networks • Utilise new networks to assist community in funding appropriate artists 	January 2019
Commission a major work as an entry statement	<ul style="list-style-type: none"> • One major entry statement artwork commissioned and completed • Review of project completed to determine direction of following entry statements 	July 2019

Long term possibilities/actions

- Major commissions and projects
- Long-terms Arts Strategy
- City of Vincent Artist in Residence
- Attract high-quality established artists to City of Vincent
- City of Vincent acquisitional prize at Sculptures by the Sea
- Subsequent Entry Statement commissions
- Public Art projects with professional and emerging categories
- Investigate the impact of different procurement processes on outcomes



THEME > Support

Rationale

The City of Vincent is home to a diverse range of existing artists and community organisations with achievements that can be supported, enhanced and celebrated. Partnerships between local artists and organisations, and local government, are a vital element to a creative city, and collaboration should be pursued wherever possible. The Arts Action Plan aims to support three tiers of arts engagement – professional artists, emerging artists, and general community. The City of Vincent recognises that a community-appropriate Arts Action Plan should include engagement with Aboriginal peoples, CALD groups and youth.

Goal

Artists and arts organisations in the City of Vincent are supported and celebrated

Commitment

We will identify, support and partner with artists and arts organisation operating in City of Vincent

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Mural commissions for established artists	<ul style="list-style-type: none"> Revised EOI call-outs for mural commissions to target established artists High-quality murals completed that align with strategic plan 	August 2018 - December 2020
Identify and partner with local organisations	<ul style="list-style-type: none"> Creative organisations in City of Vincent identified and mapped Partner with at least one local organisation to deliver a strategic project 	June 2020
Affordable artist co-working space	<ul style="list-style-type: none"> Suitable City of Vincent-owned co-working spaces identified and investigated Establishment of a pilot co-working space in partnership with local art organisation/s Ongoing promotion of space through City of Vincent channels 	December 2020

Long term possibilities/actions

- Affordable art spaces in all Town Centres
- Annual grants for arts organisations and individuals
- Triennial funding for local arts organisations



'The Wetlands'
by Chris Nixon

THEME > Creative Economy

Rationale

A thriving and ever-developing creative economy is a vital element of an artistic city. The City of Vincent will support emerging creative businesses of all kinds, including those outside of what had traditionally been considered artistic. The Arts Action Plan will encourage collaboration between artists and other creative industries. Further research into supporting a holistic approach to City of Vincent's arts industry will be conducted to determine how the City of Vincent can better contribute to the development of a vibrant creative economy.

Goal

City of Vincent has a thriving creative economy

Commitment

We will foster the growth of a creative economy in the City of Vincent

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Research development of creative economies	<ul style="list-style-type: none"> Informed discussion sessions to determine action pathway for achieving creative economy goal 	August 2018 – December 2020
Compulsory mentorship in higher value funded murals	<ul style="list-style-type: none"> City of Vincent commissioned murals deliver mentorship element for local emerging artists 	August 2018 – December 2020
Encourage creativity in all City of Vincent departments	<ul style="list-style-type: none"> Increased interaction between Arts & Activation Officer and other City of Vincent departments Engage other City of Vincent departments in projects creatively 	August 2018 – December 2020
Determine strategic projects to achieve commitment in the 5 year Arts Action Plan	<ul style="list-style-type: none"> Goals and actions for supporting a creative economy included in the 5 year Arts Action Plan 	December 2020

Long term possibilities/actions

- City of Vincent Artist in Residence program
- Partnerships with surrounding Local Governments
- Established, growing creative economy in City of Vincent



Artwork
by JerkFvce

THEME > Activation

Rationale

The arts should exist in a two-way relationship with the communities of City of Vincent, reflecting and enhancing the spaces and identity of the places they operate in. The Arts Action Plan should include projects which activate public spaces, contribute to liveability and allow for the expression of community uniqueness. The City of Vincent should allow space in the Arts Action Plan for community-led projects and projects with easy entry points for all community members. The Arts Action Plan will align with the City of Vincent's Placemaking policies and Town Team plans.

Goal

City of Vincent has vibrant streetscapes and a unique identity

Commitment

We will lead and support projects which activate City of Vincent streets and express the City's unique identities

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Guerrilla Arts Project pilot	<ul style="list-style-type: none"> First Guerrilla Arts Project period delivered across City of Vincent Data gathered for determining actions for continuation of project 	August 2018 – December 2020
Percent for Art	<ul style="list-style-type: none"> Cash-in-lieu payments received for strategic arts budget High-quality public artworks installed in new developments 	August 2018 – December 2020
Lightbox Laneway Gallery	<ul style="list-style-type: none"> 4 Lightbox Laneway gallery exhibitions delivered per year Artists supported to exhibit their work in the public realm At least one exhibition slot per year reserved for a targeted demographic of artists 	August 2018 – December 2020
Strategic mural commissions and co-funding	<ul style="list-style-type: none"> Murals completed with consideration to Placemaking plans, artistic content and context suitability High-quality public murals relevant to community completed in City of Vincent 	August 2018 – December 2020
Arts & Activation Officer to attend Town Team meetings	<ul style="list-style-type: none"> Improve Arts Action Plan with Town Centre plans Increased contact between Arts & Activation Officer and local creative organisations/ individuals 	August 2018 – December 2020
City of Vincent Arts Instagram	<ul style="list-style-type: none"> City of Vincent Art Instagram created and populated with at least one post per week All types of City of Vincent art and creativity promoted regularly through social media 	December 2018

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
City of Vincent Art Collection lending	<ul style="list-style-type: none"> City of Vincent Art Collection made available to community organisations to borrow and display 	June 2019
Traffic control boxes and NBN node painting	<ul style="list-style-type: none"> Artists given the opportunity to complete public works for payment Traffic boxes and NBN nodes painted and made creative 	December 2019
City of Vincent Jazz Precinct	<ul style="list-style-type: none"> Jazz Precinct concept begun with signage Jazz Precinct mural completed Potential for partnership with International Jazz Festival investigated 	December 2019
Partner with florists for pop-up weddings	<ul style="list-style-type: none"> City of Vincent local businesses engaged in place activation activities 	December 2019
Begin urban artwalk	<ul style="list-style-type: none"> Urban Artwalk map determine Existing artworks identified and labelled Partnerships with relevant organisations initiated 	December 2019
Partner with WA Music Association to provide opportunities for local musicians to perform and develop	<ul style="list-style-type: none"> Local musicians showcased at events Increased City of Vincent engagement with musicians 	December 2019

Long term possibilities/actions

- Town Centre Arts fund for events or installations
- Town Centre pop-up takeover or Artist in Residence
- City of Vincent Art Award re-established
- Urban artwalk Leederville- Northbridge
- High-quality commissioned entry statements
- Self-guided Art Walks with maps
- Professional documentation of public art in City of Vincent
- Integrate Arts Strategy into Town Centre Place Plans





THEME > Connection

Rationale

The City of Vincent Arts Action Plan should respond to community needs and wants in a considered and ever-developing way. An ongoing dialogue between the City and local communities is needed to ensure that arts activities are connecting with residents. Feedback and consultation will be sought in creative and engaging ways. Consultations and arts projects will be run with transparency to foster genuine connections between the City and the community.

Goal

The City of Vincent community is listened and responded to

Commitment

We will provide opportunities for feedback from and an open dialogue with the City of Vincent community

PROJECTS/ACTIONS 2018-20	DELIVERABLE	TIMELINE
Partner with emerging and established Aboriginal artists	<ul style="list-style-type: none"> Increase of City of Vincent-supported Aboriginal artworks Commission at least one new public artwork by Aboriginal individual/s through the City's public art or mural programs 	August 2018 – December 2020
Allocate funding to the 5 year Arts Strategy	<ul style="list-style-type: none"> 5 year Arts and Cultural Strategy development with an external consultant 	December 2019
Aboriginal representation on the Arts Advisory Group	<ul style="list-style-type: none"> At least one Aboriginal member of the Arts Advisory Group engaged 	December 2019
Matched \$ Murals: Let's Paint Vincent	<ul style="list-style-type: none"> Co-funded mural application round run Matched \$ murals painted within a set period of time Let's Paint Vincent promoted on social media and in community 	December 2019
Promote Arts Strategy and acquire feedback	<ul style="list-style-type: none"> 5 year Arts Strategy draft/consultation promoted and feedback received from various sectors of the community 	June 2020
Roaming artwork for community consultation	<ul style="list-style-type: none"> 5 year Arts Strategy consultation completed using creative and distinctive artwork throughout City of Vincent 	June 2020
Arts Advisory Group	<ul style="list-style-type: none"> Community and arts industry advice received on City of Vincent arts activity and strategy 	Ongoing

Long term possibilities/actions

- Develop simple arts/events feedback tool
- 5 year Arts Strategy in place
- Community Art Awards with categories
- Arts Charter for City of Vincent
- Diversity of artforms represented in City of Vincent



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Cover mural artwork by
Numskull and Georgia Hill

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in other formats and
languages upon request

13 CHIEF EXECUTIVE OFFICER**13.1 INFORMATION BULLETIN**

TRIM Ref: D17/177328

Author: Emma Simmons, Governance and Council Support Officer

Authoriser: Len Kosova, Chief Executive Officer

- Attachments:**
1. Minutes of the Design Advisory Committee held on 31 May 2018 [↓](#) 
 2. Minutes of the Design Advisory Committee held on 6 June 2018 [↓](#) 
 3. Minutes of the Design Advisory Committee held on 27 June 2018 [↓](#) 
 4. Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 5 July 2018 [↓](#) 
 5. Monthly Street Tree Removal Information [↓](#) 
 6. Statistics for Development Applications as at end of July 2018 [↓](#) 
 7. Register of Legal Action and Prosecutions Register Monthly - Confidential
 8. Register of Orders and Notices Register Quarterly - Confidential - Confidential
 9. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 26 July 2018 [↓](#) 
 10. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 11. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 12. Register of Petitions - Progress Report - August 2018 [↓](#) 
 13. Register of Notices of Motion - Progress Report - August 2018 [↓](#) 
 14. Register of Reports to be Actioned - Progress Report - August 2018 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated August 2018.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 31 May 2018 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Luke Gibson (A/Director Development Services)
Tom Griffiths	Joslin Colli (Coordinator Compliance Services)
Sid Thoo	Emily Andrews (Urban Planner)
Stephen Carrick	Clair Morrison (Urban Planner)
Dr Anthony Duckworth-Smith - observer	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Marcello Cabone	M Carbone Design
Matt Buckley	Matt Buckley Designs
Petar Mrdja	Urbanista

Applicant-Item 3.2

No applicants in attendance

3.30pm**Member Discussion****4.10pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.10pm.

2. Apologies**3. Business****4.10pm–4.40pm – Applicant's Presentation – No DA Lodged****3.1 Address:** Nos. 308 -310 Oxford Street, Leederville**Proposal:** Five Storey Mixed Use Development**Applicant:** Urbanista/ Cape Q Nominees Pty Ltd**Reason for Referral:** The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC 7 June 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • More information needs to be provided of the surrounding context (including elevations) to further inform the project impact on the streetscape and adjoining properties. • Consider existing building form and character in the locality, identify some of the strong features and reinterpret these into the façade. This will assist greatly to positively contribute to the identity of the area. • Contribute to the very distinctive existing features of the Leederville precinct (Oxford Street) / active frontage • Further detailed design is now required, that considers defining character and design intent of the building, the street elevation in particular. • A large part of the frontage at the ground level is devoted to carpark and entry. Consider ways to sleeve with commercial tenancy. Pursue a continuously active ground plane to complement the existing character of Oxford Street • Activation of ground floor streetscape whilst minimising carpark exposure to street, and maximising exposure of building foyer to street, is encouraged. Consider replacing 3 x parking bays in front of lift & foyer and extending proposed commercial space with provision of a more direct visual and physical access route to the building foyer at ground floor.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • A landscaping plan would need to be submitted to demonstrate provision of required area of soft and hard landscaping. • The landscaping provided in the basement may not survive due to insufficient sunlight. • Demonstrate a landscape strategy. Consider how landscaping can enhance the communal areas.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Additional height is of concern to the City for a DA to be considered. Final Council determination will be dependant on the impact of the project on the street. Demonstrate how additional height (to standard) would not impact on the streetscape's residential context. • Set back upper floor to comply with the Built Form Policy. • Plot ratio is significantly over. • Boundary setbacks do not comply • In addressing required plot ratio, consider breaking the built form into two parts allowing the middle of the design to be used as a breezeway, open to solar access. Consider providing communal circulation and a common access area to the central space.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Boundary walls do not comply with standards. Consider increasing the set back of the upper section boundary walls and to minimise the bulk and scale of the boundary lengths. • Need to demonstrate provision for reversing and turning between the last bay and the wall. Required parking provisions for residential and commercial need to be maintained. Disabled car parking bay is non-compliant. • There is minimal cross ventilation into apartments. • Windows to the bedrooms and balconies will require screening due to proximity. Consider privacy and acoustic amenity. • Providing a break in the building will provide opportunities to improve amenity, achieve more northern solar access to apartments, cross ventilation to apartments and also create an opportunity to incorporate landscaping into the communal area

	<p>to meet landscaping requirements.</p> <ul style="list-style-type: none"> At ground consider increased commercial frontage on lieu of parking Consider the width of the upstairs corridors to manoeuvre furniture (at least 1.5m). Consider revising entry sequence to be more legible to assist wayfinding. Allow a direct line of sight to lift lobby from the entry point. May be able to reduce to one lift / stair if desired. Look at The Fitz apartments as it is a similar sized well-designed apartment development. Suggests a maximum of 12 per circulation core as per Design WA ADG. This would assist to free up some ground floor for more commercial area to the street. Aim for 2.7m ceiling heights for living rooms and 4m for ground floor ceiling heights to broaden the uses this space could accommodate. This would allow for a future restaurant or café. Proposal is currently under the height limit for a concealed roof (keep in mind the parking requirements and setbacks from boundaries for any increased height). Commercial tenancy toilet will need to be DDA compliant.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Optimise north facing habitable rooms and balconies. Screen eastern and western low angle sun. Minimise south facing apartments. Currently south facing apartment will receive no winter solar access.
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider breaking the length of the building and creating a central opening as a common circulation and access area that would improve cross ventilation through the site, apartments and improve access to northern sunlight. Current non-compliance to plot ratio has a negative impact on amenity within the project Improve privacy between apartments 5 and 4, 1 and 6 Limit the depth of apartments to 8m. Apartment 5 is very narrow at 3.5m. Allow daylighting and views out from corridor – this would be improved by providing a break in the depth of the building. Avoid high screens to balconies. This restricts outlook and compromises overall amenity.
Principle 7 – Legibility	<ul style="list-style-type: none"> Entry /arrival sequence requires some reconfiguration
Principle 8 – Safety	<ul style="list-style-type: none"> BCA requirements are to be met in relation to closing off of the escape stairs and providing correct swing direction of fire escape doors. The stairs / fire escape need to be separated from the lift and not be in the common area. Pursue a continuously active ground plane to optimise street activation and passive surveillance.
Principle 9 – Community	<ul style="list-style-type: none"> Applicant to demonstrate/provide details of pre-lodgement consultation and engagement with the local community. Provide good sized communal space that allows a variety of communal activities. Consider how landscaping can enhance these functions
Principle 10 – Aesthetics	<ul style="list-style-type: none"> A simple and elegant elevation that could easily be detailed is encouraged.
Comments	<ul style="list-style-type: none"> Overshadowing plans needs to be submitted.

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

Principle 1 –	<ul style="list-style-type: none"> Reinterpret materials rather than mimic these elements
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Context and Character	<ul style="list-style-type: none"> into the shop front/facade in a subtle contemporary way Please ensure you present surrounding context to existing and future context based on the deemed to comply height requirements
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Landscape plan needs to be prepared as solar access and plant species selection needs to be considered 300mm planting areas need to consider as with waterproofing will reduce planting area. Consider what species might be capable of planting in this area Trees included for screening purposes should be installed at a suitable size to provide screening on completion of the project.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Consideration of the impact on the existing property to the south boundary
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Entrance at ground level in to apartments. Appreciate the split of access. Try to improve the residential access points by more articulation on the legibility of the dwelling access (car/pedestrian access). Consider creating a buffer for the roadside separation. Look at extending materiality across the vehicle and the building access from street perspective seeing a consistent path. Avoid awning windows Consider window openings to more than one external wall to improve cross ventilation potential, especially to bedrooms More information needed on how the second floor internal court yard works and also the impact of visual privacy. Solar access may be minimal with mesh screening for the landscaping Note: Dimension of void between two units is 6.3M on Levels 1 and 2.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Consider full height laser cut screens to outdoor living areas facing east/west to provide shading from summer morning/afternoon sun. Dark coloured roofs and external walls have high solar absorptance and will increase cooling loads to these apartments. Consider changing to lighter colour, with SA of around 0.5-0.6. Balcony's windows and glazing west facing need to consider some vertical shading elements Proposed shading devices on north elevation upper two floor will help windows, but not overall wall – consider strategy to provide shading to overall wall without compromising winter solar access.
Principle 6 – Amenity	<ul style="list-style-type: none"> Give regard to the seating areas near bedrooms and the impact on adjoining units
Principle 7 – Legibility	<ul style="list-style-type: none"> Residential entry sequence is poor as minor entrance adjacent to roadway and requires further consideration to improve legibility.
Principle 8 – Safety	<ul style="list-style-type: none"> Take into account the security and safety to the basement and how will to control access to these areas Disabled parking bay column in middle of the bay. Will this comply/work?
Principle 9 –	N/A

Community	
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

DA can be submitted but a further referral to DRP will be required after lodgement.

4.40pm–5.05pm – Applicant Presentation – JDAP Lodged

- 3.2 **Address:** 330-334 Charles Street, North Perth
- Proposal:** Forty-Seven Multiple Dwellings (extension of time)
- Applicant:** TPG+Place Match

Reason for Referral: development has not commenced and approval is sought for an extension of time. Since the approval was issued the built form policy has come into effect and has a reduced deemed-to-comply height.

Applicant's Presentation:

The applicant did not attend.

Recommendations & Comments by DAC on 15 October 2014

- DAC commends the Applicant on their willingness to work with DAC to achieve a good outcome.
- Adjacent proposed development is set back from the boundary so there is opportunity for the corridor to incorporate more openings along the boundary.
- DAC recommends speaking to the developer of No. 324 Charles Street to work together on a relationship amenable to all parties.
- Detailed layouts provided reveal generous apartment layouts.
- Applicant could explore incorporating store rooms into the plan for each apartment.
- In one or two apartments per floor, the depth of balcony could affect penetration of light to internal living areas. One appears to be 5-6m deep. Test solar access for these apartments.
- Consider planters on balconies.
- Rationalise the corridor layout and lobbies to apartments. If retaining its width consider how it will be used.

Response to previous mandatory recommendations – 17 September 2014

- *Maximise the amenity offered to occupants. Prioritise:*
 - Northern solar access to balconies and living areas. **Addressed.**
 - Cross ventilation to apartments. **Addressed.**
 - Bedrooms with direct access to daylight. **Addressed.**
 - The number of dual aspect apartments. **Addressed.**
 - The number of bathrooms with daylight/access to ventilation. **Addressed.**
 - Consider the use of clerestory windows to gain more daylight access to apartments. **Addressed.**
 - Northern solar access, especially in winter, to landscaped communal areas. **Addressed.**
 - Passive ventilation, natural light and outlook for the internal corridor accessing the apartments. **Not fully addressed.**
- *Optimise the legibility and flexibility of commercial /retail tenancies. Aim to:*
 - Organise the tenancies so that they are legible to users with clear and direct access.
 - Accommodate a diverse range of uses. **Addressed.**
- Optimise street engagement, activation and pedestrian interest. **Addressed.**

- Commercial frontages at ground level should;
 - Consider how articulation and a variety of materials can add interest.
 - Look to traditional shopfronts in Vincent as a guide to an appropriate treatment, scale of materials (generally a finer grained pedestrian scale) and ways to provide interest and articulation (raised solid base, setting in doors to signal entrances)
 - Design to accommodate a diverse range of commercial uses.**Addressed.**
- Develop landscaping and communal areas. **Addressed.**
- Will be required to return to the DAC.

Recommendation:

DAC commends the Applicant on their willingness to work with the DAC to achieve an outcome which now only requires minor adjustments to achieve Design Excellence.

Mandatory:

- Maximise the amenity offered to occupants. Prioritise passive ventilation, natural light and outlook for the internal corridor accessing the apartments.
 - Rationalise the internal corridor and apartment lobby spaces.
 - Incorporate stores into apartment layouts.
 - Test opportunity to open out corridor to southern boundary. Liaise with owner of 324 Charles Street to confirm intent.
- In one or two apartments per floor, the depth of balcony could affect penetration of light to internal living areas. One appears to be 5-6m deep. Test solar access for these apartments.
- Amended plans can be reviewed by the Chair to assess whether a return to the DAC is required.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Lack of engagement and street activation • Ground floor lacking context • Rigid façade treatment, massing not sympathetic to surrounding context
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping plan has not been submitted to address city's built form policy or concerns raised previously by DAC • Design as proposed for walkways, appear through a raised planter doesn't provide much amenity as constrained by planting area, consider reducing wall height • Soil depths insufficient • Solar access to planting areas not sufficient
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Provide further information to justify current height/bulk. Demonstrate what consideration has been provided to address the impact on the streetscape. Provide an outline as to how the proposal would positively contribute to the locality and community
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Cross ventilation shown in indicative sections unlikely to provide effective ventilation as there does not appear to be openings in some rooms on opposite external walls • Development at street level was of concern; internal spaces how these would function; landscaping areas not well planned
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Encourage conditioning of sustainable and eco-effective design elements, particularly given proposal seeks significant additional building height compared to

	<p>the built form policy</p> <ul style="list-style-type: none"> • Considerations could include increase star rating commitment beyond minimum compliance ie. average of 7.0 star NatHERS with a minimum of 6.0 star rating, ceiling fans to habitable rooms, energy efficient lighting, high performance glazing with improved cross ventilation ie. not rely on awning windows • Solar PV to individual apartments and/or for common areas • Not relying awning windows for ventilation • Screening devices to the north elevation are unlikely to be necessary and would more be effective for east and/or west facing balconies and elevations.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Has AC condensers what acoustic treatment has been considered on the upper levels • Amenity space should have more fixed furniture
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Design has not changed since previously considered by DAC and is still not considered to address design principles • Not sufficient justification in relation to new policy for DRP to consider. Need to come and present why this proposal is considered to meet the built form policy • Need to demonstrate how the non-compliant areas are justified

Conclusion:

Amendments to be further referred to DRP.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 5.20pm.

The next meeting will be held on 6 June 2018.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 6 June 2018 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**Design Advisory Committee Members:

James Christou (Chairperson)
Munira Mackay
Tom Griffiths
Dr Anthony Duckworth-Smith

City of Vincent Officers

Jay Naidoo (Manager Development & Design Services)
Joslin Colli (Coordinator Compliance Services)
Rana Murad (Senior Urban Planner)
Stephanie Norgaard (Urban Planner)
Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Peter Simpson	
Robert O'Brien	Silverleaf
Eamon Broderick	TRCB
John Liscombe	TRCB
Philip Griffiths	Griffiths Architects

Applicant-Item 3.2

Adriano Pivali	Motus Architecture
Ella Lin	Motus Architecture
Alan Stewart	

Applicant-Item 3.3

Geoff Loxton	Property Development Solutions
Phil Dopson	Hillam Architects
Felipe Soto	Hillam Architects

Applicant-Item 3.4

Will Thomson	Wilt Design
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3.30pm**Member Discussion****4.10pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.10pm.

2. Apologies

3. Business

4.10pm–4.30pm – Applicant Presentation –DA Lodged

3.1 **Address:** 71 – 77 Walcott Street, Mount Lawley

Proposal: Alterations and Additions to Commercial Building

Applicant: PTS Town Planning on behalf of Silverleaf Investments Pty Ltd

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Applicant's Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> In regards to the raised alfresco surrounded by railings, would be more inviting if the railing were removed with direct access from the small new plaza. Consider soft landscaping, steps and seats along café tenancy edge to create a high quality and inviting community space. Concern about the proposal to remove the distinctive curve at the ground floor frontage and straighten the wall. The Alexander Building is an Art Deco style, similar to the curved Art Deco style Beaucott Building diagonally opposite. Need to better understand how the Walcott St/Beaufort Street corner elevation would look like if it were straightened. Consideration needed for the types of materials and lighting of the arcade to help activation. Also the architectural 'ribbon' requires refinement it needs to be designed to withstand the test of time. The arcade is filled with stairs and ramps. It needs to be de-cluttered to reinforce the desire lines to Walcott Street.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> The landscaping appears to be fragmented. Increase and consolidate planting areas to achieve the "Mt Lawley Garden Setting" that the project aspires to achieve. Consider additional landscaping in the alfresco area and incorporating soft landscaping instead of rails. Consider means for additional landscaping and throughout the car parking area. Alfresco is west facing and would benefit from shade and visual screening of the carpark by trees (add two trees to the revised carparking layout).
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Existing loading dock area is not ideal and should be looked at. (OHS)

Principle 5 – Sustainability	<ul style="list-style-type: none"> Consideration needed for the west facing tenancy to mitigate potential sun impacts, especially in the summer months.
Principle 6 – Amenity	<ul style="list-style-type: none"> Positive to see activation at the rear of the Centre where most people access the building. The new Plaza area would work better if some of the car parking bays were removed and to create an area that is generous and more inviting for the community and that relates to the activation at the rear of the property. Look at design and details and the landscaping proposed. Consider additional seating opportunities throughout the plaza increase activation.
Principle 7 – Legibility	<ul style="list-style-type: none"> The stairs, ramps and access ways within the plaza seem convoluted. Consider rationalising the arrangement to improve wayfinding.
Principle 8 – Safety	<ul style="list-style-type: none"> Triangle shaped areas at the north of the plaza presents a hiding place and therefore, a safety and security issue. If retained, ensure quality lighting and wall / glazing design
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The DAC comments relate only to the plans and design as submitted. only and any potential investor/builder or further decisions that changes the design may need to be conditioned into the approval or will be required for resubmission for DRP to review

Conclusion:

To be referred back to DRP.

4.35pm–5.00pm – Applicant’s Presentation – No DA Lodged

3.2 Address: Nos. 139 – 141 Lake Street,

Proposal: Five storey multiple dwelling with restaurant/café, office and short stay accommodation

Applicant: Motus Architecture

Reason for Referral: For the DAC to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 27 April 2018.

Applicant’s Presentation:

The Applicant gave a PowerPoint presentation.

Recommendations & Comments by DAC (using the Built Form Policy Design Principles) on 27 April 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Design does not address the single storey heritage building to the south, therefore consider some stepping down to the adjoining buildings to prevent overpowering Remove this text Corner should be more open. Might be more powerful as a floating box - consider blade columns if grounding is needed.
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	<ul style="list-style-type: none"> Northern elevations preferences both east and west in the angling of the reveals...suggest the east for the morning light. Acknowledge Church Street has minimal existing streetscape, however concerned about the stores placed along Church Street Lake Street elevation with the broader context should be provided to see how the development sits within this and the lot itself as it currently stands. Have not shown the double storey terraces. What materials and colours, textures etc can be drawn on to reduce the bulk and scale? Show street elevation of proposal in context with street and existing heritage listed corner shop to the south. Brick work is supported. Not convinced by uppermost floor - like the different material but the geometry simply repeated same as below should be reviewed - suggest a more sculptural approach as counterpoint for rigidity below. Nice rhythm and simplicity on Church Street elevation which ties into the area - needs to be reinforced and strengthened as per previous notes.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Some support for limited deep soil but ground plane needs to be highly activated, accessible and be very well resolved. Check landscape area calculations are to the requirement of the City's policy or provide justification for the shortfall Relationship to the park requires a more detailed proposal for council and community consideration.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Height may be acceptable but keep in mind how the ground plane is considered. Take into account how the ground level will impact on the community and streetscape. Demonstrate how the ground level is of community benefit. Height of the wall on eastern elevation adjacent café is well over head height and impacts negatively on streetscape. Nil setback everywhere might be over development of the site Streetscape and lack of massaging of the massing. Maybe emphasise frontage to the park. Feels like the building envelope is just being filled up. Consider playing with the levels rather than filling up the building envelope
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Section reinforced that the entrance being single storey height is limiting - should consider double storey height void to allow more light, with brick screen treatment into void making more sense located here. Lightwell to west may work ok. Concerned about acoustic impacts where sound may bounce around through lightwell. Consider acoustic glass Consider integrating stores within apartments to free up Church Street frontage for interactive streetscape. Site access - 6 or 7 steps have been introduced which results in disabled access lift being required. Is there any potential to wrap a ramp around to do away with lift or lower level of commercial tenancy to be on grade/street level? Demonstrate how the park interface works out of hours Toilet on the ground floor – with the lobby being publicly accessible, there is concern about how this works particularly at night. Toilet for the commercial in lobby area needs to be handled carefully – demonstrate how this will not be a CPTED issue Consider removing a couple of apartments to get better internal flow, light and orientation – for instance it would be nice to be able to see out from windows at ends of corridors.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider rotating corner balcony to face north/east rather than south to maximize northern winter sun access where

	<p>applicable</p> <ul style="list-style-type: none"> Look into dropping the café lower – refer note above. Internal circulation upper floors with no views out – refer note above. Consider extending the central circulation all the way to the western edge of the building to let light in / create vista out.
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> Interface to the park and the security for the short stay - need to manage this interface
Principle 9 – Community	<ul style="list-style-type: none"> The level to the park should be reconsidered to activate the area - show how the community will access the café from the park
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> Mindful of services abutting neighbour. Consider the type of fencing to allow bins to be screened from view. Sections not provided – critical to review soil depth provisions

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> In regards to disabled access, emphasis should be equity for people with disabilities with other building users, creating a legible entry and a continuous streetscape. Consider seating feature to the café as an 'after hours' aspect of the café.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Internal landscaping is fragmented Interior climbing/hanging gardens are difficult to create and require careful coordination with landscape architect. The current planting areas are small and should be reconsidered together with the internal core arrangement to ensure that the desired outcome is achieved. Internal landscaping - the dimensions for the vertical landscaping are narrow. Coordinate with landscape architect to create large consolidated planting areas to achieve the desired effect. The vertical landscaping on the southern side under the building cantilever appears difficult to implement – clear glazing may be better to relate to the street. Quality of the atrium space is pivotal to the success of the landscaping and experience for building users.
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Disabled lift access needs to be at the main building entry. Quality of the atrium space will guide the success of this area, dependent on ventilation and light access. Need confidence that this will work. Further consideration of the core arrangement is required. Canopy is quite high above the footpath level and narrow width, how much meaningful shelter will this provide for pedestrians? Reconsider this element. Storage areas do not meet the minimum dimensions.
Principle 5 – Sustainability	<ul style="list-style-type: none"> Third and fourth floor plans include narrow windows. Opportunity to obtain more natural light and ventilation The ventilation of the atrium space – appears to be

	<p>limited and further information may be required as to how the air will move and circulate within the space - potential for additional modelling or mechanical advice to assure the panel that the dimensions of voids and openings are sufficient to achieve passive ventilation (stack effect)</p> <ul style="list-style-type: none"> • Apartments on the southern side will rely heavily on the ventilation from the atrium. Some wet areas may not be able to achieve an acceptable level of ventilation. Consider screens for the residents if they choose ventilation or privacy. • Consider screening on the doors for residents to choose for ventilation in the atrium
Principle 6 – Amenity	<ul style="list-style-type: none"> • The awning is high and slim does not provide adequate shelter for pedestrians - <i>see note on the canopy above for clarity</i> • Consider rearranging the central ground floor courtyard. Who would sit at the back of the courtyard area? Consider relocating seats to be closer the street and activity at the entrance. Improve the cohesiveness of the landscape in this courtyard area
Principle 7 – Legibility	<ul style="list-style-type: none"> • More consideration needed for the articulation of the entry to make it more legible
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Scheme has improved with modifications and the landscape architect input has improved the ground floor interface. • Extension of proposed al fresco in to the park is not supported by the City – the applicant needs to address the interface.

Conclusion:

DA can be submitted but a further referral to DRP will be required after lodgement.

5.05pm–5.30pm – Applicant’s Presentation – DA Lodged

3.3 Address: Nos. 18 Brentham Street, Leederville

Proposal: 20 two-storey Grouped Dwellings

Applicant: Property Development Solutions

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City’s Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant’s Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The applicant needs to consider the detail of the front entry and garage interface to create clarity between the two elements and how that façade interfaces with the street. • Continuous ground floor garage elevation in addition to screening on the first floor creates a poor and inactive interface to the internal street of this proposed development. Consideration needed on how to redesign with greater articulation and individualisation of the terraces so it is not such a continuous solid blank and inactive frontage. Consider different Unit types (1 car bay or 2 car bays). Look at additional landscaping along the garage elevation to break up the continuous façade. • Laneway has potential to be similar to a London mews. This design of the internal street is more than about car access to parking. The street has to work for pedestrians walking into the development and building users looking out on to it. Design for more greenery in this street to encourage its use as an attractive place. • Consider terrace rhythm, perforations (balconies) and materials/colour of façade. • In regards to internal appearance and legibility when using the laneway directly from Brentham Street, the same architectural language is seen, therefore consider alternate materials/colours for the terrace at the eastern end. Create more quality at street level – more texture, materials and amenity. • Consider the fence design and how it will impact on the overall look from the adjacent street/park.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Consider additional landscaping in the central laneway and along the garage elevation to break up the continuous façade.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Adaptability of the houses - Consider alternative house types with a possible ground floor room that may be a bedroom and also consider reducing the car parking per unit (one bay minimum, not two as standard) in view of proximity to the town centre and public transport. • Consider removing or relocating the communal space, so it is not hidden behind a narrow entry, and given surrounding POS. Consider providing larger outdoor living areas, particularly to the units adjacent to the school, and improve dwelling amenity
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Communal area is sandwiched between existing multiple dwellings and proposed dwellings to the east. Do you think this is in the right spot? Will it be safe? Could it be better integrated into the development? • Courtyards on the northern boundary, narrow area facing solid fence, these might seem closed in with no passive surveillance due to blank wall, different for those orientated towards POS; they do not meet the minimum dimensions. These areas may feel constrained. • Consider the functionality of the courtyard the clothes line and possible air conditioning unit are likely to be in

	<p>this area.</p> <ul style="list-style-type: none"> • Avoid blank walls facing POS (ie no overlooking/surveillance) particularly on terrace ends as this creates zones of security and safety risk.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Balcony sizes are narrow - how will these be useable? Consider using balconies to create some articulation or perhaps larger balconies to take advantage of the north facing aspect. Consider stepping some balconies facing the internal street to breakdown the linear façade plan at the upper level. • Consideration needed as to where will the aircon units and clothes drying will be located. • Continuous built form proposed. Consider individualising some of the grouped dwellings.
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> • Consideration needed for the fence height of solid (too high) and visually permeable areas for passive surveillance
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion: To be referred to back to DRP

5.35pm–6.00pm – Applicant’s Presentation – No DA Lodged

3.4 Address: Nos. 351 Stirling Street

Proposal: Seven Multiple Dwellings

Applicant: Wilt Design

Reason for Referral: The proposal will likely benefit from the referral to the DAC in terms of the City’s Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant’s Presentation:

The Applicant gave a PowerPoint presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider the rearrangement of roofs to reduce potential impact on adjoining southern lot in terms of overshadowing and building bulk. • Concern for the lack of ground level activation in the streetscape. Activity at streetscape should be relatable (at human scale) to a person on street. Ground floor plan is currently dominated by carparking, bins and servicing. Maybe consider reconfiguring the communal area from the rear to the front. Look into the possibility of moving the rear unit to the front to help the
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	<p>streetscape or adding another room at ground level for the front unit.</p> <ul style="list-style-type: none"> Consider a space at the ground level that could be used. Entry into the front building could be more present on the street and provide activation. Considering neighbours context is positive.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> In regards to tree size referred to 400ml should this be 400L. Vertical planting will need a reasonable planting area to achieve its intended outcome. Consider introducing additional landscaping in the car parking area and driveway to create green links within the development.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Consideration needed for the additional overshadowing as a result of boundary walls. Reconsider the pitch on the roof to the northern side as this will decrease the shadow
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> More detail needed for the ground floor plan and vehicle manoeuvring bays to show how they will work. Visitor parking, how will a person realistically manoeuvre a car out of this bay?
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> Communal area behind rear unit this is hidden away, no passive surveillance and will not be used as much.
Principle 9 – Community	<ul style="list-style-type: none"> Consider more landscaping along driveway or redistribution of common area. If communal area at rear could be redistributed to the middle of the development between where the two buildings break to bring greenery forward. Communal space if remaining, consideration needed for privacy issue and potential noise to be addressed with the adjoining units
Principle 10 – Aesthetics	N/A
Comments	

Conclusion:

This application needs to be returned to the DAC. The applicant needs to address the site planning to achieve an active streetscape and improve the spatial arrangement of parking, entries and landscaping.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, James Christou declared the meeting closed 6.00pm.

The next meeting will be held on 6 June 2018.



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 27 June 2018 at 3.30pm****Venue: Committee Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
Sasha Ivanovich (Chairperson)	Jay Naidoo (Manager Development & Design)
Simon Venturi	Joslin Colli (Coordinator Statutory Planning)
Joe Chindarsi	Rana Murad (Senior Urban Planner)
Tom Griffiths	Remajee Narroo (Senior Urban Planner)

Applicant-Item 3.1Applicant-Item 3.2

3.30pm**Member Discussion****4.00pm:****1. Welcome / Declaration of Opening**

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

2. Apologies – 27/6/17 - Tom Griffiths**3. Business****4.00pm–4.40pm – Applicant Presentation – DA Lodged****3.1 Address:** 9-11 and 15 Money Street, Perth**Proposal:** Five storey mixed use development**Applicant:** Allerding and Associates on behalf of Reside on
Money Pty Ltd**Reason for Referral:** For the DRP to consider the changes made by
the applicant in response to the previous DRP comments and
recommendations of 23 August 2017

Discussion:

The Design Review Panel provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DRP's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant did not attend the meeting on 27 June 2018.

A meeting was scheduled for 4 July 2018 to allow the applicant to present.

Recommendations & Comments by DRP (using the Built Form Policy Design Principles) on 23 August 2017:

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Reduce the glazing treatment at ground floor and integrate the octagonal/honeycomb framing proposed at upper levels. Streetscape elevation to be more fine grained working into the character of the existing streetscape. • Consider the upper floors being set back further from Money St frontage, to reduce the bulk impact on the street. • Building overpowers existing heritage single storey dwellings on both sides. • Look at the neighbouring heritage building, identify some of the strong features and reinterpret these into the façade at ground level and on lower floors particularly. This will assist the project in fitting in with the established identity of the area.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Landscaping should be increased to comply with the City's requirements. Calculate soft and hard landscaping areas. • Consider use of landscape planters at balustrades to assist in ameliorating overlooking impacts. Consider a more integrated approach in relation to landscape, overlooking issues and the façade design by possibly utilising the honeycomb framework as a structure to grow plants and hang privacy screening from. • On communal corridors, consider locating planter boxes in front of bedroom windows to increase sense of privacy/protection.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Concern that the height is above the direction set by Council. • Consider pulling back the roof so the building presents as a 4 or 5 storey building. • Consider pushing the residential entry (two storey volume) back behind the rest of the three storey volume to break up the bulk. • If the car parking is not supported consider peeling down the upper floors. • Shorten/pull back corridors where not necessary to access apartments in order to assist with minimising bulk and scale of the proposal (refer to rear).
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Consider relocating the lift and stairs as it is within the setback area, very visible from Newcastle Street and has a negative impact on the adjoining heritage houses. Possibly move into central commercial tenancy (behind commercial area) to reduce the bulk/mass, and create opportunity for visitor parking to be located where directly accessible from the street in front of parking area security gates with lobby possibly setback from street boundary. • Consider reducing size of to allow windows to bathrooms on front units and create further cross ventilation to units. • Consider the introduction of a mix of dwelling types, possibly changing 2 bedroom apartments to 3 bedroom apartments to reduce car parking. Consider moving the solar panels to the rear blank elevation.

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Principle 5 – Sustainability	<ul style="list-style-type: none"> • Passage way access to street facing units does not provide adequate privacy, natural light and noise protection to bedrooms of these units, particularly the middle unit. Consider a light well across passage & bedroom wall, to middle unit near the passageway. (I thought this didn't work Sasha because of the change in building configuration above?) Relocation of lift and stair to a central location may resolve this issue if adopted.
Principle 6 – Amenity	<ul style="list-style-type: none"> • Ceiling height for the ground floor (commercial tenancy) should be 3.5m (deemed to comply requirements). • Reconsider the position of the visitor car parking bays. Moving entry, lobby, lift and stairwell back from front boundary may resolve this issue. Consider cash-in-lieu if no solution to the visitor car parking position. Visitor car parking is supported in front of the gate. If the visitor car bays are behind the gate a management plan will need to be submitted. • Consider widening the lounge rooms as 3m is very tight and not flexible to accommodate seating arrangements. • Look at the placement of windows/bed and location of walk ways – impact on amenity in particular on 1st floor. • Ensure all balconies achieve a minimum dimension of 2.4m in depth.
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	<ul style="list-style-type: none"> • Integrate the aesthetics between the upper and lower portions of the building. If the honeycomb motif is chosen, it should work its way down so it reads like one building.
Comments	<ul style="list-style-type: none"> • Show existing/adjoining buildings and deemed to comply future building envelopes on elevations and 3D perspectives as well as over-shadowing diagram. • Provide further justification for parking shortfall. • Provide further information to justify current height. Demonstrate what consideration has been provided to address impact of additional height in this context. Provide outline as to how the proposal would positively contribute to the locality and community. • Rear setbacks do not comply - provide justification. If a LDP is submitted, it will need to demonstrate how it would impact/contribute to the community, by reference to site context, impact of overshadowing, streetscape interface etc. • It is suggested that community consultation is undertaken before submitting a DA. • If car hire/shared car use is proposed, what land use classification would apply. • An arborist assessment will need to be submitted for the existing verge trees. • The Built Form Policy was developed in response to community concerns raised in response to previous projects that set bad precedents. • Any LDP that seeks to increase height limits would need to align with the intent of the BFP and limit development to the site boundary at lower floors whilst providing setback to upper floors to reduce bulk and scale and to step down in height to the neighbouring adjoining single residential buildings. This proposal is yet to demonstrate this approach. <p>If the intent is to commit to the design quality requirements of Part 4 of the draft Design WA policy, then the planning would</p>

	<p>need to be reconsidered. There appears to be many areas in the current proposal that would not meet these requirements. A high-quality positive contribution to the locality should be offered to make it an attractive proposition to the City and the community.</p> <p>A sample of elements that could be offered as an incentive for the City of Vincent / local community to consider can include;</p> <ul style="list-style-type: none"> • Character • Pedestrian amenity • Public domain interface / active frontages – retail “encouraged” • Permeability – included however proposed linkages are outside ownership and control. • Diversity of accommodation • Affordable housing / Key worker housing • Diversity of land uses • Any community facilities sought by the city • Landscaping intent / retention of trees • Communal / public areas • Sustainability targets • Community benefits. Refer Melville Canning Bridge Structure Plan and Design WA section on Incentives for a range of elements the City could benefit from. <p><u>For more, refer to Design WA Draft Apartment Design Guide, 2.11 Incentive based development standards and Appendix 2 – List of potential incentives – based development standards</u></p>
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Recommendations & Comments by DRP (using the Built Form Policy Design Principles) from the meetings held on 27 June 2018 and 4 July 2018:

<p>Principle 1 – Context and Character</p>	<ul style="list-style-type: none"> • Setbacks, sensitivity to context and materiality has significantly improved from the previously submitted drawings • Top Storey roof form & material colour significantly increases bulk and does not reduce impact of the additional storey proposed. Consider what action can be taken to reduce bulk impact of building roof and large blank walls on the top storey. • Consider developing a single cohesive design language for the façade elements from the triangular planters and honeycomb wall pattern. • Consider further refining the design language between triangular planters on balconies with the balconies blank walls and surfaces, as well as glass balustrading to ensure a cohesive whole • Interface with heritage dwellings on the south side requires improvement. Reference the development across the road that incorporates render and face brick and presents a vertical rhythm. • The current proposal incorporates only lightweight and modular elements. A very linear approach to the side facades is not consistent with the front façade. Blank side boundary are compliant in relation to required setbacks however more detail is required to demonstrate a suitable response in relation to heritage context within which they are located - in materiality or articulation • The use of face brickwork elements is currently not proposed but would be encouraged to tie in with the existing context and character. Consider interpreting
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	<p>vertical elements of front façade to the side elevation. Consider shifting the bulk of unit 6 further back to mediate and provide transitioning in bulk/massing between the adjoining single storey heritage and the proposed. Provide a vertical reference point if wall cannot be articulated or set back to dwelling. In order to consider additional height on the overall site. A better transition to the adjoining heritage site needs to be demonstrated.</p> <ul style="list-style-type: none"> • Less than half of the ground floor facade has been activated to the street. Further consideration is required to improve activation. Car share use is not an ideal way to achieve street activation. Explore whether this be incorporated within bays to the rear. • Demonstrate further as to how the rear of the building responds to its context • Consider further as to how the building on street side can be articulated to achieve a better relationship between various floors/levels. Effort has been made to introduce depth in the façade but scale and relationship has not been considered. • Consider recessing building where the tree canopies are present to give the trees more room. Consider incorporating windows in the solid sections of wall facing the street and how this works with the materiality of the top storey • Considerable articulation has been provided on the street facing façade. This is not as evident on the sides. Consider introducing more detail to break up bulk on the side elevations. • Terrace on second floor doesn't create much attraction – refer to later comments in Principle 6 - Amenity section. • Provide further finer detailing of façade materials.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • It is noted that the existing trees overhang the property boundary. Consider how the tree canopies can be retained and the building design responds to the tree canopy. • Walkways on level 1-5 provide no privacy from people walking by the apartments next to bedroom windows. Consider relocating some planting, against units, to provide some privacy to these units • Planter dimensions on the podium level where a tree is shown, consider modulating so that you can get enough soil around the tree. • Suggest trees be located/prioritised to edges to assist in softening impact of the development to adjoining neighbours • Some deep soil zones are in private areas - these may be compromised if tenants remove landscaping. Consider management plan to address this. • Consider some canopy or shade structures to roof deck. These should be setback from the edges of the balcony on the front and sides to minimise visual impact but provide a level of amenity for occupants. Consider installing a light weight, translucent frame or solar gazebo structure-to a third of the deck (so that it is not visible on street) of the deck.

Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Toilet on 5th floor would be better located on the roof deck level. It will help reduce the bulk of the uppermost level and be more functional for roof deck users. • Elevation material – The millboard element is prominent solid and bulky. Consider if this surface treatment could be broken up with window to reduce bulk and provide light and outlook. Consider use of face brickwork in lieu of timber claddings as noted previously to better tie in with context and character of the surrounding area.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Unit planning requires further work. Consider how more usable functional use of space can be provided. Bathroom areas to units 11 & 16 could have windows to outside/passage instead of plumbing service duct flanking the passage. • Crossover abuts street tree • Units 7,8,9,12,13,14 lounge size and kitchen locations require more consideration. Check that sufficient space has been provided for usability. • Street fronting units - bedroom on north east end where facing back internally and wing of balcony cuts across is an issue. There is no access from these bedroom to large unit balcony on first 4 levels typically. Unit 16 balcony off front bedroom, and has only 1 door from dining room. The adjoining kitchen has no window. Consider replanning the layout so that the open plan spaces have better access to the balconies. • Access to stairs at ground floor is from behind secure gates, not from the lobby. Consider providing access to stair from the lift lobby if compliance allows. • Consider providing a window to the solid wall adjoining stairwell/lift core - vertical glazing to reduce bulk of wall, in brick finish to tie into ground floor • Store rooms 4 and 5 are quite far from the units. Consider relocating them closer to these units
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Commercial tenancy access to toilet on ground level requires going out and going down side of property to access. Consider providing more convenient access to this toilet. • Second floor communal area is located on the southern side of the building. It has poor solar access, and it is questioned whether this area would be regularly utilised. Consider relocating it to the roof deck, and privatising this area to Unit 11, with corresponding openings and access out. • Unit 10 layout will not allow for much natural light. Consider providing access to balcony from the master bedroom. • Shared corridors adjoining bedrooms would present a noise issue. Consider relocating windows to face out, instead of on to the corridor where possible • There is a lack of privacy to bedrooms on upper storeys where passageways adjoin windows. Consider providing a landscape buffer between windows and

	<p>public corridors to units 7- 22</p> <ul style="list-style-type: none"> Consider a more direct access from lift and stairs to the roof deck instead of the one provided alongside the unit from southern side. Upper floor units bathrooms and en-suites - provide windows where located on external wall. Unit 15: bed head could be flipped to north side and have a highlight to the north as well as have a sliding door access to balcony Unit 16: Replan so that open plan areas have direct access to balcony space as per Unit 15. Current plan provides poor access from living areas to balcony. Bedroom could be positioned where current kitchen is located, with access to balcony. Unit 6: Privacy to the bedrooms on the side boundary: Consider providing some screening or create private courtyard for bedroom as per Unit 4 to separate from passageway. Unit 4: If Air Con enclosure is located to the opposite wall of the balcony, then there could be sliding door access provided from bedroom
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> Consider a better parking layout to the one provided with visitor bays located behind the security gate, which is not acceptable.
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> ESD submitted

Conclusion:

To be returned to DRP.

4.45pm–5.25pm – Applicant’s Presentation – a JDAP has been lodged

3.2 Address: No. 212 Carr Place, Leederville

Proposal: Five Storey Mixed Use Development

Applicant: Urbanista Town Planning on behalf of Carrier and Postmus Architects

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 7 February 2018.

Recommendations & Comments by DRP (using the Built Form Policy Design Principles) on 7 February 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider the symmetry of the awning and how it can contribute to better define residents entry Consider using heavier/solid material such as in-situ concrete for the base element (including the awning) to maintain consistency with what the form suggests – a carving out of a solid shape.
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	<ul style="list-style-type: none"> Consider integrating the artwork into the panels of the blank side walls at a larger rather than finer scale. An integrated approach is favoured over a mural. Consider the quality, durability and integrity of the finish to provide a good outcome.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Have regard to landscaping maintenance when considering landscaping. Demonstrate the viability of the landscaping considering it will be in winter shade and summer sun. Provide more detail on the landscaping proposed to demonstrate compliance with City's landscaping requirements.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> The apartments are considered generous in size. Consider tightening up the apartments to achieve compliance with side setback requirements. Consider reducing the upper floor to reduce the scale and bulk.
Principle 4 – Functionality and build quality	
Principle 5 – Sustainability	
Principle 6 – Amenity	<ul style="list-style-type: none"> When/if neighbouring development occurs, development on the boundary would enclose the setbacks and limit penetration of daylight and ventilation creating "snorkels". Consider increasing the side setback / reduce the width of the living spaces to improve daylight and ventilation to bedrooms. Consider privacy for the balconies of the apartments facing the laneway. Take into account the outlook of the balconies and what they will be looking at. Consider providing movable screening on the rear balconies similar to the front façade to provide additional privacy and sun control.
Principle 7 – Legibility	<ul style="list-style-type: none"> Ensure that the main entry point to the development will be legible if neighbouring future development is to the boundary and visibility of the canopy "cutaway" corner is reduced. The location of signage for the commercial tenancies should be considered and nominated on drawings for approval.
Principle 8 – Safety	<ul style="list-style-type: none"> Ensure that entry design applies acceptable design principles.
Principle 9 – Community	<ul style="list-style-type: none"> Consider how communal landscaped areas might be utilised to encourage interaction between occupants.
Principle 10 – Aesthetics	<ul style="list-style-type: none"> Currently the fine detail of the materials (as implied by the plans) compliment and lighten the simple nature of the building mass. Ensure the integrity of this is maintained.
Comments	

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

The Applicant did not make any changes to the drawings presented in previous meetings.

Principle 1 – Context and Character	<ul style="list-style-type: none"> DRP remains supportive of the architectural expression of this proposal however no changes were made to the drawings from the previous meeting so all previous comments have not been addressed and are still applicable. Good street interaction and frontage has been provided on ground level Upper floor is well setback to reduce impact of the development Consider treating top level materiality in a slightly different way to reduce impact - a shift light weight
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	<p>cladding material, with receding tone would assist in this regard.</p> <ul style="list-style-type: none"> As the side elevations will be exposed to the street with no development on either side likely for a considerable period, due to them being strata titled the proposed artist treatment of side walls is supported. Its impact will be considerable. Submit a further developed treatment and concept development of the artwork/ mural intended for the side elevations using a large scale approach rather than finer grained intricate approach which will be visible and prominent from a distance. Consider further recessing top storey from the side boundaries to reduce their impact of bulk of the overall building form
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Quality of landscaping looks good incorporating archway references from the elevation. Deep soil is potentially short – applicant to liaise with the City on this. Opportunities exist for additional landscaping. Explore a greater setback to meet compliance to the front of the development, thereby possibly assisting with any deep soil and landscape area shortfalls. Applicant to confirm the landscaping plan has been generated by a landscape architect.
Principle 3 – Built form and scale	<ul style="list-style-type: none"> DRP is supportive of proposed nil setback to side boundaries, preferred in this case to the alternative, multiple breaks in the building side/boundary walls Front setback is not compliant. As proposed it may set a negative precedent for the existing streetscape. Additional setback here may provide some deep soil opportunities as previously noted above.
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	<ul style="list-style-type: none"> Big windows are present on west elevation with no shading
Principle 6 – Amenity	<ul style="list-style-type: none"> Central communal area openness is good
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion: To be returned to DRP following lodgement of DA.

4. General Business
Nil

5. Close / Next Meeting

There being no further business, the Chairperson, James Christou declared the meeting closed 5.45pm.

The next meeting will be held on 18 July.



MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.00PM

5 JULY 2018

CITY OF VINCENT

*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park*



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Prior to taking their seats for the meeting each member elected by the Member Councils, made the required Declaration of Elected Member for the position of Councillor of the Mindarie Regional Council (MRC) in accordance with the Transitional Provisions of the Local Government Act 1995 (Schedule 9.3) using s702 of the Local Government Act 1960 (repealed).

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The acting CEO declared the meeting open at 6.00 pm.

2 ELECTION OF CHAIR

The acting CEO advised Council that he had received a nomination from Cr Fishwick nominating Cr Boothman for the Chairperson's role.

The acting CEO asked Cr Boothman if he accepted the nomination and Cr Boothman confirmed that he accepted the nomination.

The acting CEO asked if there were any further nominations.

No further nominations were made.

The acting CEO declared Cr Boothman elected unopposed as the Chairperson.

3 ELECTION OF DEPUTY CHAIR

The Chair advised Council that the acting CEO had received a nomination from Cr Fishwick nominating Cr Norman for the Deputy Chairperson's role.

The Chair asked Cr Norman if he accepted the nomination, Cr Norman confirmed that he accepted the nomination.

The Chair asked if there were any further nominations.

No further nominations were made.

The Chair declared Cr Norman elected unopposed as the Deputy Chairperson.

4 ATTENDANCE/APOLOGIES/ LEAVE OF ABSENCE

Councillor Attendance

Cr D Boothman JP (Chair)	City of Stirling
Cr M Norman (Deputy Chair)	City of Joondalup
Cr R Fishwick JP	City of Joondalup
Cr A Hammond	City of Perth
Cr F Cvitan JP	City of Wanneroo
Cr R Driver	City of Wanneroo
Cr A Guilfoyle	City of Stirling
Cr S Proud JP	City of Stirling
Cr K Sargent	City of Stirling
Cr K Shannon	Town of Cambridge
Cr S Gontaszewski	City of Vincent

Apologies

Cr E Cole	City of Vincent
Cr K Vernon	Town of Victoria Park
Cr E Lumsden	City of Perth

Leave of Absence

Nil

Absent

Nil

MRC Officers

Mr G Hoppe (A/Chief Executive Officer)
Mr A Slater (A/Director Corporate Services)
Ms D Toward (Executive Support)
Ms S Cherico (Human Resources Officer)

MRC Observers

Nil

Member Council Observers

Mr A Murphy (City of Vincent)
Ms R March (City of Joondalup)
Mr B Twine (MRC)
Mr J Wong (Town of Victoria Park)
Mr C Colyer (Town of Cambridge)
Mr S Cairns (City of Stirling)
Mr H Singh (City of Wanneroo)
Mr P Crabbe (City of Stirling)
Mr I Hunter (City of Stirling)

Visitors

Ms M Hanson (LOGO Appointments)

Members of the PublicNil

Press
Nil

5 DECLARATION OF INTERESTS

Interest Type	Financial Interest
Name and Position of Person	Gunther Hoppe, Acting Chief Executive Officer
Report Item No and Topic	17.1 CEO Contract
Nature of Interest	The CEO contract is under consideration

Interest Type	Impartiality
Name and Position of Person	Cr David Boothman
Report Item No and Topic	11.4 Audit Committee Member
Nature of Interest	Andrew Burchfield (applicant known to David Boothman)

6 PUBLIC QUESTION TIME

Nil

7 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil

8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

9 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

10 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

10.1 ORDINARY COUNCIL MEETING – 31 May 2018

The Minutes of the Ordinary Council Meeting held on 31 May 2018 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 31 May 2018 be confirmed as a true record of the proceedings.

Cr Fishwick moved, Cr Cvitan seconded

RESOLVED

That the recommendation be adopted.

(CARRIED 11/0)

11 CHIEF EXECUTIVE OFFICER REPORTS

11.1 FINANCIAL STATEMENTS FOR THE MONTHS ENDED 30 APRIL 2018 AND 31 MAY 2018	
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	14 June 2018
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL

The Financial Statements are for the months ended 30 April 2018 and 31 May 2018 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 11 months to 31 May 2018 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

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Summary of results for the eleven-month period ended 31 May 2018

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	247,359	243,969	3,390
Tonnes – Others	14,474	15,119	(645)
TOTAL TONNES	261,833	259,088	2,745
	\$	\$	\$
Revenue – Members	43,507,868	42,905,744	602,124
Revenue – Other	6,174,817	5,065,170	1,109,647
TOTAL REVENUE	49,682,685	47,970,914	1,711,771
Expenses	48,126,073	48,243,224	117,151
Profit on sale of assets	8,585	8,586	(1)
Loss on sale of assets	-	-	-
NET SURPLUS	1,565,197	(263,724)	1,828,921

Commentary

Member tonnes for the year to May 2018 are tracking above budget, mainly due to the extra City of Stirling tonnages. Trade and casuals are 645 tonnes behind budget. The net variance to budget of \$1,828,921 reflects the ongoing reduction in budgeted tonnage and RRF operating expenditures, offset by decreased tonnage related expenditure (DWER Levy). The net forecast position for the end of the year was forecast to be a deficit of \$1.8m, however this has improved significantly as a result of some unforeseen changes, including:

- City of Stirling extra tonnage in the last quarter (during Balcatta maintenance); and
- Higher sale of Renewable Energy Credits (RECs) than what was anticipated

The overall trend of reduction in waste to landfill is consistent with the MRC's vision of 'Winning Back Waste', but will over time see the cost per tonne to landfill for the remaining waste increasing proportionally.

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 30 April 2018 and 31 May 2018 are received.

Moved Cr Norman, seconded Cr Fishwick

RESOLVED

That the recommendation be adopted
(CARRIED 11/0)

11.2 LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 30 APRIL 2018 AND 31 MAY 2018	
File No:	FIN/5-06
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	13 June 2018
Responsible Officer:	Acting Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 30 April 2018 and 31 May 2018 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 14 September 2017, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the MRC is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
30 April 2018	General Municipal	Cheques	\$12,314.10
		EFT	\$5,926,166.56
		DP	\$421,230.52
		Inter account transfers	\$2,500,000.00
		Total	\$8,859,711.18
31 May 2018	General Municipal	Cheques	\$4,862.51
		EFT	\$2,639,906.87
		DP	\$267,191.88
		Inter account transfers	\$0.00
		Total	\$2,911,961.26

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 30 April 2018 and 31 May 2018, be noted.

Moved Cr Sargent, seconded Cr Cvitan

RESOLVED

That the recommendation be adopted

(CARRIED 11/0)

11.3 BUDGET APPROVAL – FINANCIAL YEAR 2018/19	
File No:	FIN/146
Appendix(s):	Appendix No. 6
Date:	14 June 2018
Responsible Officer:	Acting Director of Corporate Services

SUMMARY

The purpose of this Item is to present the Budget for 2018/19 to the Council for approval and adoption.

BACKGROUND

The 2018/19 budget process commenced in March 2018 and included one workshop held with Councillors and Officers on 31 May 2018.

The underlying operating budget has been developed from a 'zero base' in discussion with the managers across the business and has been reviewed in detail to ensure that the Mindarie Regional Council (MRC) continues to deliver its current service offering in an efficient, cost effective manner.

The budget has been premised largely on a 'business-as-usual' basis. In addition to the MRC's normal operations however, a redesign of the transfer station at Tamala Park has been included in this year's budget of \$200k and \$522k for new leachate processing infrastructure.

The budget also contemplates the MRC continuing in its waste supply deed with the Western Metropolitan Regional Council (WMRC), whereby the MRC will supply up to 24,000 tonnes of Municipal Solid Waste (MSW) to the WMRC and in return, the WMRC will supply the MRC with an equivalent amount of processed residues. This will assist the WMRC in meeting its contractual obligations in respect of the DiCom facility. The arrangement has been structured in such a way that it has no impact on the MRC's gate fee.

Some of the significant changes between the 2017/18 and 2018/19 budgets include:

- A decrease in expected Member tonnes from 252,090 to 200,442 tonnes (20%) based on information provided by the member councils;
- The inclusion of \$300k of project costs for the Face Your Waste campaign
- The inclusion of \$522k of project costs for the environmental leachate processing project
- The inclusion of the transfer station redesign project of \$200k
- The increase of the landfill levy from \$65 to \$70 per tonne landfilled, effective from 1 July 2018.

The table below outlines the changes in the Members' and Non-members' gate fees (excluding GST) for the 2017/18 financial year.

	2018/19	2017/18 Mid Year	2017/18
Members' Gate Fee	\$205.00	\$180.00	\$174.00
Non-members' Gate Fee	\$192.72	\$190.91	\$190.91

This represents an increase of \$31 per tonne (15%) year-on-year in the Members' gate fee. This increase in the Members' gate fee is driven primarily by the tonnage reduction and the per tonne increase in the DWER landfill levy (\$5).

The Non-members' gate fee has been increased by an inflationary increment of \$1.81 per tonne.

DETAIL

Budget 2018/19

The Budget for 2018/19 has been set to achieve a \$2.1 million surplus. The proposed surplus has been set intentionally to assist with the funding of long-term site post closure liabilities and to re-establish (in part) the participants' surplus reserve if necessary by end June 2018.

Significant changes in year-on-year operating costs are outlined in more detail below.

Employee costs

Employee costs have decreased by \$347k which is primarily driven by savings in the landfill area due to a change in roster structure to address the reducing tonnages.

Consultants and contract labour

Consultants and contract labour has decreased by \$517k mainly due to waste audit budget not being needed for the 18/19 budget year.

RRF costs

The RRF costs have increased by \$1.9m directly attributed to the increase in MRC members' gate fee, and contractual indexed increase in the contractor's fees.

WMRC processing costs

The 2018/19 budget includes a \$4,920,000 expense in respect of 24,000 tonnes which the MRC is contracting to deliver to the WMRC for processing, which is the subject of a separate report to Council. These tonnes will be processed by the WMRC and they will charge the MRC a fee equivalent to the MRC Members' gate fee of \$205 per tonne.

This expense is offset by an equal revenue amount whereby the MRC will receive 24,000 tonnes of residue from the WMRC for landfilling at Tamala Park, for which the WMRC will be charged the MRC Members' gate fee of \$205 per tonne. The net financial effect of the transaction will be nil.

DWER Landfill Levy

The Department of Water and Environmental Regulation (DWER) landfill levy expense has decreased by \$2.3m which primarily reflects the increase in the levy from \$65 to \$70 per tonne offset by a reduction in the number of tonnes being landfilled for the year.

There is no clarification of any further increases after this budget year as yet.

Tonnages

Approximately 200,442 tonnes (Budget 2017/18: 252,090 tonnes) of waste are expected to be delivered to the MRC by Member Councils during the course of the year.

Of this, 100,000 tonnes (Budget 2017/18: 100,000 tonnes) is expected to be diverted to the RRF, which will in turn generate 48,700 tonnes (Budget 2017/18: 48,700 tonnes) of residue which will be sent back to Tamala Park. The RRF waste diversion target is set at 51.3%.

Non-members are expected to deliver 15,800 tonnes (Budget 2017/18: 16,400 tonnes) to Tamala Park.

Capital Expenditure

The following capital expenditures have been included in the Budget for 2018/19:

New capital expenditures

		\$
• Office furniture and equipment		72,300
- Furniture and equipment	7,300	
- Air Conditioning Units	65,000	
• Computer equipment		105,500
- Server upgrades	19,000	
- Admin server UPS and desktops	26,500	
- Document management system	60,000	
• Plant and equipment		2,594,000
- Repl. Bomag Compactor	1,700,000	
- Repl. Sumitomo Excavator	150,000	
- Repl. Small Vehicles (x4)	152,000	
- Repl. Komatsu Loaders (x2)	190,000	
- Repl. Skid Steer Loader	15,000	
- Repl. 30T Dump Truck	55,000	
- Repl. Hook Lift Bins (x6)	72,000	
- Repl. Tarpomatic Tarps (x2)	25,000	
- Small Equipment and radios	10,000	
- Cardboard Compactors (x2)	225,000	

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• Infrastructure		1,145,340
- Gas monitoring units	35,000	
- Leachate treatment project	522,000	
- Environmental drilling	115,000	
- Airwell pumps (x2)	16,000	
- Irrigation new shop	10,000	
- Compressor back up	44,121	
- Transfer station extension	200,000	
- Cell development lining	203,219	
		3,917,140

Carried forward capital expenditures

• Cardboard compactors	50,000
• New telephone system	15,000
• Repl. Toyota Forklift	28,000
• Repl. Komatsu Loaders (x2)	580,000
• Repl. Excavator	200,000
• Repl. Skid steer loader	90,000
• Repl. 30T Dump truck	360,000
• Kitchen, ablution upgrade tipface	20,000
• Weighbridge RRF	20,000
• Weighbridge TP	20,000
• Recycling centre renovations	145,296
	1,528,296

Total Capital expenditure **5,445,436**

Reserves

The revised Cash Backed Reserves with the projected balances at 30 June 2019 are expected to be as follows:

Site rehabilitation Reserve

Estimated balance at 30 June 2019: \$10,582,944

Purpose: *To be used to fund post closure site rehabilitation costs associated with the Tamala Park landfill site.*

A transfer of \$395,588 to this reserve is anticipated during the course of the 2018/19 financial year with no anticipated drawdowns on the reserve.

This will result in a funded reserve of approximately \$10.5 million to cover an estimated post closure liability of approximately \$15.9 million. As a result, the post closure liabilities will be 68% funded. This means that funding for these liabilities is lagging behind where it should be when compared with the amount of the landfill capacity that has been consumed (approximately 80%). The unfunded portion of the post closure liabilities will need to be funded over the remaining life of the landfill.

Reserve for Capital Expenditure

Estimated balance at 30 June 2019: \$708,348

Purpose: *To be used to fund the ongoing capital expenditure requirements.*

A transfer of \$5,445,436 to this reserve is anticipated during the course of the year with drawdowns to fund capital expenditures of \$5,445,436 withdrawn from the reserve.

Participants' Surplus Reserve Account

Estimated balance at 30 June 2019: \$2,000,000

Purpose: *To be used to fund any deficit or part of a deficit as shown in the annual financial report of the MRC.*

No allocations are proposed to this reserve in the 2018/19 financial year.

Carbon Abatement Reserve

Estimated balance at 30 June 2019: \$491,076

Purpose: *To be used to fund carbon abatement projects.*

MRC plan to investigate the suitability of solar being installed to the new recycling shop upon completion of the renovations.

Surplus

The budget shows a forecast surplus of \$2.1 million. It is proposed that the surplus will be allocated in part to the Site Rehabilitation Reserve and in part to the re-establishment of the participants' surplus reserve.

Funding Plan

- Operational expenditures will be funded from the proceeds of the Members' and Non-members' gate fees.
- Capital Expenditure will be funded from the Capital Expenditure Reserve.

SUMMARY OF APPENDICES

Attachment to this Item is as follows:

- Appendix No. 6 – Statutory Budget and Supplementary Information

CONSULTATION

One workshop for Councillors and Officers was conducted in May 2018 to discuss the 2018/19 Budget. The participants indicated that they did not feel a second budget workshop was required. Feedback from the workshop has been taken into account in compiling this final draft of the budget.

STATUTORY ENVIRONMENT

Budget approval is required by end of August 2018 in accordance with section 6.2 of the Local Government Act 1995 (as amended).

Modifications of existing reserves and creation of new reserves is done in compliance with section 6.11 of the Local Government Act 1995 (as amended).

POLICY IMPLICATIONS

The 2018/19 budget process is consistent with existing MRC policy.

FINANCIAL IMPLICATIONS

The Members' gate fee will be set at \$205 per tonne (excluding GST) for the 2018/19 financial year.

The Non-members' gate fee will be set at \$192.72 per tonne (excluding GST) for the 2018/19 financial year.

An estimated surplus of \$2.1 million is budgeted for the 2018/19 financial year.

Capital expenditure of \$5,445,436 is budgeted for the 2018/19 financial year, of which \$1,528,296 is carry forward expenditure.

STRATEGIC IMPLICATIONS

The Budget for 2018/19 has been derived from the MRC's Strategic Community Plan, the Corporate Business Plan, the Asset Management Plan, the Workforce Plan and the 20 year Financial Plan and is consistent with these documents, in compliance with section 6.2(2) of the Local Government Act 1995 (as amended).

In developing the 2018/19 budget, the funding required for the activities outlined in the Corporate Business Plan have been taken into account.

VOTING REQUIREMENT

Absolute Majority

ADDITIONAL COMMENTS

Subsequent to the budget workshop held on 31 May 2018, the following material adjustments have been made to the budget:

- Income: Gas Generations Sales (REC's) has increased by \$150k
- Income: Shop Sales income has increased by \$100k

The Members' gate fee has not been adjusted for the impacts of any of these changes.

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

- (i) adopt the Budget for the Mindarie Regional Council for 2018/19 financial year
- (ii) endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005/06 financial year and future years to meet its on-going capital requirements
- (iii) Approve the Capital Budget Program of \$5,445,436 for 2018/19 as follows:

New capital expenditures

	\$
• Buildings	-
• Office furniture and equipment	72,300
• Computer equipment	105,500
• Plant and equipment and vehicles	2,594,000
• Infrastructure	<u>1,145,340</u>
	3,917,140

Carried forward capital expenditures

• Cardboard compactors	50,000
• New telephone system	15,000
• Repl. Toyota Forklift	28,000
• Repl. Komatsu Loaders (x2)	580,000
• Repl. Excavator	200,000
• Repl. Skid steer loader	90,000
• Repl. 30T Dump truck	360,000
• Kitchen, ablution upgrade tipface	20,000
• Weighbridge RRF	20,000
• Weighbridge TP	20,000
• Recycling centre renovations	<u>145,296</u>
	1,528,296

Total Capital expenditure	5,445,436
----------------------------------	------------------

-
- (v) approve that \$395,588 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.
 - (vi) approve that \$3,917,140 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.
 - (vii) approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.
 - (viii) approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.

(Absolute Majority Required)

Moved Cr Norman, seconded by Cr Driver

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

11.4 EXTERNAL AUDIT COMMITTEE MEMBER APPOINTMENT	
File No:	COR/22-07
Appendix(s):	None
Date:	14 June 2018
Responsible Officer:	Acting Director Corporate Services

SUMMARY

The MRC has historically appointed an external audit committee member to the MRC Audit Committee in line with good governance practice.

The incumbent external member's appointment expired at the end of April 2018 and she indicated that she did not wish to be considered for re-appointment.

As a result, the recruitment process for a new external audit committee member was approved at the March 2018 Audit Committee meeting.

The advert was placed in the West Australian and on the Australian Institute of Company Directors (AICD) website. The adverts resulted in four suitable applications being received. The MRC arranged a face-to-face informal chat with each of the applicants, at which stage one applicant withdrew his application.

COMMENT

The MRC met with each of the candidates and provided resumes and brief details to the audit committee members on 14 June 2018.

The Audit Committee discussed the 3 applicants and recommended that Phillip Draber be put forward as the most suitable candidate.

There is no remuneration payable for this position, however the member can be compensated for expenses associated with enabling them to discharge their duties of the role up to an annual limit of \$1,000.

VOTING REQUIREMENT

Simple Majority

AUDIT COMMITTEE RECOMMENDATION

- 1) That Council appoint Phillip Draber as the MRC external audit committee member, subject to his acceptance of the appointment, for the period from 5 July 2018 to 19 October 2019, the date of the next Local Government Elections.
- 2) That Council endorse that Phillip Draber be considered as a candidate for the role of MRC external audit committee member for the period from 20 October 2019 to 30 June 2020.

Moved Cr Fishwick, seconded Cr Gontaszewski

RESOLVED

That the recommendation be adopted

(CARRIED 11/0)

12 MEMBERS INFORMATION BULLETIN – ISSUE NO. 42**RESPONSIBLE OFFICER RECOMMENDATION**

That the Members Information Bulletin Issue No. 42 be received.

Moved by Cr Norman, seconded by Cr Sargent

RESOLVED

That the recommendation be adopted.

(CARRIED 11/0)

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

The Chairperson confirmed that the Acting CEO received a notice of motion from Cr Shannon, which had been previously separately distributed to Councillors.

The Chairperson stated the item related to a matter already set out in the Agenda at 17.1 - CEO Contract of Employment, and therefore the notice of motion would be considered as a foreshadowed alternative motion on Item 17.1.

15 URGENT BUSINESS

Nil

16 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

This report is Confidential in accordance with Section 5.23 (2) (C) of the *Local Government Act 1995* as it is a matter that may result in a contract being entered into.

17.1 CEO CONTRACT OF EMPLOYMENT

File No:	PER/95
Attachments(s):	CEO CONTRACT OF EMPLOYMENT
Date:	5 July 2018
Responsible Officer:	HUMAN RESOURCE OFFICER

RESPONSIBLE ELECTED MEMBERS RECOMMENDATION:

That the Council:

- 1. ENDORSES** the Chief Executive Officer Employment Contract commencing 5 July 2018.
- 2. APPROVES** in accordance with the Salaries and Allowance Tribunal Band 3 for Regional Council CEO's, the total reward package be set at \$242,006.
- 3. APPROVES** the Chairman to execute the signing of the Chief Executive Officer Employment Contract.

The Chairperson requested that in accordance with clause 7.9 of the *Mindarie Regional Council Standing Orders Local Law 2010* and s5.23(2) of the *Local Government Act 1995*, Council proceed to meet "behind closed doors" to allow the Council to consider item 17.1 as it is a matter of a confidential nature.

Note: The Acting Chief Executive Officer has not released Report 17.1 for Public information as it relates to matters that affect the CEO Employment contract.

Moved Cr Boothman, seconded Cr Fishwick

RESOLVED

To close the meeting to the public.

(CARRIED 10/1)

For: Crs Boothman, Norman, Fishwick, Sargent, Guilfoyle, Proud, Hammond, Driver, Cvitan, Gontaszewski. Against: Cr Shannon

People in the gallery left the room.

MRC Acting CEO, MRC Acting Director Corporate Services, and MRC Executive Support left the room.

Melissa Hanson, LOGO Appointments and Sonia Cherico, MRC HR Officer remained in the room.

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Doors closed at 6.18 pm

Behind closed doors:

**Cr Fishwick moved, Cr Norman seconded
RESOLVED**

To open the meeting behind closed doors
(CARRIED 11/0)

**Cr Fishwick moved, Cr Norman seconded
RESOLVED**

5.2 Superannuation.

To remove clause 5.2(b).

To keep the clause 5.2 (a) but remove the (a) leaving it numbered as 5.2 only.

(CARRIED 11/0)

**Cr Gontaszewski moved, Cr Norman seconded
RESOLVED**

The CEO may elect to provide his own vehicle, then the Council will pay a vehicle allowance equal to \$14,779, Super not paid on amount.
(LOST 4/7)

For: Shannon, Norman, Gontaszewski, Sargent

Against: Fishwick, Boothman, Driver, Hammond, Guilfoyle, Proud, Cvitan

**Cr Driver moved a procedural motion, Cr Shannon seconded
RESOLVED**

To hold over item 17.1 of the CEO Contract of Employment to the next Council meeting, in order to obtain advice on vehicle FBT (5.1 (b) (iii) (iv) Remuneration Package)
(CARRIED 11/0)

**Moved Cr Boothman, seconded Cr Norman
RESOLVED**

To reopen the doors to the public.
(CARRIED 11/0)

Doors were reopened to the public at 7.13 pm, people in the gallery and MRC staff returned to their seats.

The Chair declared the meeting re-open at 7.15 pm.

The Chair announced that the Councillors had met behind closed doors and resolved to hold over item 17.1 CEO Contract of Employment to the next Council meeting.

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18 NEXT MEETING

Next meeting to be held on Thursday 6 September 2018 in the Council Chambers at City of Perth commencing at 6.00 p.m. Please note a strategic workshop will immediately follow the meeting.

19 CLOSURE

The Chairman closed the meeting at 7.20 pm and thanked the City of Vincent for their hospitality and use of their meeting rooms.

These minutes were confirmed by the Council as a true and accurate record of the Ordinary Meeting of Council held on 5 July 2018.

Signed Chairman

Dated this day of 2018

**INFORMATION BULLETIN**

CITY OF VINCENT

SUBJECT:	Street Tree Removal Requests
DATE:	26 July 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 15 May 2018 to 17 July 2018.



CITY OF VINCENT - Street Tree Removal Requests to 16 July 2018

Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
15/05/2018	Resident	25 Fairfield Street, Mt Hawthorn	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
15/05/2018	Parks Operations	21 Fairfield Street, Mt Hawthorn	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
18/05/2018	Resident	121 Chelmsford Road Mt Lawley	Trees are self-sown and not suitable for verge	<i>Grevillea robusta</i> & <i>Hakea laurina</i>	Incorrectly planted trees and not suitable for the verge	Y	N - Already trees on verge.
18/05/2018	Resident	44 Wasley Street, Mt Lawley	Tree appears to be dangerous	<i>Erythrina indica</i>	Internal structure showing decay, and tree may collapse	Y	Y - <i>Jacaranda mimosaeifolia</i>
18/05/2018	Resident	37 Clieveden St, Nth Perth	Tree is dead	<i>Callistemon salignus</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
18/05/2018	Resident	93 East Street, Mt Hawthorn	Tree is dying	<i>Callistemon 'Kings Park Special'</i>	Tree is in decline and will be removed when it shows further decline	Y	Y - <i>Jacaranda mimosaeifolia</i>
24/05/2018	Resident	2 & 8 Wylie Place, Leederville	Trees are dead	<i>Eucalyptus leucoxylon rosea</i>	Trees are confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	33 Purslowe Street, Mt Hawthorn	Trees removed for footpath construction	<i>Callistemon viminalis</i>	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	106 Sasse Ave, Mt Hawthorn (Purslowe St frontage)	Trees removed for footpath construction	<i>Callistemon viminalis</i> x 2	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	107 Sasse Ave, Mt Hawthorn (Purslowe St frontage)	Trees removed for footpath construction	<i>Callistemon viminalis</i> x 2	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	89 Lynton Street, Mt Hawthorn (Purslowe St frontage)	Trees removed for footpath construction	<i>Callistemon viminalis</i> x 2	Trees show slight decline, however they will be replaced	Y	Y - <i>Melaleuca viridiflora</i> x 2
24/05/2018	Engineering Operations	107 East Street, Mt Hawthorn (Purslowe St frontage)	Tree removed for footpath construction	<i>Melaleuca quinquenervia</i>	Tree in good condition	Y	Y - <i>Melaleuca viridiflora</i>



INFORMATION BULLETIN



CITY OF VINCENT

05/06/2018	Parks Operations	6 Wright Street, Perth	Tree is falling over - possibly damaged by car	<i>Callistemon 'Kings Park Special'</i>	Tree is falling over and needs to be removed	Y	Y - <i>Melaleuca viridiflora</i>
15/06/2018	Resident	62 View Street, North Perth	Tree is in decline and has not improved	<i>Callistemon 'Kings Park Special'</i>	Tree is in serious decline, poor form and small	Y	Y - TBD
15/06/2018	Resident	49 Auckland Street, North Perth	Tree is in decline and will not recover	<i>Agonis flexuosa</i>	Tree is in serious decline and splitting	Y	Y - <i>Melaleuca viridiflora</i>
20/06/2018	Engineering Operations	50 Scarborough Beach Road, North Perth	Development Recoverable Works	<i>Sapium sebiferum</i>	Trees removed for development access and will be replaced on building completion	Y	Y - <i>Sapium sebiferum</i> x 2
29/06/2018	Resident	44-46 Monmouth Street, Mt Lawley	Tree is between two crossovers, and roots are lifting the surface on both sides	<i>Melaleuca quinquenervia</i>	Tree was originally planted by residents and is out of the Street tree alignment and planted 300mm between cross overs	Y	Y - <i>Jacaranda mimosifolia</i> x 2
03/07/2018	Resident	23 Selkirk Street, North Perth	Tree is Dead	<i>Lophostemon confertus</i>	Tree is confirmed dead.	Y	Y - <i>Jacaranda mimosifolia</i>
05/07/2018	Parks Operations	64 View Street, North Perth	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
05/07/2018	Parks Operations	70 View Street, North Perth	Tree is Dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead	Y	Y - <i>Melaleuca viridiflora</i>
06/07/2018	Resident	28 Mabel Street, North Perth	Exposed roots on verge	<i>Erythrina indica</i>	Removal deemed inappropriate. Roots will be ground out	N	N/A
16/07/2018	Resident	96 Fairfield Street, Mt Hawthorn	Tree is possibly dangerous as it drops branches	<i>Melaleuca linarifolia</i>	Tree is in fine health and does not need removal	N	N/A

Statistics for Development Applications As at the end of July 2018

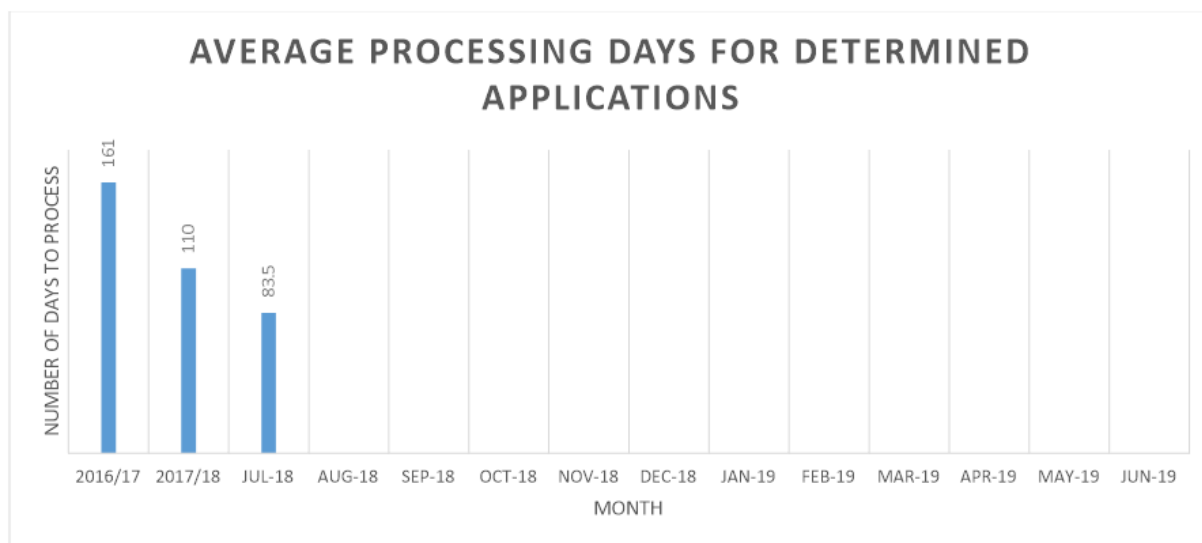


Table 1: Minimum, Median, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2018.

Processing Days	2016/17	2017/18	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019
Minimum	7	17	1											
Median	119	79.5	64											
Average	161	110	83.5											
Maximum	924	647	386											

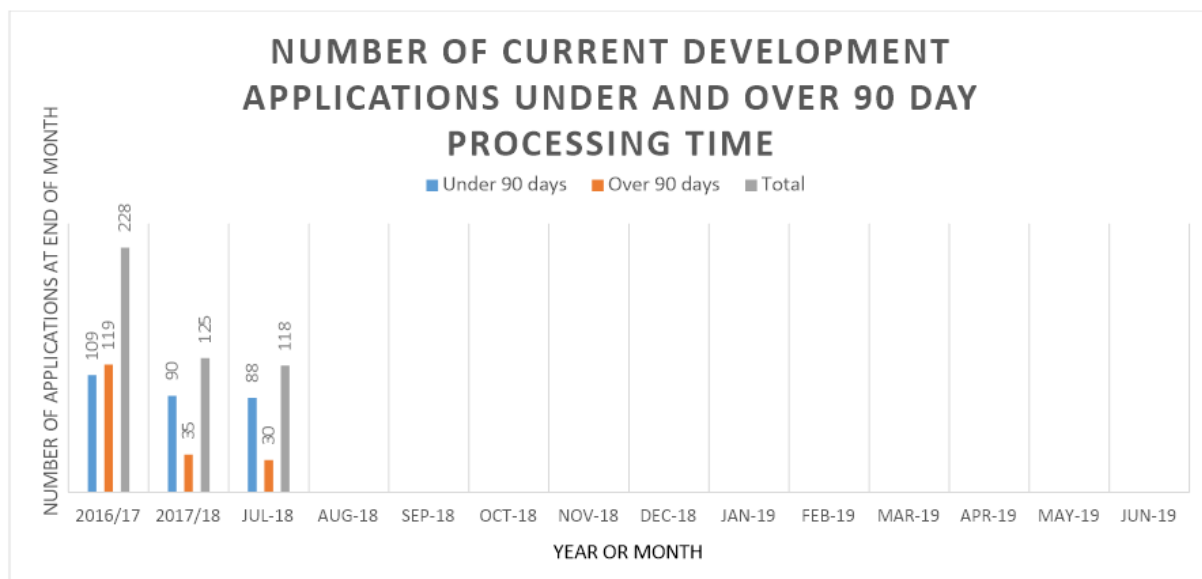


Table 2: No. of DA's lodged and determined each month.

	July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019
DA's lodged	53											
DA's determined	60											
DA's withdrawn	3											

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 JULY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	No. 17 Harwood Place, West Perth (DR 396 of 2017)	11 December 2017	Moharich and More on behalf of Boldform Pty Ltd	<p>Review in relation to a condition of approval limiting the minimum night stay.</p> <p>*****</p> <p>The subject of this review is a decision made by Council at its meeting of 14 November 2017 to approve the amendment of conditions for development approval 5.2015.568.1 granted on 3 May 2016 (Original Approval) for a Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 Harwood Place, West Perth. The review relates to Condition 5 which limits the minimum stay to three nights. The applicant seeks to amend this condition to allow a minimum two night stay in lieu of a three night stay. Following mediation, the applicant provide additional information and sought to a minimum one night stay. The SAT invited the City to consider this additional information and reconsider its decision through Section 31 of the SAT Act at its 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 recommendation for approval has been drafted for the 24 July 2018 Council meeting.</p> <p><i>Representation by: City of Vincent Administration</i></p>
2.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	<p>Review in relation to a Building Order to remove unauthorised buildings and structures associated with single house.</p> <p>*****</p> <p>The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540m² across both 120 and 122 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. Mediation Conferences held on 27 April 2018, 11 May 2018 and 23 May 2018 – further adjourned until 26 July 2018. As part of this and following a review of the applicant's progress in removing unauthorised structures on the sites, on 23 May 2018 the applicant was granted an eight week extension to remove the structures from the property and any further action is pending the applicant's progress during that period.</p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 JULY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				Due to a lack of satisfactory progress to remove the structures, mediation was terminated at the Mediation Conference held on 26 July 2018 and the matter was adjourned for a further directions hearing to be held on 6 August 2018. <i>Representation by: City of Vincent Administration</i>
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 recommendation for approval has been drafted 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	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	9 May 2018	Averna Homes on behalf of Kenwin Projects Pty Ltd	Application for review of Council's decision 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. The applicant requested that the item be withdrawn from the 24 July 2018 agenda to allow amended plans to be submitted. SAT granted an extension to the applicant, allowing the submission of amended plans by the 18 July 2018 and a report to be presented to Council's 21 August 2018 meeting. <i>Representation by: City of Vincent Administration</i>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 26 JULY 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
6.	No. 7 Chelmsford Road, Mount Lawley	13 April 2018	Macri	<p>Application for review of Council's decision to refuse the application on 6 March 2018. *****</p> <p>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 SAT directed the City and applicant to each prepare a Statement of Issues, Facts and Contentions, so as to enable the matter to proceed to a Hearing on 17 October 2018. <i>Representation by: Altus Planning</i></p>
7.	No. 48 Milton Street, Mount Hawthorn	19 July 2018	Urbanista Town Planning on behalf of DND Investments PTY LTD	<p>Application for review of Council's decision to refuse the application on 26 June 2018. *****</p> <p>A Directions hearing has been scheduled for 3 August 2018.</p>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 26 JULY 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	11 July 2018	The application was refused by the DAP at its meeting 11 July 2018 in accordance with the officer recommendation. The minutes are available here
2.	Nos. 500, 502 and 504 Fitzgerald Street and No. 45 Venn Street, North Perth	Applicant: Frank Ricci	18 Multiple Dwellings and Restaurant/café	2 January 2018	11 July 2018	The application was approved subject to conditions by the DAP at its meeting 11 July 2018 in accordance with the officer recommendation. The minutes are available here
3.	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	31 July 2018	To be confirmed
4.	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
5.	No. 212 Carr Place, Leederville	Applicant: Urbanista Town Planning	Mixed Use Development comprising 5 commercial tenancies and 10 Multiple Dwellings	4 May 2018	6 August 2018	To be confirmed
6.	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
7.	No. 189 Charles Street, West Perth	Applicant: Renato Joseph Nardizzi	Mixed use development – extension of the term to commence development	8 June 2018	To be confirmed	To be confirmed
8.	No. 289 Vincent Street, Leederville	Applicant: PTS Town Planning	Mixed use development	13 June 2018	To be confirmed	To be confirmed

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 26 JULY 2018**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
9.	No. 247 Stirling Street, Perth	Applicant: Urbanism	Multiple dwellings – extension of the term to commence development approval	3 July 2018	To be confirmed	To be confirmed
10.	Nos. 139-141 Lake Street, Perth	Applicant: Adriano Piviali	Mixed Use Development	11 July 2018	To be confirmed	To be confirmed
11.	No. 125 Richmond Street, Leederville	Applicant: Rainday Pty Ltd	Multiple dwellings – amendment to existing approval	16 July 2018	To be confirmed	To be confirmed

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 26 JULY 2018**

No.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	9-11 and 15 Money Street, Perth	Allerding and Associates on behalf of Reside on Money Pty Ltd	Five Storey Mixed Use Development	27/6/18	For the DRP to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 23 August 2017. DA Lodged.
2.	No. 212 Carr Place, Leederville	Urbanista Town Planning on behalf of Carrier and Postmus Architects	Five Storey Mixed Use Development	27/6/18	For the DRP to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 7 February 2018. JDAP lodged.
3.	Nos. 289-295 Vincent Street, Leederville	PTS Town Planning	32 Multiple Dwellings and three Commercial Tenancies	18/7/18	For the DRP to consider the changes made by the applicant in response to the previous DAC comments and recommendations of 7 February 2018.
4.	No. 333 Oxford Street, Leederville	PTS Town Planning on behalf of Knightjade Nominees Pty Ltd.	10 Multiple Dwellings	18/7/18	New proposal more than six dwellings requires referral to the DRP. Seeking preliminary comment prior to detailed design.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF PETITIONS - PROGRESS REPORT – AUGUST 2018

Directorate: Chief Executive Officer

Details:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

Key Index:

CEO: Chief Executive Officer
 DCE: Director Community Engagement
 DCorpS: Director Corporate Services
 DDS: Director Development Services
 DE: Director Engineering

Date Rcd	Subject	Action Officer	Action Taken
Council Meeting – 1 May 2018			
11/04/18	Petition received from Ms G Box of Alma Road, North Perth, along with 42 signatures, requesting that: <ul style="list-style-type: none"> • Council addresses volume and speed on Alfonso, Alma (west of Leake), Camelia, Claverton, Persimmon, Sekem Place and Vine Streets and engages with residents to develop acceptable measures to make these streets safe and more liveable; and • the measures developed are included in the next Council Budget round 	DE	Data collection and review function of streets. Report to be presented to Council in September 2018.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF NOTICES OF MOTION - PROGRESS REPORT – AUGUST 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
24 July 2018 – Submitted by Mayor Cole		
Request to Investigate Options to Reinstate the Requirement to Obtain Development Approval for Demolition, by November 2018	DDS	A report on the investigation will be presented to Council in November 2018.
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 Gontaszewski		
Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportground and Associated Facilities, by February 2019	DCE	Specific strategies endorsed at the Council Meeting held on 24 July 2018. To be reported back to Council in February 2019.
5 April 2016 – Submitted by Cr Harley/Cr Cole		
Request for a new Plan for Axford Park	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 Council Workshops on 10 April and 5 June 2018. A report is being prepared for Council's consideration in August 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 Mayor Carey		
Review of Laws, Policies and Practices relating to the impact of construction activity, on the public realm, by May 2016	DE/ DDS	Changes to Property Local Law to facilitate increased penalties discussed at the Council Workshop held on 29 August 2017.



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF REPORTS TO BE ACTIONED - PROGRESS REPORT – AUGUST 2018

Directorate: Chief Executive Officer

Details:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:

CEO: Chief Executive Officer
DCE: Director Community Engagement
DCorpS: Director Corporate Services
DDS: Director Development Services
DE: Director Engineering

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 24 July 2018</u>			
9.10	North Perth Town Centre Parking Restrictions - Results of Community Consultation	DDS	Administration will notify affected land owners and submitters of Council's decision and install the relevant signage and line marking in accordance with Council's decision.
9.11	LATE REPORT: Submission on Modernising WA's Planning System - Planning Reform Green Paper	DDS	Administration will forward the City's submission to the Department of Planning, Lands and Heritage and will continue to advocate to the authors of the Green Paper that any proposed actions that have a direct impact on local governments be further examined, refined and defined in consultation with the local government sector.
11.1	Adoption of Long Term Financial Plan for the Period 2017/18 - 2026/27	DCorpS	To be updated on website.
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	DCE	Administration has commenced implementation of the specific strategies. Update to be reported back to Council in February 2019.
<u>Council Meeting – 26 June 2018</u>			
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	Completed. The application has been withdrawn by the applicant.
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.

Item	Report Details	Action Officer	Comments
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	Public Notice issues. Closes 31 August 2018. Following consideration of any objections, make a request to the Minister.
11.7	Adoption of 2018/19 Annual Budget	DCorpS	Completed. 12 July 2018.
12.1	Review of Community Engagement Policies	DCE	The revised Street Parties Policy will be presented to Council on 21 August 2018. The Welcome to Country Policy is currently out for community consultation which closes at 5pm on 1 August 2018. The outcome of submissions received will be presented to Council on 18 September 2018.
13.3	Corporate Business Plan 2018/19-2021/22	DCorpS	Document design being finalised by the City's Marketing & Communications Team for publishing on website.
13.4	Community Budget Submissions 2018/2019	DCorpS	Acknowledge and notify submission applicants.
18.1	CONFIDENTIAL ITEM: Expressions of Interests received and disposition options for 245 Vincent Street, Leederville	DCorpS	Notify applicants of Council's decision to not accept their submission.
<u>Council Meeting – 29 May 2018</u>			
10.1	Review of Engineering Policies Relating to Verge Treatments and Street Trees	DE	Further report to Council being prepared.
11.1	Leases to Department of Health to govern Department's current use of the Child Health Clinics within City of Vincent	DCorpS	Draft wording of lease being finalised with Department. 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	City met with owner's representatives on 3 July 2018. Nothing further required from the City. Awaiting signed agreement.
<u>Council Meeting – 1 May 2018</u>			
12.1	Asset Disposal – Vincent Community Bus	DCE	Completed. The Vincent Community Bus was sold by public Auction on 6 July 2018, at a price of \$46,000.
<u>Council Meeting – 4 April 2018</u>			
9.6	North Perth Town Centre Parking Six Month - Review of Parking Restrictions	DDS	Completed. Administration advertised the proposed parking restriction changes on Pansy Street and Vine Street between 27 April 2018 and 20 May 2018. A report on the results of this consultation was presented to the Council Meeting on 24 July 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. Meeting with Administration and Clubs scheduled for 10 August 2018.
12.1	Reallocation of Loftus Recreation Centre Reserve Funds	DCE	Completed. Works were completed on 27 July 2018.
<u>Council Meeting – 6 March 2018</u>			
11.4	Draft Financial Reserves Policy	DCorpS	Administration to finalise Policy adoption process.
<u>Council Meeting – 14 November 2017</u>			
12.1	Loftus Community Centre – request for Waiver and Write-Off of Fees	DCE	New lease to be negotiated upon Loftus Community Centre's submission of final Business Plan.
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 key issues impacting Weld Square. Further report to be presented to Council in November 2018.
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.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 17 October 2017</u>			
11.4	Lease to Axiom 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.
<u>Council Meeting – 19 September 2017</u>			
9.11	Relocation of the Leederville Town Centre Taxi Zone	DDS	<p>The relocation of the existing Taxi Rank, installation of ride share pick up/set down locations, approval and installation of public alfresco and implementation of parking restriction changes including signage and line marking was completed in January 2018.</p> <p>Administration met with ride share operators Uber on 1 February 2018 and will continue to negotiate and enter into an appropriate written agreement with them and other ride share operators and taxi organisations to implement ride share totems and wayfinding signage.</p> <p>Administration have notified Leederville Connect and all residents, landowners and businesses within 500m of the Taxi zone of Council's decision.</p> <p>Administration will consult with Leederville Connect and all residents, landowners and businesses within 500m of the detail of the Taxi zone changes as they occur in early 2018 and throughout the trial as required by Council's resolution.</p> <p>A report will be presented to Council in October 2018 following the implementation of the trial.</p>
<u>Council Meeting – 22 August 2017</u>			
12.1	Petition for a Multipurpose Court at Birdwood Square, Perth	DCE	The City's 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.
<u>Council Meeting – 27 June 2017</u>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	DDS	<p>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.</p> <p>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.</p>
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	Completed.
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 exercising 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	Community Consultation completed and Draft Strategy Report received. To be reviewed and proposed to presented to a Council Member Workshop in August 2018.
<u>Council Meeting – 30 May 2017</u>			
9.3	Response to Notice of Motion (Item 10.2 OMC 20 September 2016) – Request to Investigate the Requirements, Conditions and Associated Compliance for Development Applications Involving Tree Retention on Private Land	DDS	<p>Administration has implemented changes in relation to development assessment and enforcement procedures in relation to this report.</p> <p>Local planning policy provisions will be included in a future amendment to the Built Form Policy.</p>

Item	Report Details	Action Officer	Comments
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	DE	Water Corporation have advised there is only one project in their 2018/19 schedule in the City, this is Beaufort Street (Newcastle to Walcott). Details of the project are yet to be provided by Water Corp.
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 – 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."
Council Meeting – 15 November 2016			
9.3.8	Leederville Gardens Retirement Village – Village Manager (SC313 & SC308)	DCorPS	All Board support functions with exception of accounting support have been transferred. It is anticipated the accounting function will transfer for the new financial year. Annual Financial Reports being prepared to support Audit. Handover for 2018/19 has been undertaken.
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 and traffic data collections now complete. Meeting with Main Roads WA (MRWA) and City of Stirling now to be arranged.
9.2.3	Proposed Parking Restriction Trial – Chelmsford Road, Fitzgerald Street to Ethel Street, North Perth (SC738, SC1201)	DE	Completed. (Refer to OMC 4 April 2018, Item 9.6)
Council Meeting – 23 August 2016			
9.2.3	Proposed 40kph Area Wide Speed Zone Trial – South Vincent Progress Report No 2 (SC466)	DE	Consultation due to commence August 2018.
9.2.5	Proposed Parking Restriction Trial – Chelmsford Road, Leake Street and Grosvenor Road, North Perth (SC738, SC850, SC811, SC1201)	DE	Completed. (Refer to OMC 4 April 2018, Item 9.6)

Item	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.
<u>Council Meeting – 28 June 2016</u>			
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.
<u>Council Meeting – 5 April 2016</u>			
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. The amendment will be presented to Council in 2018.
<u>Council Meeting – 8 March 2016</u>			
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. Board has deferred consideration.
<u>Council Meeting – 27 October 2015</u>			
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.
<u>Council Meeting – 22 September 2015</u>			
9.5.3	Review of Advisory and Working Groups and Committees, <i>specifically</i> : <ul style="list-style-type: none"> Draft Policy for establishment and operation of a new Community Engagement Panel 	DCE	Draft Policy is being finalised as part of the Corporate Business Plan (CBP) item that includes preparation of a new Community Engagement Framework and revised Community Consultation Policy.
<u>Council Meeting – 20 January 2015</u>			
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	DCorpS	Final wording of lease being negotiated with Department of Education.
<u>Council Meeting – 18 November 2014</u>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DE/ DCE	<p>The option of parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan.</p> <p>The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy.</p> <p>The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys.</p> <p>The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced.</p> <p>Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.</p>
<u>Council Meeting – 21 October 2014</u>			
9.3.5	Lease for Tuart Hill Cricket Club Inc, Modernians Hockey Club Inc and Cardinals Junior Football Club – Lease of Premises at Charles Veryard Reserve Pavilion and Turf Wickets, Bourke Street, North Perth (SC351)	DCorpS	Licences being finalised for execution.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 7 October 2014</u>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 23 September 2014</u>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 27 May 2014</u>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Further discussions ongoing as part of broader discussions with Football Clubs.
<u>Council Meeting – 12 February 2013</u>			
9.2.12	Request to the Minister for Lands for Acquisition of the Right of Way Bounded By Anzac Road, Oxford, Salisbury and Shakespeare Streets, Leederville as Crown Land	DE	City's Coordinator Land & Development requested further update on 8 January 2018, however has not received a response to date.
9.2.13	Request to the Minister for Lands for the Acquisition and Reversion to 'Crown Land' of the Right of Way Named Luce Lane, North Perth (TES0225)	DE	City's Coordinator Land & Development requested further update on 8 January 2018, however has not received a response to date.

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**14.1 NOTICE OF MOTION - CR DAN LODEN - TRANSPARENCY OF RATES SPEND IN THE BUDGET**

TRIM Ref: D18/113591

Attachments: Nil

That Council:

1. **REQUESTS** that as part of the 2019/20 Budget process, Administration provides to a budget workshop a graphical breakdown of how rates are spent in the community, divided by the City's various service areas.
2. **REQUESTS** that Administration include this graphical breakdown as part of the rates notification to residents.
3. **REQUESTS** that Administration provides a page on the City's website that includes this graphic as well as a more detailed expenditure breakdown within each service area of how funds are spent.

REASON

The City of Vincent goes through an extensive budget process to define how City resources should be spent and to ensure good value for money, however the specific details of where these rates are spent could be more transparent for residents.

The City of Vincent has significantly improved the transparency of our budget in the most recent rates notice with the graphics provided on how the budget is spent. This Notice of Motion is to specifically provide clarity to residents on how rates revenue is spent under the budget and to allow for additional information to be obtained from the City's website, for those who wish to understand the greater detail.

ADMINISTRATION COMMENTS

Administration has no objection to the motion and will provide Council with information and possible data presentations as part of the draft 2019/20 budget workshop process beginning in January 2019. This consultation process will also guide the way forward for Items 2 and 3 of the motion.

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**18.1 AGREEMENT TO UNDERTAKE THE CARE, CONTROL AND MANAGEMENT OF THE ROSEMOUNT HOTEL CAR PARK - 459 FITZGERALD STREET, NORTH PERTH**

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

Local Government Act 1995 - Section 5.23(2):

- (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

LEGAL:**2.14 Confidential business**

- (1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

19 CLOSURE