



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 18 September 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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- All Ordinary and Special Council Meetings are electronically recorded except when the Council resolves to go behind closed doors;
- All recordings are retained as part of the City's records in accordance with the General Disposal Authority for Local Government Records produced by the Public Records Office;
- A copy of the recorded proceedings and/or a transcript of a particular section or all of a Council meeting is available in accordance with Policy No. 4.2.4 – Council Meetings – Recording and Web Streaming.
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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 - 21 August 2018

Special Meeting - 11 September 2018

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

9 DEVELOPMENT SERVICES**9.1 NO. 73/288 (LOT: 73; STR: 67450) LORD STREET, HIGHGATE - CHANGE OF USE FROM SHOP TO UNLISTED USE (CIGAR BAR)****TRIM Ref:** D18/100178**Author:** Kate Miller, Senior Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Venue Management Plan [↓](#) 
4. Attachment 4 - Car Parking Assessment and Management Plan [↓](#) 
5. Attachment 5 - Acoustic Report [↓](#) 
6. Attachment 6 - Draft Rules and Regulations [↓](#) 
7. Attachment 7 - Draft Membership Form [↓](#) 
8. Attachment 8 - Administration's Response to Submissions [↓](#) 
9. Attachment 9 - Applicant's Response to Submissions [↓](#) 
10. Attachment 10 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a Change of Use from Shop to Unlisted Use (Cigar Club) at No. 73/288 (Lot: 73; STR: 67450) Lord Street, Highgate, in accordance with the plans shown in Attachment 2, subject to the following conditions, and advice notes contained in Attachment 10:

1. Use of Premises

- 1.1 This approval only relates to the Change of Use from Shop to Unlisted Use (Cigar Bar) as shown on the plans dated 1 May 2018. It does not relate to any other development on the site;
- 1.2 A maximum of two staff and 60 patrons are permitted on the site at any one time;
- 1.3 The Unlisted Use (Cigar Bar) shall operate in accordance with the Venue Management Plan dated 5 June 2018 (and all subsequent amendments). The terms and conditions outlined in the Venue Management Plan shall be provided to all members of the facility and also displayed in a prominent location within the entrance area of the venue;
- 1.4 The hours of operation for the Unlisted Use (Cigar Bar) shall be limited to the following:
 - Monday to Saturday: 10.00am to 12.00am (Midnight); and
 - Sunday: 10.00am to 5.00pm;
- 1.5 Prior to use of the development, the ventilation system is to be provided in accordance with the Venue Management Plan. The ventilation system is to operate at all times during the hours of operation of the venue;

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

3. All off-street parking is to be available during business hours for all customers and staff. The parking bays are not to be used for storage purposes or the like;
4. An acoustic report shall be prepared and submitted to the City for approval and the recommended measures of the approved Acoustic Report shall be implemented. Prior to first occupancy, certification from an acoustic consultant shall be submitted to the City, confirming that full compliance with all requirements arising from the acoustic report has been achieved;
5. All signage is to be in strict accordance with the City's Policy No. 7.5.2 – Signs and Advertising, unless further development approval is obtained; and
6. Conditions that have a time limitation for compliance, and the condition is not met in the required timeframe, the obligation to comply with the requirements of the condition continues whilst the approved development exists.

PURPOSE OF REPORT:

To consider an application for development approval for a Change of Use from Shop to Unlisted Use (Cigar Bar) at No. 73/288 Lord Street, Highgate (subject tenancy).

PROPOSAL:

The application proposes to change the use of the subject tenancy, which is located within a mixed use development, from Shop to Unlisted Use (Cigar Bar). The venue will provide a private meeting place for members to purchase cigars, tobacco products and accessories. The smoking of the cigars and tobacco products is to be contained entirely within the premises and is subject to a separate license issued by the Department of Health under the *Tobacco Products Control Act 2006*. Air management systems are proposed to be installed within the premises to ensure regular cleanliness and purification of the air and will be released directly from the roof of the building. Specifically, the building contains an air management system that provides exhausts direct to the roof of the building, ensuring zero emissions in the venue. In addition, the applicant's Venue Management Plan confirms an air management system will be installed inside the venue to purify the air for full air-recycling.

Entry to the Unlisted Use (Cigar Bar) will be strictly limited to members only via swipe card access. No casual admission to the general public is permitted. The premises will operate with two employees at any one time and accommodate a maximum of 60 patrons. The application proposes the following operating hours:

- Monday to Saturday: 10.00am to 12.00am (Midnight); and
- Sunday: 10.00am to 5.00pm.

No external alterations or additions are proposed to the existing building as part of this development application.

The building on the subject site and this tenancy have been designed to minimise noise and music impacts on surrounding areas including the strata complex, as demonstrated in the acoustic design report included as **Attachment 5**. The measures in the acoustic design report were implemented at the construction stage of the development. Music is proposed to be limited to 'elevator music' only as the operator intends to set an ambient style mood for the premises. The integrated music system will be designed for built in speakers acoustically shielded to ensure no impact to the surrounding tenancies and properties and no external speakers are proposed.

BACKGROUND:

Landowner:	JNI Developments PTY LTD, Avalon Holdings (WA) PTY LTD and Land Surveys PTY LTD
Applicant:	John Italiano
Date of Application:	1 May 2018
Zoning:	MRS: Urban LPS2: Zone: Commercial R Code: Not applicable
Built Form Area:	Transit Corridor
Existing Land Use:	Shop

Proposed Use Class:	Unlisted Use (Cigar Bar)
Lot Area:	2,095m ²
Right of Way (ROW):	Yes
Heritage List:	No

The subject tenancy is contained within the building located on the corner of Lord Street and Windsor Street at No. 288 Lord Street, Highgate, as shown on the location map included as **Attachment 1**. The site is occupied by a six-storey mixed use development comprising 68 multiple dwellings and five commercial tenancies. The site is bound by a mix of commercial uses to the west of Lord Street including offices (Nos. 285 & 287-293 Lord Street), a shop (Nos. 297-299 Lord Street), an eating house, an educational establishment (cooking studio) and unlisted use (catering business) (Nos. 301-307 Lord Street). To the south of Windsor Street, the site is bound by a six-storey mixed use development (No. 280 Lord Street) comprising commercial uses on the ground floor and residential dwellings on the upper floors and grouped dwellings and single houses (Nos. 39-41 and 37 and Nos. 37A Windsor Street). Directly to the north and east of the subject site, is an office building (No. 308 Lord Street) and a community gathering centre (No. 36 Windsor Street), respectively.

The subject tenancy is zoned Commercial under the City's Local Planning Scheme No. 2 (LPS2). The immediate surrounding properties provide a mix of zones including Commercial, Local Centre and Residential. The Residential density code of the properties on Lord Street and Windsor Street is R100 and R60, respectively.

On 1 May 2018, the City received a development application seeking approval to change the use of the site from Shop to Unlisted Use (Cigar Bar). The applicant's development plans are included as **Attachment 2**. In support of the proposal, the applicant has also provided a Venue Management Plan included as **Attachment 3**, a Car Parking Assessment and Management Plan included as **Attachment 4**, an Acoustic Report included as **Attachment 5**, Draft Rules and Regulations included as **Attachment 6** and a Draft Membership Form included as **Attachment 7**.

DETAILS:

Summary Assessment

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

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Parking & Access		✓
Bicycle Parking	✓	
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	Unlisted Use "A" use
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking requirements Car bays	

<p>Unlisted Uses have no prescribed parking requirement under Table 1 of the City's Non-Residential Parking Requirement policy. Notwithstanding, it is considered the proposal will operate in a similar nature to a Club Premises. Therefore, the Club Premises ratio has been applied as follows:</p> <p>Transit Corridor requires 0.25 car bays per person</p> <p>Number of persons: 62 (maximum of 60 patrons and 2 staff)</p> <p>Required car bays: 15.5 (rounds to 16)</p>	<p>The subject tenancy accommodates *two dedicated car bays, equating to a 14 car bay shortfall.</p> <p>Note: The car parking management plan confirms bays annotated 'E and 'F' are dedicated parking bays for the subject tenancy. Bays annotated A – D are dedicated bays for other tenancies.</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) Regulations 2015*, for a period of 21 days from 15 June 2018 to 5 July 2018. The method of consultation being a sign on site, an advertisement in the local newspaper and 305 letters mailed to all owners and occupiers surrounding to the site (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation.

A total of 17 submissions were received; four supporting the proposal and 13 objecting to the proposal.

The main concerns raised by the submissions are as follows;

- The premises being used for smoking and the health implications associated with the use;
- The appropriateness of the land use adjacent to residential areas;
- Car parking and reliance of on-street parking;
- The hours of operation;
- The odour produced from the smoke affecting the amenity of the surrounding area; and
- The management of the premises.

Administration's and the applicant's response's to the submissions made are provided in **Attachment 8** and **Attachment 9**, respectively.

In addition to the above, the proposal was referred to the Department of Health for comment. In summary, the Department advised that the business will operate in accordance with the *Tobacco Products Control Act 2006* and as the business will not be open to the general public smoking is permitted inside the venue.

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. 7.7.1 – Non-Residential Development Parking Requirement;
- *Public Health Act 1911*; and
- *Health (Public Buildings) Regulations 1992*.

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

Delegation to Determine Applications:

This matter is being referred to Council as the development proposes a new Unlisted Use (Cigar Bar). The Chief Executive Officer has not been delegated the authority to determine Unlisted Use (Cigar Bar) land uses. Additionally, the application received more than five objections through the community consultation undertaken.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013 - 2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Land Use

The subject tenancy is zoned Commercial and the surrounding area provides a mix of zones including Commercial, Local Centre and Residential with density codes of R100 and R60 on Lord Street and Windsor Street, respectively. The immediate vicinity surrounding the subject tenancy adjoins a mix of commercial uses and residential properties. For these reasons, it is considered the proposed Unlisted Use (Cigar Bar) will add to the mix of commercial uses within the locality.

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

- *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.*

The proposed Unlisted Use (Cigar Bar) is considered to provide an alternative land use to the commercial area which is consistent with the LPS2 objectives for a commercial zone which states to facilitate a wide range of compatible commercial uses. Given the context of the subject tenancy and particularly, the Unlisted Use (Cigar Bar) being managed for strict entry to members only, the proposed land use is considered to not pose a detrimental impact on nearby residential and commercial properties. The land use is considered to be consistent with the objectives of a commercial zone, which seeks to facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.

Hours of Operation and Management of Premises

A Venue Management Plan has been submitted to the City and is included as **Attachment 3**. The Venue Management Plan seeks to outline the general management procedures for the operation of the venue including but not limited to, patron management, noise and amenity management, cumulative impact assessment and waste management.

The Unlisted Use (Cigar Bar) will operate with two employees (including a Venue Manager) and have a maximum capacity of 60 customers. The average venue attendance is proposed to be 50 patrons at any one time. The hours of operation are proposed to be:

- Monday to Saturday: 10:00am to 12:00am (Midnight); and
- Sunday: 10:00am to 5:00pm.

The proposed operating hours are comparable to the operating hours of nearby land uses including a restaurant at 305 Lord Street which operates until 11:00pm, Monday to Saturday. Although the subject tenancy is within close proximity to residential development, guest behaviour will be monitored by venue staff. Additionally, guests are requested to access and egress the venue in a quiet and peaceful manner.

Entrance to the building is via the Lord Street entrance and access will remain exclusive to members only, who will be provided with an individual swipe card upon joining the club. In addition, security protocols including a controlled digital camera will be in operation and monitored during the hours of operation of the venue. Should an issue arise, the following contacts will be available:

- Venue Manager to be contacted using the business telephone;
- Managing Director or representative are to be contacted via mobile phone, should an issue escalate;
- On-call security company can be contacted via business telephone and/or mobile phone; and
- Police, Ambulance or Fire Brigade are to be contacted in the case of an emergency.

As admission to the premises is restricted to club members only and there will be no sale or consumption of alcoholic beverages, the applicant considers the likeliness of anti-social behaviour to be minimal and on-site security is not necessary. Notwithstanding, a Venue Manager will be present on site at all times during operating hours to manage any complaints and/or incidents. Furthermore, any complaints and/or incidents can be escalated as necessary, noting an on-call security company will be contracted to provide additional support as required.

Prior to becoming a member of the Unlisted Use (Cigar Bar), an application form and curriculum vitae is to be submitted. Accepted members are required to sign and accept a copy of the Rules and Regulations. A draft application form and draft rules and regulation is included as **Attachments 6 and 7**. A summary of the Code of Conduct, which forms part of the Rules and Regulations is as follows:

- Being mindful on the rules of the community and neighbourhood;
- Treat all associated staff with courtesy;
- Respect other guests;
- Encouraging a relaxed and enjoyable social environment; and
- Anti-social behaviour will not be tolerated.

Should a member not adhere with the Rules and Regulations and/or associated Code of Conduct, members can be asked to leave the premises. Alternatively, memberships can be cancelled at the discretion of the Managing Director and/or the Membership Committee.

In support of the above, a complaints register will be maintained by the venue whereby complaints received will be logged and reviewed by management. The applicant has confirmed that management will continually adapt its operational procedures to minimise the likelihood of issues occurring and reoccurring. Anti-social behaviour, will be monitored with particular attention to respect the surrounding area. The venue management plan confirms anti-social behaviour will be referred to the Western Australian Police at the Venue Manager's discretion. At the close of business, members will be advised by the Venue Manager to exit the premises and move on from the site in a quiet manner.

In summary of the above comments, it is recommended that conditions be imposed on any approval to ensure the development functions within the proposed scope of the Venue Management Plan.

Tobacco Products Control Act 2006 and Tobacco Products Control Regulations 2006

The *Tobacco Products Control Regulations 2006* prohibit smoking in all enclosed public places, including licensed premises. In this regard, a 'public place' means:

"A place or vehicle that:

- a) *The public, or section of the public, is entitled to use; or*
- b) *Is open to, or is being used by, the public, or a section of the public, whether on payment of money, by virtue of membership of a club or other body by invitation, or otherwise."*

Legal advice obtained from the State Solicitor's Office confirms the proposed Unlisted Use (Cigar Bar) would not constitute a 'public place' because it would be for the exclusive private use of members and would not be open to members of the public at large. The above has been confirmed by the Department of Health.

In relation to the sale of tobacco products, the applicant has already obtained a 'Licence to sell tobacco products' from the Department of Health under the *Tobacco Products Control Act 2006*.

Health Act 1911 and Health (Public Buildings) Regulations 1992

Altogether separate from the public place definition in the *Tobacco Products Control Regulations 2006* is the definition of a 'public building' under the *Health Act 1911* as follows.

- a) *a building or place or part of a building or place where persons may assemble for -*
 - (i) *civic, theatrical, social, political or religious purposes;*
 - (ii) *educational purposes;*
 - (iii) *entertainment, recreational or sporting purposes; and*
 - (iv) *business purposes; and*
- b) *any building, structure, tent, gallery, enclosure, platform or other place or any part of a building, structure, tent, gallery, enclosure, platform or other place in or on which numbers of persons are usually or occasionally assembled, but does not include a hospital.*

As the premises will be a place where persons assemble for social purposes, it is considered to fall within the definition of 'public building' and is therefore subject to the provisions of the *Health (Public Buildings) Regulations 1992*, which requires buildings to be appropriately ventilated. In this regard, the applicant will be required to provide a Certificate from a Registered Mechanical Engineer certifying that the installed mechanical services will ventilate the premises in accordance with *Australian Standard AS1668.2-2012 – The use of ventilation and air-conditioning in buildings*. This standard specifies design and location requirements for natural ventilation systems and mechanical air handling systems that ventilate enclosed spaces and ensures that all mechanical ventilation systems prevent build-up of air contaminants within the building. This requirement is reflected in the recommended advice notes.

Air Quality Management

The application involves the provision of two air filtration systems (Model: Blueair 650E), which work by drawing in contaminated air which is then electrostatically filtered; removing 99.97 percent of airborne particles before releasing clean air back into the premises. The units contain filters which are specifically designed for environments with tobacco smoke, automotive exhausts, chemical fumes and odours. These filters use coal-based carbon to trap gases and fumes and remove them from the air. The system has a filter replacement indicator to notify users when the filter is to be replaced.

In addition, the tenancy will be required to have a mechanical ventilation system connected to the existing exhaust ducting, which runs to a discharge point at the roof of the building. Any air released from the exhaust outlet will contain minimal tobacco pollutants and be in such insignificant quantities that it is not expected to have any impact on the amenity of the local area.

Noise Impacts

The submitted application included an acoustic report from 2014, associated with the original development application for the site. The report is based on the use of the ground floor commercial premises being for offices and eating houses only, and not for any club-type premises. Given the 2014 acoustic report did not

account for any particular mechanical ventilation system, it is recommended that if the application is approved, that a condition be imposed requiring the submission of an updated acoustic report.

The Venue Management Plan states 'background' music will be played internally which will not be amplified. Additionally, no exterior speakers are proposed and the Venue Management Plan demonstrates how patrons will be managed in terms of behaviour management and complaint management.

Notwithstanding the above, an advice note has been recommended for inclusion to notify the applicant that if an increase in the level of music is proposed, a further acoustic report is to be submitted to the satisfaction of the City's Health Services, which outlines how the development will comply with the *Environmental Protection (Noise) Regulations 1997* and the City of Vincent Sound Attenuation Policy.

Visual Impact

The application does not propose any material changes to the external façade of the building, with the exception of one window sign proposed to be attached to the external façade of the entrance door. The proposed window sign satisfies the deemed to comply requirements of the City's Policy No. 7.5.2 – Signs and Advertising. For these reasons, it is considered the proposed development has no adverse impact on the appearance of the streetscape.

The City's Policy No. 7.1.1 requires the air management systems to be screened from view from the street and from adjoining properties. A condition will be imposed to ensure the ventilation systems are screened accordingly so as to comply with the deemed to comply requirements of the Policy and minimise visual impact on surrounding development and the streetscape.

Car Parking

In accordance with the City's Policy No. 7.7.1 – Non Residential Development Parking Requirements, where a use is not listed, the requirement is to be determined by the City on a site specific management plan.

Administration considers the operation of the Unlisted Use (Cigar Bar) to be consistent with a Club Premises. A Club Premises located in a Transit Corridor requires 0.25 car parking bays per person. The application proposes a maximum of 60 patrons at any one time and two employees. The total car parking requirement for the site therefore equates to 15.5 (rounded to 16) car parking bays. The applicant has confirmed that the site accommodates two dedicated car parking bays for the premises. In considering the matter, the following is relevant:

- The applicant has provided a Car Parking Management Plan which demonstrates alternative methods of transport to the subject tenancy.
- The existing mixed use development provides four short term and 13 long term bicycle bays located within the development and available for use by the public.
- The site is approximately 350 metres to a dedicated cycle path which is located on East Parade.
- The subject tenancy is located approximately 250 metres from the East Perth train station.
- The site is located on Lord Street which is a high frequency bus route and is approximately 100 metres from a bus stop.
- The site is situated to allow for on street car parking which is available directly adjacent the subject tenancy from Windsor Street. The on-street car parking on Windsor Street is available at all hours and is regulated to allow for two hour car parking from 8.00am to 5.30pm, Monday to Friday which will ensure consistent movement and availability of car parking spaces for residents and customers in the area during this time.
- The site is located in close vicinity to the East Perth Train Station public car park which is approximately 200 metres from the subject tenancy and accommodates 153 car parking bays. The public car park has a time limitation of four hours on weekdays between 7:30am and 5:30pm. Car parking is otherwise unrestricted outside of the mentioned hours.
- The applicant has provided a Car Parking Assessment and Management Plan, which details the existing parking conditions and a survey of the car bays available as described above and is included as **Attachment 4**. The car parking survey was undertaken on Friday 3 August 2018 from 9:30am to 10:00pm. The car parking survey identifies there are 340 public car bays within 250m of the subject tenancy. The peak period was identified from 9:30am to 4:00pm, noting an average of 51 bays were available during this period. Off-peak parking was identified from 6:30pm to 10:00pm, noting an average of 239 car parking bays were available during this period.
- The applicant's Car Parking Assessment and Management Plan also identifies the Unlisted Use (Cigar Bar) is expected to attract fewer users between general business hours and higher attendance after

business hours and on weekends. In light of the above information, it is considered sufficient public parking is available within the immediate locality to accommodate the proposed development.

The application demonstrates the subject tenancy provides various options and availability of both public transport facilities and alternate transport options. It is considered that the available car parking, bicycle parking and public transport options available is sufficient to manage the car parking requirements of the Unlisted Use (Cigar Bar) whilst also promoting alternative modes of transport, which is consistent with the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirement. The proposal is therefore acceptable from a car parking perspective.

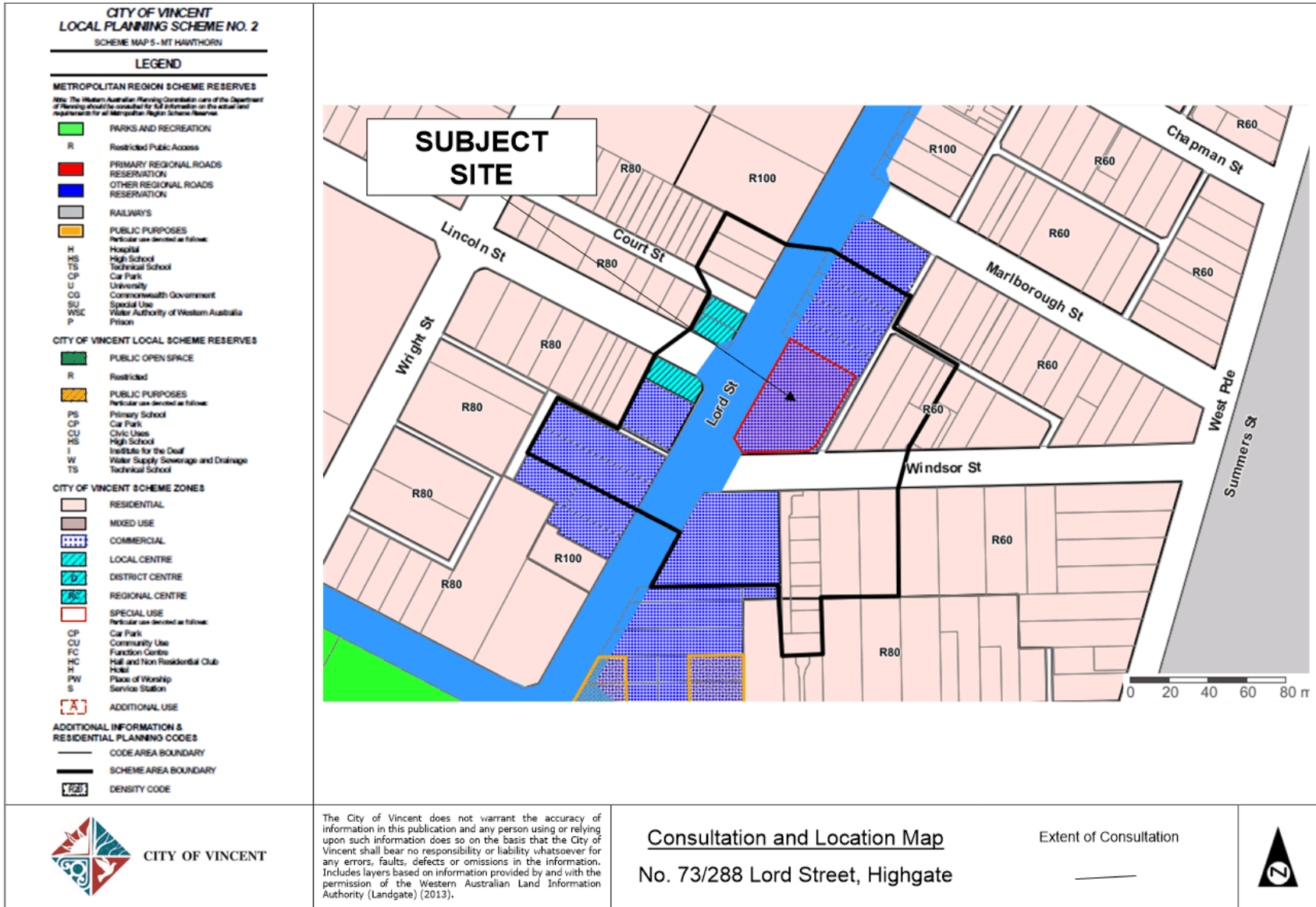
Public Health Plan

The City's Public Health Plan 2014-2017 is about implementing strategies to promote healthy and social wellbeing and mental health. The plan reflects the latest analysis of health and wellbeing data, as well as the health priorities of both the State and Federal Governments. Whilst a number of Key Actions advocate the cessation of smoking and the provision of smoke-free environments, Council is required to consider this application on its individual merits, having due regard for the potential impact of the use on the amenity of the local area.

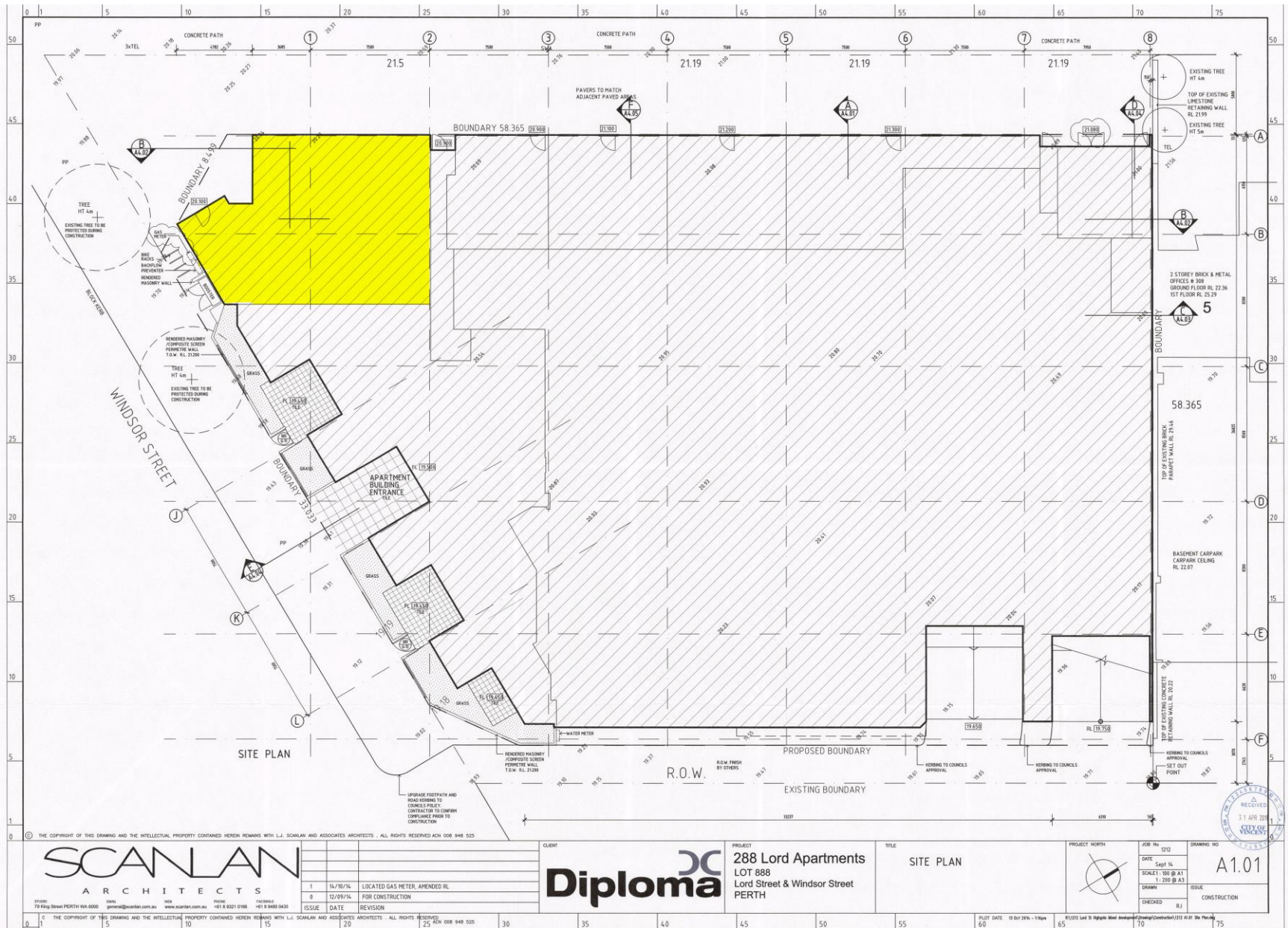
Conclusion

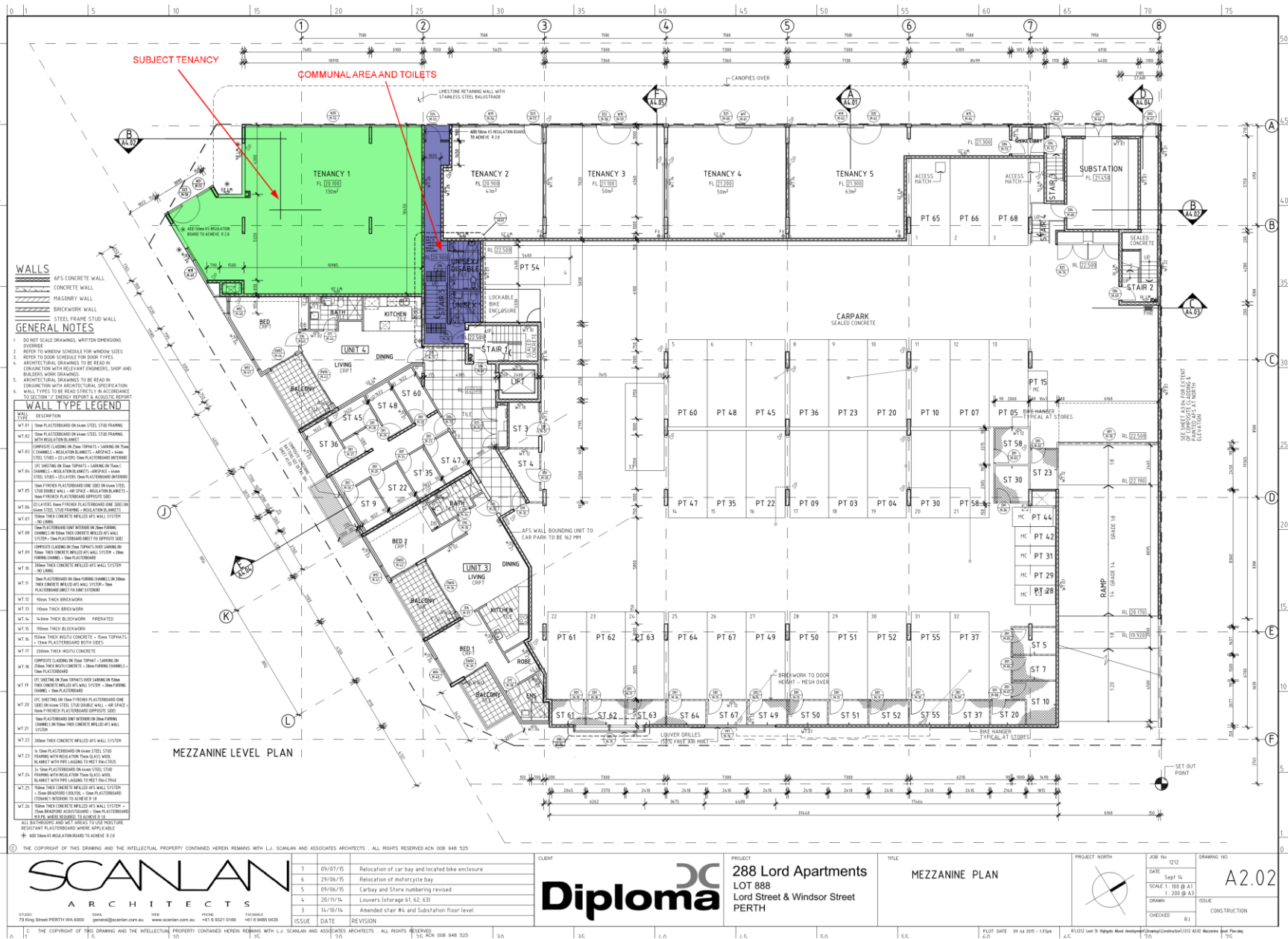
On 1 May 2018, the City received a development application seeking approval for a Change of Use from Shop to Unlisted Use (Cigar Bar) at No. 73/288 Lord Street, Highgate. The applicant submitted a supporting venue management plan and car parking management plan to ensure the safe operation and management of the proposed land use.

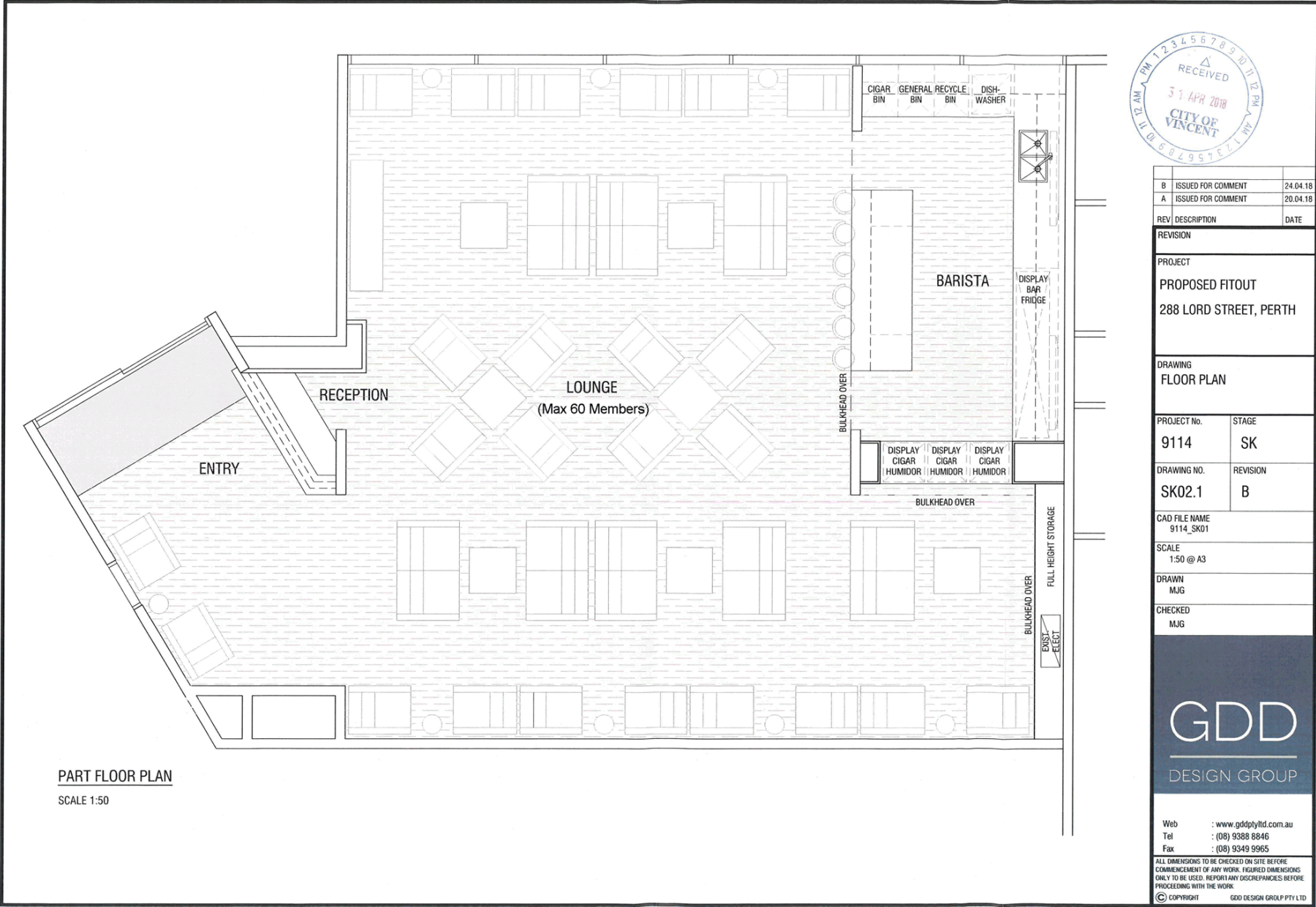
Council is required to exercise its discretion with respect to the proposed land use and car parking requirements for the site. The proposal will provide an alternative land use within the Commercial zone and it is considered to be consistent with the objectives of the Commercial zone as set out in LPS2. The venue management plan is considered to maintain residential amenity of nearby residents and ensure the surrounding area is not compromised by the use. The car parking management plan submitted for the site is considered to provide sufficient car parking and transport methods to the site without requiring additional parking facilities or a cash-in-lieu contribution. In light of the above, the proposed Unlisted Use (Cigar Bar) is supported, subject to conditions.

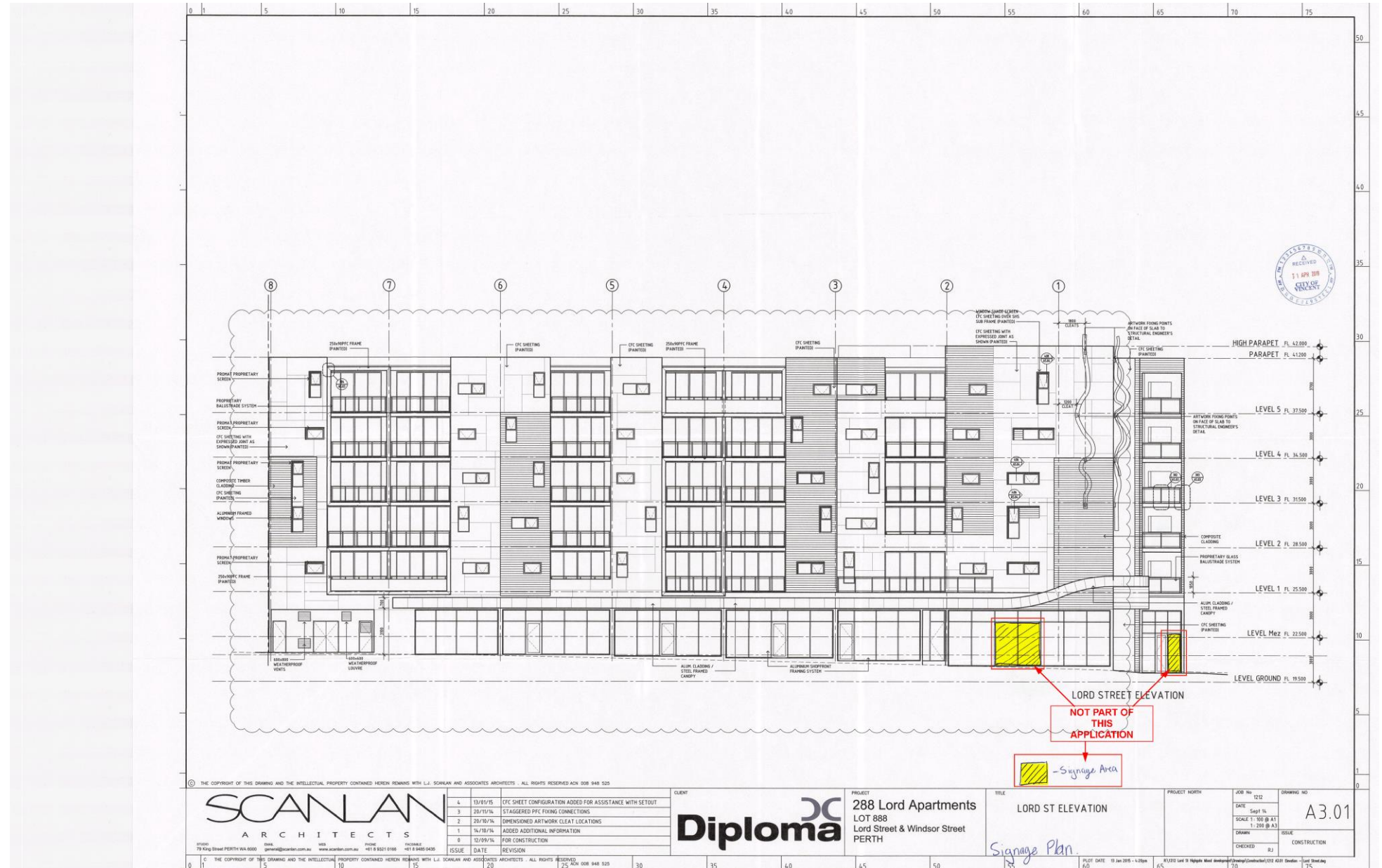
















Example of proposed sign to be located on the entrance door.

Size: 300mm x 500mm

Venue Management Plan

Cigar Social

73 / 288 Lord Street, Highgate WA 6003

Version: 1.0

Date: 05 June 2018

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INTRODUCTION

The venue management plan covers the general management procedures for the operation of the venue, including patron management, noise and amenity management, cumulative impact assessment and waste management.

CLIENT DESCRIPTION

Cigar Social is a private social coterie organisation with the mission of engaging business and social leaders in WA through their passion of fine cigars. Offering an exclusive membership for entrepreneurs and senior executives to share their experiences and expertise in a relaxed environment.

SITE LOCATION

The site is located at 73 / 288 Lord Street, Highgate WA 6003.

OPERATING HOURS

- Monday to Saturday; 10am to midnight; (we may close earlier should the lounge be empty).
- Sunday; 10am to 5pm. (we may close earlier should the lounge be empty).

VENUE ACCESS

The location offers many modes of transport for patrons to travel to and from the venue. The venue will be particularly popular with members who are likely to walk to the venue.

PUBLIC TRANSPORT OPTIONS

- TransPerth Bus Stop – 100 meters
- East Perth Train Station – 600 meters
- Claisebrook Train Station – 900 meters

TAXI AND RIDE SHARE

- Taxi and RideShare options are readily available to the venue

CAR PARKING

More than 700 public access car parking bays in 10min walk radius to the venue.

There are four car parking spaces available for the tenant. Use of these facilities will be maximised by offering patrons the opportunity to use them if available. Members may call or email prior to arrival to check vacancy.

BICYCLE PARKING

Bike parking spaces are also available on-site and near the venue.

There are four short-term bicycle parking spaces and 13 long-term bicycle parking spaces.

Use of these facilities will be maximised by offering patrons the opportunity to use them if available. Members may call or email prior to arrival to check vacancy.

VENUE SECURITY

- Entry will be controlled by individualised proximity cards for each member using the only entrance on Lord Street.
- As a private members-only venue that does not serve alcohol, there will be no need for security.
- Access will be monitored 24/7 using computer controlled digital camera and security protocols.

VENUE MANAGEMENT

The venue will be managed by professionals experienced in private members-only organisations. A duty manager will be present at all times during the operating hours.

OWNERSHIP AND CEO

Nick Russell is successful West Australian entrepreneur spending almost 30 years owning and managing various metal recycling plants for private and public companies.

Since 2002 he was managing director of Allied Metal Recyclers – WA's most successful company in that sector. Following the acquisition of his company by an international conglomerate, Mr Russell has embarked on his lifelong passion to provide social environments for business leaders.

AMENITY MANAGEMENT

All duty management staff members will be fully trained to ensure the amenity of the area is protected at all times. A focus will be given to managing high net-worth professionals in and around the venue.

Unsocial behaviour including loud and unruly activity will not be tolerated at the venue and management staff will closely monitor all patrons, with particular attention to respect the surrounding area. Entry and departure of the venue in a quiet and peaceful manner will be of particular importance.

COMPLAINT HANDLING PROCESS

Any complaints from members should be made to the Managing Director or his/her representative or senior staff member on duty.

A complaints register will be maintained by the venue, whereby any complaints received will be logged and promptly reviewed by management. Management will continually adapt its operational procedures to minimise the likelihood of any issues recurring.

A complaints register will be maintained by the venue, whereby any complaints received will be logged and promptly reviewed by management. Management will continually adapt its operational procedures to minimise the likelihood of any issues recurring.

Minor Complaints will be recorded as 'OPEN' until they are satisfactorily addressed by venue management, after which time they will be recorded as 'Closed'. A log of this will be maintained at all times.

Major Complaints or unresolved Minor Complaints will be escalated to ensure prompt attention. Where a serious matter requires assistance of external services such as police, medical or council support they will be referred to the relevant authorities. All Major Complaints will be recorded and logged for review and ongoing policy changes to ensure they are not repeated.

24-HOUR CONTACT PROTOCOLS

The venue will have the following contact protocols:

- Immediate Contact – Manager-in-Charge – Business Telephone
- Immediate Contact Escalation – Managing Director or his representative – Mobile Telephone
- Security on-call company – Business Telephone and/or Mobile
- Police, Ambulance

COMPLAINT ESCALATION AND SECURITY PROTOCOLS

Where there is an escalation of complaints or a security risk due to noise or unruly behaviour, Cigar Social will contract an external security company on-call for immediate intervention and support.

Matters that are deemed serious may also be referred to police.

WASTE MANAGEMENT

All waste will be managed in a responsible and sustainable manner. Where possible recyclable and general waste receptacles will be provided separately.

The venue will adopt the existing waste management protocols in place by the building strata. All waste bins for the venue are located in a discrete and secure location away from public access and out of view and reach of the general public.

Waste will be picked-up at varying frequency depending on requirements, ensuring the bins are emptied in a timely manner to avoid any odour build-up.

NOISE ATTENUATION MEASURES AND MUSIC MANAGEMENT

The venue has been designed specifically to minimise noise and music impacts on surrounding areas including the strata. The venue is already licenced for public use as are other commercial tenants on the street level.

As a private members-only organisation music played on the venue's system will be limited to 'elevator music' only as ambient mood setting and therefore will be well below all prescribed noise levels and EPA noise requirement guidelines.

The integrated music system will be designed for built-in speakers acoustically shielded to ensure zero impact to the surrounding tenants and neighbourhood.

There will be no external speakers.

AIR MANAGEMENT

Architecturally designed air management systems for the venue and the building have a specifically designed air management system that provides for air exhausts direct to the roof of the multi-storey building.

This provides for zero emissions in the venue.

In addition state-of-the-art European designed carbon-filtered air management systems will be installed inside the venue that purify the air for full air-recycling every 43 minutes.

VENUE LIGHTING

Venue lighting ensures all external areas are well-illuminated to provide comfort and safety for patrons, staff and general public.

Internal lighting has been designed to be low-lighting fitting with a private members venue.

Compliance with industry standards are of particular importance to the venue to provide sufficient lighting for patrons without being excessive to ensure no spillage or impact on surrounding amenities.

Single directional windows will ensure compliance with all requirements.

PATRON CAPACITY

Whilst the venue is designed for up to 150 patrons in cocktail style and seating for 60 members. It is intended that the average venue attendance will be no greater than 50 patrons.

CLOSE OF BUSINESS HOURS PLAN

At the 'Close of Business Hours' a detailed Patron Exit Plan will be in place to ensure members leave the premises in a quite and orderly manner. As part of the Membership Policy all patrons will be required to ensure the environment and neighbourhood are always considered.

MEMBERSHIP POLICY

Cigar Social is a strictly members-only venue. Membership is by approval of the directors only. Each member must satisfy a strict character policy. Members must also agree in writing to the Governing Rules that include member behaviour at the venue as well as a standard 'upstanding character' clause. Failure to adhere to these terms or where a member brings the club to disrepute may be grounds for exclusion or cancellation of membership.

Membership is strictly by referral only. Application and approval of members are detailed in the Membership Rules document.

In addition to the Joining Fee, the Annual Membership fee is \$1,000 for initial members.

Car Parking Assessment and Management Plan

for

City of Vincent

Change of use
from Eating House to Club Premise
Lot 73/288 Lord Street, Highgate WA

Prepared by:

First One Developments
Level 2 / 43 Cedric Street Stirling WA

INTRODUCTION

Prepared by: First One Developments
CMP73/288

Our Ref: Date: 6/8/2018

**Applicant
Registered
Proprietors:** JNI Developments Pty Ltd &
Avalon Holdings (WA) Pty Ltd &
Land Surveys Pty Ltd

Address: Level 2 / 43 Cedric St
Stirling WA 6021

Phone: (08) 9207 1515

**Land to be
developed** Change of use of from Eating House to Club Premise
Lot 73 SP 67450
288 Lord Street, Highgate WA

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1 DESCRIPTION OF DEVELOPMENT

JNI Developments Pty Ltd, Avalon Holdings (WA) Pty Ltd, Land Surveys Pty Ltd intends to change the use from Eating House to Club Premise of Lot 73 288 Lord Street, Highgate WA. The site is located on the corner of Lord St and Windsor St, Highgate on the ground floor of an apartment complex and is currently vacant and has been for since the building was complete in 2015. Lot 73 DP 288 Lord St is approximately 126m² in area with a corner street frontage. The site borders Lord Street and Windsor Street.

Under the City of Vincent's latest planning parking policies an eating house and club premise have the same carparking requirement per patrons being .25 of a bay per person. it is understood that the eating house approval was for 67 patrons and the current club premises application is seeking approval for 60 patrons and as such the proposed change of use has in fact a reduced carparking requirement of 1.75 car bays.

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

Table 1: Non-Residential Parking Requirements

Land Use	Car Parking Minimum				Residential Built Form Area Minimum & All Areas' Maximum ¹	Bicycle Parking Minimum		Unit of Measure
						Short Term	Long Term	
Built Form Area (refer Appendix 1)	Town Centre	Transit Corridor	Activity Corridor	Mixed Use				
Child Care Premises, Club Premises, Cinema/Theatre, Family Day Care, Nightclub, Place of Worship, Reception Centre, Recreation-Private	0.15	0.25	0.22	0.2	All except Recreation – Private 0.25	0.019	0.042	spaces per persons
					Recreation – Private 0.5			
Restaurant/cafe, Small Bar, Tavern	0.15	0.25	0.22	0.2	0.25	0.019	0.042	spaces per persons

1.1 Proposed Change of Use Description

The existing lot consists of 126m² of vacant space previously approved for eating house and is now requesting an approval to operate a members only Cigar lounge which falls under Club Permisses.

Cigar Social is a private social coterie organisation with the mission of engaging business and social leaders in WA through their passion of fine cigars. Offering an exclusive membership for entrepreneurs and senior executives to share their experiences and expertise in a relaxed environment.

2 EXISTING PARKING CONDITIONS

2.1 Preamble

General parking movements throughout the area are on a rotational basis as timed/ restricted parking is on most off-street car-parking which allows for a constant flow of bays to become available during the day.

We note that from our observation further policing of non-compliance of these restrictions may enable further bays to become available the car bays located on the marked plan as these are 2hr restricted bays however we observed that many of these cars were parked for further periods than allowed.

Notwithstanding the above observation, there were many car-bays available for the public.

Car Parking Plan for the proposed cigar lounge is also included in the proposal. Parking is nominated via the premises exclusively via allocated bays marked E & F on plan below and visitor car-bays and bicycle parking bays located on the basement and mezzanine level of building.



Access to the basement parking will be via a remote access where the club member will call ahead to reserve a car bay if available.

In addition to the on-site car parking there is addition 110 street car parking bays located on Windsor St, West Parade, Summer St, Marlborough St, Court St, Lincoln St and Lord St.

In addition to the off-street parking the premises are within 250m of the East Perth train station carpark which holds 230 car-bays.

In total there is approximately 340 public car-parking bays within a 250m radius.

We estimate that the venues peak periods would be between:

- Monday to Thursday between 5pm and 8pm.
- Friday and Saturday night's between 8pm and 11pm.

The premise peak and off peak patrons numbers are:

- Monday to Saturday – 10am to 5pm – 29 Patrons + 1 Staff
- Monday to Saturday – 6pm to 12pm – 59 Patrons + 1 Staff

2.2 Car-Parking Survey

Notwithstanding that the previous approved use has a greater parking requirement of 1.75 car parking bays the owners requested that a car parking survey be completed to confirm the areas parking loads.

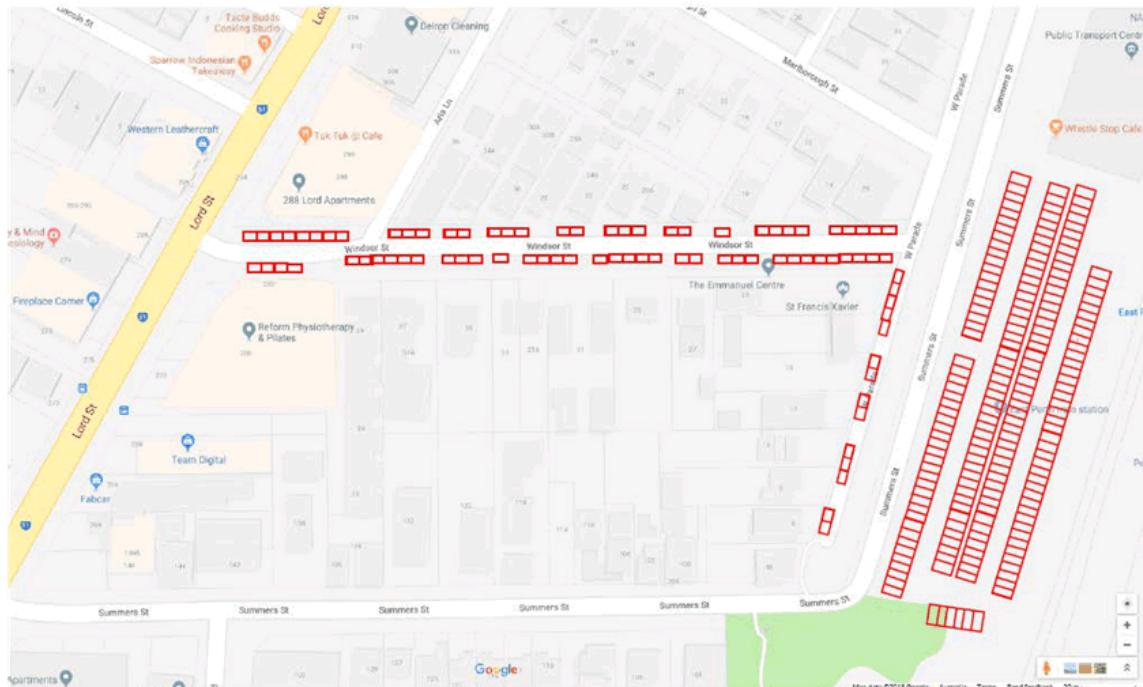
To evaluate the available car parking to the premises during operating hours a survey of Windsor St, West Parade and East Perth train station carpark (west end) was completed on Friday the 3rd of August 2018 between the hours of 9.30am to 10.00pm.

Friday was chosen as it encompassed a mix of all the venues peak periods and gave the most accurate evaluation.

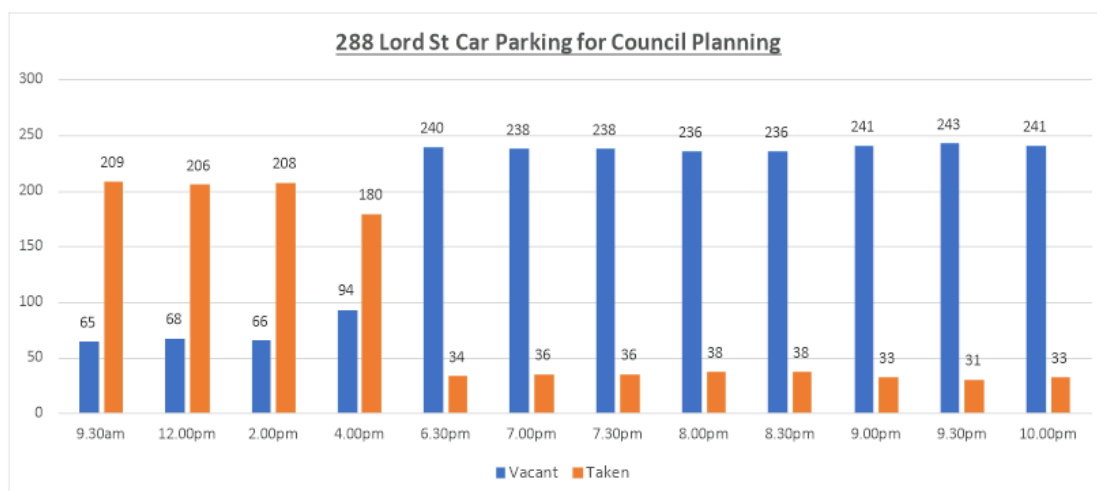
It was observed that multiple Modes of transport to and from the area where used as the premise is located within a transport hub.

Most cars that are currently parked in the available on-street parking spaces were mostly on a rotational basis however as noted above further policing of non-compliance of these bays will increase the number of available parking.

Please see below map showing the location of the car bays that were survey and the table below with the findings of the survey.



The findings of the survey clearly demonstrate the extent of the ample available street parking during off peak and peak times.



(please refer to USB provided with images)

3 VENUE PARKING ASSESSMENT

Notwithstanding the existing eating house approval The Below parking assessment has been completed on the basis that this is a new application with additional parking requirements

No previous eating house approved car parking bay requirements or previous cash in lieu approved bays have been deducted in this assessment

The Venue will be staffed between the hours of 10am and 12pm and policy is that the staff use the east Perth train station public car park for parking.

Benchmarked against similar organisations in Australia and overseas the usage rate by members falls into three main categories.

SUPER USER

Estimate 10%. The Super user is likely to use the facility about three times a week - staying for about one hour per visit.

WEEKEND USER

Estimate 15%. The Weekend User is likely to use the facility once a week, almost always on weekends - staying for about one hour per visit.

CASUAL USER

Estimate - 75%. The Casual User is likely to use the facility about once every three months - staying for about one hour per visit.

Given the facility is modelled towards an exclusive corporate membership profile - where customers are usually time-poor but of high net worth, we estimate that 85% of members mode of transport will be taxi or ride-share, requiring no parking

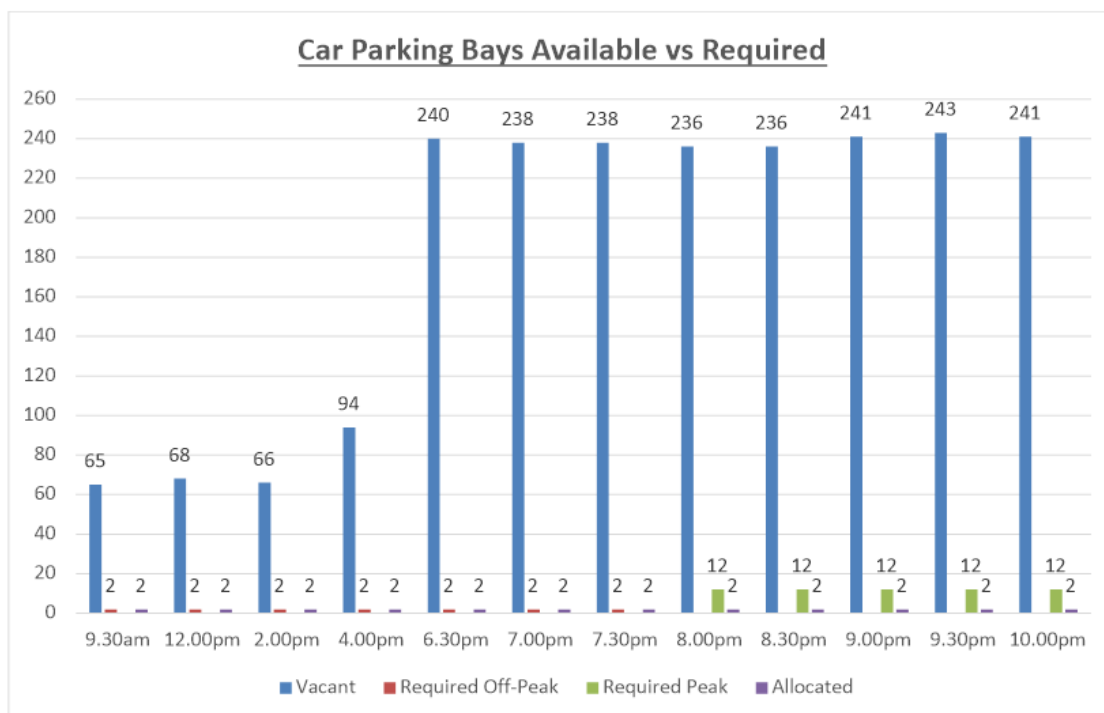
The second segment of users making up 15% will be likely to drive and park.

Given our user profile projections, this is expected to be about 10-12 users during traditional business hours i.e. 9am to 5pm on week days. Weekday evenings this is likely to be between 15-20.

On weekends the number of users is projected to increase to circa 30 - peaking around the noon to 7pm period.

4 PARKING IMPACT OF PROPOSED VENUE

The following table describes the parking generation of the proposed venue and available bays at the time of the survey.



As shown in the table above the proposed change of use has no significant impact on parking in the area

4.1 Impact on Traffic Safety

The proposed change of use would only slightly increase the average daily number of vehicle movements traffic on adjoining streets will not be adversely impacted on by the proposed change of use.

4 FINDINGS

The parking impact assessment indicates that the change of use from 'eating house' to club premises will not change the current level of service provided by the above streets, nor will it affect the amenities of adjoining areas as approval is for 67 patrons and the proposed cigar lounge requirement is for 60 patrons. This equates to a reduction of 1.7 car bays as per the City's car parking policy.

However, notwithstanding the above, if this was to be a new application then the existing parking infrastructure of Windsor Street, West Parade & East Perth Train Station car park, and associated vicinity street parking would be enough for the increased parking load.

Upon these findings, it is reasonable to assume that the previous cash in lieu requirement of 2 car bays that is currently enforced for the eating house requirement could be reduced as the capacity of patrons will be reduced by 7, equating to a reduction of 1.7 car bays.

John Italiano

First One Developments



Diploma Group

Lot 888 Lord St, HIGHGATE

Acoustic Design Report - BL

01 AUG 2014

Sealhurst.com.au



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PO BOX 1082, BALCATTA, WA 6914

DIPLOMA

Lot 888 Lord St

Acoustics - Report for Building Licence

MAY 2014

QA INFORMATION	
Project No	SEA-2014-005
Project Name	Lot 888 Lord St
Client	DIPLOMA
Report Title	Acoustics - Report for Building Licence
Filename	SEA-2014-005 RPT001 [BL]
Revision	[Category]
Reason For Issue	Building Licence
Authorised By	
Issue Date	01 AUG 2014 



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DOCUMENT INFORMATION

Sealhurst.com.au

ABN 086 161 563 551 ACN 161 563 551
GPO BOX 1082, BALCATTA, WA 6914



PROJECT PARTNERS

Discipline	Entity	
Client	DIPLOMA	
Architectural Design	Lawrence Scanlan & Associates	
Structural Design	FOZDAR	
Mechanical Design	ARUP	
Electrical Design	ARUP	
Hydraulic Design	ARUP	



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DOCUMENT INFORMATION

888 Lord St
Acoustics - Report for Building Licence

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Sealhurst were appointed by DIPLOMA to provide acoustic design, coordination and consultancy relating to the design for their mixed use commercial/residential development, proposed for Lot 888 Lord St, HIGHGATE, WA.

This formal report presents detailed compliance advice for Building Licence issue - a summary of our report findings are presented below:

ARCHITECTURAL REQUIREMENTS

BUILDING FACADE - NOISE INGRESS & BUILDING ENVELOPE (GLAZING)

The building facade is to comprise a combination of AFS150 concrete walls and lightweight cladding wall types (WT03 and WT04) in conjunction with a range of glazed apertures. Based upon noise survey data, and the minimum specified glazing thickness(s), the composite building facade is able to resist external sound sufficient to meet *AS2107:2000* design sound levels for building interiors.

Detailed glazing system formats were assessed and an acoustically rated glazing scheme to optimise internal amenity whilst controlling project cost has been delivered.

Commercial Units 2 - 5 require a minimum **Rw36dB** glazing/frame combination for facade and glazed entry doors, considered equivalent to a minimum thickness 10.38mm laminate glazing pane, with frames and appropriate compressible seals to all jambs. In Commercial Unit glazing may be relaxed to **Rw30dB**, considered equivalent to a toughened 6mm float glass pane on the basis it is proposed to be a Deli (non-noise sensitive) and operate with doors open. Public safety and security requirements may imply greater thickness of glazing to Commercial Unit 1, which would improve Rw and hence no detriment to acoustics would be incurred.

Residential apartment units facing the Lord St facade require a minimum performance **Rw38dB** glazing/frame combination for facade and operable glazed doorsets to internal living spaces, considered equivalent to a specialist acoustic laminate VLAM Hush 10.5mm glazing pane, with robust frames and appropriate compressible seals to all jambs. Residential apartment bedrooms facing the Lord St facade may be relaxed to **Rw36dB** rated glazing/frame combination, considered equivalent to 10.38mm standard laminate glazing, based upon lower external noise levels during night time periods, as observed during our site survey.

On residential apartment spaces east of "Gridline K" on Windsor St and to all building facades facing the internal courtyard, glazing/frame combination minimum specification performance may be relaxed to **Rw32dB** considered equivalent to 6.38mm standard laminate glazing. Further, specific areas have been identified, notably bathrooms, where a relaxation in glazing performance to 6mm float glass is advised, as a cost benefit whilst achieving internal noise targets. The developer is advised of these specific areas and where potential savings can be made via detailed glazing scheme mark ups in Appendix C.2.

Appendix C.2 shows a mark-up indicating facade glazing acoustic requirements for the entire scheme, to be coordinated with the ESD/energy and architectural requirements.

All glazing requirements are calculated on the basis of external wall type WT04 to Lord Street facades.

Recommended roof construction detailing and arrangement of insulation is provided for optimum noise ingress control and rain noise mitigation. Detailing is recommended to be included with the Building Permit drawing package.



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1588 Lord St
Acoustics - Report for Building Licence

EXECUTIVE SUMMARY



SEPARATING CONSTRUCTIONS BETWEEN RESIDENTIAL APARTMENT UNITS

WALLS

Horizontal separation (walls) between apartment units and adjacent units, and adjacent spaces is to be provided by a mixture of AFS150 plus lining, and discontinuous-compliant twin stud wall systems, equivalent to rated systems in the CSR Red Book. All separating walls have been reviewed and comply with R_w/R_w+C_{tr} (dB) minimum airborne performance requirements of the *BCA*, with provisions as set out in Section 6.2 – notably the recommendation for early site testing where systems may be subject to degradation below required in-situ performance when installed on site. A practical approach and contingency plan is provided to offer construction advantages whilst ensuring minimum performance requirements are maintained.

Discontinuous construction requirements for walls have been coordinated with Structural and Architectural Drawings sets and are included as Mark ups in Appendix B.1.

ALL separating walls must be taken full height including at upper floors of the building, particularly where lightweight roof construction may be proposed. Gaps and voids must be sealed at roof and soffit interfaces, using sealing details in Section 6.2.3.

FLOORS

Vertical separation (floors) between apartment units is provided by reinforced concrete slabs 250mm as determined by structural design drawings. Floor coverings are proposed as carpet in bedrooms and living spaces, and tiles in kitchens, bathrooms and wet areas.

Carpeted areas meet *BCA* "Deemed-to-Satisfy" provisions for both airborne and impact sound therefore fully complies with the *NCC* for all slab thicknesses over 200mm. In tiled areas, a resilient matting is to be installed between screed and slab in order to enable tiled floors to meet the *BCA* minimum of 62dB $L_{nT,w}$.

CONCEALED SERVICE DUCT WALLS

Formal advice is given for building services duct and concealment/isolation able to comply with the minimum services duct wall provisions of the *BCA/NCC* as applicable to residential apartments. Minimum construction types and advice is set out in Section 7.3, and applicable to all building services.

COMMERCIAL SPACES

SEPARATION BETWEEN ADJACENT COMMERCIAL UNITS

Separation between Commercial Units for this Building Licence is provided by full height 140mm blockwork walls. No specific acoustic rating (R_w) is required under the *BCA* or similar Australian Standards for separation between commercial spaces, however from a quality perspective the business operations of each adjacent tenant should not interfere with one another. An unfinished 140mm blockwork wall system is anticipated to provide airborne sound reduction performance of $R_w 47$ dB, which is could be considered as "modest" acoustical performance for typical commercial use.

We understand that tenant fitouts for each Commercial Unit are to include the lining of blockwork wall facings. We have expressly excluded "direct fix" plasterboard as a wall finish, as "direct fix" using daubed adhesive can be severely detrimental to sound separation where blockwork walls are the primary wall. Instead a stud frame is recommended to be written into tenant fitout contracts - the benefits will be a greatly improved sound separation performance where two stud framed walls are located to each side in each tenant fitout ~ $R_w 60$ dB.



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SEA-2014-005 RPT001 [BL] 45

at 288 Lord St
Acoustics - Report for Building Licence

EXECUTIVE SUMMARY



Separation to Commercial Units operating kitchen facility should be subject to this upgrade.

Vertical separation to apartments is via floor construction systems detailed above and fully complies with separation to residential apartments.

REVERBERATION CONTROL IN COMMERCIAL TENANCIES

We understand the Commercial units will be delivered with unfinished internal surfaces as part of this Building Licence. The unfinished base-build commercial units will not meet reverberation time targets due to concrete floors and bare unfinished blockwork walls. Sealhurst have calculated that reverberation time targets will be met in all Commercial tenancy units by the application of either a standard lightweight mineral fibre ceiling tile OR perforated plasterboard sheet with insulating quilt laid over, and in conjunction with a carpeted floor covering, as part of the fitout.

These preferred finishes should be written into into tenant fitout contracts, and finishes reviewed per tenant fitout submission to ensure compliance with reverberation time targets

BUILDING SERVICES - INTERNAL NOISE

MECHANICAL SERVICES NOISE

Mechanical building services layout drawings have been reviewed and where applicable, equipment selections for car park, apartment and commercial tenancy A/C, general exhaust fans and future kitchen systems have been assessed in detail. Noise control treatments are required to be installed to the CEF-M-01 car park exhaust fan to meet internal noise levels in the Mezzanine car park space.

Detailed advice is provided in relation to future KEF systems and requirements for end-tenants to install, service and maintain KEF systems which meet internal noise level requirements. Suggested wordings for a contractual clause to ensure tenant supplied KEF systems are able to operate within the defined limits are provided.

HYDRAULIC SERVICES NOISE

In association with minimum constructions for services duct walls, hydraulic services pipe work in service ducts adjacent to apartment areas must be wrapped in Pyrotek 4512C to maintain wrapping whilst minimising wrapped pipe thickness.

All circulating pump equipment connections to hydraulic pipework must have flexible couplings.

ELECTRICAL SERVICES NOISE

Electrical services sockets must be installed with appropriate offsets when back-to-back in separating walls. Advice and Sealhurst technical position is also detailed in terms of demonstrating compliance with the *BCA* in regard to "chasing" of "electrical" services only.

ENVIRONMENTAL NOISE EMISSIONS COMPLIANCE

Assigned Noise Level limits have been calculated under the *WA Environmental Protection (Noise) Regulations 1997 (inc amendments)* for noise emissions allowable at the nearest noise sensitive receiver (NSR) identified as adjacent residential properties on Windsor St. Limits have been calculated based upon an Influencing Factor (IF) of +8 based upon commercial (C) land use, determined as 26% of the "Inner Circle" radius, and 15% of the "Outer Circle" radius; industrial (I) land use, determined as 2% of the "Outer Circle" radius, and the proximity of Lord St as a "Major Road". L_{A10} , L_{A1} and L_{MAX} limits apply to all noise emissions.



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EXECUTIVE SUMMARY

Section 8.2 presents details of all externally located air conditioning plant, car park exhaust system fans, general exhaust fans and future kitchen exhaust system(s) have been accounted for and treatments provided in order that the systems are able to comply with the *Regulations'* Assigned Noise Level limits.

EQUIPMENT & INSTALLATION SUBSTITUTIONS

Beyond design phase, the quality of the finished acoustic environment is largely dependent upon workmanship, installation detailing and checking that design principles and requirements are carried through to the construction as it is installed. Care must be taken during material procurement and construction stages that the Contractor's purchased equipment (or ANY substitutions) demonstrate equivalent or better (lower) noise emission characteristics OR additional review and treatments may be required.

CONSTRUCTION NOISE

Noise and vibration monitoring during construction phase is not part of the scope of this report, however, Sealhurst have provided summary guidance notes in Section 8.3.4 and Appendix F.1. Control strategies and mitigation are presented for reference and as a basis for any construction noise and vibration management plan which Council may request.



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1 INTRODUCTION



1 INTRODUCTION

1.1 General Appreciation

Sealhurst were appointed by DIPLOMA to provide acoustic design consultancy relating to their premium mixed use commercial/residential development project at Lot 888 Lord St, HIGHGATE, WA. This report presents a summary of the project requirements and summarises design compliance for Building Licence submission documentation.

Our assessment is to be read in conjunction with SEA-2013-037 CHK001, which provides detailed line item summary per discipline regarding current compliance and any issues to be resolved.

1.1.1 Acoustic Design Criteria

Given the inherent mixed uses, the building will require a sensitivity to adjacent activities during design to compose and realise a building which meets the needs of its various end-user(s). In terms of technical acoustic input, the project must demonstrate adherence to various aspects of the technical specifications and acoustic performance criteria prescribed under the following Australian Standards and Statutory Legislation:

- The design and the as-constructed **RESIDENTIAL** built form must comply with the Provisions of *Section F5* of the *National Code of Construction* (formerly BCA) regarding sound transmission and insulation;
- All elements of the external building envelope must provide sufficient resistance to the ingress of external noise to meet internal design sound levels prescribed in *AS2107: Acoustics – Recommended design sound levels and reverberation times for building interiors*;
- Building services which pass adjacent to the **RESIDENTIAL** areas of the building must be treated in accordance with the services Provisions and treatments defined in *Section F5* of the *National Code of Construction* (formerly BCA) regarding sound transmission and insulation;
- Building services noise within the **COMMERCIAL** areas of the building must comply with *AS2107:2000* internal noise levels. Office and trading areas must also be designed to achieve reverberation time targets set out in *AS2107:2000*;
- Noise emissions from the entire project building to the surrounding area must comply with the *Environmental Protection (Noise) Regulations 1997 (inc amendments)*;

The combined criteria contained therein aims to guide the development and construction of urban environments to provide spaces that are functional and able to respond to the changing needs of the community, the economy and the environment.

1.1.2 Report Aims

The primary aim of our report is to establish the objective design framework within which the project must comply, and demonstrate compliance with, (or compliance advice to achieve) each acoustic performance criteria applicable to the documented Building Licence design. The format of the report is set out in sections which present compliance criteria of building elements, and the status of compliance.

Our report presents our Building Licence report submission, presenting a complete technical assessment of the project and available formalised design input to date. Compliance and compliance requirements are intended as a reference for developer, architect and Main Contractor pursuant to the application for Building Permit via appropriate approving authority.



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1 INTRODUCTION

Our report will comprise one part of an integrated submission of cross-disciplinary documentation, pursuant to an application for Building Permit approval such that the project matures through the statutory approvals process(s) to construction stage.

1.2 Project Inputs

1.2.1 Schedule of Architectural Drawings

The assessment has been carried out based upon the latest available schedule of architectural drawings supplied by Lawrence Scanlan & Associates architects.

Design compliance and advice contained in this report to achieve compliance (where required) is based upon this set of documentation - a full list of these drawings are presented in Appendix A.1. Details are current at the date of this report (01 AUG 2014).

1.2.2 Schedule of Building Services Drawings

The assessment necessarily must consider Structural, Mechanical, Electrical and Hydraulic design elements.

Design workshops were held between Seahurst and ARUP to identify mechanical, hydraulic and environmental systems details to be coordinated into the assessment.

Design compliance and advice contained in this report to achieve compliance (where required) is based upon this set of documentation. A schedule of the information and drawings used in this assessment are presented in Appendix A. Details are current at the date of this report (01 AUG 2014).



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2 PROJECT CONTEXT



2 PROJECT CONTEXT

2.1 Development Definition

2.1.1 Proposed Development - Lot 888 Lord Street, HIGHGATE

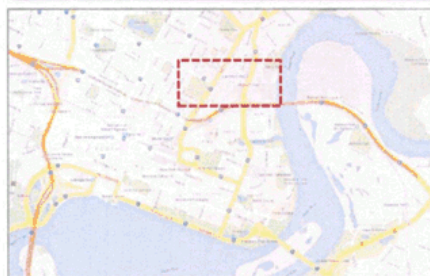
Lot 888 Lord Street is a mixed use development project comprised 5 Ground Floor commercial tenancies and 68 individual one and two-bedroom apartments, arranged around a central courtyard with resident's amenities and Ground Floor car park facilities. The development site is located on the eastern side of Lord Street, directly opposite Lincoln Street to the west, and less than 2km from Perth CBD. The images (right) show an architectural render of the proposed development and immediate surroundings, and further afield its geographical context to Perth.



The project has 5 discrete floor levels from Ground to Level 5, plus a Mezzanine Level which houses two apartment units - Ground Floor is primarily commercial use, with 5 commercial tenancies, plus two apartment units, stores, building services zones, integrated car parking and essential amenities areas. It is anticipated that Units 1 and 5 of the commercial tenancies will house hot food preparation and associated kitchen exhaust fans/systems required to be integrated into the project design.

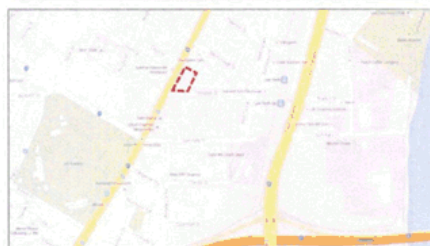


Levels 1 to 5 are residential layouts only, composed around a central courtyard on Level 1 (directly above the car park), with residents amenities and BBQ area open to outside air.



2.1.2 Site Location and Surrounds

Highgate is a truly mixed use area, home to a vibrant, multi-cultural precinct with numerous café strips, arts and entertainment areas and bars, and commercial (and minor industrial) zones towards old East Perth. A number of sport facilities are located close by, notably NIB Stadium some 300m south west of the site boundary; The WACA, Belmont Racecourse and Gloucester Park race track are also all within 2km of the site, as is the Swan River with accessible public walkways from nearby Maylands around to East Perth and Riverside Drive in the City.



Lord Street provides an important arterial transport route into and out of Perth's CBD to eastern distributor roads and with East Perth, McIver and Claisebrook stations all within 2km the area, the site is well served by public transport.

The nature of the site necessarily implies the integration of road (and rail) transport infrastructure, but does not hinder the provision of a high quality mixed-use project. The acoustic design of the building and its response to its environment should be well considered by the application of suitable facade design principles and appropriately specified materials.



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3 EVALUATION OF LOCAL ENVIRONMENT



3 EVALUATION OF LOCAL ENVIRONMENT

3.1 Existing Local Noise Climate

3.1.1 Relevant Noise Sources

Lot 888, (No. 288) Lord Street location presents inherent noise sources which have been acknowledged in the acoustic design. The proposed use of lightweight wall types and glazing adjacent to road traffic noise can be successfully designed into the project, which allow for and engage with the local environmental noise sources. The main priority being apartments which provide the required amenity from external noise.

As is evident from images taken during a number of attended noise monitoring survey periods, the development is immediately adjacent to the active Lord Street, presenting an Annual Average Weekday Traffic (AAWT) flow of >23,000 vehicles. Road traffic flow was relatively consistent during the day time and evening.

At morning and evening "peak hour" traffic periods, congestion causes slow moving traffic which alters the character and level of road traffic flow noise source - of particular note during survey periods were the presence and frequency of public transport (bus) services and heavy good vehicles.

East Perth train station is located some 300m east of the rear site boundary – train movements were not audible during daytime on account of the local traffic flow, however may become more noticeable as traffic flow recedes into evening and night time periods.

Local areas were observed where active day time construction works were ongoing as additional Lots in the area are developed and completed. These sources were audible in recorded measurements, though were secondary to road traffic noise.

In contrast to the busy Lord Street façade the rear boundary laneway to Windsor Street properties exhibited lower noise levels as expected with greater distance from Lord Street and significant screening from existing properties. A set of more detailed noise survey notes is presented in Section 3.2.5 which records levels and features of the baseline noise survey for this project.



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3 EVALUATION OF LOCAL ENVIRONMENT



3.2 Existing Environmental Noise Assessment

3.2.1 Designing for Noise Ingress

To deliver a building design able to respond to an existing or future-defined acoustic environment, reliable sound level data is crucial information, particularly in relation to noise-sensitive building uses, whereby noise ingress is a design parameter. Reliable sound data allows informed decisions to be made regarding building facade materials which will influence both project cost, and ultimately the internal acoustics of the finished space as a result of external noise climate in which the finished development will inhabit.

For new buildings in established environments, determination of reliable sound data is via detailed noise survey of the area. Noise survey analysis offers a practical relevance to building facade design options, and provides an objective fixed baseline which can be very useful as a strategy against which it can be demonstrated that the project has been responsibly designed. Survey data can also provide useful project information in terms of noise emissions from the development (noise egress), for example plant room ventilation grilles and exhaust fan outlets to atmosphere, which serve the building.

3.2.2 Measurement Equipment Details

Attended measurements were recorded using a Bruel & Kjaer 2260 Investigator Type 1 Sound Level Meter. The meter complies with all relevant specification standards for Type 1 integrating sound measurement equipment and was within a valid laboratory-calibration period at the time of survey. The meter also satisfies all relevant and applicable Australian Standards for acoustic measurement devices, including Schedule 4 clauses contained within *Environmental Protection (Noise) Regulations 1997*.

The meter was field-calibrated before and after the measurement series, which consisted of a number of 15min (day and evening time) and 5min (night time) uninterrupted sample periods. All measurements were taken in accordance with the relevant guidance in *AS1055.1-1997: Acoustics – Description and Measurement of Environmental Noise, Part 1: General Procedures*.

Details of the measurement equipment are presented below:

Equipment Type/Model	Serial No.	Calibration Cert. No.	Last Calibration Date
Bruel & Kjaer 2260	2234562	SCC - C2159S1S118	17 JAN 2013
CIRRUS	59311	CCC - 1096C151	22 JAN 2013

Calibration certificates of this equipment are included in Appendix E of this report.

3.2.3 Noise Survey Details

Sealhurst presented engineering staff to site at various times during day, evening and night time periods over the week 24th – 28th March 2014 to undertake a baseline noise survey analysis. Sound levels were recorded and analysed to determine an objective design case data set for assessment of the building facade and hence proof the currently proposed building materials and glazing in terms of design compliance with *AS2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors*.



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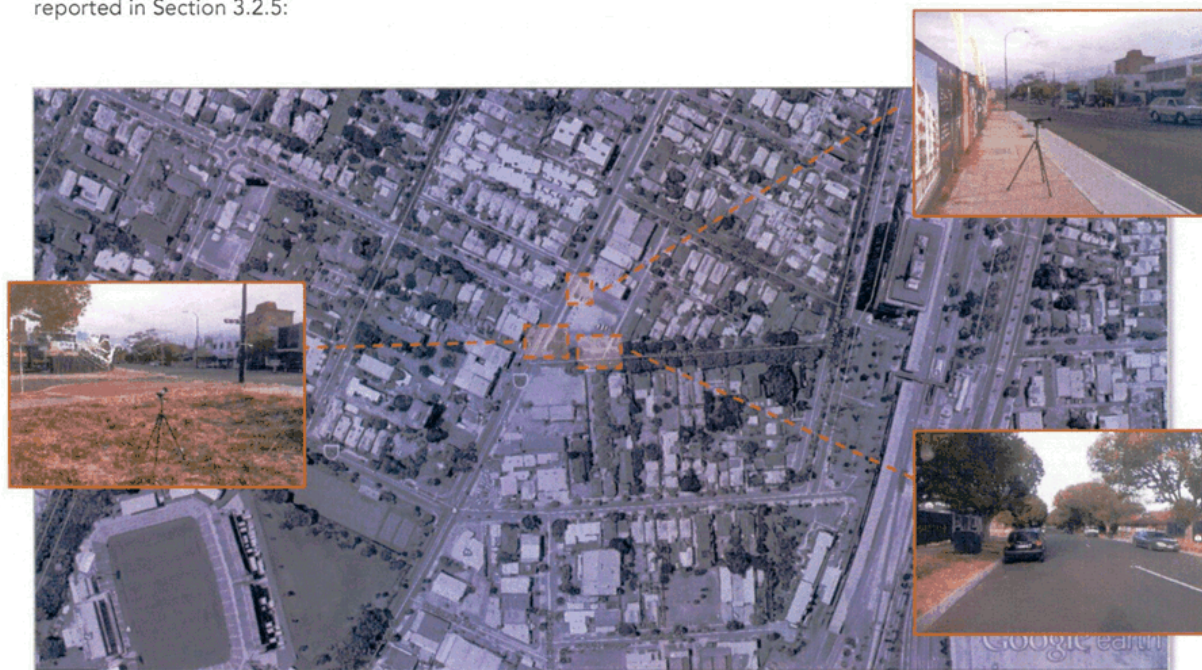
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3 EVALUATION OF LOCAL ENVIRONMENT



3.2.4 Noise Survey - Measurement Locations

Survey measurements were taken at 2-4 locations deemed to be representative of noise which will ultimately be incident upon the building facade. Data was recorded over day evening and night time periods. Noise measurement (locations are shown orange) in relation to the development site (red) plan below, with survey notes reported in Section 3.2.5:



3.2.5 Survey Notes

Meteorological conditions were dry and calm throughout the week, with slight breezes during day time measurements. Night time conditions were very calm. No precipitation was recorded during site observations.

Day Time Sources (0700 - 1900)

As may be anticipated, road traffic noise dominates local noise received at measurement locations. Bus routes pass close to the proposed building façade positions on Lord St. Construction works and heavy goods vehicles (HGVs) were observed relatively frequently passing Lord Street façade to the west – use of air braking by larger vehicles was noted on a number of occasions, contributing to the overall “peak” noise levels during these measurement periods.

Noise levels during morning rush hour period 7am - 9am recorded levels up to L_{Aeq} 74dB (worst case) over 10 minute periods, dominated by truck and loud sports car exhaust noise, with secondary contributions from construction activity noise in road traffic lulls.

This varied significantly around measurement locations further from Lord Street – in particular measurements on Windsor Street averaged much lower readings of 55dB - 59dB L_{Aeq} during equivalent periods due to distance from Lord Street and significant screening from existing properties. Transperth rail services were audible on several occasions as background noise, during lulls in local road traffic noise.



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3 EVALUATION OF LOCAL ENVIRONMENT



Evening Sources (1900 - 2200)

Road traffic and construction noise receded into evening periods and after 8pm ambient noise levels were of the order of 64 – 66 dB(A) at Lord Street façade locations. A similar pattern of noise results emerged across the measurement locations, at reduced noise level in sympathy with reduced road traffic activity – down to 51dB(A) at Windsor Street façade locations. Traffic flow further receded into the evening, and the drop in noise level revealed distant train movement noise, though this did not influence (i.e. increase) local noise level results. Incidental bus pass-bys and local traffic were the most significant audible noise source during evening periods, with a single distant aircraft flyover event noted.

Night Time Sources (2200 - 0700)

During the night time period noise levels further receded to between 60 - 62dB(A) on Lord Street façade up to midnight.

3.3 Design Sound Level Data

Multiple measurements were taken over the course of the week, to provide a representative noise climate for assessment of external noise ingress. Successive measurements were energetically (and statistically) averaged across day evening and night time periods, to generate representative noise levels for assessment of building facade and surrounding environment.

Equivalent (L_{Aeq}), Maximum (L_{Amax}) and Minimum (L_{Amin}) and statistical noise indices L_{A1} , L_{A10} and L_{A90} sound level data is presented to offer an overview of the local acoustic environment. A summary of this broadband design sound level data is presented below, averaged over a number of periods:

Measurement Location	Period	$L_{Aeq,T}$ (dB)	L_{A1} (dB)	L_{A10} (dB)	L_{A90} (dB)	L_{AFmax} (dB)
Lord Street Façade	Day time (0700-1900hrs)	70.6	79.0	73.6	60.8	88.5
	Evening (1900-2200hrs)	66.9	75.9	69.6	51.3	83.5
	Night (2200-0700hrs)	62.0	74.1	67.8	47.8	79.4
Corner of Lord Street/Windsor Street	Day time (0700-1900hrs)	67.3	75.0	69.8	59.0	79.5
	Evening (1900-2200hrs)	62.8	76.1	66.3	50.4	79.8
	Night (2200-0700hrs)	60.1	72.9	62.1	46.1	74.8
Windsor Street Facade	Day time (0700-1900hrs)	56.8	65.7	59.6	49.4	70.2
	Evening (1900-2200hrs)	53.6	62.0	56.4	48.2	68.1
	Night (2200-0700hrs)	51.3	58.4	53.2	43.1	65.2



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3 EVALUATION OF LOCAL ENVIRONMENT



NOTES

$L_{Aeq,T}$ (dB) is the equivalent noise level which is summation of noise events and integrated over the measurement period (T).

L_{AF1} (dB) is the statistical index which describes the sound pressure level which was exceeded for 1% of the overall measurement period, in this case 10 min during day time periods and 5 min during evening periods.

L_{AF10} is the statistical index which describes the sound pressure level which was exceeded for 10% of the overall measurement period, in this case 10 min during day time periods and 5 min during evening periods.

L_{AF90} is the statistical index which describes the sound pressure level which was exceeded for 90% of the overall measurement period, in this case 10 min during day time periods and 5 min during evening periods. L_{A90} is also referred to as background or residual noise.

L_{AFMAX} (dB) is the maximum sound pressure level measured during the measurement period.

Measurements were recorded at as close to actual facade positions as current site conditions allow. Spectral data pertaining to design sound levels for building interiors have not been adjusted for distance propagation, outside of corrections present in the noise ingress calculation methodology (see Appendix C.1)



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4 ACOUSTIC DESIGN FOR EXTERNAL NOISE



4 ACOUSTIC DESIGN FOR EXTERNAL NOISE

4.1 Calculation Methodology

Having quantified the baseline external noise climate, the building facade performance can be calculated and designed to respond to the particular noise sources which impinge upon the new building. This is achieved by matching appropriate sound resisting components to measured noise level data (including spectral content), hence the building facade constructions can be assessed against internal noise level design targets, and then optimised where capacity is identified, to achieve the best cost outcome whilst preserving internal noise amenity.

4.1.1 Composite Sound Reduction Index

Assessment is by means of a composite sound reduction index (SRI) calculation, which examines the building envelope at various noise-sensitive points, for example a noise-receiving bedroom, and calculates sound transmission through the building envelope, bounded at the limits of the subject internal space.

The Sound Reduction Index (R_w) performance characteristics of each individual façade element (and any known penetrations) are summed together in octave bands (125Hz-4kHz), and mathematically weighted according to their relative 'elemental' façade area. The resultant figure is the composite sound reduction index (R_w) performance of the building façade and is typically dictated by the 'weakest' element of the construction, which in many cases can be glazing, ventilation louvers or other building penetrations.

Once calculated, representative noise spectra obtained during our site noise survey is applied to the composite building facade performance to optimise the building facade materials, identifying the minimum and/or best cost-versus-performance parameters to apply to the building in terms of the specification of the building facade's glazed elements.

A more complete description of the calculation and reference standards are included in Appendix C.1 of this report.

4.1.2 Elemental Sound Reduction Index (R) Data

Sound reduction index data is available from a number of sources, most commonly from laboratory-measured data or technical product information direct from manufacturers and from reputable technical literature. Field-measured data can also be used.

Data is given in the form of a sound reduction index value " R_i " (dB) for each octave band centre frequency over the range 125Hz-4kHz, along with a weighted single-figure rating value R_w (dB). Sealhurst maintain a large volume of sound reduction index data for common and specialist building elements, construction types and finishes to allow the calculation and facade optimisation process.

It should be noted that all sound reduction index data quoted as R_w is referenced to standard test panel sizes, which are typically of a minimum of 10m² for wall constructions, and 2.4m² for glazing panels. Building façade elements with increasingly larger surface areas may suffer from a decrease in sound transmission loss performance, specifically at low frequency due to wave based phenomena, and therefore a higher specification may apply to achieve internal design sound levels.



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4 ACOUSTIC DESIGN FOR EXTERNAL NOISE



4.2 Applicable Criteria

4.2.1 AS2107:2000 Acoustics - Design Sound Levels [...] for Building Interiors

AS 2107:2000 presents the applicable Australian Standard for sound in building interiors, and defines internal noise levels which are deemed acceptable and suitable for a range of spaces within completed buildings. Compliance is derived by comparison of predicted internal sound levels against AS2107:2000 criteria. An allowance is made for building service noise within the predicted compliance ratings for contributions from both external noise ingress AND with building services systems operating.

Calculations are then optimised using known façade material properties to determine a result able to meet the *AS2107:2000* standard for internal areas. Any improvement in façade material performance(s) thereupon would equate to quieter internal noise levels within the various internal areas, and hence an improved (quieter) acoustic amenity for eventual occupants.

An extract from *AS2107:2000* is presented below - two levels of internal noise criteria are outlined for various residential internal spaces, with bedrooms the most sensitive; A 'Satisfactory' level represents the design target level and 'Maximum', the highest permissible ambient noise level for occupant comfort, and hence compliance:

4.2.2 Residential Criteria

Type of Occupancy	Recommended design sound level, LAeq, (dB(A))		Recommended reverberation time (T), s
	Satisfactory	Maximum	
RESIDENTIAL BUILDINGS			
Houses in areas with negligible transportation - Sleeping areas	25	30	-
Houses and apartments near minor roads - Living areas	30	40	-
Sleeping areas	30	35	-
Work areas	35	40	-
Apartment common areas (e.g. foyer, lift lobby)	45	55	See Note 3
Houses and apartments near major roads - Living areas	35	45	-
Sleeping areas	30	40	-
Work areas	35	45	-
Apartment common areas (e.g. foyer, lift lobby)	45	55	See Note 3

Particular note must be taken of *AS 2107:2000* regards bedrooms, which states that sleeping areas must be assessed (i.e. internal noise levels calculated) using noise data measured during the night time hours of 2200-0700.

Clause 5.2 of *AS2107:2000*, applicable to residential buildings states:

"The design sound levels given in the Residential Criteria Table are not necessarily appropriate in all circumstances. In particular, lower noise levels may be appropriate in quiet environments or where expectations of quality are high. For example, lower design sound levels than those given as "Satisfactory" may be preferred for luxury hotels and apartments."

The design advice and recommendations presented in our Building Licence report are calculated to meet the minimum acceptable criteria as the basis for demonstrating design. It should be noted additional costs can be incurred in achieving higher levels of external sound attenuation WITHOUT an in-depth analysis of the overall design and how to optimise the prevailing circumstances, including building services.



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Sealhurst's approach is to offer a balance of the most cost-effective solutions to attain the minimum required outcomes within the known constraints, and delivering an acoustical design able to retain its integrity in the finished space. Advice is provided on possible optimisations, and risks associated with material substitutions. The final selection of materials will therefore be an informed choice by the client, based upon a cost-versus-performance analysis of building facade materials.

4.2.3 Commercial Criteria

The following criteria applies to new commercial space(s) proposed on the Ground Floor within the development:

Type of Occupancy	Recommended design sound level, LAeq, (dB(A))		Recommended reverberation time (T), s	
	Satisfactory	Maximum		
OFFICE BUILDINGS				
	Corridors and lobbies	45	50	0.4 - 0.6
	Design offices	40	45	0.4 - 0.6
	Draughting offices	40	50	0.4 - 0.6
	General office areas	40	45	0.4 - 0.6
	Private offices	35	40	0.6 - 0.8
	Public Spaces	40	50	0.5 - 1.0
	Reception areas	40	45	See Note 3
	Rest room and tea rooms	40	45	0.4 - 0.6
	Toilets	50	55	-
	Undercover car parks	55	65	-
PUBLIC BUILDINGS				
	Restaurants and cafeterias -			
	Cafeterias and food courts	45	55	See Note 3
	Coffee bars	45	50	<1.0
	Restaurants	45	50	<1.0

NB - Recommended reverberation time(s) are considered in Section 5.

4.2.4 Proposed Building Façade Elements

Our understanding of the building façade is that it is to be constructed from a lightweight framing infill wall type with painted external CFC sheet with varying m² areas of glazing to the building envelope. Infill walls will be between suspended reinforced concrete slabs, constructed over a central lift and stairwell core, and structural concrete blade walls placed throughout floor plans; with some loadbearing concrete blockwork at lower levels.

4.2.5 Sound Reduction Index Data

Where properly designed, lightweight infill panels will offer significantly greater resistance to sound ingress than glazed elements, particularly balcony sliding door sets, therefore the (acoustic) performance of the facade design is dependent upon the selection of glazing, frame and installation detailing. There are obvious cost implications for the choice of glazing option, plus additional considerations regards coordinating an appropriate (acoustic) selection with energy/ESD and architectural preferences.

In this project the integration between lightweight façade walls and glazing frame and sub-frame will be **critical** in achieving the sound resistance to the ingress of external road traffic noise, required of the façade. Detailing advice and recommendations are presented following predicted internal noise levels.



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The table below presents sound reduction index (R_w) data for potential façade glazing construction elements, which have been used to calculate noise ingress:

Construction Element	Sound Reduction Index (R _i)						
	R _w (dB)	Octave Band Centre Frequency (Hz)					
		125	250	500	1000	2000	4000
Lightweight Cladding External Wall System							
WT03 CSR 216 twin 64mm stud with 44mm airgap clad with 1 x 13mm Fyrchek one side and 1 x 16mm Fyrchek other side, lined with 165mm thick Glasswool Insulation PLUS additional 50mm Glasswool insulation in formed cavity	55	38	51	62	64	56	57
WT04 CSR 217 - twin 64mm stud with 44mm airgap clad with 2 x 13mm Fyrchek one side and 1 x 16mm Fyrchek other side, lined with 2 x 75mm thick Glasswool insulation in formed cavity	61	41	54	65	69	62	64
Glazing							
6mm Float	30	18	26	29	30	28	34
6.38mm laminate glazing	32	21	27	31	33	31	37
8.38mm laminate glazing	36	24	29	34	37	40	39
10.38mm laminate glazing	37	26	28	33	34	38	46
8.5mm VLAM Hush acoustic laminate	38	24	30	34	39	40	44

4.2.6 Note on Lightweight External Wall Types

The proposed lightweight wall system have been communicated as equivalent in material build-up (and hence acoustic performance) as systems found in CSR Red book design manual; WT03 is deemed equivalent to CSR216, and WT04 to CSR217 systems' respectively. Laboratory test certification for WT03 has been obtained from Australian Hearing/National Acoustic Laboratories [Test Ref ATF 1740] for the CSR 216 system.

NB – For all external apartment walls to the Lord St façade, and Windsor Street west of gridline K, WT04 is the minimum specification wall type required to meet internal design sound levels, in conjunction with the minimum specification glazing system performance, due to the recorded levels of traffic noise during day time hours.

Information contained within the report has been used to calculate internal noise levels using the internationally standardised methodology for noise transfer to internal spaces as detailed in ISO 12354. In practice lightweight wall types are subject to greater tolerances when installed on site – workmanship and attention to detailing requirements as advised in this report (and elsewhere in project documentation) will be key to realising design internal noise levels in the as-built construction.



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4.2.7 Note on Material Substitutions

In the interests of offering an optimum client outcome to the design criteria, allowing alternative materials and substitutions for acoustically sensitive materials is welcomed. However, preferred material or building element selection must achieve the octave band sound reduction index values identified above as a minimum, to allow direct comparison OR an assessment of the impact upon the design must be carried out.

4.3 Predicted Internal Noise levels – Residential Spaces

4.3.1 Internal Noise Levels from External Noise Survey Levels

The following table details minimum R_w rating and example glazing format REQUIRED to achieve *AS2107:2000* design sound level compliance from external noise sources in residential spaces which are the most stringent (i.e. highest performance) for the project:

Internal Area	<i>AS2107:2000</i> Design Criteria		Glazing Format	
	LAeq (dB(A))		Min. R_w (dB) (Equivalent System)	Predicted Internal Level
	Target	Max		
Lord St Façade Living Rooms – All Units	35	45	R_w 38dB (10.5mm acoustic laminate)	41.3dB(A)
Lord St Façade Bedrooms – All Units	30	40	R_w 36dB (10.38mm standard laminate)	36.9dB(A)
Cnr Lord St/Windsor St Living Rooms	35	45	R_w 36dB (10.38mm standard laminate)	36.6dB(A)
Cnr Lord St/Windsor St Bedrooms	30	40	R_w 36dB (10.38mm standard laminate)	26.8dB(A)
Windsor St Living Rooms	35	45	R_w 32dB (6.38mm standard laminate)	34.7dB(A)
Windsor St Bedrooms	30	40	R_w 32dB (6.38mm standard laminate)	28.4dB(A)
Internal Façade Living Rooms	35	45	R_w 32dB (6.38mm standard laminate)	19.7dB(A)*
Internal Façade Bedrooms	30	40	R_w 32dB (6.38mm standard laminate)	16.9dB(A)*

* - From external noise sources only

Coloured highlight is coordinated to minimum design glazing scheme mark ups presented in Appendix C.2. This information is intended to be correlated with ESD/energy requirements and coordinated into architectural window (and door) schedules for BL documentation.

4.3.2 Glazing Specification Performance – Value/Cost Control

Living spaces with full height glazing must be high performance acoustic laminate glazing to control road traffic noise, specified as minimum 10.5mm Viridian VLAM Hush. To offer an offset cost/value control decisions to the client/project, a series of cost-control versus performance design iterations have been investigated, whereby:

- Bedrooms to Lord Street may be relaxed to 10.38mm standard laminate by virtue of night time noise levels being notably reduced. Generally, area(s) of bedroom window glazing are also significantly smaller (m²);
- Façade areas on Windsor Street are subject to significantly lower external noise levels, east of gridline K hence predicted internal levels are able to be achieved using lower specification glazing; And,
- At developer discretion, glazing to all bathrooms may be reduced to R_w 30dB (equivalent to 6mm float glazing panes in suitable frame) over all residential floors without significant detriment to internal noise levels in adjacent living, sleeping or work areas.
- Lobby entrances and windows to non-residential areas may also be relaxed to R_w 30dB (equivalent to 6mm float glazing panes in suitable frame);



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4 ACOUSTIC DESIGN FOR EXTERNAL NOISE

4.4 Predicted Internal Noise levels – Commercial Spaces

The following table details minimum R_w rating and example glazing format for the glazed façade wall and door set REQUIRED to achieve *AS2107:2000* design sound level compliance from external noise sources in residential spaces which are the most stringent (i.e. highest performance) for the project:

Internal Area	<i>AS2107:2000</i> Design Criteria		Glazing Format	
	LAeq (dB(A))		Min. R_w (dB) (Equivalent System)	Predicted Internal Level
Apartment Unit	Target	Max		
Gnd Flr Commercial Units 2, 3 & 4 General Office Space	40	45	R_w 36dB (10.38mm standard laminate)	41.2dB(A)
Gnd Flr Commercial Unit 1 Deli	45	55	R_w 30dB (Toughened 6mm float glass)	43.7dB(A)
Gnd Flr Commercial Unit 5 Takeaway Restaurant	45	55	R_w 36dB (10.38mm standard laminate)	39.7dB(A)

4.4.1 Glazing Specification Performance

COMMERCIAL TENANCIES 2, 3 & 4

Commercial tenancies 2, 3 & 4 have been assessed as general office spaces during day time noise conditions, and with doors closed, and fitted with office-grade carpet tile floor finish and mineral fibre ceiling tiles. The predicted level of 41.2dB(A) represents a standard of noise which should not be relaxed in order to provide suitable conditions for productive works and effective communication.

COMMERCIAL TENANCY 1 -PROPOSED DELI

Intent for commercial unit 1 has been discussed with potential for use as a Deli. *AS2107:2000* applies slightly more relaxed internal design sound level criteria (45 - 55dB(A)) than the "General Office Areas" design criteria applied to commercial tenancies 2, 3 & 4. On this basis, internal criteria may be met using R_w 30dB glazing (equivalent to a toughened 6mm float glazed pane); This practical consideration acknowledges the use of his commercial unit may typically have doors open during business hours

Public safety and security requirements may imply greater thickness of glazing to commercial units, which would improve R_w and hence no detriment to acoustics would be incurred.

PROPOSED TAKEAWAY RESTAURANT

Commercial tenancy 5 has been assessed as to allow seated restaurant style eating during day time noise conditions, and with doors closed, and internally finished with office-grade carpet tile floor finish and mineral fibre ceiling tiles. If operation/intent is to require a lower standard, (i.e. higher tolerance to noise) this glazing may be reduced to toughened 6mm float glass (R_w 30dB) as a cost saving. However it must be noted that internal noise levels will be >45dB(A), therefore any future change to "general; office" type tenants would not provide equivalent amenity from road traffic noise as Commercial units 2, 3 & 4.

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4.5 Building Envelope Design Considerations

4.5.1 Notes on Glazing Installation

The determination of laboratory data (R_w) for standard glazing elements includes the performance of the frame. For a large group of glazing elements, particularly domestic glazing and non-specialist applications with R_w ratings below 37dB, the sound transmission of the window frame can be considered as equal to that of the glazing panel, (assuming adequate seals) except in the case of sliding window arrangements, which exhibit significantly lower R_w performance ratings due to poor sealing around the sliding mechanism at the frame perimeter.

In order to maintain the predicted acoustic amenity, all operable windows must be fitted with good quality seals to minimize transmission of noise through the facade. Very small air gaps can be severely detrimental to the aggregate window/façade performance, resulting in non-compliant internal noise levels.

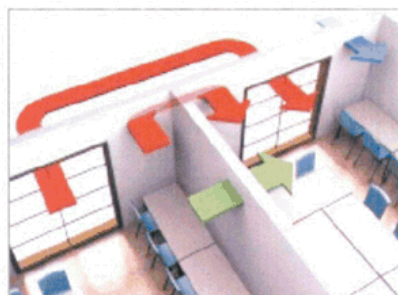
Special attention must be taken during installation of any sliding door set to ensure they are well fitted with a robust closing mechanism to avoid introducing acoustically weak transmission paths for noise to enter through the façade. Balcony door sets and frames must be supplemented with compressible neoprene seals at both jambs, and a continuous double brush seal at the threshold and head to minimise transmission of noise into living areas.

At the junction between the window sub-frame (cavity masonry aperture) and glazing frame proper, **ALL** voids must be fully sealed, or the full extent of the sound transmission performance will not be realised. Any voids between concrete and frame must be packed with fibreglass insulation and fully sealed with dense mastic.

4.5.2 Flanking Transmission

Certain types of construction such as architectural cladding systems, cavity block work and particular lightweight constructions are susceptible to the excess ingress of noise through poor junction detailing and voids between sound attenuating elements, known as **flanking transmission paths**.

The proposed lightweight infill wall system(s) is able to provide robust resistance to the passage of sound when fully sealed and properly detailed during construction. In order to ensure that this performance is not compromised at junctions with building penetrations, and at junctions with external cladding elements, the following measures must be taken:



- Junction detailing at window frames are stuffed with glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- ALL voids between building penetrations and wall systems must be packed/stuffed glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- Where external wall elements meet perpendicular internal and party walls, all voids/gaps must be packed/stuffed glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- Any structural movement joints are to be fully sealed with a flexible sealant.

It is anticipated that there will be no degradation of acoustic performance of the facade at wall/floor slab junctions.



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4.5.3 Construction Phase QA/Detailing Inspections

To achieve the performances noted here, during the design phase a strong focus on well-documented detailing at junctions/glazed elements/penetrations should form part of the drawings set for Tender Issue. During construction phase, a fairly rigorous schedule of snagging and QA procedures is also strongly recommended to ensure field performance is able to approach the quoted laboratory-measured values.

4.5.4 Notes for Glazing Schedule and Drawings

Sealhurst recommend the project architect annotate the Tender Package (and subsequent) drawing set with the following notes regarding glazed elements installation notes to allow the builder to follow the necessary detailing.

Installing Contractor to Ensure:

1. Chosen glazing/frame combination can achieve minimum acoustic R_w rating(s);
2. All operable windows to be fitted with good quality seals, with no air gaps;
3. All glazed door sets be fitted with compressible neoprene seals at both jambs, and a continuous double brush seal at the threshold and head; and
4. All voids between cavity masonry and glazing sub-frame must be packed with dense fibreglass insulation and fully sealed with dense mastic.

Failure to correctly install and seal glazed elements, in particular glazed sliding door sets is likely to weaken the building façade design sound resistance such that it cannot achieve the specified performance, and as a result AS2107:2000 internal design sound levels may not be met in the completed building.

4.6 Roof Construction

4.6.1 Mitigation of Rain Noise

The roof construction over Level 8 tower is shown as concrete slab roof, with Colorbond™ roof over steel framing above. Roof construction is not specified at lower levels though is assumed to be profile steel cladding over engineered truss system. A common problem with steel clad roof systems is their acoustic response to excitation from falling rain.



Droplets of water impacting upon the sheet cause it to vibrate in a manner analogous to a drum membrane. Unconstrained membranous excitation of the roof sheeting can cause high levels of intrusive noise in top floor apartment units during downpours, causing nuisance/annoyance and a reduction in acoustic amenity and perceived quality.

Generally speaking, rain noise is excluded from any standard classifications for environmental noise and it's transitory nature and difficulty in field testing implies no fixed criteria to be achieved. However, levels as high as 70 to 80 dB L_{Aeq} can be generated during downpours - to give some context, 80dB(A) is higher than roadside noise levels at Lord St.



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4.6.2 Mitigation of Rain Noise

If a concrete slab construction is installed this should be sufficient to attenuate membranous rain noise to acceptable levels. If the roof is lightweight, the issue of rain noise can be mitigated at nominal additional cost by the appropriate consideration during design of the installation of acoustic and thermal insulation layers usually already present, between critically connected roof elements.

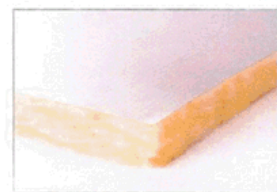
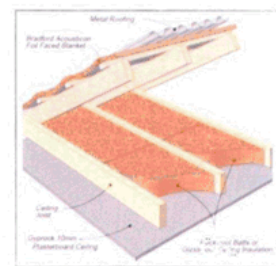
An acoustically absorptive quilt must be installed to be laid in the ceiling void as part of the Mechanical and Hydraulic services treatments detailed in Section 7.3.2 to absorb reverberant noise within roof cavities, therefore this insulation quilt is anticipated to be coordinated into the roof construction already, providing a quietening function assisting in rain noise mitigation.

As an additional measure, resilient hangers can be used to suspend the plasterboard ceiling layer for maximum rain noise attenuation in the detail shown.

The roof sheeting and steel I-beams must be installed such to incorporate any thermal and acoustic insulation to underside of roof sheet. It is assumed that a combination of insulation in the roof space will be installed to provide the required energy efficiency/thermal rating, typically around R2.5 - 3.0.

It should be noted that **thermal** R values do not consider sound insulation performance; however a denser insulating blanket should have a positive effect on the roof construction's ability to resist the passage of sound.

Pending final roof construction specification, appropriate detailing notes should be incorporated into the architectural Tender drawing set to ensure inclusion in both the documentation set and the pricing for Tender. During construction phase, this detailing should be subject to QA and inspection procedures to ensure the installed detail is able to perform in-situ.



4.7 Predicted Internal Noise levels – Additional Notes

It is important to note that at the time of completion, internal noise levels measured within the completed building spaces are anticipated to be a combination of external noise sources, building services operation noise and noise from adjacent units. Internal ambient conditions will ultimately depend on the quality of workmanship during construction phase and adherence to the advice and specific detailing requirements at window frame, between window frame and facade concrete walls, and at junctions between external wall elements as set out in this report.

Effective site inspections and QA/checking procedures on site during construction phase are critical in ensuring the design acoustic performances are not compromised by omissions, incomplete detailing, poorly sealed junctions and interstitial spaces in construction elements or other voids gaps introduced due to site tolerances and the like.

Sealhurst strongly recommend early site inspections be carried out during construction phase to coincide with acoustically critical installations of separating walls, floor/ceiling construction installations, glazing and window frame installations and roof construction sealing to establish and advise site staff of the standard of detailing to seek in regular day-to-day QA checks.



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5 REVERBERATION TIME TARGETS



5 REVERBERATION TIME TARGETS

5.1 Applicable Criteria -

5.1.1 AS2107:2000 - Design Reverberation Times

Reverberation Time is a measure of the echoic nature of a room. It is typically measured in 1/3 octave or 1/1 octave bands by creating a loud noise and measuring the time it takes for a standard impulse signal to decay by 60dB. The longer the reverberation time, the more 'echoey' a room sounds.

The standard for reverberation times is prescribed under *AS2107:2000 Acoustics: Recommended design sound levels and reverberation times in building interiors*. Commercial Office spaces in new buildings must comply with the following reverberation time targets:

Type of Occupancy	Rev Time (sec)
OFFICE BUILDINGS	
Board and conference rooms	0.6 - 0.8
Computer rooms	See Note 3
Corridors and lobbies	0.4 - 0.6
Design offices	0.4 - 0.6
Draughting offices	0.4 - 0.6
General office areas	0.4 - 0.6
Private offices	0.6 - 0.8
Public Spaces	0.5 - 1.0
Reception areas	See Note 3
Rest room and tea rooms	0.4 - 0.6
Toilets	-
Undercover car parks	-
PUBLIC BUILDINGS	
Restaurants and cafeterias -	
Cafeterias and food courts	See Note 3
Coffee bars	<1.0
Restaurants	<1.0

5.1.2 Reverberation Time Notes

In the extracts commercial criteria noted in the extract above, "Note 3" refers to reverberation time, which states:

"Reverberation Time should be minimised as far as practicable for noise control".

"Curve 1" defines reverberation times determined by the volume of the space.

5.1.3 Base Build Provision for Commercial Units

We understand the Commercial units may be delivered with unfinished internal surfaces as part of this Building Licence. The unfinished base-build commercial units will not meet reverberation time targets due to concrete floors and bare unfinished blockwork walls. The control of excessive reverberant noise is of fundamental importance to speech intelligibility, concentration and productivity in commercial space, therefore the selection of ceiling, floor covering and in some cases wall finish materials is critical.



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5 REVERBERATION TIME TARGETS



Section 5.1.4 presents informative notes on acoustic absorption, with the intention of allowing an informed decision on how to apply the most cost effective treatment for commercial tenants in the new construction units.

5.1.4 Application of Acoustic Absorption

The concept of sound absorption can be described as the ability of a material to transform acoustical energy into some other form or energy, usually heat though at lower frequencies the transfer can be to kinetic energy. All materials absorb *some* acoustical energy; some materials such as plasterboard reflect a large portion of the energy that strikes it, whereas other materials such as fibrous insulation will absorb more of the energy.

Alpha (α) is the term used to represent a material's Absorption Coefficient, which mathematically describes the proportion of incident sound energy arriving from all directions that is **not** reflected back into the room i.e. which is absorbed. Alpha (α) ranges between 0 and 1, where 0 is totally reflective and 1 is totally absorptive.

Sound is more readily absorbed at mid-to-high frequencies through friction (heat) losses, than at low frequencies. This frequency dependent reaction is acknowledged by the measurement of sound absorption coefficients at one third octave band centre frequencies from 125 to 4000 Hz, giving materials a sound absorption "profile" to allow particular material selection.

Example materials and their respective absorption coefficients typically found in office spaces are shown in the table below:

Material Sound Absorption Coefficient (α) Data								
Internal Room Finish Material	Octave Band Centre Frequency (Hz)						α_w	Abs. Class
	125	250	500	1000	2000	4000		
Windows (glass facade)	0.10	0.08	0.05	0.04	0.03	0.02	0.05	-
Office grade carpet tile, medium pile	0.05	0.15	0.55	0.5	0.5	0.5	0.45	D
Plasterboard as suspended ceiling	0.2	0.15	0.15	0.05	0.05	0.05	0.10	-
12mm square hole Perforated Plasterboard as suspended ceiling (16% open area)	0.42	0.62	0.7	0.68	0.64	0.64	0.70	C
Standard Mineral fibre ceiling tile with nominal 200mm void	0.4	0.6	0.65	0.75	0.8	0.75	0.75	C
Acoustic ceiling tile (e.g. Ecophon Master A) with nominal 200mm void	0.45	0.8	0.85	0.9	0.95	0.95	0.90	A
Plasterboard wall area	0.2	0.15	0.15	0.1	0.08	0.05	0.10	-

Two columns are of note - α_w and Abs Class;

α_w describes an overall weighted value across all frequencies, defining the total absorption rating of the material. **Abs Class** rates the material in terms of A - E with A being the highest absorbing across all frequencies. From the example absorption data presented above, particularly in these two columns, one can derive that the vast majority of acoustic absorption in an office space is provided by the ceiling tile, which therefore makes the selection of ceiling material integral to delivering good standard of room acoustics.



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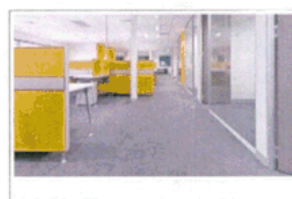
5 REVERBERATION TIME TARGETS

5.1.5 Reverberation Time – General Office Minimum Treatments

We understand that each tenant will be required to fitout the commercial units to their satisfaction and in accordance with appropriate design advice per tenancy.

In order to meet reverberation time targets in the finished commercial tenancy units, typical treatments are mineral fibre ceiling tiles in a tegular grid over commercial floor area, with office grade carpet tiles as a floor covering. This is usually sufficient to deliver the reverberation time targets in rooms of standard height based upon the ratio of volume to m² area.

A **perforated** plasterboard treatment with insulated fibre glass (absorbing) quilt laid in the void space over will also provide the reverberation time control, in conjunction with office grade carpet tiles. This ceiling option will offer a slightly greater acoustic barrier performance (over a lightweight ceiling tile) for any ceiling void located FCU units, if installed.



5.1.6 Reverberation Time – Commercial Kitchen Minimum Treatments

For specialist commercial units, for example where a commercial kitchen is anticipated, hygienic/easy clean mineral fibre ceiling tiles are available – an example product would be the Ecophon Hygiene Foodtec A C3 tile, used where airborne grease contamination is prevalent and frequent cleaning is required.

This specialist ceiling tile can withstand more frequent cleaning, commercial kitchen-grade cleaning chemicals whilst retaining acoustic absorption performance.



NB - The application of **no ceiling treatment** (e.g. standard plasterboard ceilings) will result in Commercial units which do not meet reverberation time criteria. Such conditions may be tolerable from a tenant fitout lessee's perspective, however the resulting conditions in an untreated space would be anticipated to be relatively poor in terms of room acoustics for the commercial space, with excessive reverberation time, prominent room modes and poor speech intelligibility.

In the case of an untreated "base build" provision (for example, as part of the Building Permit) internal finishes and fit out options are recommended to be discussed with each potential tenant, to be agreed and documented as part of the design to demonstrate compliance.



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6 INTERNAL SOUND TRANSMISSION & INSULATION



6 INTERNAL SOUND TRANSMISSION & INSULATION

6.1 Applicable Criteria

The *National Construction Code* is a base set of technical provisions and standards for the design and construction of Class 2 buildings in Australia. *Part F5 – Sound Transmission and Insulation* regulates the construction of separating elements in the **residential section** of the project. The criteria seeks to establish a minimum standard of noise isolation between dwellings, and between dwellings and any other adjacent spaces within the building. It is a statutory requirement to achieve the minimum criteria contained within the *NCC* in order that a Building Permit can be granted for the development.

6.1.1 Summary of Separation Criteria for Adjacent Apartments

The relevant criteria can be simplified and summarised in the Table below:

Performance Requirement	Applicable To
$R_w + C_{tr}$ of not less than 50dB or $D_{nT,w} + C_{tr}$ of not less than 45dB for a wall separating dwellings or separating a dwelling from another part of the development	Separating walls between like-spaces in apartments e.g. "habitable-to-habitable"
$R_w + C_{tr}$ of not less than 50dB or $D_{nT,w} + C_{tr}$ of not less than 45dB for a floor separating dwellings or separating a dwelling from another part of the development	Separating floors between apartments - all areas
$R_w + C_{tr}$ of not less than 50dB or $D_{nT,w} + C_{tr}$ of not less than 45dB AND incorporating a discontinuous construction between habitable areas (e.g. living room, bedroom) and wet areas (e.g. WC, laundry, kitchen) in adjacent apartment units;	Particular separating walls between "wet areas" and "habitable" areas
R_w of not less than 50dB or $D_{nT,w}$ of not less than 45dB between apartment units and stairways, public corridors, public lobbies and the like.	Separating walls between apartments and stairways, corridors and lobbies
R_w of not less than 50dB or $D_{nT,w}$ of not less than 45dB AND incorporating a discontinuous construction between apartment units and plant rooms and lift shafts.	Separating walls between apartments and plant rooms/lift shafts
Where a wall that is required to have a min. sound insulation performance has a floor or roof above, the wall must continue to the underside of the floor or roof or a ceiling that has the same sound insulation as the wall	Separating walls to underside of adjoining roof structure
$L_{n,w}$ impact rating of not greater than 62dB for a floor separating dwellings or separating a dwelling from another part of the development.	Separating floors between apartments - all areas
$R_w + C_{tr}$ of not less than 40dB between habitable rooms and soil, waste and water supply pipes serving more than one dwelling	Service duct walls passing adjacent to "habitable" apartment areas
$R_w + C_{tr}$ of not less than 25dB between non-habitable rooms and soil, waste and water supply pipes serving more than one dwelling	Service duct walls passing adjacent to apartment "wet areas"
Doors located in walls separating a dwelling and other sections of the development must have an R_w of not less than 30dB	Entry door sets to apartments



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6.1.2 Notes Regarding Discontinuous Construction Requirements

The application of **discontinuous** construction in addition to the R_w+C_{tr} rating of 50dB is a requirement of the NCC which seeks to provide adequate resistance to impact-generated sound transmission. The rating is applied in specific circumstances determined by the nature and use of adjacent spaces, typically where wet areas (e.g. bathrooms, kitchens, WC, laundry and the like) are adjacent to habitable areas (e.g. sleeping and living areas) in adjacent apartments, OR where plant rooms or lift shafts are adjacent to any part of an apartment.

Discontinuous construction is considered "*Deemed-to-Satisfy*" when a minimum 20mm clear air gap is incorporated between the principal and secondary wall leaves, which has no structural contact between the resultant wall leaves, except at the periphery - known as **discontinuous construction**.

In this project **discontinuous** requirements are achieved by virtue of the CSR 217 twin stud separating wall system, with 2 x 64mm studs separated by a minimum clear air gap of 20mm.

6.1.3 Construction "*Deemed-to-Satisfy*" for Separating Wall Elements

The NCC states

"Where masonry walls require wall ties, but are also required to be of discontinuous construction, the wall ties must be of resilient type".

Regarding masonry and concrete slabs, NCC Specification F5.2, Clause 2(a) Masonry and Clause 2(b) Concrete Slabs states:

"(a) Masonry – Units are to be laid with all joints filled solid, including those between the masonry and any adjoining construction

(b) Concrete slabs – Joints between concrete slabs or panels and any adjoining construction must be filled solid "

Regarding sheeting materials, NCC Specification F5.2, Clause 2(c) Sheeting materials states:

"(c) Sheeting materials –

(i) if one layer is required on both sides of a wall, it must be fastened to the studs with joints staggered on opposite sides; and

(ii) if two layers are required, the second layer must be fastened over the first layer so that the joints do not coincide with those of the first layer; and

(iii) joints between sheets or between sheets and any adjoining construction must be taped and filled solid. "

Regarding timber or steel-framed construction, NCC Specification F5.2, Clause 2(d) Timber or steel-framed construction states:

"(d) Timber or steel-framed construction – Perimeter framing members must be securely fixed to the adjoining structure and-

(i) bedded in resilient compound

(ii) the joints must be caulked so that there are no voids between the framing members and the adjoining structure. "



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6.2 Assessment of Proposed Separating Constructions - Residential

6.2.1 Separating Walls

A review of the development architectural drawings (See Appendix A.1) and consultation with the architectural and structural design discipline leaders confirms the selection of separating wall constructions between individual apartment units, and between apartment units and parts of a different classification, as found in the Lord St development.

Wall type references from the documentation set have been summarized in the Table below with corresponding anticipated sound insulation performance ratings:

Separating Wall System	Schematic Detail	Description	Est Rating (Rw/Rw+Ctr)	Compliant Application
WT05		2 x 64mm stud frames, min. 20mm air gap, with 13mm FR P/Board one side, 16mm FR P/Board other side; w/1 x 165mm Glasswool insulation (11kgm³) AND 1 x 50mm Glasswool insulation (11kgm³)	Rw 55dB Rw+Ctr 50dB	Separating walls between habitable-to-habitable and wet area-to-wet area adjacent spaces, and wet area-to-habitable spaces;* Walls to public corridors, lobbies and stairwells; DISCONTINUOUS
WT07		AFS 150mm thick in-situ concrete wall; No lining;	Rw 54dB Rw+Ctr 50dB	Separating walls between habitable-to-habitable and wet area-to-wet area adjacent spaces, Walls to public corridors, lobbies and stairwells; NOT DISCONTINUOUS
WT19		AFS 150mm thick in-situ concrete wall, w/ CFC sheet on 35mm top hat to one side; 28mm furring channel w/13mm P/Board to other side;	Rw 62dB >Rw+Ctr 55dB	Separating walls between habitable-to-habitable and wet area-to-wet area adjacent spaces, Walls to public corridors, lobbies and stairwells; NOT DISCONTINUOUS
WT20		2 x 64mm stud frames, min. 20mm air gap, with CFC Sheet and 13mm FR P/Board one side, 16mm FR P/Board other side; w/1 x 75mm Glasswool insulation (11kgm³)	Rw 60dB Rw+Ctr 52dB	Separating walls between habitable-to-habitable and wet area-to-wet area adjacent spaces, and wet area-to-habitable spaces;* Walls to public corridors, lobbies and stairwells; DISCONTINUOUS

* - Subject to field test verification of in-situ performance - see Section 6.2.2

Generally, all wall types shown on the development drawings to residential spaces were advised/coordinated with the architect/acoustic requirements and are able to comply with the minimum acoustic performance criteria prescribed under Section F5 of the *National Construction Code (NCC)*, EXCEPT where noted as *"* - Subject to field test verification of in-situ performance"*.

Whilst the BCA accepts laboratory test certification for Rw and Rw+Ctr ratings, the use of lightweight wall types carries a degree of risk into the finished construction, whereby field performances can deviate significantly from the laboratory-tested performances. Section 6.2.2 provides our advice and recommendations.



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6.2.2 Field Performance of Lightweight Party Walls

Lightweight wall systems differ from monolithic mass construction systems in a number of critical areas – as such, lightweight systems are able to meet extremely high airborne sound separation performances when installed in situ. However, lightweight wall systems can also exhibit significant weaknesses under certain circumstances, and a greater level of care must be observed when designing for acoustically critical installations. It is therefore imperative the project be able to make informed decisions regarding installed system selection.

Appropriately designed lightweight walls are frequently found in high performance environments such as cinemas, sound recording studios and even test laboratories. CSR, Boral and Knauf offer detailed design manuals and a range of tested systems to allow construction projects a palette of selected systems from which to base their initial designs. Crucially thereafter, each manufacturer refers construction project leaders that where acoustically critical installations are concerned, the advice of an acoustic consultant should be sought.

COMPLIANCE CRITERIA

When seeking to demonstrate compliance with BCA-minimum ratings using lightweight construction, lightweight systems represent a special case, relating to the physical and practical differences exhibited between laboratory tested systems in field circumstances. The matter becomes problematic for designers and specifiers alike, as shown under *BCA Part A2 – Acceptance of Design and Construction*:

Clause A2.2 Evidence of Suitability states

- (a) *Subject to A2.3 and A2.4, evidence to support the use of a material, form of construction or design meets a Performance Requirement or a Deemed-to-Satisfy Provision may be in the form of one of the following:*
- (i) *A report issued by a Registered Testing Authority, showing that the material or form of construction has been submitted to the tests listed in the report, and setting out the results of those tests and any other relevant information that demonstrates its suitability for use in the building.*

Hence, given laboratory ratings, (or manufacturer warranty of performance), it would seem sufficient to warrant the demonstration of compliance required of it under the BCA.

LABORATORY versus FIELD PERFORMANCE

In this project, the performance of the proposed WT05 system, equivalent to the CSR216 system, has a published rating of R_w+C_{tr} 50dB, supported by a NATA-accredited laboratory test certificate (Ref: ATF Report 1740) which clearly shows the laboratory result meets the BCA minimum criteria.

The issue is that lightweight systems can present a non-compliance risk (i.e. do not meet the minimum performance criteria) when installed in field conditions not present under laboratory testing. To make this a clear and objective point, the principal element for field "under-performance" is flanking transmission, which is borne from the connection of an otherwise compliant-rated partition system to a non-idealised perimeter construction:

- (i) Under laboratory test conditions (which generate an " R_w+C_{tr} " rating), sound transmission tests are undertaken whereby the subject partition is fixed to extremely high performance (idealised) perimeter constructions, allowing almost ZERO flanking sound to be received in the adjacent "receiver" space;
- (ii) In the current application, WT05 elements are proposed to junction with other lightweight wall elements – each of which will be excited into vibration under field sound test conditions and radiate/transmit sound into the adjacent room. The nett result can amount to excess noise in the adjacent "receiver" room, generating a non-compliance issue - even though each lightweight partition may be rated as $>R_w+C_{tr}$ 50dB on its own.



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- (iii) Though no specific inference is made here, site installation, workmanship, detailing, site tolerances/poor sealing, gaps/voids, bridging (of discontinuous elements) the incorporation of services and services penetrations and incorrect or substituted insulation products can also contribute to the potential drop in performance.

FIELD RATINGS – TOLERANCE & ALLOWANCE

The BCA (and wider international reference standards) allow for these factors by way of an equivalent field rating – referred as $D_{nT,w}+C_{tr}$ 45dB. Whilst it is technically inaccurate to state these two ratings are simply 5dB apart, for the sake of this practical discussion and advice, a field “dip” or “tolerance” of 5dB is permitted, BELOW the R_w+C_{tr} laboratory rating, whereby a rating of $D_{nT,w}+C_{tr}$ 45dB or above is deemed to meet the minimum performance.

Unfortunately, there is no simple way to calculate or predict the factors (i), (ii), and (iii) at design. The latent risk to the development can manifest in potential delay at completion, should testing/certification be requested by the approving Council, or post-completion, for an upheld complaint, with the added impact of potential remediation costs and associated issues falling to the developer to rectify.

In our technical appraisal of lightweight partitions as applied to this project, our minimum recommended system would be an equivalent twin 64mm studs separated by a 40mm clear air gap, clad on one side with 1 x 16mm FR P/Board, and with 1x 9mm CFC and 1 x 13mm FR P/Board to the opposite side. This system is considered acoustically equivalent to CSR217, rated at $R_w61/R_w+C_{tr}53dB$.

PRACTICAL APPROACH

As design consultants we understand there may be significant advantages available to the project in utilising an **appropriate** lightweight construction, provided the system can be shown to meet the ratings required by law; The project developer understands there are potential risks associated therein with the pursuit of the CSR 216 lightweight system assessed as potentially non-compliant in the completed building.

Understanding both the technical requirements and advice to install a higher performance party wall system, and the various objectives of the project to install a tested lightweight wall system which may fail in field installation, we formally advise the project to establish a practical test approach with allowance for a back-up plan in the event the field ratings are below the minimum BCA standard.

Our recommended approach is therefore as follows:

1. A schedule of field tests of the preferred wall type (currently CSR 216) should be undertaken on site during early construction phase, once principal structure and building envelope is in place, and sealed;
2. Field test data will then be measured and rated in-situ:
 - a. in the event the field test results are shown to meet or exceed $D_{nT,w}+C_{tr}$ 45dB, the project is deemed to be fully compliant with the minimum standard of the BCA, allowing the project objectives to be pursued and the technical case responsibly satisfied;
 - b. in the event field test results fail to meet $D_{nT,w}+C_{tr}$ 45dB, the developer must install additional sheeting materials sufficient to allow re-testing to a higher standard, capable of meeting the minimum BCA standard;
3. By providing a contingency plan, the project is fully aware of the potential risk of non-compliance in the field, with allowance in place for additional CFC/FC-type sheeting material available for installation to rectify the performance, should testing prove unsuccessful.



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NB – 9mm CFC sheeting material would be required to be installed on one or both sides to upgraded walls tested and shown to be non-compliant, effectively upgrading the proposed CSR216 to the CSR217, representing our recommended minimum lightweight option (min. 3 sheets of cladding material), OR one of the CSR207, CSR204, CSR212, or equivalent variant required to show compliance in the field.

The approach is designed to encourage the construction initiatives the project may wish to pursue, whilst allowing the project contingency to limit potential risk/cost exposure in the event the technical result does not meet the required minimum standard.

We understand CSR representatives may be consulted to form part of the site QA and inspection regime to ensure quality and integrity of the wall systems. CSR involvement should form part of the testing process, to verify each sample installation meets their manufacturer-required standard.

6.2.3 Full Height Walls to Underside of Roof Construction

Clause F5.5 (f)(i) of Section F5 of the National Construction Code states:

"Where a wall that is required to have a min. sound insulation performance has a floor or roof above, the wall must continue to the underside of the floor or roof or a ceiling that has the same sound insulation as the wall".

A sealing detail must be incorporated at the head of the wall to ensure flanking transmission over the wall apex is controlled. This can be achieved on site by packing the void between partition and roof sheeting with a mineral wool or fibreglass batt off-cut, and sealing with a dense mastic.

Where larger gaps or voids are present, a double skin 13mm plasterboard on framing detail must be installed to continue the separating wall to the underside of roof sheeting, and be packed and sealed as above to form an acoustic seal. This wall detail is recommended to be coordinated with the fire engineer and architect, AND included in the architectural Tender drawing set details. Appropriate inspection and on site QA checking should be carried out to ensure the installation is effective.

6.2.4 Apartment Separating Walls to Car Park

Walls directly separating residential apartment units 1 & 3 from car park areas on Ground and Mezzanine are subject to NCC/BCA minimum acoustic performance criteria of Rw50dB ONLY. Review of the coordinated architectural and structural documentation shows these walls as AFS150 in-situ concrete which meets the minimum acoustic performance requirement, though should be upgraded. If floor area space allows, SEALHURST recommend the wall be lined with a plasterboard layer on **discontinuous** (i.e. 20mm air gap) stud frame to maximise separation between car park and residences in these areas; Else, a min 35mm top hat fixing with 50mm insulation quilt in the formed space will suffice.

6.2.5 Apartment Separating Walls to Commercial Tenancy 1

Wall specification under NCC/BCA minimum provision is for Rw50 ONLY. Documentations shows these walls as AFS150 system walls, though it is anticipated that as part of fitout on one of both sides of the wall, the walls will have an internal lining in addition to the structural wall - If space allows, SEALHURST recommend the lining be **discontinuous** (i.e. 20mm air gap) to one side, to maximise separation between the commercial tenancy and residences in these areas; Else, a min 35mm top hat fixing with 50mm insulation quilt in the formed space will suffice.



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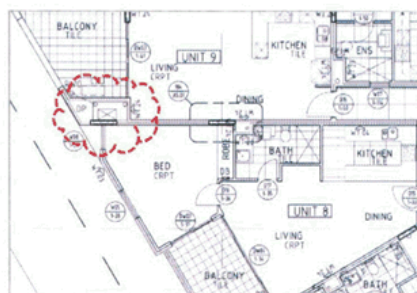


6.2.6 KEF Riser Shaft Wall to Commercial Tenancy 1 [Units 2, 4, 9, 22, 35, 47, 59]

Provision is to be made for a Kitchen Exhaust Fan (KEF) exhaust shaft, as shown on Mechanical and Architectural documentation set. BCA minimum wall specification for the shaft wall as it passes adjacent to apartment unit under is for $R_w+C_{tr}40dB$ only, for a concealed shared building service under this Building Licence.

WT24 is comprised 64mm stud frame clad with 2 x 13mm FR P/Board, and 75mm glasswool insulation lining, therefore complies.

Beyond Building Licence and into commercial operations, the standard for internal design sound levels in the finished apartment space to Australian Standard *AS 2107:2000*, and the responsibility will fall to the tenant.



6.2.7 KEF Riser Shaft Wall to Commercial Tenancy 5 [Units 12/13, 25/26, 38/39, 50/51, 62/63]

A similar circumstance occurs in the listed apartments numbers Unit 12 bedroom; Unit 13 kitchen; Unit 25 bedroom; Unit 26 kitchen; Unit 38 bedroom; Unit 39 kitchen; Unit 50 bedroom; Unit 51 kitchen; Unit 62 bedroom; and Unit 63 kitchen, from Commercial Tenancy 5.

Provision is made for the KEF shaft, in this instance constructed from AFS150 system wall to the "bedroom" adjacency of the shaft, and masonry wall to secondary twin stud wall to the "kitchen" adjacency. Both constructions are $>R_w+C_{tr}50dB$ and comply with BCA required minimum under the this Building Licence.



6.2.8 Recommended Condition of Tenancy Contract

KEF systems are known to be potentially noisy if not properly maintained and serviced, though the critical principal element in noise control in this circumstance is the selection of appropriately noise-rated equipment, to ensure internal noise to adjacent apartments during operation is able to meet *AS 2107:2000*.

The developer is advised to ensure the following (or equivalent) statement is included in any contractual documents as part of the tenancy:

"The tenant is advised that in order to operate commercial kitchen equipment in close proximity to apartment residences, there is a contractual responsibility to ensure the operation of extract fan systems does not cause:

- (i) A level of noise in adjacent apartments spaces above 40dB(A) in kitchen/living areas, or above 35dB(A) in bedrooms; And,*
- (ii) is able to comply with the WA Environmental Protection (Noise) Regulations 1997 (inc amendments)*

The developer advises that the building supplied has been designed and constructed to be fully compliant with the minimum requirements of the BCA, though additional noise sources are the responsibility of the tenant.

If the tenant installs and operates equipment found to be in breach of either clause, the risk of remediation costs in the event of a complaint will fall to the tenant. The developer advises that prior to procurement and installation, the prospective tenant has ALL KEF system equipment selections reviewed by an appropriately qualified acoustic consultant."

Additional information on KEF equipment selection, the applicable noise emissions limits and general Kitchen Exhaust system advice is presented in Section 8.2.3.



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6.2.9 Separating Floor Requirements - Airborne Sound Transmission

Clause FP5.1 of Section F5 of the *National Construction Code* requires that separating floor constructions be designed to provide resistance to both airborne and impact sound transmission between residential units.

Review of the structural drawing set shows separating floor slab depths are minimum 250mm throughout between vertically adjacent apartments. With an in-situ or precast concrete floor the minimum mass of a 200mm slab is considered a "*Deemed-to-Satisfy*" construction for **airborne** sound, and impact sound transmission when a soft floor covering is applied.

Therefore 250mm slab depths comply or exceed the "*Deemed-to-Satisfy*" requirement for **airborne** sound transmission.

6.2.10 Separating Floor Requirements - Impact Sound Transmission

With regard to impact sound transmission, when a floor covering other than carpet on foam underlay is applied, the monolithic nature of a concrete mass floor slab equates to efficient transmission of impact noise, such as footfall, or the movement of furniture. In such cases an additional form of treatment to the bare slab is required to achieve impact sound isolation performance, as distinct from airborne sound separation.

The following demonstrates assessment and compliance of soft and hard floor coverings in all separating floor construction between residential apartment units, and our recommendations to install appropriate (compliant) treatment(s) under the nominated tiled/hard floor covering areas in vertically adjacent residential spaces:

SOFT FLOOR COVERINGS

Bedroom areas which are finished with a soft floor covering such as carpet on a foam underlay meets the "*Deemed-To-Satisfy*" provision for impact sound, and can be expected to significantly exceed the level of impact sound insulation performance requirement of $\leq 62\text{dB } L_{nT,w}$ hence complies.

HARD FLOOR COVERINGS

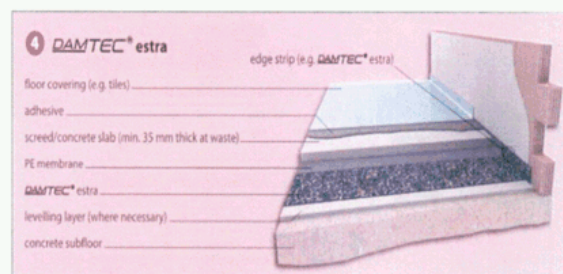
We understand that tiled floor coverings are proposed in kitchens, bathrooms and other wet areas. Impact sound insulation performance criteria in areas with "hard" floor finishes must be addressed by the installation of an engineered solution to isolate at least part of the floor/ceiling construction from direct transmission of impact sound through to receiving apartment units below, and demonstrate compliance with the minimum required performance of $62\text{dB } L_{nT,w}$.

In order to demonstrate compliance, the onus is placed upon a design which can be shown to comply either by the application of a laboratory tested resilient damping layer(s) OR by verification by field performance tests which demonstrate a compliant solution.

6.2.11 Tiled Floor Areas

Our recommended design solution is to install a resilient damping layer in all areas with a hard (i.e. tiled) floor covering, in addition to a suspended plasterboard ceiling with insulated ceiling cavity layer below.

A recommended resilient damping layer product is DAMTEC Estra® at 4mm thickness (or equivalent performing) beneath the screed layer of the tiled floor finish and detailed at floor edges and perimeter junctions as per manufacturer's installation instructions:



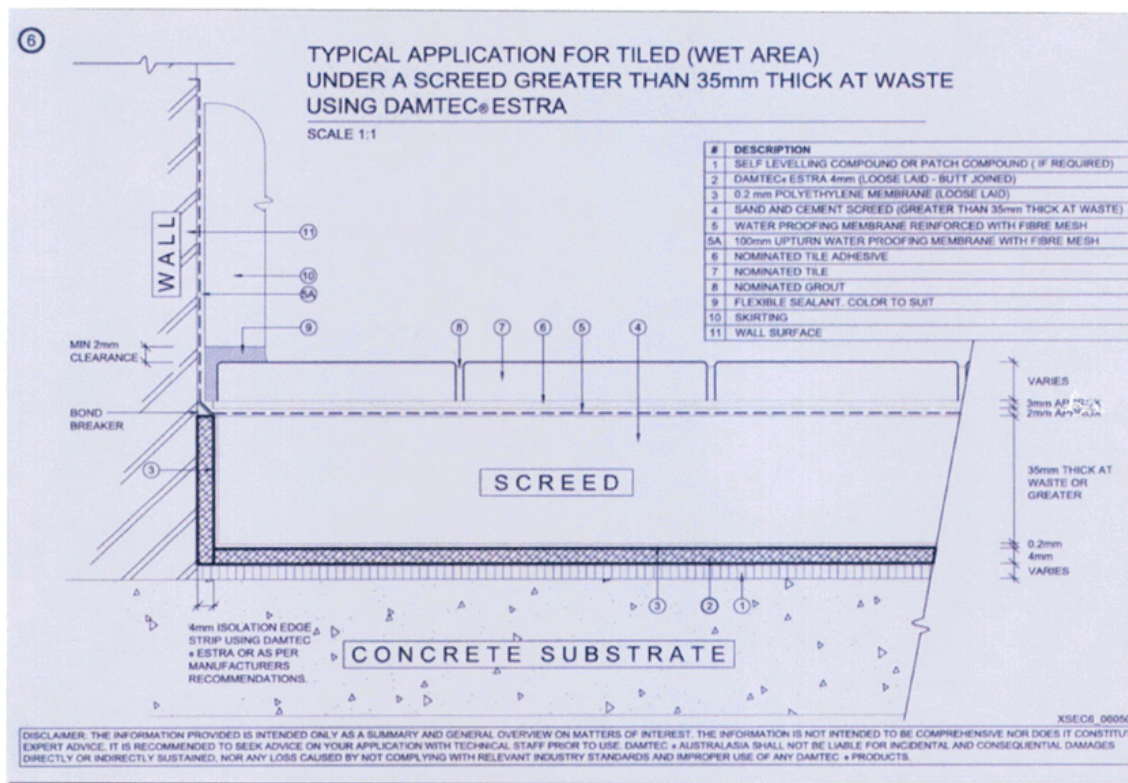
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The product has been laboratory tested to provide an increase in impact sound insulation performance of $\Delta 19\text{dB L}_w$ when used in conjunction with a standard bare concrete floor¹.

In practice the improvement may be greater than $\Delta 19\text{dB}$ when considering the installed floor slab will be minimum 250mm thick with 50mm suspended plasterboard ceiling void below, with insulated cavity.



6.2.12 Coordination with Building Services in Ceiling Voids

Tiled floor coverings installed throughout kitchen, bathrooms and like wet areas. Wet area services (e.g. hydraulic and mechanical building services) are also typically installed above or suspended below wet areas, concealed behind suspended plasterboard ceilings. Whilst the addition of a suspended plasterboard ceiling improves both airborne and impact sound, additional treatment will be required for services concealment.

Within concealed services voids over wet areas, a 50mm insulation quilt must be installed, laid loose over the plasterboard layer as per minimum services concealment requirements ($R_w + C_r$, 25dB) presented in Section 7.3.

¹ Standard bare concrete floor is defined as 140mm depth, as prescribed in *ISO 140:8 Acoustics – Measurement of sound insulation in buildings and of building elements – Part 8: Laboratory measurements of the reduction of transmitted impact noise by floor coverings on a heavyweight standard floor*.

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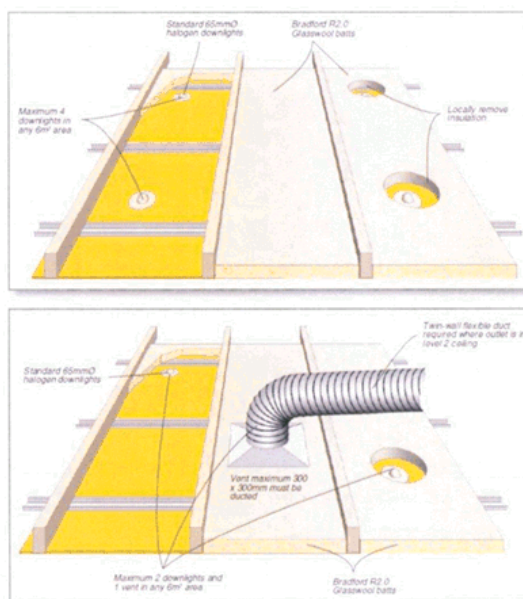


6.2.13 Installation of Downlights and Services in Acoustically Rated Bulkhead Floor/Ceilings

Where plasterboard ceilings are used over wet areas there are typically mechanical exhaust systems, hydraulic pipework and lighting installed above which must be treated appropriately to retain the acoustic performance of the ceiling layer for noise from the apartment unit above, and from resisting sound from the exhaust system and hydraulic pipework systems.

The installation diagrams are an extract from the CSR Redbook and show ideal construction arrangements whereby insulation is cut away around down lights, to a maximum number of 4 lights per 6m² of plasterboard ceiling area to avoid reducing the effectiveness of the plasterboard layer as an acoustic barrier.

For toilet exhaust fan (TEF) terminals, grilles are shown as having a maximum dimension of 300mm x 300mm.



6.2.14 Balconies over External Balconies

The *NCC* performance standards regarding impact sound isolation between apartment spaces applies to **internal** living spaces only and as such, balconies that are directly above balconies are not subject to the same airborne and impact sound insulation performance requirements (or any other rigidly defined codes).

A resilient layer may be applied to outdoor balcony areas, at the discretion of the developer, in order to decrease flanking transmission of structure-borne noise which may occur when occupants use the balcony space. As an alternative, the developer may also wish to consider the application of rubber 'feet' on balcony furniture legs as a noise control mechanism to reduce noise from furniture scraping.

6.3 Additional Construction Requirements

6.3.1 Entry Door Sets

All entry door sets to apartments from entry lobbies must be capable of achieving R_w 30dB or greater. This performance can typically be achieved through use of a solid core door, minimum thickness 40mm or greater, hung in a well-fitted door frame and incorporating effective compressible seals at both jambs and at the head of the frame. Brush seals can also be used at the threshold.

Sealhurst recommend the installation of soft close mechanisms and neoprene pads where apartment entry doors meet door frames to minimise the introduction of intrusive structure-borne noise from the closing or slamming of entry doors being propagated throughout the building.

6.3.2 Notes Regarding Soft Close Mechanisms to Kitchen Fixed Furniture

In addition to the inclusion of a secondary wall leaf (**discontinuous construction**) between adjacent kitchen spaces, Sealhurst further **recommend** all fixed furniture components such as kitchen tops, cupboards and drawers be fitted using isolating rubber grommet type fixings where structural connection with the wall is apparent, to further isolate transmission of impact sound from worktops into the surrounding structure. All closing cupboards and drawers should be fitted with soft-close mechanisms.



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6 INTERNAL SOUND TRANSMISSION & INSULATION




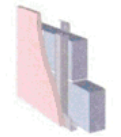


NB – isolating rubber grommet type fixings and soft close mechanisms are **recommended** in all kitchen joinery applications across the development. Benefits include reduced structural noise transmission from cupboard door slams, resulting in an improved sense of privacy, coupled with an increase in the subjective perception of quality within apartments.

6.4 Assessment of Proposed Constructions - COMMERCIAL

6.4.1 Separating Walls

Walls separating Ground Floor Commercial Units from adjacent Commercial Units, plant rooms, primary building services zones and car park areas are not subject to BCA minimum acoustic performance criteria. In place of this criteria, separating walls are typically designed to ensure that internal noise levels within the commercial space(s) are able to meet targets prescribed in *AS2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors*, (see Section 4.2.3);

Adjacent commercial tenancy areas are advised as separated by 140mm blockwork walls with no surface finish as provided under the base build for this Building Licence. Car park and services areas are noted as separated by AFS150mm plus lining. When installed Full Height, (i.e. floor slab to slab over) these wall systems are able to provide the following estimated acoustic separation performances:

Wall Type Ref:	Wall System	Schematic Detail	Description	Est. Performance	Overall System Width
WT14	140mm Blockwork (base build)		FULL HEIGHT 140mm Blockwork (base build) wall	R _w 47dB	140mm
WT07	140mm Blockwork with plasterboard lining (tenant fit out)		FULL HEIGHT 140mm Blockwork (base build) wall with stud frame to Commercial side, lined with 13mm plasterboard	R _w 52dB unlined 56dB with 50mm Glasswool cavity insulated quilt	203mm using 51mm stud
WT07	AFS150		Permanent formwork structural concrete walling system for internal walls	R _w 54dB	150mm
WT11	AFS150 plus lining		Permanent formwork structural concrete walling system for internal walls plus lining to one (or both) sides	R _w 62dB	150mm plus lining to one/both sides

As above, no distinct "minimum" partition separation performance is required as "compliance" per se is determined by anticipated noise levels in adjacent spaces. However, potential fit out client/tenants for commercial tenancy units may have an expectation of privacy/confidentiality, pending their type of business and consequent desired background noise levels. An example could be a busy call centre office and adjacent private counselling practice –any separating partition performance would need to provide for the adjacent quiet use, to the satisfaction of the tenant.



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We understand the communicated 140mm blockwork walls are to be provided "unfinished" as part of this Building Licence. We also understand that commercial tenants will be responsible for their fitout/fitout costs, though specific tenants have not yet been advised. In order to provide increased sound insulation performance for the majority of likely tenancies, the minimum tenant fitout internal wall lining should be a 13mm plasterboard cladding/lining layer over studwork framing with insulation quilt in the formed cavity. This addition ensures a relatively high level of acoustic separation between tenancies.

6.4.2 Walls between Adjacent Commercial Units – Commercial Kitchen

Where adjacent tenancies are commercial kitchen units, increased noise levels are inherent during kitchen operations. Where Unit 5 (Commercial Kitchen) is proposed, an upgraded wall type is recommended as part of this Building Licence to allow for increased noise levels anticipated from Commercial kitchen operations and exhaust equipment.

The table on page 6-11 shows the standard wall type and an upgraded option, with additional lining.

NB: DIRECT fixing of plasterboard to 140mm blockwork is NOT recommended as this can significantly reduce the performance of the overall wall system due to the resonant effects of the small air gap formed between plasterboard and 140mm blockwork face by daubs of fixing adhesive.

6.4.3 Full Height Walls

Walls between commercial tenancies must be FULL HEIGHT from slab to soffit in order to achieve the specified rating.

6.4.4 Walls to Toilet/Wet Areas

Any lightweight partition walls to toilets/wet areas, end of trip facilities and the like should be taken full height to avoid flanking transmission of undesirable noise across over roof spaces through ceiling tiles. Service penetrations are to be acoustically treated with a sealing detail where appropriate - this can be achieved on site by packing any gaps/void space around service duct penetrations with a mineral wool or fibreglass batt off-cut, and sealing with a dense mastic.

This detail should be included in the architectural Tender drawing set details, and during site installation, QA checking should be carried out to ensure the installation is effective.

Annotations are included in wall type mark up in Appendix B.1.

6.4.5 Fire Pump Room

Fire pump room walls are not strictly subject to BCA minimum performance requirements for plant room walls by virtue of no adjacent residential spaces. Notwithstanding, our report recommends the surrounding construction be comprised:

- i. Walls be FULL HEIGHT, dense 190mm blockwork with fully sealed mortar joints;
- ii. Doors be minimum 50mm thick solid core timber doorset in robust frame with effective compressible seals at jambs and head, and drop seal at threshold

We understand the mechanical ventilation strategy for the fire pump equipment will be via louvered door vents to outside air via stairwell 3. During operation and maintenance testing, this area may be subject to higher levels of noise. Recommendations regarding noise emissions during testing/routine maintenance testing are detailed in Section 8.2.4.



INSTALLER PREPARED BY: [Name]

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7 INTERNAL BUILDING SERVICES DUCTS - NOISE ISOLATION



7 INTERNAL BUILDING SERVICES DUCTS - NOISE ISOLATION

7.1 NCC Requirements - Residential Areas

There are two types of building services "noise" to be considered as part of the building design - internal noise levels (from services operation) and external noise emissions to the surrounding environment.

For the purposes of this section of the report, internal building services noise isolation refers to the acoustic performance, rating and treatment of building services riser/duct walls in residential areas terms of compliance with the *National Construction Code* minima, and anticipated as a result of the layout and specification of mechanical, hydraulic and vertical transport services.

NB - *NCC* criteria does not apply to Commercial spaces, hence minimum treatments are not required for compliance. Noise within commercial spaces is governed by *AS2107:2000* internal design sound levels generated from building services.

7.2 Applicable Criteria

7.2.1 Building Services Duct Walls - *NCC* Requirements

The *National Construction Code* prescribes minimum airborne sound insulation parameters for building services noise isolation for **service duct walls** which separate building services (e.g. risers, suspended ceilings and the like) from residential (Class 2) spaces, designed to ensure a minimum level of acoustic amenity is provided for building occupants.

Separation criteria to such service ducts can be considered to apply wherever there are concealed services, such as mechanical air handling plant, duct work and/or hydraulic piping reticulated throughout a building, for example behind a suspended ceiling, or in a dedicated services riser, and passing adjacent to a residential space. Minimum acoustic performance(s) for concealed services can be summarised as follows:

Performance Requirement	Applicable To
R_w+C_{tr} of not less than 40dB between habitable rooms and soil, waste and water supply pipes serving more than one dwelling	Service duct walls passing habitable areas
R_w+C_{tr} of not less than 25dB between non-habitable rooms and soil, waste and water supply pipes serving more than one dwelling	Service duct walls passing wet areas

The acoustic performances of such service duct walls and their required constructions can be interpreted as follows, when applied to ceiling voids containing SHARED services:

Clause F5.6 (a) (i):

*Where plant/ducting/pipes servicing a single unit located above a floor slab, are hung below the slab and separated from the unit below the slab by a suspended ceiling system AND the space below the slab is separating an upstairs space from a downstairs **habitable** room (i.e. living room, bedroom and the like), the concealment mechanism must achieve R_w+C_{tr} 40dB or greater.*

The minimum performance(s) are also required for shared downpipes and drainage stacks located in cavities or dedicated building services risers which pass adjacent to **habitable** spaces.



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Clause F5.6 (a) (ii):

Where ducts/pipes servicing a single unit above a floor slab, are hung below the slab and separated from the unit below the slab by a suspended ceiling system AND the space below the slab is considered a **non-habitable room** (i.e. kitchen, bathroom, laundry, WC and the like), the suspended layer must achieve the lesser performance of $R_w + C_{tr}$ 25dB or above.

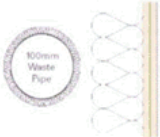

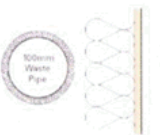
The minimum performance(s) are required for shared downpipes and drainage stacks located in cavities or dedicated building services risers which pass **non-habitable** spaces (e.g. wet areas).

7.3 Building Services Duct Walls - Rated Minimum Constructions

Hydraulic services layout drawings show the intention for reticulated pipework to be arranged behind concealed ceiling spaces and routed to vertical services ducts. From a visual perspective ALL pipework and ductwork MUST be concealed behind suspended ceiling layers en route to the vertical services ducts. From an acoustical perspective the concealing element must meet the performances/treatments presented in the table above.

Coordination of minimum concealed services ducts/suspended ceilings is critical in achieving compliance with the minimum requirements of the National Construction Code:

7.3.1 Services Concealed in Vertical Ducts

Application	Specification	Schematic	Est. Rating ($R_w + C_{tr}$)	NCC Compliant
Concealment of shared services riser/duct wall, or services to/from an adjacent apartment which are routed next to an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms, etc)	Pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 2 x 13mm plasterboard sheet, with cavity insulation		43dB	COMPLIES
Concealment of shared services, or services to/from an adjacent apartment which are routed next to an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms, etc)	Alternative masonry solution - Pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 1 x 90mm brickwork leaf with render/plaster set over		40dB	COMPLIES
Concealment of shared services riser/duct wall, or services to/from an adjacent apartment which are routed next to an adjoining apartment's NON-HABITABLE AREAS (wet areas etc)	Pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 1 x 13mm plasterboard sheet, with cavity insulation		28dB	COMPLIES

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7 INTERNAL BUILDING SERVICES DUCTS - NOISE ISOLATION



7.3.2 Services Concealed in Horizontal Ducts

Application	Specification	Schematic	Est. Rating (R _w +C _{tr})	NCC Compliant
Concealment of shared services, or services to/from an adjacent apartment which are routed over an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms etc) *Typically over habitable area ceiling spaces*	Pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 2 x 10mm plasterboard sheet, with cavity insulation		43dB	COMPLIES
Concealment of shared services, or services to/from an adjacent apartment which are routed over an adjoining apartment's NON-HABITABLE AREAS (bathrooms, laundry, WC etc) *Typically over wet area ceiling spaces*	Pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 10mm plasterboard sheet, with cavity insulation		28dB	COMPLIES

The critical point to note when considering the cost implication of a proposed layout of any building services, is that where services are reticulated over a habitable area (as opposed to a wet area) of a separate apartment unit, the acoustic separation performance requirement increases significantly, and therefore so too does potential cost.

An example scenario is water services pipes hung below a slab serving the unit above - where these pipes are routed over a wet area below, a single 10mm plasterboard layer plus cavity insulation and pipe lagging can be said to meet the requirement of R_w+C_{tr} 25dB. Where the same scenario exists over a habitable area below, the suspended plasterboard layer must be a minimum of 2 x 10mm plasterboard, hence the potential for twice the m² area per ceiling materials.

The performance requirements apply to shared services, rainwater/storm water/other down pipes and all pipework which serves an adjacent apartment. Where hydraulic services are completely contained within a single apartment which they serve exclusively, no additional duct wall treatment is required.

7.3.3 Kitchen Exhaust Fan Shafts

Two special cases for services shafts are located in this project, relating to KEFs for Commercial Tenancy Units 1 and 5. The construction of these specific shafts have been considered in Section 6.2.6 and 6.2.7.



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7.4 Ancillary Construction Requirements for Concealed Services Duct Walls

The *National Construction Code* makes provision of additional criteria specific to the placement and function of mechanical building services. Specification F5.2 makes the following '*Deemed-To-Satisfy*' provisions under Clause 2:

2. Construction deemed to satisfy

(e) Services

(i) Services must not be chased into concrete or masonry elements

(ii) A door or access panel required to have a certain $Rw+Ctr$ that provides access to a duct, pipe or other service must –

(A) not open into any **habitable** room (other than a kitchen); and

(B) be firmly fixed such that the rebate or frame is overlapped by the access panel by not less than 10mm, be fitted with a sealing gasket along all edges and be constructed of-

(aa) wood, particleboard or block board >33mm thick

(bb) compressed fibre reinforced cement sheeting >9mm thick

(cc) Other suitable material with mass per unit area >24.4 kgm⁻²

(iii) A water supply pipe must –

(A) Only be installed in the cavity of a discontinuous construction; and

(B) In the case of a pipe that serves only one sole-occupancy unit, not be fixed to the wall leaf on the side adjoining any other sole-occupancy unit, and have a clearance of at least 10mm to the other leaf

(iv) Electrical outlets must be offset from each other –

(A) In masonry walling, not less than 100mm; and

(B) In timber or steel framed walling, not less than 300mm

7.5 BCA Requirements - Hydraulic Building Services Noise Control

7.5.1 Hydraulic Services Treatments

For the purposes of this report, Hydraulic Services refers to all piping installations relating to sewerage, storm water, hot and cold water supply and gas, as shown on Hydraulics drawings and design information contained in the schedules of information (Appendix A.5).

7.5.2 Use of Pipe Wrapping

For the avoidance of doubt, ALL hydraulic pipe work which runs within services ducts/risers/concealed ceiling voids within apartment units is to be wrapped in Pyrotek 4512C, as coordinated with Hydraulic services consultants ARUP, to minimise wrapped pipe thickness in suspended ceiling cavities. Pipe wrapping treatment is to include down pipes, storm water pipes, hot and cold water supply pipes, drainage and foul waste pipes which pass by apartment areas in services ducts.



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7.5.3 Penetrations into Services Ducts/Riser Walls

All penetrations into services duct risers, plant room walls or any other acoustically rated wall to allow pipe reticulation must be acoustically sealed so as not to introduce degradation to the rated wall acoustic performance. Minimum sealing detail requirements are to pack any gap/void around pipe/duct with fibreglass insulation batt off cuts and then seal with a 10mm dense mastic bead.

Where larger gaps are present, gaps can be filled with 2 x 13mm plasterboard sections cut to fit, and then packed with fibreglass insulation off-cuts and sealed with a 10mm dense mastic bead.

NB - Expanding foam MUST NOT be used to seal gaps/voids in acoustically rated riser/duct walls, as this can be severely detrimental to the separation performance (R_w) of the wall.

7.5.4 Anti Vibration Pipe Clips

All pipes should be secured in cavities, voids or service risers using resilient pipe clip connections which incorporate an isolating rubber or neoprene collar, to avoid introducing pipe-borne noise into the surrounding structural elements.



7.5.5 Sound Isolation of Pumps

All pipe runs connected to hydraulic circulation pumps or similar plant equipment must be connected via flexible couplings to avoid the introduction of structure borne noise through rigid connections.

Section F5.7 states:

"A flexible coupling must be used at the point of connection between the service pipes in a building and any other circulating or other pump".

Sealhurst recommend the following note be appended to the GENERAL NOTES section on all services Hydraulic Services layout drawings for completeness:

It is the responsibility of the Hydraulics Consultant to make provision of flexible couplings to all pumps, and it is the responsibility of the Hydraulics Contractor to install all flexible couplings in accordance with the Specification.

7.5.6 Isolation of Washing Machines

To avoid introducing structural vibration into the floor slab from domestic washing machine appliances some form of vibration isolation is recommended. In most cases this can be achieved by installing a rubber isolation matt below tiled floor coverings as part of the minimum floor construction build up in tiled areas.

Where washing machines are to be mounted above floor level, for instance on wall hangers, isolation mountings with neoprene or rubber inserts are recommended.



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7.6 Mechanical Building Services - Internal Noise Control

7.6.1 Internal Noise Levels - AS2107:2000

All operational building services plant and equipment must not exceed the maximum permissible sound levels prescribed under *AS2107:2000 Acoustic - recommended design sound levels and reverberation times for building interiors*, presented below in tabular summary:

Type of Occupancy	Recommended design sound level, LAeq, (dB(A))	
	Satisfactory	Maximum
RESIDENTIAL BUILDINGS		
Houses in areas with negligible transportation - Sleeping areas	25	30
Houses and apartments near major roads - Living areas	35	45
Sleeping areas	30	40
Work areas	35	45
Apartment common areas (e.g. foyer, lift lobby)	45	55
OFFICE BUILDINGS		
Board and conference rooms	30	40
Computer rooms	45	50
Corridors and lobbies	45	50
Design offices	40	45
Draughting offices	40	50
General office areas	40	45
Private offices	35	40
Public Spaces	40	50
Reception areas	40	45
Rest room and tea rooms	40	45
Toilets	50	55
Undercover car parks	55	65
PUBLIC BUILDINGS		
Restaurants and cafeterias -		
Cafeterias and food courts	45	55
Coffee bars	45	50
Restaurants	45	50

Internal noise level limits and applicable to all identified sources of noise under this Building Licence and includes identified items such as fan coil units (FCU) and condenser units (CU), general (GEF) and toilet (TEF) exhaust fans, car park (CPEF) exhaust fans and Future proposed kitchen (KEF) exhaust fans including noise breakout from duct work/services risers routed adjacent to receiving spaces.

NB – Kitchen Exhaust Fans (KEFs) are not provided as part of this Building Licence, and we understand are to be the responsibility of the end-tenant. Resultant internal noise levels from tenant-supplied KEF systems are to be compliant with the noise levels in the Table above, most notably:

- i. 35dB(A) in adjacent bedrooms
- ii. 40dB(A) in adjacent living rooms
- iii. 45dB(A) in adjacent commercial tenancies

Advice is provided in Section 6.2.8 to tenants, regards procurement and installation of a suitable system.



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7 INTERNAL BUILDING SERVICES DUCTS - NOISE ISOLATION



7.7 Identified Mechanical Noise Sources

7.7.1 Residential/Commercial Condenser Units A/C

Residential units are understood to be air conditioned using internal wall mounted split systems connected to external condenser units (CU) generally located on individual apartment balconies.

Internal apartment areas are anticipated to be compliant with *AS2107:2000* internal noise levels during heating/cooling duty.

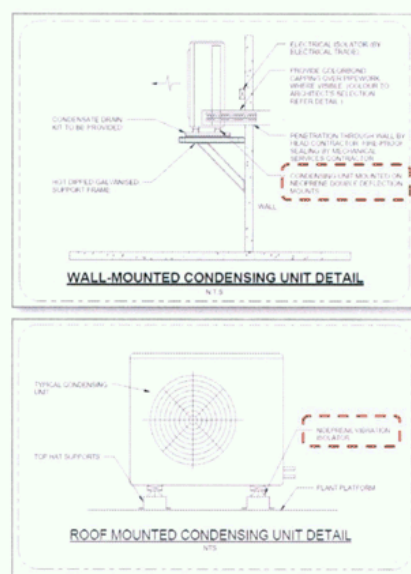
Externally located CUs must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see *Section 8*.

7.7.2 Anti Vibration Mountings

Condenser Units (CU) are to be mounted on vibration isolation hangers and/or neoprene double deflection mountings are (depending upon high or low level installation location), to avoid introducing structural vibration into connected walls, roof frame/sheeting and/or any connected structural elements, which could be re-radiated as internal noise.

Where external CUs are fixed directly to the floor slab or underside of concrete slab over (or mounted in roof trusses), CUs must be similarly installed to include a neoprene or rubber anti vibration mounts on hanging mechanism to avoid direct transmission of fan operating motion into the structure.

Example details are presented (right) showing intent. Anti vibration mounting system(s) such as those nominated by the manufacturer of the AC units, are to be installed and checked on site during the construction phase.



7.7.3 Toilet Exhaust Fans (TEF)

TEF fan selections have been provided for the entire development with sound power and resultant sound pressure levels as follows:

TEF System Element	SWL - Octave Band Centre Frequency (Hz)								SPL _{3m} dB(A)
	63	125	250	500	1k	2k	4k	8k	
TEF G.01 [outlet]	48	35	53	45	46	47	35	26	31
TEF G.01 [inlet]	54	44	53	55	53	51	43	36	37

In conjunction with the proposed built form and ceiling finishes, all selections are anticipated to comply with *AS2107:2000* operational internal design sound levels if installed as shown. Any TEF selection to be installed which differs from the data above must be reviewed by the acoustic consultant prior to procurement to ensure internal noise levels are acceptable.

TEF systems must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see *Section 8*.



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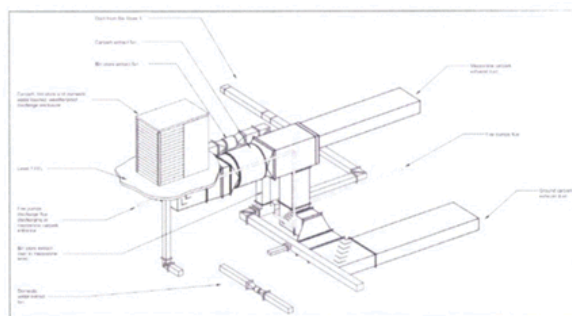
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7.7.4 Car Park Exhaust Fan (CEF-M-01) System

Mechanical services drawings show the Ground Floor and Mezzanine car park areas are to be exhausted using ducted intake and exhaust system, drawing air into the main car park exhaust riser shaft and exhausting at ground level via ventilated discharge located above ground on the north east corner of the development site.

The discharge point exhausts both CPEF system air, and exhaust air from bin stores.



Octave band sound power level (SWL) and consequent radiated sound pressure level (SPL_{3m}) data based upon fan maximum duty is provided in the table below:

CPEF System Element	SWL - Octave Band Centre Frequency (Hz)								SPL _{3m} dB(A)
	63	125	250	500	1k	2k	4k	8k	
CEF-M-01 [inlet]	87	85	97	98	98	93	88	80	81
CEF-M-01 [outlet]	87	86	98	97	96	92	87	79	79

Internal noise levels in apartment and residential spaces are not anticipated to be affected due to the CPEF operation, however noise levels local to the fan may exceed the *AS2107:2000*-prescribed internal noise level of 65dB(A) in the Mezzanine area of the car park, if the fan is operated to its maximum duty.

Several options exist to control the local exceedence:

- (i) Operate the fan at lower duty, subject to mechanical engineer control and minimum air change cycle requirements;
- (ii) Apply 50mm internal absorptive duct lining to 3m from the inlet side of the fan, OR to the first carp park air intake grille, whichever is greater;
- (iii) Install in-line attenuators to the inlet and outlet side of the extract fan;

And, in addition to options (ii) or (iii),

- (iv) Wrap the fan and 2m of duct work either side of the fan with a loaded vinyl wrap, to control case-radiated fan noise;

Regards options (ii) and (iii), the riser shaft is currently shown as "un-lined" and with no connected attenuators. Attenuators and internal absorbing linings applied to duct work can reduce local internal levels, though to comply with *AS2107:2000* option (iv) must be applied to meet car park noise levels.

NB - CPEF fan sound power levels are relatively high and the fan is located relatively close to the discharge point. In addition to internal noise levels, the CPEF system must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see Section 8 - hence a coordinated treatment approach to control internal noise and noise emissions is recommended in Section 8.2.2.



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7.7.5 Bin Store Exhaust Fan EF-M-01

Bin store exhaust fans on the Mezzanine level are required to meet *AS2107:2000* internal noise levels – fan selections have been proposed with octave band sound power level (SWL) and consequent radiated sound pressure level (SPL_{3m}) data based upon fan maximum duty is provided in the table below:

CPEF System Element	SWL - Octave Band Centre Frequency (Hz)								SPL_{3m} dB(A)
	63	125	250	500	1k	2k	4k	8k	
EF-M-01 [inlet]	69	75	74	74	72	69	65	51	56
EF-M-01 [outlet]	71	75	75	72	70	68	65	56	55

Internal noise levels in apartment and residential spaces are not anticipated to be affected due to the bin stores EF operation.

7.7.6 Kitchen Exhaust Fans (KEF) System

Commercial kitchens are anticipated in Commercial Units C1 and C5 on the Mezzanine Floor, where associated kitchen exhaust extraction systems will be required. Current provision and responsibility for design and selection of kitchen exhaust fan systems (KEFs) and their operation is understood to be as "Future" items, falling to the end-tenant. This an appropriate approach as the system requirements will be dependent upon the eventual tenant's intended kitchen operation and duty level.

Problems associated with operational noise (and odour) from commercial kitchens can be common, particularly in mixed use urban areas where residential properties are located in close proximity. A well designed and well maintained kitchen extraction system will be able to comply with internal noise level requirements - in the finished building (i.e. inclusive of commercial kitchens), fans must comply with *AS2107:2000* design sound levels.

ESSENTIAL NOISE CONTROL ADVICE TO TENANTS

To ensure eventual tenant's exhaust systems are able to comply with internal design sound levels specified under *AS2107:2000* for adjacent surrounding spaces, it is critical the eventual tenants must be made aware of the requirements for noise. Fan selections, locations, duct routing and any duct routing material(s), and any attenuation requirements must be tightly controlled. We recommend the developer include essential advice to the building strata management entity and ensure its inclusion as a provision in C1 and C5 Commercial Tenancy contracts.

The following guidance is provided to assist in this process:

System Operation

- System noise in the kitchen space must be designed to achieve NR50-NR50, equivalent to 45-55dB(A) – this is to assist noise transfer and kitchen staff communication (safety) and hearing conservation;
- A dedicated make-up air system is recommended to be ~85% of extract flow rate;
- KEF systems can generate high velocity flow rates; Velocities above 10.1ms^{-1} can cause additional turbulent noise and excessive regenerated noise from elbows, expansions and duct work junctions, affecting other parts of the building.



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Recommended maximum flow rates are shown in the table below:

Recommended Max. Flow Rates		
Duct	Supply (ms ⁻¹)	Extract (ms ⁻¹)
Main Run	6 – 8	6 – 9
Branch Run	4 – 6	5 – 7
Spigots	3 – 5	5 – 7

- Kitchen exhaust fans must be designed to accommodate a minimum 10% static pressure headroom to account for static pressure increases between maintenance cycles;
- Fan selections are recommended to be oversized in all cases so as to maintain design extraction rate at lower fan speed/duty;
- Fan selections are to have metal (fixed or adjustable) blades – backward curved centrifugal, mixed flow or axial flow impellers are preferred, as they are less prone to imbalance and more easily cleaned and maintained due to their open structure;
- Where high grease content is anticipated, ductwork is to be 1.2mm stainless steel or 1.6mm electrolytic zinc coated steel with fully welded ductwork and non-porous gaskets, impervious to grease cooking oil penetration, in order to retain "grease-tightness".

Maintenance Schedule

Proper maintenance has a direct impact upon noise in KEF systems. Flow restrictions in kitchen exhaust systems due to build-up of dirt, grease and particulate cause KEF systems to generate excess noise as the system seeks to overcome the effective increase in static pressure. In order to avoid this situation, a maintenance regime is recommended, as a condition of tenancy contract:

Recommended Maintenance Periods	
Item	Frequency
Visual inspection – surface grease/damage	Weekly
Cooker hoods and grease filters	Daily
Baffle type-self draining filters and collection drawers	Twice weekly
Cleaning Period for extract ductwork	Heavy Use (12-16 hours per day) – 3monthly
	Moderate Use (6-12 hours per day) – 6 monthly
	Light Use (2-6 hours per day) - Annually

Periodic deep hygiene cleaning is to be undertaken by a specialist contractor, on the basis of usage defined in the table above.

Ducting

KEF system duct routing and shaft wall construction must be considered to avoid excess noise to adjacent residential spaces. The primary exhaust shafts are detailed in Section 6.2.6 and 6.2.7.

Where lightweight shaft wall construction is understood to be proposed, fire rating of ducts implies a rated cladding must be installed to the duct walls. A minimum of 16mm fire rated plasterboard is recommended.



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7 INTERNAL BUILDING SERVICES DUCTS - NOISE ISOLATION



7.7.7 Recommended Condition of Tenancy Contract [Re: Section 6.2.8]

In addition to internal noise levels, KEF system connections to atmosphere at each floor level are to be treated to ensure that noise emissions are able to meet the *WA Environmental Protection (Noise) Regulations 1997* Assigned Noise Level limits established in Section 8.

The developer is advised to ensure the following (or equivalent) statement is included in any contractual documents as part of the tenancy:

"The tenant is advised that in order to operate commercial kitchen equipment in close proximity to apartment residences, there is a contractual responsibility to ensure the operation of extract fan systems does not cause:

- (iii) A level of noise in adjacent apartments spaces above 40dB(A) in kitchen/living areas, or above 35dB(A) in bedrooms; And,*
- (iv) is able to comply with the WA Environmental Protection (Noise) Regulations 1997 (inc amendments)*

The developer advises that the building supplied has been designed and constructed to be fully compliant with the minimum requirements of the BCA, though additional noise sources are the responsibility of the tenant.

If the tenant installs and operates equipment found to be in breach of either clause, the risk of remediation costs in the event of a complaint will fall to the tenant. The developer advises that prior to procurement and installation, the prospective tenant has ALL KEF system equipment selections reviewed by an appropriately qualified acoustic consultant."

7.8 Electrical Services

The following notes are of significance to the acoustic design, to be coordinated with the Electrical consultant and installation Contractor:

7.8.1 Location of Back-to-Back Sockets in Acoustically Rated Walls

Typical apartment layouts are shown - where apartment types are back-to-back, the following clauses apply:

"Electrical outlets must be offset from each other -

- (A) in masonry walling, not less than 100mm; and*
- (B) in timber or steel framed walling, not less than 300mm."*

Separating walls between residential apartments being of steel framed construction, Clause (B) applies to the offset of sockets. Offset can be vertical or horizontal.

7.8.2 Electrical Services Penetrations

All electrical services penetrations into services duct risers, plant room walls or any other acoustically rated wall to allow electrical cable reticulation (including cable trays) must be acoustically sealed. Minimum sealing detail requirements are to pack any gap/void around cable/cable tray penetration with fibreglass insulation batt off cuts and then seal with a 10mm dense mastic bead.

Where larger spaces are present, the open penetration area can be filled with 2 x 13mm plasterboard sections cut to fit, and then packed with fibreglass insulation off-cuts and sealed with a 10mm dense mastic bead.

NB - Expanding foam MUST NOT be used to seal gaps/voids in acoustically rated walls, as this can be severely detrimental to the separation performance (R_w) of the wall.



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7 INTERNAL BUILDING SERVICES DUCTS - NOISE ISOLATION

7.8.3 Chasing of Services

Notwithstanding the reticulation and routing of electrical services to residential apartments (not yet shown on drawings), and given the proposed AFS 162 construction format, it is likely that conduits will be installed in separating walls between apartments. To circumvent the issue of non-compliance regarding "chasing of services" in the finished installation, our technical position is detailed below:

Strictly speaking, *Clause F5.2.2 (e)(i)* of the *National Construction Code* (under "construction deemed-to-satisfy") forbids "chasing of services" - the wording implies all services types - mechanical, electrical and hydraulic;

However, *Clause FP5.3* states:

*"The required sound insulation of a floor or a wall must not be compromised by -
(a) the incorporation or penetration of a pipe or other service element; or
(b) a door assembly.*

The wording implies that if services ARE incorporated, then the required minimum sound insulation performance (of the wall/floor) must not be reduced due to the services.

In a practical construction sense, and having full awareness of the test procedure and ratings, preparing a single 20mm conduit for electrical services wiring to be installed will not compromise the sound insulation performance of a 162mm AFS concrete wall, sufficient to compromise the in situ performance of that wall to below the minimum laboratory test performance rating of 50dB $R_w + C_{tr}$ OR its field-measured equivalent rating of 45dB $D_{nT,w} + C_{tr}$ under an in-situ test scenario.

It is therefore Sealhurst's considered opinion that installing electrical services into AFS 162 walls will not result in sub-standard construction or indeed a non-compliance under a field test scenario.

The clause relating to "chasing" is expressly to avoid hydraulic pipework, duct work and/or services reticulation conduits with connection to reciprocating or mechanically-driven equipment, having direct connection to structure, (i.e. grouted into a solid wall). This circumstance will generate structure borne noise and is completely unacceptable.

Taking a pragmatic view, electrical wiring carries no driving/vibrating element sufficient to generate audible "noise" in mass barriers such as concrete (heavy mass) separating walls.

However, to avoid the risk of potential misinterpretation of the compliance of electrical services installations:

Regarding the installation of electrical conduits to preserve flush finished plastered walls WITHOUT the need for plasterboard on furring channels, any such conduit must be limited to 20mm maximum surface depth and only in the design-rated AFS 162 wall types;

Wiring will be grouted/sealed to a flush finish with a dense grout/filler agent, and the walls be finished with skim and plaster, leaving no voids or gaps;

Absolutely NO mechanical or hydraulic "service" may be chased into party walls for reasons outlined above - further inspection of our report states hydraulic services in cavity walls must be held in place using retaining clips with resilient neoprene/rubber mounting inserts, AND where possible be clipped to the cavity leaf to which the specific services apply;

Finally, as a completion certification exercise, at the discretion of Council, separating walls with electrical services installed should be acoustically tested to demonstrate the field separation performance has not been affected by the incorporation of "services", pursuant to the satisfaction of *Clause FP5.3* of the *National Construction Code*.



CONSULTING ENGINEERS

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8 NOISE EMISSIONS TO ENVIRONMENT



8 NOISE EMISSIONS TO ENVIRONMENT

All sources of noise introduced when a new or refurbished building is completed, must be demonstrated to comply with the noise emissions limits applicable under Western Australian State Law. Section 8 deals with external noise emissions to the surrounding environment from noise sources anticipated as part of the project:

8.1 Applicable Criteria

8.1.1 Environmental Protection (Noise) Regulations (1997)

The *Environmental Protection (Noise) Regulations 1997 (inc amendments)* is the applicable legislation governing all sources of noise which are introduced when the new building is constructed. The *Regulations 1997* prescribe a specific methodology from which to calculate the ANL, which is based upon an appraisal of the percentage Commercial and Industrial land surrounding the nearest noise sensitive receiver (NSR), and the volume and composition of road traffic in the vicinity of 450m (outer) and 100m (inner) boundary areas surrounding the designated NSR.

8.1.2 Identification of Nearest Noise-Sensitive Receiver (NSR)

When calculating an Assigned Noise Level (ANL) limit, one must consider the nearest existing noise-sensitive receiver (NSR), as prescribed under *Schedule 1 Part C, Environmental Protection (Noise) Regulations 1997*, as the defining receiving location for noise emissions from a new development.

Highgate is a mixed use commercial and residential, with industrial land uses on the fringes of the old industrial East Perth border. There are also a large number of small private businesses in converted properties, and in existing mixed use buildings with commercial units on lower floors housing small businesses and offices. Where mixed use buildings are determined, the land use has been deemed to be "Commercial". Where residential only building uses are determined, the land use remains neutral.

The nearest residential receiver has been determined to be residential property at **36 Windsor Street**, to the rear of Lot 888 Lord St, opposite the access laneway at a distance of some 8m. The property is indicated as orange in the figure below:



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8 NOISE EMISSIONS TO ENVIRONMENT



8.1.3 Calculated Noise Emission Limits

Percentage commercial (C) land use has been determined as 26% of the "Inner Circle" radius, and 15% of the "Outer Circle" radius. Percentage industrial (I) land use has been determined as 2% of the "Outer Circle" radius. Lord Street is present within the "Inner Circle" radius and considered a Major Roads, under EPA guidance classification. Based upon this calculation methodology, an Influencing Factor (IF) has been calculated as 8.

The Table below presents the Assigned Noise Level limits, applicable at the nearest NSR:

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		LA10	LA1	LAmix
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	53	63	73
	0900 to 1900 hours Sundays and public holidays	48	58	73
	1900 to 2200 hours all days	48	58	63
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	43	58	63
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90

Appendix D presents the calculation methodology and assumptions used in our assessment.

8.1.4 Separation Distance to NSR

A separation distance of approx. 8m exists between the rear building boundary of Lot 888 and the identified NSR at 36 Windsor Street. In order to maximise efficiency of the Assigned Noise Level (ANL) calculation, only the nearest noise sensitive receiver NSR is considered when calculating cumulative noise emissions assessment. The implied logic that all receivers at greater distance(s) will also comply.

8.1.5 Noise Source Character

In addition to the ANL limits, particular noise sources can attract additional punitive dB levies based upon the noise source characteristics. *Regulation 7* prescribes that the noise character must be "free" of annoying characteristics - specifically:

- (i) tonality (e.g. whining, droning)
- (ii) modulation (e.g. cyclical change in character, such as a siren)
- (iii) impulsiveness (e.g. banging, thumping)

Penalties apply up to a maximum of +15dB, for tonality (+5dB), modulation (+5dB) and impulsiveness (+10dB), where the noise source is NOT music.



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8 NOISE EMISSIONS TO ENVIRONMENT



8.2 External Mechanical Services Noise Emission Sources

8.2.1 Residential A/C Condenser Units

Externally located CU locations and equipment selections must be able to comply with the Assigned Noise Level (ANL) limits applicable under the *WA Environmental Protection (Noise) Regulations 1997* as determined in this report. Typically CUs are not anticipated to be "tonal", generating a steady-state, broadband noise source hence no additional penalties are expected, pending unit selection.

CU equipment selections must be limited to sound power level (SWL) rating of 62dB(A), OR equivalent to sound pressure level at 1m of 52dB(A) in order to ensure compliance with the *Regulations*.

8.2.2 Car Park Exhaust System Noise

The car park system must be able to comply with the Assigned Noise Level (ANL) limits applicable under the *WA Environmental Protection (Noise) Regulations 1997* as determined in this report. The system must also present a low noise source during operation to eventual residents at the development itself.

As discussed in Section 7.7.4 regarding internally generated noise levels from CEF-M-01, treatments for both should be considered. Our recommendation for treatment is therefore as follows:

- i. 3m (or distance to first exhaust air grille (intake) along duct, whichever is greater) of 50mm internally lined duct work from inlet side of CEF-M-01;
- ii. In-line attenuator installed immediately after the outlet side of CEF-M-01 with attenuation values as follows:

Item	Octave Band Centre Frequency (Hz)							
CEF-M-01 Attenuator Values	63	125	250	500	1kHz	2kHz	4kHz	8kHz
Outlet side Insertion Loss (IL)	-5	-10	-15	-20	-25	-25	-20	-15

Eventual fans selection must be checked for anticipated tonality, impulsiveness and modulation and acoustically-treated as appropriate to demonstrate compliance with the applicable *Regulations*.

8.2.3 Kitchen Exhaust Fans at Roof Level

The kitchen exhaust fan (KEF) systems to serve Commercial Tenancy 1 and 5 are to be connected to atmosphere at roof level via approximately 15m of riser shaft and connecting duct work. Example KEF fans were supplied for preliminary assessment, which were found to exceed at the nearest NSR.

The application of standard acoustic internal linings to ducted kitchen exhaust systems can cause maintenance, access and fire risk issues due to the combination of grease and hot exhaust gases. Task-specific "pacless" or "pod" silencers which use no absorptive media to effect noise attenuation can also become lined with grease over time, if not subject to suitable maintenance regime.

In order to control noise emissions based upon the current inputs available, prospective tenants are advised to select KEF with sound power levels limited as follows:

Item	Octave Band Centre Frequency (Hz)							
KEF Sound Power Level (SWL)	63	125	250	500	1kHz	2kHz	4kHz	8kHz
Idealised KEF Selection (dB)	76	77	73	64	63	62	62	60



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8 NOISE EMISSIONS TO ENVIRONMENT



The idealised KEF sound power is typically available by using an oversized fan and running at reduced fan duty, to implement equal exhaust capacity. In practice, if a KEF selection cannot be found to suit the size and physical constraints of the kitchen space below, the final solution would be a louvered surround at roof cowl level, in place of an enclosure, in combination with a reduced sound power level KEF.

8.2.4 Emergency Fire Pump – Maintenance Operations

Fire pump plant is often subject to routine maintenance operations, therefore noise emissions during such maintenance periods must comply with the Assigned Noise Limits (ANL). We note the potential inclusion of an acoustic enclosure within the fire pump room built form.

To minimise the risk of potential noise nuisance, routine maintenance testing should be scheduled to occur during weekdays, preferably in the mid-afternoon period, when the applicable noise limits are at their least stringent, and any emissions are likely to be effectively masked the consistent presence of local traffic noise.

8.2.5 Equipment Substitutions

Beyond design phase, it is not uncommon for particular items of equipment to be substituted based upon availability, pricing and other market forces at the time of procurement, as is the project prerogative. Once compliance is determined, care must be taken during procurement stage that the Contractor's purchased equipment (or ANY substitutions) demonstrate equivalent or better (lower) noise emission characteristics than those predicted.

Our BL review and compliance assessment is based upon mechanical equipment presented in the Building Licence documentation set. Once final equipment selections have been identified for procurement, Sealhurst recommend a final check of the spectral data prior to purchase to determine the presence of tonal components, and therefore increased noise limit stringency for compliance, are not present in the as-built installation.



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8 NOISE EMISSIONS TO ENVIRONMENT



8.3 Noise & Vibration during Construction Stage

The project will necessarily undertake a schedule of demolition and forward works to prepare the site for the new construction. This phase of works will inherently cause a period of potentially intrusive noise and vibration to the adjacent (retained) commercial building, and to offsite commercial neighbours.

Strictly speaking, all environmental noise emissions must demonstrate compliance with *Regulation 7* of the *WA Environmental Protection (Noise) Regulations 1997 (inc amendments)* which sets out the prescribed standard for calculating Assigned Noise Level limits for noise emissions, when received at the nearest noise sensitive neighbour.

In practice, and especially with particular temporary noise sources such as construction works, limits applicable under the *Regulations* can present an impractical target - for such purposes, the legislation affords alternative guidance under *Regulation 13* whereby a noise management plan is to be established to manage and control noise emissions as much as is reasonably practicable, where potential exceedences are identified:

8.3.1 Extract from *Regulation 13 - Construction Sites*

13. (1) In this regulation -

"construction site" means premises or a public place on which the sole or principal activity is the carrying out of construction work;

"construction work" means -

- (a) the construction, erection, installation, alteration, repair, maintenance, cleaning, painting, renewal, removal, excavation, dismantling or demolition of, or addition to, any building or structure, or any work in connection with any of these things, that is done at or adjacent to the place where the building or structure is located;
- (b) work on which a hoisting appliance or any scaffold or shoring is used;
- (c) work in driving or extracting piles, sheet piles or trench sheet;
- (d) work in laying any pipe or work in lining pipe that is done at or adjacent to the place where the pipe is laid or is to be laid;
- (e) work in sinking or lining or altering, repairing, maintaining, renewing, removing or dismantling a well or borehole; or
- (f) road works, earth works or other similar site works or reclamation.

(2) Regulation 7 does not apply to noise emitted from a construction site as a result of construction work carried out between 0700 hours and 100 hours on any day which is not a Sunday or public holiday if the occupier of the premises or public place, shows that -

- (a) the construction work was carried out in accordance with control of environmental noise practices set out in section 6 of AS 2436-1981 *Guide to Noise Control on Construction Maintenance and Demolition Sites* [superseded];
- (b) the equipment used on the premises was the quietest reasonably available; and
- (c) if the occupier was required to prepare a noise management plan [...] in respect of the construction site -
 - (i) the noise management plan was prepared and given in accordance with the requirement, and approved by the Chief Executive Officer; and
 - (ii) the construction work was carried out in accordance with the management plan



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- (3) Regulation 7 does not apply to noise emitted from a construction site as a result of construction work carried out other than between the hours specified in sub regulation (2) if the occupier of the construction site shows that -
- (a) the construction work was carried out in accordance with control of environmental noise practices set out in section 6 of AS 2436-2010 Guide to Noise Control on Construction Maintenance and Demolition Sites;
 - (b) the equipment used on the premises was the quietest reasonably available; and
 - (c) if the occupier was required to prepare a noise management plan [...] in respect of the construction site -
 - (i) the noise management plan was prepared and given in accordance with the requirement, and approved by the Chief Executive Officer; and
 - (ii) the construction work was carried out in accordance with the management plan
 - (d) at least 24 hours before the construction work commenced, the occupier of the construction site gave written notice of the proposed construction work to the occupiers of all premises at which noise emissions received were likely to fail to comply with the standard prescribed under regulation 7; and
 - (e) it was reasonably necessary for the construction work to be carried out at that time.
- (4) The Chief Executive Officer may require an occupier of a construction site on which it is proposed to carry out construction work to prepare a noise management plan in respect of the premises.
- (5) An occupier required to prepare a noise management plan under sub regulation (4) must provide the Chief Executive Officer, or another person specified in the notice, with a copy of the plan within the period specified in the notice of requirement.

8.3.2 Extract from Regulation 13 Clause (6)

Construction noise and vibration to surrounding residents is usually a condition of Building Permit approvals, and is satisfied by the creation of a suitable noise management plan to outline appropriate mitigation and administrative conditions to control construction noise, to the satisfaction of the approving local Council.

Clause (6) of Regulation 13 sets out the requirements for a Noise Management Plan, which are as follows:

-(6) A noise management plan prepared under sub regulation (3) (c) or (4) is to include, but is not limited to -
- (a) details of, and reasons for, construction work on the construction site that is likely to be carried out other than between 0700 hours and 1900 hours on any day which is not a Sunday or public holiday;
 - (b) details of, and the duration of, activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed under regulation 7;
 - (c) predictions of noise emissions on the construction site;
 - (d) details of measures to be implemented to control noise (including vibration) emissions;
 - (e) procedures to be adopted for monitoring noise (including vibration) emissions;
 - (f) complaint response procedures to be adopted.



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8 NOISE EMISSIONS TO ENVIRONMENT



8.3.3 Noise & Vibration Management Plan

Noise management plans engage the Contractor and affected nearby residents in an agreed plan which sets out a responsible and practical route to controlling or preparing for construction noise. A noise management plan can be extremely effective in maintaining good relations with neighbouring properties during potentially disruptive construction phases.

To address the issue of noise and vibration during construction phase, Sealhurst recommend a detailed noise management plan be established in accordance with *Regulation 13, Clause (6)* and in conjunction with the Contractor's demolition, forward works and construction schedules, to demonstrate that as much as practicable, a responsible and practical approach has been considered by the D&C team in terms of noise management.

In the event that Council require a more detailed noise management plan during construction phase, Sealhurst are able to prepare detailed noise and vibration management plan documentation for the planning, control and mitigation of noise and vibration during the Forward Works phase of the project.

A noise management plan (NMP) and vibration management plan (VMP) can be established in accordance with *Regulation 13, Clause (6)* and in conjunction with the Contractor's forward works and construction schedules, to demonstrate that as much as practicable, a responsible and practical approach will be considered by the D&C team in terms of noise and vibration management.

8.3.4 AS 2436:2010 Guidelines

In lieu of Council request or requirement for a detailed construction noise and vibration management plan, to assist the developer and/or Main Contractor, Section 4.6 of *AS 2436:2010 Guide to noise and vibration control on construction, demolition and maintenance sites* is reproduced in Appendix F.1. Contained therein are generic practical approaches to be employed during construction which will allow compliance with the Standard.

The application of the principles in Section 4.6 of *AS 2436:2010* coupled with a public information service such as flyers to local residents and businesses setting out the extent and duration of potential works is often sufficient to limit potential complaint.

8.3.5 Detailed Noise & Vibration Management Plan

In circumstances where noise and vibration is a particular concern, and practical compliance with the Assigned Noise Level limits is not possible, the legislation affords alternative guidance under *Regulation 13* whereby a noise management plan is to be established to manage and control noise emissions as much as is reasonably practicable, where potential exceedences are identified

In the event that Council require a more detailed noise management plan during construction phase, Sealhurst are able to prepare detailed noise and vibration management plan documentation for the planning, control and mitigation of noise and vibration during the Forward Works phase of the project.

A noise management plan (NMP) and vibration management plan (VMP) can be established in accordance with *Regulation 13, Clause (6)* and in conjunction with the Contractor's forward works and construction schedules, to demonstrate that as much as practicable, a responsible and practical approach will be considered by the D&C team in terms of noise and vibration management.



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SCHEDULES OF INFORMATION



A. SCHEDULES OF INFORMATION

A.1 Architectural Drawings

The following drawings have been provided by Lawrence Scanlan & Associates and have been used for this assessment – acoustic design compliance and advice is based upon these drawing revisions and any changes outside of these drawings may be subject to further review.

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
A1.01	SITE PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.01	GROUND LEVEL PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.02	MEZZANINE PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.03	LEVEL 1 – PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.04	LEVEL 2 – PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.05	LEVEL 3 – PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.06	LEVEL 4 – PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.07	LEVEL 5 – PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A2.08	ROOF PLAN	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A3.01	LORD ST ELEVATION	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A3.02	WINDSOR ST ELEVATION	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A3.03	LANEWAY ELEVATION	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A3.04	NORTH ELEVATION	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A4.01	SECTION A	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A4.02	SECTION B	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A4.03	SECTION C	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A4.04	SECTION D & E	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A5.01	DETAILS – SHEET 1	21/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A5.03	DETAILS – SHEET 3	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A5.04	DETAILS – SHEET 4	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A6.01	STAIR 1	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A6.02	STAIR 2 & 3	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A7.01	GROUND LEVEL REFLECTED CEILING PLAN	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A7.02	MEZZANINE REFLECTED CEILING PLAN	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A7.03	LEVEL 1 REFLECTED CEILING PLAN	24/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A7.04	LEVEL 2 REFLECTED CEILING PLAN	25/07/2014	4	RE-ISSUED FOR BUILDING PERMIT



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SCHEDULES OF INFORMATION



DWG. REF	TITLE	DATE	REV	ISSUE STATUS
A7.05	LEVEL 3 REFLECTED CEILING PLAN	24/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A7.06	LEVEL 4 REFLECTED CEILING PLAN	24/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A7.07	LEVEL 5 REFLECTED CEILING PLAN	24/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A8.01	DOOR SCHEDULE	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A8.02	DOOR SCHEDULE	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A8.03	WINDOW SCHEDULE	24/07/2014	4	RE-ISSUED FOR BUILDING PERMIT
A9.01	ROOM LAYOUTS – SHEET1	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.02	ROOM LAYOUTS – APARTMENT TYPE A	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.03	ROOM LAYOUTS – APARTMENT TYPE B	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.04	ROOM LAYOUTS – APARTMENT TYPE C	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.05	ROOM LAYOUTS – APARTMENT TYPE D	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.06	ROOM LAYOUTS – APARTMENT TYPE E	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.07	ROOM LAYOUTS – APARTMENT TYPE F	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.08	ROOM LAYOUTS – APARTMENT TYPE G	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.09	ROOM LAYOUTS – APARTMENT TYPE H	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.10	ROOM LAYOUTS – APARTMENT TYPE J	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.11	ROOM LAYOUTS – APARTMENT TYPE K	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.12	ROOM LAYOUTS – APARTMENT TYPE L	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.13	ROOM LAYOUTS – APARTMENT TYPE M	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT
A9.14	ROOM LAYOUTS – APARTMENT TYPE N	21/07/2014	3	RE-ISSUED FOR BUILDING PERMIT



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A.2 Structural Design Drawings

The following drawings have been provided by FOZDAR and acoustically reviewed for coordination with overlapping acoustic design requirements - acoustic design compliance and advice is based upon these drawing revisions and any changes outside of these drawings may be subject to further review:

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
S0	DRAWING LIST		C	n/a
S1	SPECIFICATIONS	21/07/2014	0	ISSUED FOR CONSTRUCTION
S20	GROUND FLOOR – LAYOUT PLAN	21/07/2014	0	ISSUED FOR CONSTRUCTION
S20A	GROUND FLOOR – EXTRA BOTTOM BAR	21/07/2014	0	ISSUED FOR CONSTRUCTION
S21	GROUND FLOOR – SECTIONS & DETAILS (SHEET 1)	21/07/2014	0	ISSUED FOR CONSTRUCTION
S22	GROUND FLOOR – SECTIONS & DETAILS (SHEET 2)	21/07/2014	0	ISSUED FOR CONSTRUCTION
S23	GROUND FLOOR – SECTIONS & DETAILS (SHEET 3)	21/07/2014	0	ISSUED FOR CONSTRUCTION
S24	GROUND FLOOR – SECTIONS & DETAILS (SHEET 4)	21/07/2014	0	ISSUED FOR CONSTRUCTION
S30	MEZZANINE FLOOR – LAYOUT PLAN	29/04/2014	B	ISSUED FOR BUILDING LICENCE ONLY
S40	LEVEL 1 – LAYOUT PLAN	29/04/2014	B	ISSUED FOR BUILDING LICENCE ONLY
S50	LEVEL 2 – LAYOUT PLAN	29/04/2014	B	ISSUED FOR BUILDING LICENCE ONLY
S60	LEVEL 3 – LAYOUT PLAN	29/04/2014	B	ISSUED FOR BUILDING LICENCE ONLY
S70	LEVEL 4 – LAYOUT PLAN	29/04/2014	B	ISSUED FOR BUILDING LICENCE ONLY
S80	LEVEL 5 – LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S90	COLUMN SCHEDULE & DETAIL	21/07/2014	0	ISSUED FOR CONSTRUCTION
S100	SHEAR LINK DETAIL (SHEET 1)	21/07/2014	0	ISSUED FOR CONSTRUCTION
S100A	SHEAR LINK DETAIL (SHEET 1)	21/07/2014	0	ISSUED FOR CONSTRUCTION
S101	SHEAR LINK DETAIL (SHEET 2)	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S110	GROUND FLOOR – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S111	MEZZANINE FLOOR – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S112	LEVEL 1 – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S113	LEVEL 2 – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S114	LEVEL 3 – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S115	LEVEL 4 – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S116	LEVEL 5 – AFS WALL LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S117	AFS WALL ELEVATIONS – SHEET 1	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S118	AFS WALL ELEVATIONS – SHEET 2	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S119	AFS WALL ELEVATIONS – SHEET 3	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S120	AFS WALL ELEVATIONS – SHEET 4	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY



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DWG. REF	TITLE	DATE	REV	ISSUE STATUS
S121	AFS WALL ELEVATIONS – SHEET 5	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S122	AFS WALL ELEVATIONS – SHEET 6	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S123	AFS WALL ELEVATIONS – SHEET 7	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S124	AFS WALL ELEVATIONS – SHEET 8	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S125	AFS WALL ELEVATIONS – SHEET 9	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S126	AFS WALL ELEVATIONS – SHEET 10	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S127	AFS WALL ELEVATIONS – SHEET 11	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S128	AFS WALL ELEVATIONS – SHEET 12	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S130	STAIRCASE 1 PLAN & DETAILS	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S131	STAIRCASE 2 PLAN & DETAILS	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S132	STAIRCASE 3 PLAN & DETAILS	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S140	STEEL ROOF – LAYOUT PLAN	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S141	STEEL ROOF – FASCIA TRUSS DETAILS	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY
S142	STEEL ROOF – SECTION & DETAILS	29/04/2014	A	ISSUED FOR BUILDING LICENCE ONLY



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A.3 Mechanical Services Drawings

The following drawings and design information have been provided by ARUP and acoustically reviewed and coordinated with Sealhurst - acoustic design compliance and advice is based upon these drawing revisions and any changes outside of these drawings may be subject to further review.

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
M001	LEGEND OF SYMBOLS, DRAWING LIST AND SCHEDULES	18/07/2014	B	FOR BUILDING LICENCE
M002	MECHANICAL SERVICES SCHEMATIC	18/07/2014	B	FOR BUILDING LICENCE
M003	CARPARK DISCHARGE & BIN STORE PLAN @ LEVEL 01	18/07/2014	B	FOR BUILDING LICENCE
M004	CARPARK DISCHARGE & BIN STORE SECTION @ LEVEL 01	18/07/2014	B	FOR BUILDING LICENCE
M005	DETAILS – SHEET 1	18/07/2014	B	FOR BUILDING LICENCE
M006	DETAILS – SHEET 2	18/07/2014	B	FOR BUILDING LICENCE
M010	GROUND FLOOR LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M020	MEZZANINE LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M100	FIRST FLOOR LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M200	SECOND FLOOR LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M300	THIRD FLOOR LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M400	FOURTH FLOOR LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M500	FIFTH FLOOR LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
M600	ROOF LEVEL LAYOUT	18/07/2014	B	FOR BUILDING LICENCE



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A.4 Electrical Services Drawings

The following drawings and design information have been provided by ARUP and acoustically reviewed and coordinated with Sealhurst - acoustic design compliance and advice is based upon these drawing revisions and any changes outside of these drawings may be subject to further review.

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
E100	LEGEND OF SYMBOLS, DRAWING LIST & GENERAL NOTES	18/07/2014	B	FOR BUILDING LICENCE
E101	ELECTRICAL SYSTEM SCHEMATIC	18/07/2014	B	FOR BUILDING LICENCE
E200	GROUND LEVEL – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E201	MEZZANINE LEVEL – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E202	LEVEL 1 – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E203	LEVEL 2 – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E204	LEVEL 3 – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E205	LEVEL 4 – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E206	LEVEL 5 – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E207	ROOF – POWER AND COMMS LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E300	GROUND LEVEL – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E301	MEZZANINE LEVEL – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E302	LEVEL 1 – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E303	LEVEL 2 – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E304	LEVEL 3 – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E305	LEVEL 4 – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E306	LEVEL 5 – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
E307	ROOF – LIGHTING LAYOUT	18/07/2014	B	FOR BUILDING LICENCE



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A.5 Hydraulic Services Drawings

The following drawings and design information have been provided by ARUP and acoustically reviewed and coordinated with Sealhurst – acoustic design compliance and advice is based upon these drawing revisions and any changes outside of these drawings may be subject to further review.

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
H100	LEGEND OF SYMBOLS GENERAL NOTES DRAWING LIST	18/07/2014	B	FOR BUILDING LICENCE
H101	HYDRAULIC SERVICES WATER AND GAS SCHEMATIC	18/07/2014	B	FOR BUILDING LICENCE
H102	HYDRAULIC SERVICES SANITARY SCHEMATIC	18/07/2014	B	FOR BUILDING LICENCE
H109	BELOW GROUND PLAN	18/07/2014	C	FOR BUILDING LICENCE
H200	GROUND LEVEL – HYDRAULIC SERVICES LAYOUT	18/07/2014	C	FOR BUILDING LICENCE
H201	MEZZANINE LEVEL – HYDRAULIC SERVICES LAYOUT	18/07/2014	C	FOR BUILDING LICENCE
H202	LEVEL 1 – HYDRAULIC SERVICES LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
H203	LEVEL 2 – HYDRAULIC SERVICES LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
H204	LEVEL 3 – HYDRAULIC SERVICES LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
H205	LEVEL 4 – HYDRAULIC SERVICES LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
H206	LEVEL 5 – HYDRAULIC SERVICES LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
H207	ROOF – HYDRAULIC SERVICES LAYOUT	18/07/2014	B	FOR BUILDING LICENCE
H500	DETAIL AREAS – SHEET 1	18/07/2014	B	FOR BUILDING LICENCE



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ARCHITECTURAL MARK UPS



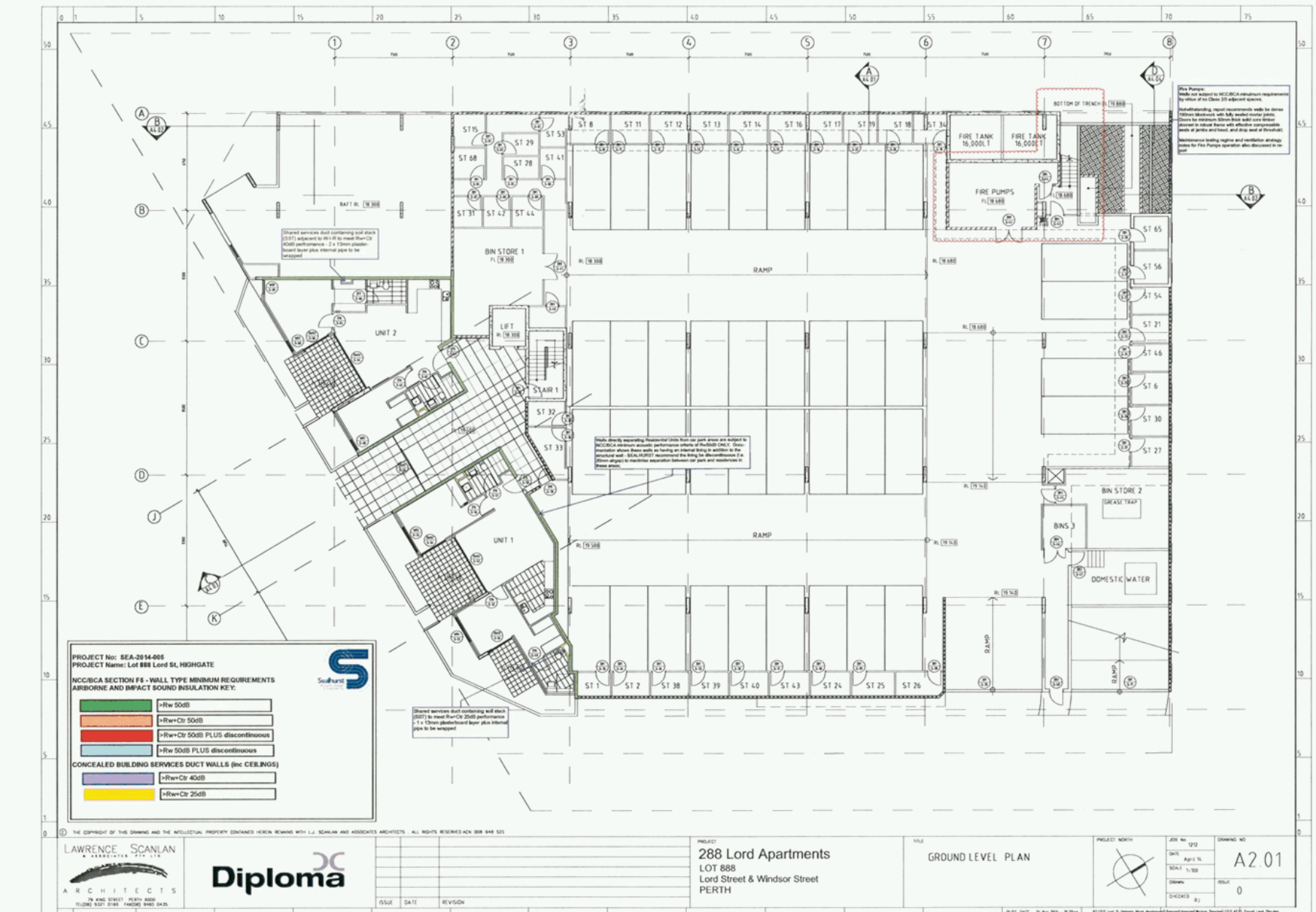
B. ARCHITECTURAL MARK UPS

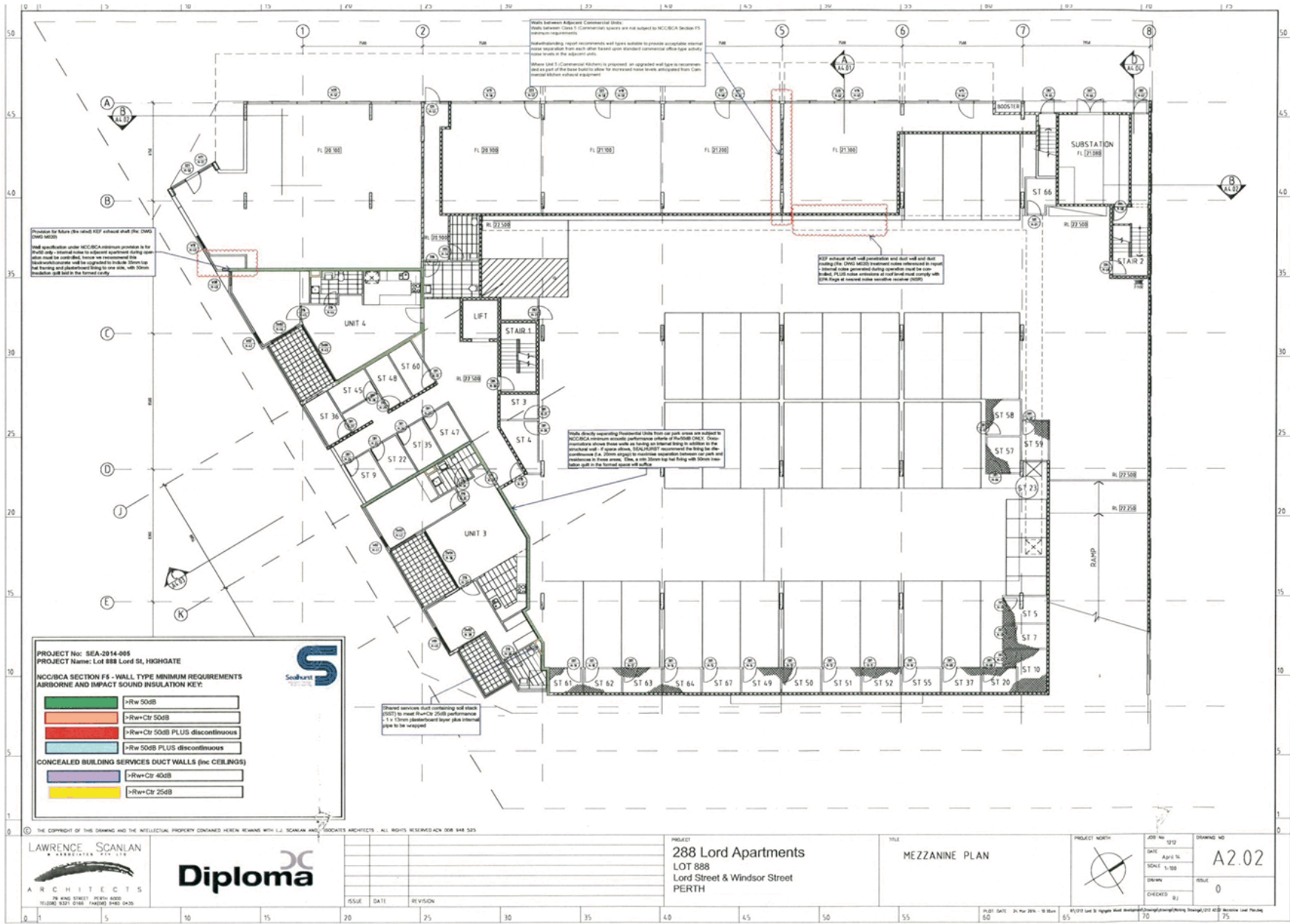
B.1 NCC/BCA Compliance - Minimum Wall Requirements & Notes

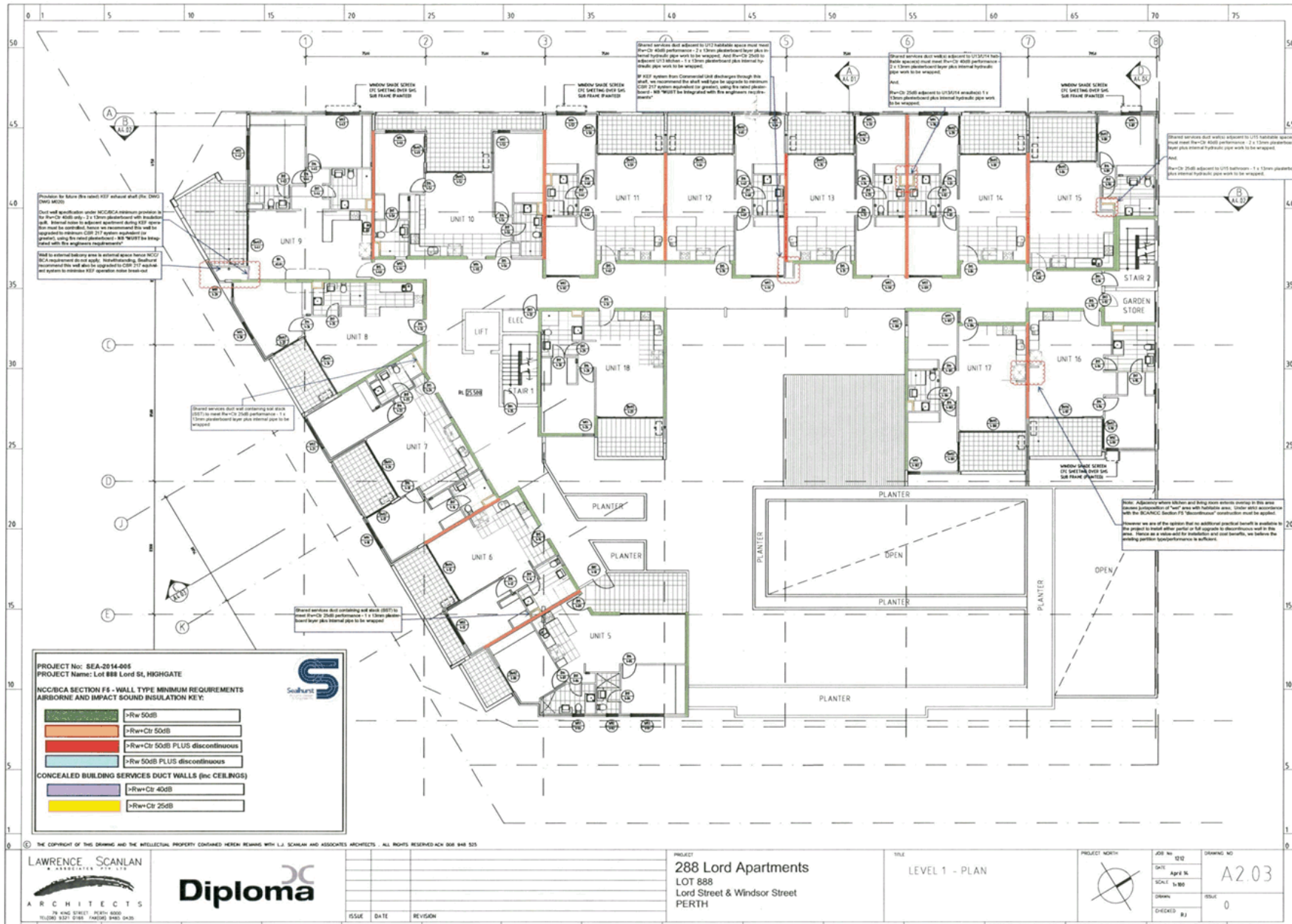


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GOVERNING RULES OF CIGAR SOCIAL

[DRAFT]

Cigar Social operates with a non-negotiable list of rules and regulations. Far from a restrictive list of demands, our central code is issued to members as a minimal checklist of expectations and information for your own clarity. It is a declaration that any behaviour unbefitting of our club will not be tolerated, in order to protect the enjoyment of our community.

We are dedicated to maintaining the ultimate satisfaction of our members and the exclusive reputation of our club.

Cigar Social also insists that full respect is shown towards the esteemed Partners we work alongside and hold in fine regard. This includes the safety and wellbeing of the community and neighbourhood of facility and full compliance with all applicable codes of conduct.

Every member of Cigar Social will be required to formally sign and accept the Rules And Regulations as part of their application to join. By doing so every member undertakes to adhere to these Rules and Regulations and accept termination of their membership without refund on breach of such Rules and Regulations at the sole discretion of the Managing Director of Cigar Social.

Please note these Rules and Regulations may change from time to time.

RULES AT A GLANCE

All affairs of Cigar Social will be managed by the Managing Director of the company who will make all Membership decisions solely or with other members of the board who also serve as the Membership Committee.

MEMBERSHIP

A person over the age of 18 can join Cigar Social through a personal invitation from the Managing Director or a member of the Membership Committee only.

Specific categories of membership are also available, including (a) Overseas/Interstate and (b) Corporate membership.

An existing member may nominate a person for Overseas/Interstate if that person has an international or interstate passport or driver's licence and can prove that s/he is normally domiciled or lives outside of the State of Western Australia.

CANCELLATION

All Membership decisions are made at the discretion of the Managing Director and/or the Membership Committee, who also hold the right to suspend or expel any member with immediate effect if any rules are broken or when standards of behaviour are not respected.

FINANCES

Our code of conduct states that a member should be free from any financial liability and must not use the property for any trade or business opportunity. This includes reproducing the facility's address for any form of personal identification, residence, advertising or business purpose.

Members are required to pay a joining fee and a full year of subscription within 30 days of confirmation of their membership approval. A member may resign at any time, but as in the case of suspension or expulsion – will not be eligible to any refund. If a member fails to pay any amount due to the club within the designated period of payment, the Managing Director or Membership Committee may terminate or suspend their membership.

MEMBERSHIP PROFILE

Membership of Cigar Social is not open to the public. To be eligible for nomination to become a member applicants must fulfil at least one of the following strict criteria: Professional Employment as a CEO, Managing Director, C-Suite or similar; member of AMA, AICD, AIM, or similar professional body; influential or long-serving member of society; or representative or member of a public service organisation or charity. If an applicant does not satisfy the above criteria his/her nomination must be tabled to the Board of Directors and Membership Committee and can only become a member if all Members of that Committee unanimously vote in favour of that members approval.

GENERAL DRESS CODE

Members and guests should be appropriately dressed at all times and Cigar Social neckties, cufflinks or jackets are to be worn at all arranged designated formal events.

CODE OF CONDUCT

Cigar Social is a community of ladies and gentlemen built upon traditional values and elite standards. We therefore insist our members show regard for the high quality premises and atmospheres provided at the Club address.

This includes observing the rules of our community and neighbourhood including the City of Vincent at all times, treating all associated staff with courtesy and respecting other guests are trying to relax and enjoy themselves.

All opening hours are determined by management of Cigar Social at its sole discretion.

To encourage a relaxed and enjoyable social environment, we do not tolerate any behaviour that could be of detriment to our chosen club addresses or bring our esteemed club into disrepute. Any member behaving disrespectfully towards the property or staff at either club address will be asked to leave.

Members are expected to behave in an appropriate manner and to also take full responsibility for their guests and property. There should be no disruption to others – through conduct, general noise or the disturbing use of audio equipment or mobile phones.

COMPLAINTS

Any complaints from members should be made to the Managing Director or his/her representative or senior staff member on duty.

A complaints register will be maintained by the venue, whereby any complaints received will be logged and promptly reviewed by management. Management will continually adapt its operational procedures to minimise the likelihood of any issues recurring.

Minor Complaints will be recorded as 'OPEN' until they are satisfactorily addressed by venue management, after which time they will be recorded as 'Closed'. A log of this will be maintained at all times.

Major Complaints or unresolved Minor Complaints will be escalated to ensure prompt attention. Where a serious matter requires assistance of external services such as police, medical or council support they will be referred to the relevant authorities. All Major Complaints will be recorded and logged for review and ongoing policy changes to ensure they are not repeated.

Members will have any complaints against them logged in their file and may be grounds for immediate termination and/or initial warning and counselling.

CIGAR SOCIAL

MEMBERSHIP APPLICATION

Thank you for your interest in joining Cigar Social Club. We ask you to please complete this Application Form and attach your CV when you return the form to the Club. To ensure accurate processing of this application please use clear and legible handwriting and BLOCK CAPITALS where appropriate.

MEMBER DETAILS

Title:	Full Name:	Preferred Name:	
Date of Birth:	Partner's Name:		
<u>Home Address:</u>			
City	State	Postcode	Country

COMPANY DETAILS

<u>Company Name and Address:</u>			
City	State	Postcode	Country
Position within company:		Years:	Industry/Profession:
Preferred Mailing Address:	Home	Work	
Contact Details			
Home:	Work:	Mobile:	
<u>Email contact address:</u>			

PERSONAL

CORPORATE

INTERNATIONAL

BIOGRAPHY/ CV

I have attached a copy of my business profile/biography/ CV/ LinkedIn Profile ☐ Yes

The Club requires new applications to be sponsored by an existing member. This ensures new members are properly introduced and hosted within the Club during the first few weeks of their membership.

PLEASE INDICATE YOUR MAIN REASON FOR JOINING CIGAR SOCIAL:

TERMS AND CONDITIONS

All membership applications are submitted for approval.

Once an application is approved and finalised (approximately 3 weeks from date of application), annual membership of Cigar Social is **non-refundable and continuous** and for a **12 month period**.

Annual Subscription Fees

The Cigar Social Club only accepts subscription payments and nomination fees via direct debit or credit card. Your annual subscription fees will be debited from your nominated account immediately upon your approval as a Member of Cigar Social. After the first year, if you have opted for monthly payments, 12 monthly subscription fees will be debited from your nominated account on or around 7th of each subsequent month.

RESIGNATIONS

A Member may resign by giving not less than thirty (30) days written notice to the Manager/Secretary, returning their membership card, and paying all annual membership dues and other outstanding charges.

CHANGE OF ADDRESS OR CONTACT DETAILS

Members are requested to advise the Club immediately of any change to their address or contact details. Changes of address or new phone number can be notified in person, by post, email or telephone.

MEMBER ACCOUNTS

If accepted to the membership of Cigar Social, the Club will establish an account on your behalf. If failure to make payment occurs, Cigar Social reserves the right to suspend membership until payment is made. It is a Member's responsibility to ensure: A) the Member's banking account details provided are correct; B) that sufficient clear funds are available in the nominated account on the scheduled drawing date; and, C) personal contact details are correct. **(Overdue accounts attract a 5% monthly penalty).**

If membership is involuntarily cancelled, Members are not able to utilise the Club facilities, nor re-join the Club. If said amounts remain outstanding, legal action may be taken to recover the said monies.

CANCELLATION

All Membership decisions are made at the discretion of the Managing Director and/or the Membership Committee, who also hold the right to suspend or expel any member with immediate effect if any rules are broken or when standards of behaviour are not respected.

I AGREE with the above Terms and Conditions, and understand that all expenses I incur at Cigar Social Club must be paid within 7 days to ensure signing privileges remain active.

Applicant Signature: Date:

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Health and Odour</u></p> <ul style="list-style-type: none"> • The business mission is to engage business and social leaders in Western Australia through their passion of fine cigars. There is no such thing as a 'fine cigar'. All cigar products produce toxic carcinogens and is a health concern. • Smoking is an inappropriate activity in any circumstance particularly in a mixed residential commercial area where young children may be residing. Venting of smoke from the roof will not completely dissipate the long term risks of passive smoking in the immediate area. A cigar club will increase the likelihood of smoking adjacent to the premises. • Cigar smoke is a known carcinogen. The submitter objects to the possibility of being exposed to this risk. It would also seem immoral for the City of Vincent to support this sort of business given the known health impacts of cigar smoke. • The business promotes unhealthy practises. • There are many negative impacts to the community as the proposed business model revolves around a controlled "for Adults only" narcotic substance (tobacco). • The submitter finds the smell of cigar smoke quite intolerable. It is much more pungent than cigarette smoke. The submitter is concerned that smoke from the proposed cigar club will linger around the building of residence. • The submitter can sometimes smell cooking from the restaurant down stairs. It is assumed that the extractor fans in the cigar club will be released in a similar location and therefore there is a good chance nearby residents will smell or inhale cigar smoke and it may impact residents. • Submitter objects to odour from both cigar and cigarettes as it will restrict the enjoyment of utilising balconies due to rising smoke and smell. 	<p>In accordance with the Department of Health requirements, air quality will be regulated through the use of air cleaning and purifying units installed within the building. The air management systems will purify the air every 43 minutes. Prior to the occupation of the development, certification demonstrating the ventilation systems installed comply with the relevant standards is to be provided to the City.</p> <p>Additionally, the building contains exhausts which direct air from the tenancy to the roof of the building. This ensures smoke is directed away from the building and pedestrian and publicly accessible areas.</p> <p>The use and potential health implications of smoking within the subject premises is acknowledged. However, the subject of this development application is to consider the land use only, as a 'Club Premises'. Consideration of the health implications to the members of the premises is not part of this application.</p> <p>The air management systems that are to be installed within the subject premises will ensure the air is purified constantly and directed away from all residential properties of the development. The air management systems are to operate accordingly to the satisfaction of the City.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> Although the plan states there will be air cleaning and purifying units, the submitter is concerned there is still a risk the air quality/output of the units would impact the nearby apartments. 	
<p><u>Car parking</u></p> <ul style="list-style-type: none"> Parking is a big problem in the area. There are two high-rise apartments across the street from each other and have cars coming out of driveways, often reversing out and not looking for traffic. The street parking is already congested by visitors and residents. The chicane at Lord and Windsor Street makes turning into Windsor Street difficult. The application notes the applicants have access to two car parking bays dedicated to the premises and three visitor bays. The applicant is concerned regarding the location of customers parking their vehicles. Parking in this area is at a premium during usual business hours. It becomes almost impossible to park a vehicle in close of vicinity of the subject property whenever a game is on at the local sports stadium (NIB Stadium) and Optus Stadium as many park their vehicles and walk to the stadiums. The street parking on Windsor Street is usually full. Parking is already difficult for visitors to No. 288 Lord Street, as there are only 4 visitor bays in the complex. This business will put an additional strain on already stretched parking facilities. Submitter questions where the required 15.5 car parking bays will be available from? 	<p>It is considered that the car parking onsite is sufficient for facilitating the proposed use for the following reasons;</p> <ul style="list-style-type: none"> The existing mixed use development provide four short term and 13 long term bicycle bays located within the development and are available for use by the public. The site is located approximately 350 metres from a dedicated cycle path on East Parade. The East Perth train station is located approximately 250 metres from the subject site. The site is located on Lord Street which is a high frequency bus route and is approximately 80 metres from a bus stop. The site is situated to allow for on-street car parking which is available directly adjacent the subject site on Windsor Street. The East Perth train station public car park is located approximately 200 metres from the subject site and accommodates 153 car parking bays. <p>Given the type of members who will frequent the site and the commitment of the applicant to encourage all staff and members to utilise alternative methods of transport, in addition to the vast options and availability of both public transport facilities and car parking in the surrounding area, it is considered that the options available is sufficient to manage the car parking requirements of the private club premises whilst also promoting alternative modes of transport to the subject site.</p>
<p><u>Hours of operation</u></p> <ul style="list-style-type: none"> The proposed club hours are inappropriate adjacent to residential properties. 	<p>The subject property is located in a 'Commercial' zone and the operating hours are considered consistent within the zone. The operating hours are</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> With consideration to the operating hours, the submitter is concerned that there will be an increase to traffic for visitor bays and on-street parking during weekend nights. The submitter strongly objects the proposal regarding the operating hours and being open until midnight. This is a big deviation from operating hours especially in a primarily residential building. This type of club belongs in an industrial area where there are no residents after 5pm. 	<p>comparable to the operating hours of a nearby restaurant which operates until 11.00pm Monday to Saturday. The applicant has provided a venue management plan which will ensure clear management of the members within the premises whilst also ensuring that the Club Premises will not pose an undue impact on the surrounding properties during its hours of operation.</p>
<p><u>Land Use</u></p> <ul style="list-style-type: none"> Areas such as Northbridge are more in keeping with clubs operating late hours. This is a primarily residential area. A cigar smoking club does not fit with the aesthetic of the area. People looking to buy in the area may be put off by the visible window advertising of the cigar club, which could have a negative impact on the value of property in the vicinity. The submitter believes the use will devalue the units and disadvantage residents selling or re-letting their properties. Concerns regarding the premises not being open to general public including the residents of the building with 'card only' access – if the business is so niche or specialised, then it should open in the central business district or a commercial complex. A particular club of certain followers of specific interest should not be allowed in the residential complex if the members of the community cannot be a part of it. 	<p>The subject site is zoned 'Commercial' and the surrounding area provides a mix of zones including Commercial, Local Centre and Residential. The immediate vicinity surrounding the subject site on Lord Street adjoins a mix of commercial uses including offices, eating house, shop, an educational establishment - cooking studio, catering business, recreational facility and medical consulting rooms.</p> <p>The proposal is consistent with the objectives of LPS2 as:</p> <ul style="list-style-type: none"> The proposed club premises is considered to provide an alternative land use to the existing commercial area. The proposed land use is considered to not pose a detrimental impact on nearby residential and commercial properties. The land use is considered to be consistent with the objectives of a commercial zone, which envisions to facilitate a wide range of compatible commercial uses that support sustainable economic development within the City. <p>The Club Premises is proposed to operate as a meeting place to purchase cigars and consume the product within the premises. As such, the Club Premises will require to be a private premises for members only.</p>
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The point's raised under health and parking demonstrate the amenity 	<p>The venue will be managed by a duty manager and experienced staff at all</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>of the area will be adversely affected. The operation of the premises late in to the evening is likely to raise noise levels for the neighbourhood which also will reduce the amenity of those living in the immediate area.</p> <ul style="list-style-type: none"> Concerns raised relating to the emission of cigar odour and impacting on the enjoyment of outdoor living areas. 	<p>times during the venues operating hours. Entry will be strictly limited to members only. A complaints register will be maintained and any anti-social behaviour will be managed and resolved by the duty manager with matters referred to the Western Australian Police should they escalate at the discretion of the duty manager. Music is proposed to be limited to 'elevator music' only which will be well below all prescribed noise levels. At close of business, members will be advised to move on quickly and quietly from the premises.</p> <p>In accordance with the Department of Health requirements, air quality will be regulated through the use of air cleaning and purifying units installed within the building. The air management systems will purify the air every 43 minutes. The smell and odour of the smoke will be captured and released through air exhausts which are directed above the roof of the mixed use development and will provide nil emissions in the venue. The air management systems are to operate to the satisfaction of the City.</p>
<p><u>Management of premises</u></p> <ul style="list-style-type: none"> There are some laws relating to cigarette smoking, including smoking around the entrances to buildings. How will these laws be enforced? The submitter is concerned that food and alcohol will be provided to members in the venue. It is almost unlikely that the guests will leave quietly after 12.00am. Guests are likely to congregate on the road reserve causing increased level of noise and nuisance especially to the residential units adjacent Lord Street. In absence of a noise management plan or noise proofing to be done to the existing premises, it is almost certain that the apartment residents will experience night disturbance on weekdays. 	<p>The proposal is to change the use of the subject tenancy to a Club Premises. All other proposals are not subject of this development application.</p> <p>A condition has been imposed to the development approval ensuring no food and alcoholic beverages are served within the premises.</p> <p>The applicant has submitted a venue management plan which outlines the general management procedures for the operation of the venue. The venue management plan is to be provided to all members of the club premises and displayed in a prominent location within the entrance area of the club premises.</p> <p>The venue will be managed by a duty manager and experienced staff at all times during the venues operating hours. Entry will be strictly limited to members only. A complaints register will be maintained and any anti-social behaviour will be managed and resolved by the duty manager with matters referred to the Western Australian Police should they escalate at the discretion of the duty manager. Music is proposed to be limited to 'elevator music' only which will be well below all prescribed noise levels. At close of business, members will be advised to move on quickly and quietly from the premises. A condition has been imposed to the development approval to ensure the Club Premises operates in accordance with the venue management plan.</p>

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

Applicant Response to Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Health and Odour</u></p> <ul style="list-style-type: none"> The business mission is to engage business and social leaders in Western Australia through their passion of fine cigars. There is no such thing as a 'fine cigar'. All cigar products produce toxic carcinogens and is a health concern. Smoking is an inappropriate activity in any circumstance particularly in a mixed residential commercial area where young children may be residing. Venting of smoke from the roof will not completely dissipate the long term risks of passive smoking in the immediate area. A cigar club will increase the likelihood of smoking adjacent to the premises. Cigar smoke is a known carcinogen. The submitter objects to the possibility of being exposed to this risk. It would also seem immoral for the City of Vincent to support this sort of business given the known health impacts of cigar smoke. The business promotes unhealthy practises. There are many negative impacts to the community as the proposed business model revolves around a controlled "for Adults only" narcotic substance (tobacco). The submitter finds the smell of cigar smoke quite intolerable. It is much more pungent than cigarette smoke. The submitter is concerned that smoke from the proposed cigar club will linger around the building of residence. The submitter can sometimes smell cooking from the restaurant down stairs. It is assumed that the extractor fans in the cigar club will be released in a similar location and therefore there is a good chance nearby residents will smell or inhale cigar smoke and it may impact residents. Submitter objects to odour from both cigar and cigarettes as it will restrict the enjoyment of utilising balconies due to rising smoke and smell. 	<p>We respect the view of others on this matter, and we understand that everyone has different ideas on what is deemed appropriate leisure time activities. One person's opinion on the fact that they believe a "fine" cigar does not exist cannot be taken to be a fact that a "fine" cigar does not exist. Excessive drinking can be deemed as a health concern so would that mean that all bars and nightclubs should give way to this health concern?</p> <p>We understand completely that smoking should not be in areas where the public can be exposed to the smoke. As parents ourselves we understand any parents concern in people smoking where young children may be residing. Under current health regulations we are not required to purify the air prior to discharge as long as the flume is compliant. We should advise that we ARE in compliance AND have gone a step further and taken extra measures to purify the air prior to discharging it into the atmosphere. This has been done to alleviate some of the worry around this point. We have gone above and beyond our compliance duty.</p> <p>As explained in above comments the public will not be exposed to any smoke and carcinogens. It should be a council's role to ensure that ALL members of the community have the opportunity to enjoy their preferred activities as long it doesn't impact on members of the public that do not wish to conduct that activity.</p> <p>On the matter of promoting unhealthy practices this argument could be applied to any bar. "Bars" promote the use of alcohol that is shown to have many health risks, and studies have shown that it has the world's largest negative impact on communities. One the issue of morality, we believe that 'morality' cannot be used as an objection considering people's morals cannot be enforced onto others.</p> <p>We understand the health impact of smoking and appreciate the concern put forward here, but, we need to remember that tobacco is still a legal product that is approved to be sold to the public and legally it is still able to be enjoyed by those who wish to participate in smoking it. By allowing the cigar lounge to operate it allows for the people who enjoy this activity to participate while keeping other members of the community free from smoke. This cigar lounge offers more protection against second hand smoke than that of people choosing to smoke on their balcony, which should be acknowledged is also legal.</p>

Page 1 of 4

Applicant Response to Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> Although the plan states there will be air cleaning and purifying units, the submitter is concerned there is still a risk the air quality/output of the units would impact the nearby apartments. 	
<p><u>Car parking</u></p> <ul style="list-style-type: none"> Parking is a big problem in the area. There are two high-rise apartments across the street from each other and have cars coming out of driveways, often reversing out and not looking for traffic. The street parking is already congested by visitors and residents. The chicane at Lord and Windsor Street makes turning into Windsor Street difficult. The application notes the applicants have access to two car parking bays dedicated to the premises and three visitor bays. The applicant is concerned regarding the location of customers parking their vehicles. Parking in this area is at a premium during usual business hours. It becomes almost impossible to park a vehicle in close of vicinity of the subject property whenever a game is on at the local sports stadium (NIB Stadium) and Optus Stadium as many park their vehicles and walk to the stadiums. The street parking on Windsor Street is usually full. Parking is already difficult for visitors to No. 288 Lord Street, as there are only 4 visitor bays in the complex. This business will put an additional strain on already stretched parking facilities. Submitter questions where the required 15.5 car parking bays will be available from. 	<p>We feel that the issue of parking has NOT been fully understood. We would like to clarify that the current use of 'Eating House' under the latest council parking policy has the same car parking requirement as a club premise and as such any discussion of parking being insufficient seems irrelevant.</p> <p>We would like to highlight the fact that the proposed change of use to club premise for 60 patrons would require 1.75 car bays less than the approved use of eating house for 67 patrons. However in effort to clarify the parking load in the area we have completed a car parking survey that has shown there is in excess of 450 car bays within a 250m radius of the premise. 340 of those bays are located on Windsor St, West Parade and the East Perth train station car park within 250m walking distance of the premise.</p> <p>The survey shows that during the venues off peak hours of 9.30am to 4.30pm when the East Perth train station carpark is full that there were still 64 bays available of street parking.</p> <p>Parking around the area is not only for people that are going to sporting stadiums. Objecting to the cigar lounge on the basis that parking is almost impossible due to people parking and attending sports venues cannot be a reasonable objection. The cigar lounge would have a minor impact on car bays. It was identified in the car park survey that vehicles parking for extended periods past the allowed time and not being penalised contributes to a lack of available bays.</p> <p>Between the hours of 8pm to 10pm which is the estimated peak period of the lounge there was an average of 240 parking bays available.</p>
<p><u>Hours of operation</u></p> <ul style="list-style-type: none"> The proposed club hours are inappropriate adjacent to residential properties. 	<p>We feel these comments are unfair as the location of this premise is on a property that is zoned mixed use and designed to have a diversity of uses and business that have these types of operating hours. We also note that the previous approved use for the premises was an eating house that would have the same operating hours.</p>

Applicant Response to Submissions:

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> • With consideration to the operating hours, the submitter is concerned that there will be an increase to traffic for visitor bays and on-street parking during weekend nights. • The submitter strongly objects the proposal regarding the operating hours and being open until midnight. This is a big deviation from operating hours especially in a primarily residential building. • This type of club belongs in an industrial area where there are no residents after 5pm. 	
<u>Land Use</u> <ul style="list-style-type: none"> • Areas such as Northbridge are more in keeping with clubs operating late hours. • This is a primarily residential area. A cigar smoking club does not fit with the aesthetic of the area. People looking to buy in the area may be put off by the visible window advertising of the cigar club, which could have a negative impact on the value of property in the vicinity. • The submitter believes the use will devalue the units and disadvantage residents selling or re-letting their properties. • Concerns regarding the premises not being open to general public including the residents of the building with 'card only' access – if the business is so niche or specialised, then it should open in the central business district or a commercial complex. A particular club of certain followers of specific interest should not be allowed in the residential complex if the members of the community cannot be a part of it. 	<p>Please note that the premise has been vacant since 2015 and there has been NO eating house that has shown interest due to the lack of foot traffic.</p> <p>The aesthetics of the premise will not be changed from its current state and signage is of a minor nature.</p> <p>We would like to note that we currently own 9 properties in the complex that the cigar lounge is requesting to operate in.</p> <p>It is in our best interest to ensure values in the complex are not diminished, so in light of this proposed cigar lounge we sourced advice from valuers to what impact the lounge could have on values. The valuers came back and advised that the lounge would have no different impact to what an eating house would have.</p> <p>It is worth noting that all valuers agreed that having the property in its current vacant state (since 2015) has a greater impact on devaluing the units.</p> <p>As mentioned previously the residential building is part of a mixed-use development which is meant to have a commercial aspect to it. The reason no foot traffic access is allowed to the lounge by the general public is to ensure no one enters the smoking environment without fully being aware of what it is. An additional step in keeping members of the community who do not wish to partake in this activity free from smoke.</p> <p>On the point of community members not being able to be part of this, this is false. Any member of the community (of legal age) who wishes to be a part of the lounge can apply for membership.</p>

Applicant Response to Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Amenity</u></p> <ul style="list-style-type: none"> The point's raised under health and parking demonstrate the amenity of the area will be adversely affected. The operation of the premises late in to the evening is likely to raise noise levels for the neighbourhood which also will reduce the amenity of those living in the immediate area. Concerns raised relating to the emission of cigar odour and impacting on the enjoyment of outdoor living areas. 	<p>We have demonstrated that concerns over health and parking have been addressed and will have no adverse implications to the public. As the lounge doesn't play loud music and only has soft background music, playing it would have a lessor impact than an eating house.</p> <p>Please note that the lounge is contained fully inside the premises and if an eating house were to open there would be a high probability that some form of alfresco dining would be incorporated into the design. It would be safe to assume that the alfresco noise would generate more noise than this proposed lounge.</p>
<p><u>Management of premises</u></p> <ul style="list-style-type: none"> There are some laws relating to cigarette smoking, including smoking around the entrances to buildings. How will these laws be enforced? The submitter is concerned that food and alcohol will be provided to members in the venue. It is almost unlikely that the guests will leave quietly after 12.00am. Guests are likely to congregate on the road reserve causing increased level of noise and nuisance especially to the residential units adjacent Lord Street. In absence of a noise management plan or noise proofing to be done to the existing premises, it is almost certain that the apartment residents will experience night disturbance on weekdays. 	<p>As previously mentioned the air released will be treated in a manner that exceeds regulations on fume discharge. Which will ensure that none of the parties that have provided comments will be adversely affected.</p>

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

Determination Advice Notes:

1. Measures to be implemented to educate and encourage all staff and members of alternative means of transport to the site including public transport, cycling and walking.
2. No food (including drinks) is to be prepared, sold or supplied at the premises in accordance with the *Food Act 2008* and Australia New Zealand Food Standards Code.
3. Sound levels created by the activities, equipment and use of the premises shall not exceed the provisions of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
4. In accordance with the Venue Management Plan, amplified music at the venue shall be limited to 'background' music only. If an increase in the level of music is proposed an acoustic report to the satisfaction of the City's Health Services, which outlines how they will comply with the *Environmental Protection (Noise) Regulations 1997* and the City of Vincent Sound Attenuation Policy is to be submitted.
5. In accordance with the *Health (Miscellaneous Provisions) Act 1911* and *Health (Public Buildings) Regulations 1992*, the owner/applicant is to make an application for a Certificate of Approval – Maximum Accommodation Notice from the City's Health Services before commencing use of the building. A completed Form 1 application is to be submitted prior to the commencement of 'fit out'/modification to the building, along with the designated fee – contact the City's Health Services on 9273 6000 for further details. Prior to first occupation, a Form 2 Application for Certificate of Approval is to be made to the City. Please note, maximum accommodation numbers at the premises will be set according to the limiting factor.
6. The premises is to be ventilated in accordance with AS 1668.1, 1668.2-2012 and AS3666.1. The applicant is to provide Certification from a Registered Mechanical Engineer that the mechanical services, as installed, will ventilate the premises in accordance with AS 1668.1, AS 1668.2-2012, AS3666.1 and the Health (Public Buildings) Regulations 1992 (as amended).
7. The applicant is minded of the *Tobacco Products Control Act 2006*.
8. 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.
9. 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.
10. 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.
11. With regard to the maximum occupancy, the limit imposed on this approval relates to planning matters only and may otherwise be restricted by separate Health legislation.

9.2	NO. 45/87 (LOT: 45; STR 65963) BULWER STREET, PERTH - PROPOSED AMENDMENT (OPERATING HOURS) TO EXISTING DEVELOPMENT APPROVAL FOR AN EATING HOUSE
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TRIM Ref: D18/113749

Author: Stephanie Norgaard, Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Location Map and Previous Consultation Map [↓](#) 
2. Attachment 2 - Development Approval 2015 [↓](#) 
3. Attachment 3 - Development Approval 2018 [↓](#) 
4. Attachment 4 - Acoustic Report and Venue Management Plan [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application to amend the existing development approval for an Eating House at No. 45/87 Bulwer Street, Perth (5.2015.350.1), dated 17 November 2015, by modifying Condition 1 to read as follows:

1. Hours of Operation

1.1 The Eating House is only permitted to operate between 7:00am and midnight, every day; and

1.2 The alfresco dining area is only permitted to operate between 7:00am and 10:00pm.

PURPOSE OF REPORT:

To consider an application to amend the existing development approval for an Eating House at No. 45/87 Bulwer Street, Perth, as it relates to operating hours.

PROPOSAL:

The application proposes to amend the operating hours set by the existing development approval from 7:00am to 10:00pm every day to 7:00am to midnight, every day, which represents an increase of two hours every night.

BACKGROUND:

Landowner:	Kien Ngo
Applicant:	Andy Ngo
Date of Application:	19 July 2018
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R80
Built Form Area:	Mixed Use
Existing Land Use:	Eating House
Proposed Use Class:	Eating House
Lot Area:	1,404m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located at No. 45/87 Bulwer Street, Perth, as shown on the location plan included as **Attachment 1**. The subject is located adjoining Shops to the east and a Restaurant to the west. A Service Station is located to the north on the opposite side of Bulwer Street and Grouped Dwellings are located to the south on the opposite side of Greenway Street. The broader area is characterised by a mix of commercial, residential and civic uses.

The subject site is zoned 'Mixed Use' with a density code of R80 under the City's Local Planning Scheme No. 2 (LPS2). The subject site comprises of a five-storey mixed-use building consisting of three commercial tenancies located on the ground floor and 44 Multiple Dwellings located on the upper levels. The construction of subject site was conditionally approved by Joint Development Assessment Panel (JDAP) in January 2013. Tenancy No. 45 (the subject tenancy) was originally approved as an Office.

An application to change the use of the subject tenancy from 'Office' to 'Eating House' was approved by Council on 17 November 2015. A copy of this approval is provided in **Attachment 2**. The application proposed the following operating hours, which were reinforced by a condition of the development approval:

- 7:00am to 5:00pm, every day; and
- Closed on Public Holidays.

The City received a development application in February 2018 seeking to amend condition 1 of the approval to increase the operating hours to 7:00am to midnight, every day. On 1 May 2018, Council resolved to conditionally approve the extension of the operating hours until 10:00pm only, on the basis that the applicant had not provided an acoustic report to address potential impact on the residential tenancies located above the site. Ultimately, the application provided insufficient information to demonstrate the Eating House was capable of complying with the requirements of the *Environmental Protection (Noise) Regulations 1997*, which applies stricter acoustic requirements after 10:00pm where a venue is in proximity to residential development.

A copy of this approval is provided in **Attachment 3**. The approval was subject to a condition to provide an acoustic report and a venue management plan. The applicant has submitted an acoustic report and venue management plan to the City, which is provided as **Attachment 4**.

The subject site has been operating as an Eating House since being approved by Council. The City has no records of any complaints being received in relation to the use of the premise as an Eating house. The City has undertaken a site inspection confirming all the conditions of the current development approval have been satisfied.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the 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	✓	
Operating Hours		✓

The land use permissibility has previously been approved by Council.

CONSULTATION/ADVERTISING:

Community consultation on the original proposal to increase the operating hours to midnight occurred for a period of 14 days from 24 February 2018 to 10 March 2018. The method of consultation involved a notification being placed in the Perth Voice newspaper and 87 letters being mailed out to all owners and occupiers surrounding to the site, as shown in **Attachment 1**, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

During this consultation, two submissions were received; one in support and one in objection. The submission received in support noted that the development should comply with the relevant noise requirements, whilst the objection did not provide specific comments as to the nature of the objection.

Administration has not undertaken additional advertising for this development application, given the application proposes the same operating hours that were advertised earlier this year.

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. 7.5.21 – Sound Attenuation.

The application to amend the aforementioned condition of development approval has been made in accordance with Clause 77(1)(b) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, which enables an application to be made requesting a local government to amend or delete any condition to which a development approval is subject.

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

Delegation to Determine Applications:

This matter is being referred to Council as the application proposes to amend an application previously determined by Council.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

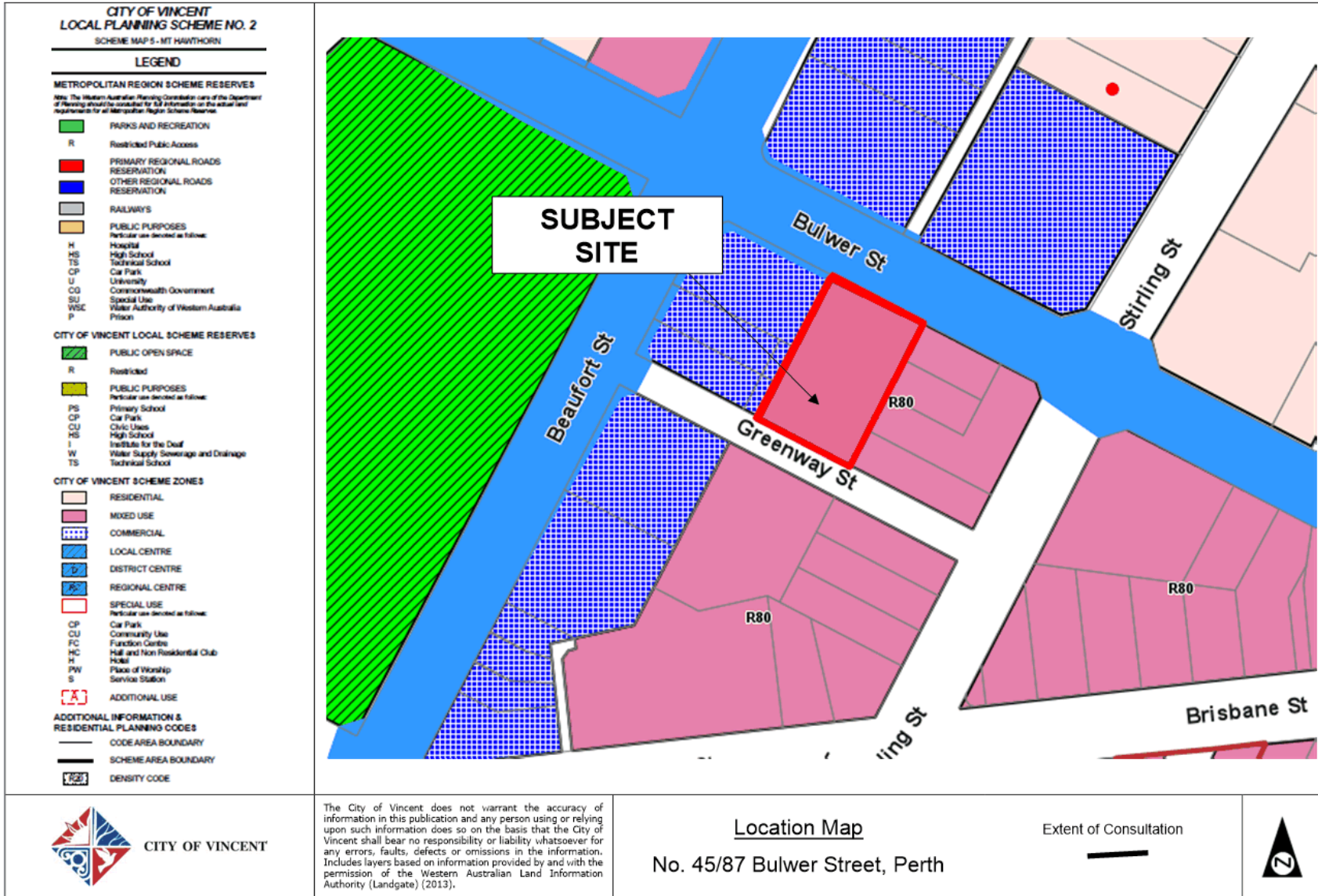
COMMENTS:

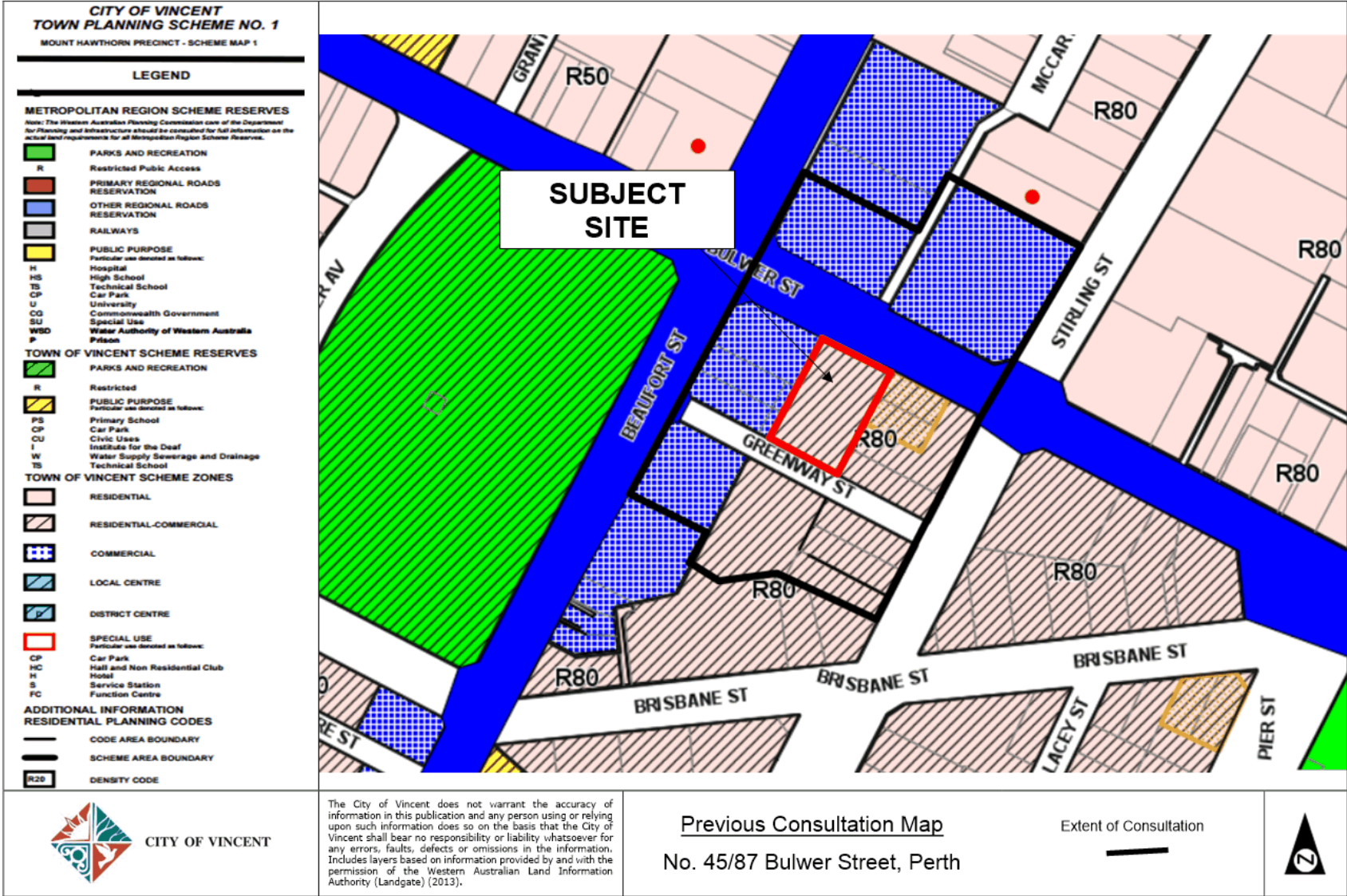
The sole issue for consideration is the operation of the business between 10:00pm and midnight, particularly in relation to potential noise impacts on the residential tenancies located above the site.

The subject tenancy is located on the ground floor of a mixed-use building with Multiple Dwellings located directly above. The site is located in a mixed-use area containing Offices, a Service Station, Restaurants and Shops. The area surrounding the subject site contains some businesses that have extended operating hours. The Service Station that is located adjacent to the subject site operates on a 24 hour basis, the Restaurant located adjoining the subject site operates until 10:00pm and a nearby Tavern (Brisbane Hotel) operates until midnight.

To support this application, the proponent has submitted an acoustic report and a venue management plan. Administration has assessed these documents and is satisfied that the use is capable of meeting the requirements of the *Environmental Protection (Noise) Regulations 1997* during the proposed operating hours,

subject to the alfresco area being used no later than 10:00pm. It will therefore be recommended that the application be approved subject to a condition to that effect.







**SUBJECT
SITE**



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

No. 45/87 Bulwer Street, Perth



ORDINARY MEETING OF COUNCIL
17 NOVEMBER 2015

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CITY OF VINCENT
AGENDA

9.1.4 No. 45/87 (Lot: 45; D/P: 65963) Bulwer Street, Perth – Proposed Change of Use from Office to Eating House

Ward:	South	Date:	30 October 2015
Precinct:	Precinct 13 - Beaufort	File Ref:	PR53774; 5.2015.350.1
Attachments:	1 – Consultation Map 2 – Development Application Plans 3 – Car Parking Table		
Tabled Items:	Nil		
Reporting Officer:	C Sullivan, 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 Arjai Designs on behalf of the owner 87 Bulwer Pty Ltd, for the proposed Change of Use from Office to Eating House at No. 45/87 (Lot: 45; D/P: 65963) Bulwer Street, Perth as shown on plans date stamped 24 September 2015, included as Attachment 2, subject to the following conditions:

1. **Operating Hours**

The hours of operation shall be limited to the following times:

- Monday to Sunday: 7.00am to 5.00pm; and
- Closed on Public Holidays;

2. **Eating House Use**

The maximum number of patrons for the eating house at any one time shall be limited to 20 persons;

3. **Interactive Relationship with Street**

Doors, windows and adjacent floor areas fronting Bulwer Street shall maintain an active and interactive relationship with the street;

4. **External Fixtures**

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

5. **Sign**

The sign shall:

- 5.1 not have flashing or intermittent lighting; and
- 5.2 not exceed 500mm in width and shall maintain a minimum head clearance of 2.75 metres at all times;

6. **Cash-in-Lieu**

Pay a cash-in-lieu contribution for the shortfall of 0.07 car bays, based on the cost of \$5,400 per bay as set out in the City's 2015/2016 Schedule of Fees and Charges being a contribution of \$378; and

ORDINARY MEETING OF COUNCIL
17 NOVEMBER 2015

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CITY OF VINCENT
AGENDA

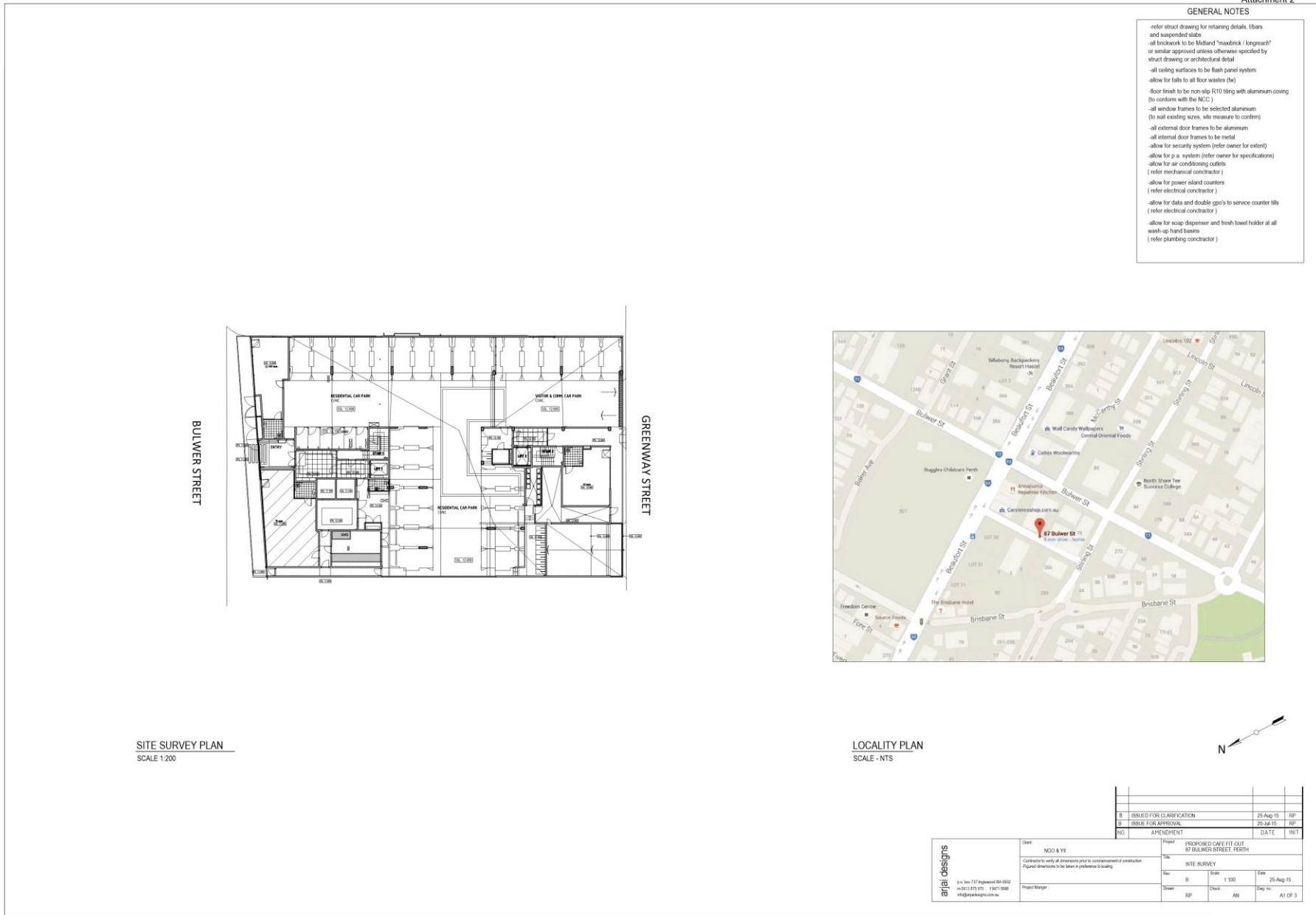
7. Prior to the issue of a Building Permit, the following shall be submitted to and approved by the City:

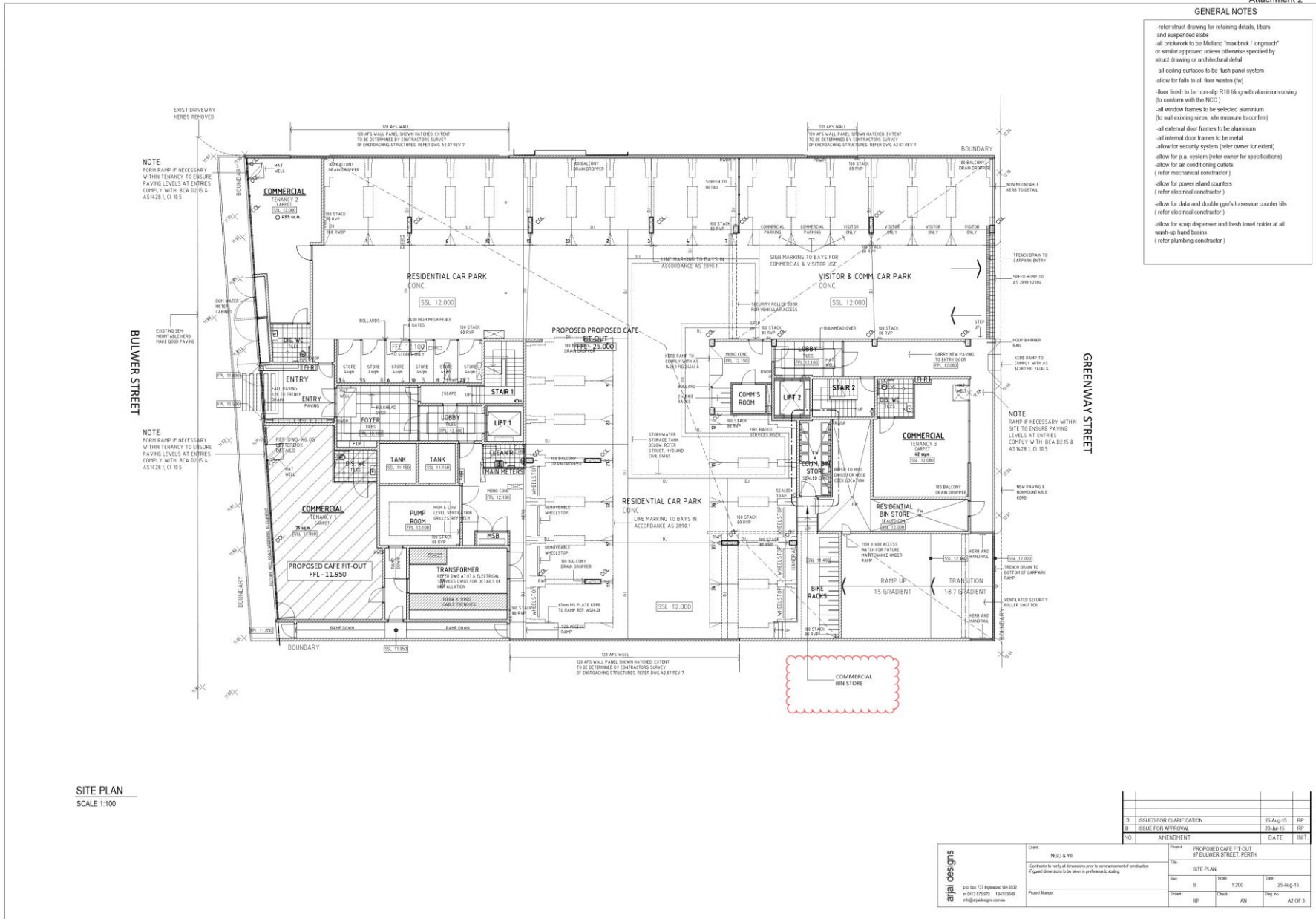
7.1 Waste Management

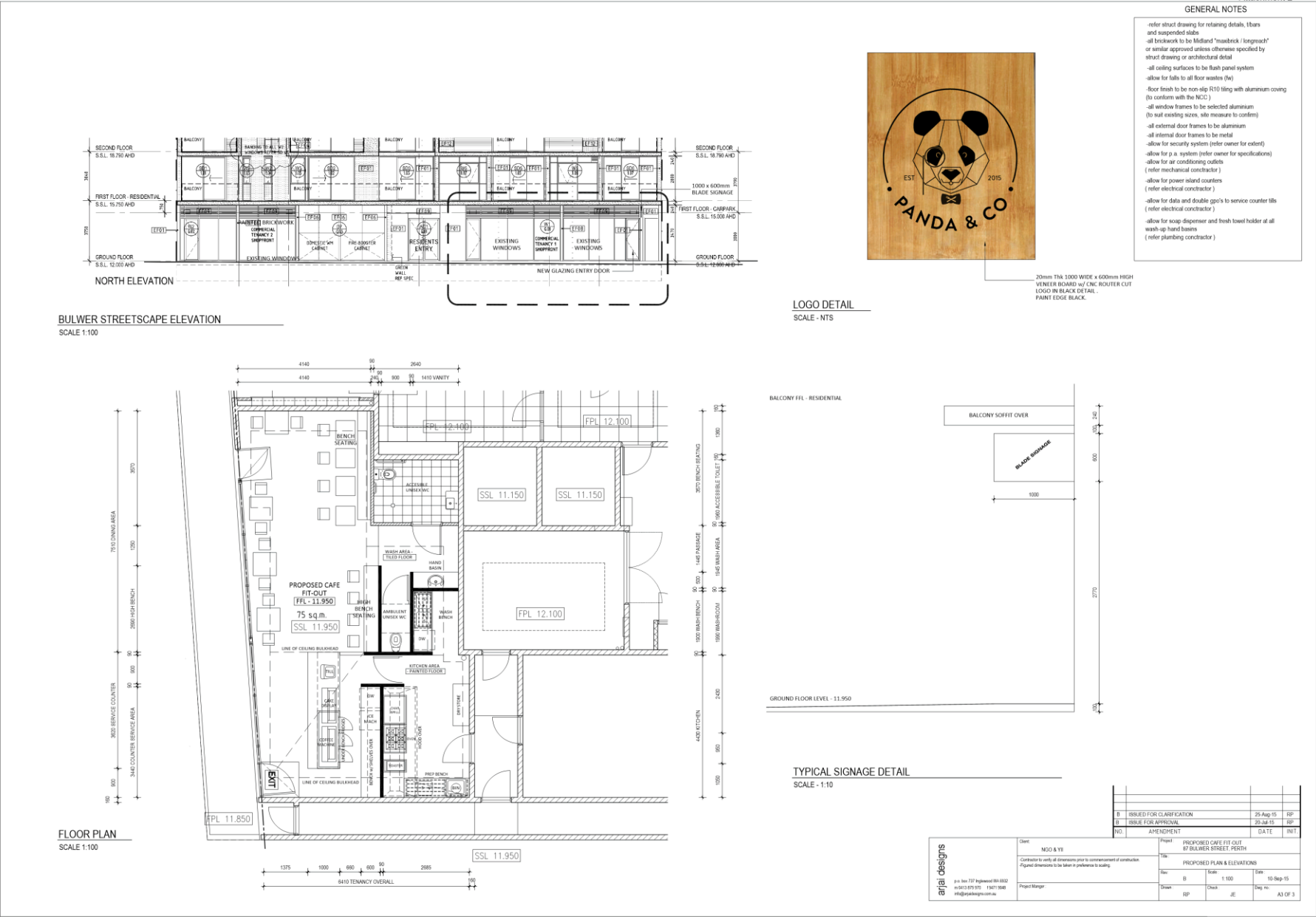
- 7.1.1 A Waste Management Plan prepared to the satisfaction of the City shall be submitted and approved; and
- 7.1.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan.

ADVICE NOTES:

1. Any additional 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;
2. With reference to Condition 6:
 - 2.1 The cash-in-lieu amount may be reduced if additional car bays are provided onsite or in conjunction with any other arrangement acceptable to the City;
 - 2.2 Alternatively the lodgement of an appropriate assurance bond/bank guarantee of the above value to the satisfaction of the City can be undertaken. This assurance bond/bank guarantee will only be released in the following circumstances:
 - 2.2.1 To the City at the date of issue of the Building Permit for the development, or first occupation of the development, whichever occurs first; or
 - 2.2.2 To the owner/applicant following receipt by the City of a Statutory Declaration of the prescribed form endorsed by the owner/applicant and stating that they will not proceed with the subject 'Approval to Commence Development'; or
 - 2.2.3 To the owner/applicant where the subject 'Approval to Commence Development' did not commence and subsequently expired; and
 - 2.3 The applicant may request the City to approve a payment plan up to five years;
3. An Occupancy Permit will be required for the Change of Use/Class to comply with Class 6. A Building Permit will be required for any proposed internal fit-out work or upgrade work to comply with Class 6. All proposed works must be privately certified as per the *Building Regulations 2012*; and
4. All mechanical devices/installations (i.e. roller doors, air conditioners, exhaust outlets, pool pumps, compressors etc.), to be located in a position that will not result in the emission of unreasonable noise, in accordance with the *Environmental Protection Act 1986* and *Environmental Protection (Noise) Regulations 1997*. Should you be uncertain as to whether compliance will be achieved, it is highly recommended that you contract the services of an Acoustic Consultant, as the City's Environmental Health Officers cannot provide technical advice in this regard. Section 80 of the *Environmental Protection Act 1986* places onus on the installer to ensure that noisy equipment is installed so as not to create unreasonable noise. It is important that you inform mechanical equipment installers of this requirement.









ORDINARY COUNCIL MEETING MINUTES

1 MAY 2018

9.3 NO. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH - PROPOSED AMENDMENT TO OPERATING HOURS OF PREVIOUS APPROVAL: CHANGE OF USE FROM OFFICE TO EATING HOUSE**TRIM Ref:** D18/23804**Author:** Stephanie Norgaard, Urban Planner**Authoriser:** John Corbellini, Director Development Services**Ward:** South**Precinct:** 13 – Beaufort**Attachments:**
1. Attachment 1 - Consultation and Location Map 
2. Attachment 2 - Development Application Approval **RECOMMENDATION:**

That Council in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application to amend planning approval 5.2015.350.1 for Change of Use from Office to Eating House at No. 45/87 (Lot: 45; D/P: 65963) Bulwer Street, Perth, granted on 17 November 2015, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on development approval 5.2015.350.1 granted on 17 November 2017 continue to apply to this approval, with exception of Condition 1 which is amended to read as follows:

“The Eating House is only permitted to operate between the following hours:

7:00am to 10:00pm Monday – Sunday

2. A Venue Management Plan, to the satisfaction of the City shall be submitted to and approved by the City prior to the Eating House operating during the additional hours approved in this amendment. The Venue Management Plan will outline how the development will operate and manage noise during the approved trading hours. The premises shall operate in accordance with the approved Venue Management Plan and

3. Acoustic Report

An Acoustic Report to the satisfaction of the City, which accords with the City's Policy No. 7.5.21 – Sound Attenuation, shall be lodged with and approved by the City prior to the commencement of the development. All of the recommended measures included in the approved Acoustic Report shall be implemented prior to the commencement of the development, to the satisfaction of the City.

COUNCIL DECISION ITEM 9.3

Moved: Cr Murphy, **Seconded:** Cr Gontaszewski

That the recommendation be adopted

CARRIED UNANIMOUSLY “EN BLOC” (8-0)

(Cr Loden was an apology and did not vote.)



Acoustics & Audio Production
ABN: 42 797 265 577
Phone: 0466 660 629
acoustics.ap@gmail.com
www.acoustics-ap.com.au

Ref: BLAC0001.2018
29TH June 2018



ENVIRONMENTAL NOISE ASSESSMENT

PROPOSED EXTENSION OF TRADING HOURS TO EATING HOUSE

No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000

Ref: BLAC0001.2018 – No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000
Environmental Noise Assessment
29th June 2018

1

Our Reference: YII0001.2018

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Conclusion	Page 14
Appendix A – Site Plans	

Ref: BLAC0001.2018 – No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000
Environmental Noise Assessment
29th June 2018

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Our Reference: YII0001.2018

INTRODUCTION

Acoustics & Audio Production was engaged to undertake an acoustical assessment for the proposed extended trading hours at the eating house located at No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000.

This assessment considers the following:

- All noise associated with the eating house to be received by the surrounding nearest noise sensitive receivers under 'worst case scenario' conditions;
- Existing ambient noise levels received at the identified nearest noise sensitive receivers.

This assessment was requested to form part of, and in support of, a change of use application to the City of Vincent, thus ensuring the proposal will be able to meet the requirements of the Environmental Protection (Noise) Regulations 1997.

PROJECT DESCRIPTION

The owners have submitted a development application to extend the trading hours of the eating house located at No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000.

This assessment will focus on the associated noise impact this proposal would have on the nearest receivers under a 'worst case scenario' setting while the site is under full occupancy, the mechanical plant is in full operation and patron conversational noise all occur simultaneously. It should be acknowledged that compliance with criteria at the nearest noise sensitive receivers should ensure satisfactory results at more remote locations.

Potential noise sources that may impact nearby residents include patrons entering and exiting the premises, conversational noise from patrons within the establishment and both mechanical plant and kitchen operational noise.

CURRENT OPERATING HOURS OF THE EATING HOUSE

Monday to Sunday: 7:00 am to 5:00pm; and
Closed on Public Holidays

PROPOSED OPERATING HOURS OF THE EATING HOUSE

Monday to Sunday: 7:00 am to 12:00am; and
Closed on Public Holidays

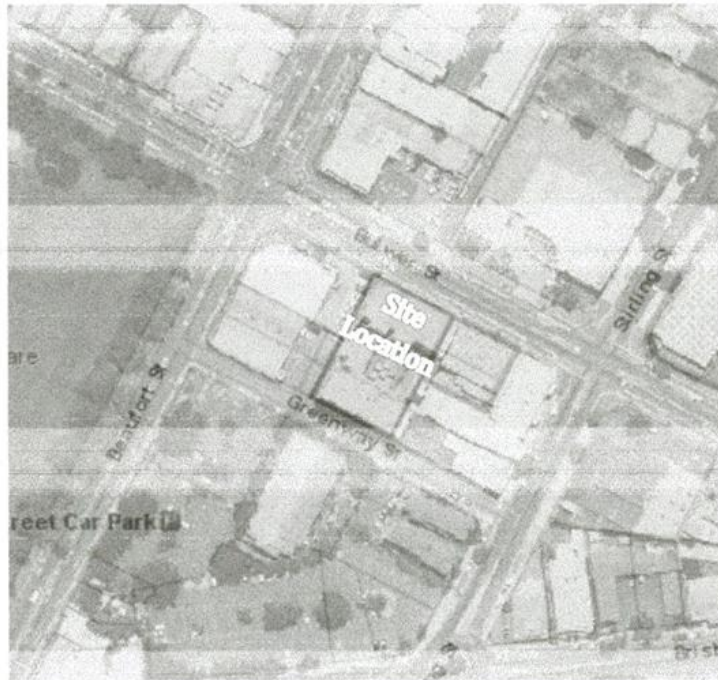


Figure 1.1: Site Location (No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000)
(Source Intramaps – City of Vincent)



Figure 1.2: Site Location (No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000)
(Source: Google Street View)

ACOUSTIC ENVIRONMENT

The proposed site is identified as residential zoning, with the surrounding area primarily comprised of residential and commercial zoning. Wind in a particular direction can cause an increase to the received noise levels at downwind receivers. The Department of Environment and Conservation suggests a 2°C inversion with a 3m/s source to receiver wind for an arid/semi-arid area with rainfall less than 500mm per year.

Given the distances from the proposed site and the nearest noise sensitive receivers, noise enhancement due to temperature inversions and wind is negligible, and therefore has been ignored in our calculations.

RECEIVERS & NOISE MONITORING PROCEDURES

NOISE SENSITIVE RECEIVER LOCATION

The nearest noise sensitive receiver locations were identified as the following:

1. (R1) 87 Bulwer Street Apartments;
2. (R2) 1/3-7 Greenway Street; and
3. (R3) 1/269 Stirling Street.

These locations have been chosen as representative of the nearest noise sensitive receivers, and the closest is located to the west of the proposed site. Refer to Figure 2 below for location.

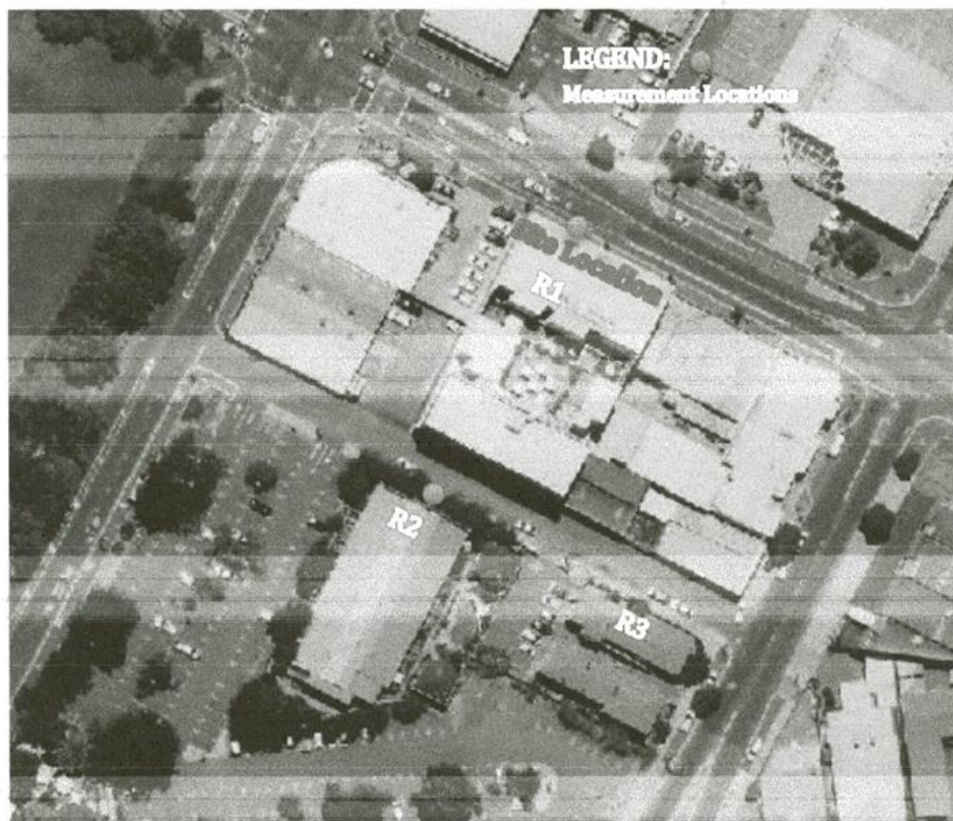


Figure 2: Noise sensitive receiver locations & Proposed site location.
(Source: Intramaps – City of Vincent)

EQUIPMENT

The following equipment was used to record noise levels:

- Cirrus CR171 Type 1 Sound Level Meter
- Cirrus CR515 Acoustic Calibrator

Both the Cirrus Sound Level Meter and Acoustical Calibrator hold current NATA Laboratory Certification, and had been field calibrated before and after the noise-monitoring period. No significant drift from the reference signal was recorded. Laboratory certificates may be provided upon request.

NOISE MONITORING

A Cirrus CR171 Type 1 Sound Level Meter was used at the boundary of the noise sensitive premises identified in figure 2. The purpose of this was to measure the existing ambient noise levels experienced at the noise sensitive receivers locations.

The monitor was located in a free field position, with the microphone approximately 1.4m above the ground surface level. Noise monitoring was conducted generally in accordance with Australian Standard AS1055:1997 *Acoustics- Description and measurement of environmental noise*.

All sound levels, both measured and calculated, have been assessed in accordance with the *Environmental Protection (Noise) Regulations 1997*.

MEASURED NOISE LEVELS

Table 1 below, shows measured existing ambient noise levels from the attended noise survey conducted at the nearest noise sensitive receivers.

Table 1 – Measured Ambient Noise Levels dB(A) the noise sensitive locations

Date	Location	Measured Level (dB)				
		L _{Aeq}	L _{A10}	L _{A1}	L _{A(max)}	L _{A90}
26/06/2018	R1	56.8	58.8	64.3	73.7	49.4
	R2	54.5	56.7	63.1	74.4	48.9
	R3	53.9	56.3	62.6	72.7	48.3

METEOROLOGICAL DATA

The following meteorological conditions were present during the onsite monitoring.

Table 2 – Meteorological Conditions

Parameter	Result
Temperature (°C)	19°C
Wind Speed (m/s)	4.7m/s
Wind Direction	North North East
Humidity (%)	47%

NOISE CRITERIA

This assessment is based on the requirements stipulated in the Environmental Protection (Noise) Regulations 1997 in order to ensure that the nearest noise sensitive receivers are protected from unreasonable noise associated with proposed development.

Ref: BLAC0001.2018 – No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000
Environmental Noise Assessment
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Our Reference: YII0001.2018

ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

The allowable noise levels at the surrounding noise sensitive areas are determined by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 & 8 stipulate that the allowable external noise levels determined by the calculation of an influencing factor (Table 3), which is then added to the base levels (see Table 5 below).

Table 3 – Baseline Assigned Outdoor Noise Level

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise Sensitive Premises	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 (Evening)	40 + IF	50 + IF	55 + IF
	2200 – 0700 hours all days (Night)	35 + IF	45 + IF	55 + IF

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.
 IF is the influencing factor.

Table 4 – Influencing Factor Calculation

Location	Description	Within 100 meter radius	Within 450 meter radius	Total
R1	Industrial Land	0 dB 0 %	0 dB 0 %	0
	Commercial Land	2 dB 40 %	0.5 dB 10 %	2.5
	Transport Factor	Minor roads within inner circle (Bulwer Street)		2
		Major Road within inner circle (Beaufort Street)		6
		Total		10.5
Location	Description	Within 100 meter radius	Within 450 meter radius	Total
R2	Industrial Land	0 dB 0 %	0 dB 0 %	0
	Commercial Land	1 dB 20 %	0.5 dB 10 %	1.5
	Transport Factor	Minor roads within inner circle (Bulwer Street)		2
		Major Road within inner circle (Beaufort Street)		6
		Total		9.5
Location	Description	Within 100 meter radius	Within 450 meter radius	Total
R3	Industrial Land	0 dB 0 %	0 dB 0 %	0
	Commercial Land	0.5 dB 10 %	0.5 dB 10 %	1
	Transport Factor	Minor roads within inner circle (Bulwer Street)		2
		Major Road within inner circle (Beaufort Street)		6
		Total		9

Based on the information in Table 4, an influencing factor is applied to the base line assigned noise levels for the noise sensitive receivers identified and the adjusted assigned outdoor noise levels have been compiled in Table 5 below.

Table 5 – Assigned Outdoor Noise Level

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
R1	0700 – 1900 hours Monday to Saturday	55.5	65.5	75.5
	0900 – 1900 hours Sunday and Public Holidays	50.5	60.5	75.5
	1900 – 2200 hours all days (Evening)	50.5	60.5	65.5
	2200 – 0700 hours all days (Night)	45.5	55.5	65.5
R2	0700 – 1900 hours Monday to Saturday	54.5	64.5	74.5
	0900 – 1900 hours Sunday and Public Holidays	49.5	59.5	74.5
	1900 – 2200 hours all days (Evening)	49.5	59.5	64.5
	2200 – 0700 hours all days (Night)	44.5	54.5	64.5
R3	0700 – 1900 hours Monday to Saturday	54	64	74
	0900 – 1900 hours Sunday and Public Holidays	49	59	74
	1900 – 2200 hours all days (Evening)	49	59	64
	2200 – 0700 hours all days (Night)	44	54	64

METHODOLOGY

Computer modeling SoundPlan 7.4 was used with the algorithms CONCAWE selected to predict the noise emissions. Input data used within the model are:

- Meteorological Information; and
- Topographical Data; and
- Ground Absorption Data; and
- Source Sound Power Levels.

METEOROLOGICAL INFORMATION

Meteorological information used in the table below is considered to represent the 'worst case' conditions for sound propagation. With wind speeds greater than those shown, noise levels may be further enhanced; however it is likely that wind, vegetation and traffic noise will become the dominant noise source at those levels.

Table 6 – Meteorological Conditions

Parameter	Day (0700 -1900)	Night (1900 – 0700)
Temperature (°C)	20	15
Wind Speed (m/s)	4	3
Wind Direction	All	All
Humidity (%)	50	50
Pasquil Stability Factor	E	F

Note: The acoustical modeling software allows for simultaneous modeling of wind in all directions.

TOPOGRAPHICAL DATA

The existing topography was modeled at 10 metres and based on the survey information compiled.

GROUND ABSORPTION

Ground absorption varies from a value of 0 to 1, 0 representing an acoustically reflective ground (e.g. water and bitumen) and 1 representing acoustically absorbing surface such as grass. In this case, a ground absorption value of 0 is used.

SOURCE SOUND LEVELS

Source sound levels used within the modeling are based on technical data acquired from similar previous investigations and are listed below in Table 7 below. All noise levels have been corrected for impulsiveness or tonality as per the Australian Standard AS 1055:1997 – 'Acoustics – Description and measurement of environmental noise'.

Table 7 – Source Sound Pressure Levels dB(A)

Noise Source	1m from Source - Noise Level SPL dB(A) L_{A10}
Kitchen Operations	72
Car Door Closure	75*
Conversational Noise	65
Mechanical Plant	52
Pre-Recorded Music	70

* Denotes 5dB correction for tonality as per AS 1055

RESULTS

Based upon the location of onsite activities in relation to the noise sensitive premises, we predict the following noise impact levels (as shown in Table 8 below). Using the acoustical software SoundPlan 7.4, acoustical modeling was carried out under a worst-case scenario of noise emissions. This was carried out using topographical data with all sound source levels simultaneously present under the assumption that all the recommended acoustical treatments within this report are implemented.

We have assumed the nearest noise sensitive receivers would have their windows open. The predicted levels have then been assessed against the assigned outdoor levels, as stipulated in the *Environmental Protection (Noise) Regulations 1997*.

The night-time allowable levels stipulated during the hours of 2200hr to 0700hr was used within this assessment, as it is considered the most stringent criterion and therefore it has been assumed that compliance to these assigned outdoor levels will ensure compliance to the regulations throughout the entirety of the time.

Table 8: Predicted L_{A1} , L_{A10} and L_{Amax} dB Noise Impact Levels post Implementation of Recommendations.

Location	Scenario	Calculated noise levels to be received under 'worst case scenario' of all potential noise sources occurring simultaneously			Night time assigned outdoor noise level target (2200 to 0700), SPL dB(A)			Compliant
		L_{A10}	L_{A1}	L_{Amax}	L_{A10}	L_{A1}	L_{Amax}	
R1	All windows and doors open	44	53	64	45.5	55.5	65.5	Yes
	All windows and doors closed	36	45	56	45.5	55.5	65.5	Yes
R2	All windows and doors open	35	44	55	44.5	54.5	64.5	Yes
	All windows and doors closed	27	36	47	44.5	54.5	64.5	Yes
R3	All windows and doors open	34	43	54	44	54	64	Yes
	All windows and doors closed	26	35	46	44	54	64	Yes

As shown in the table above, the calculated noise levels to be received at all the nearest noise sensitive locations identified within this report from the full operation of the proposed eating house under a 'worst case scenario' setting, were found to comply with Assigned Outdoor Noise Criteria (as stipulated in the *Environmental Protection (Noise) Regulations 1997*) throughout the entirety of the time.

The assessment of the potential noise associated with the site has been based on both previous investigations of similar activities, technical data and the existing noise levels experienced. This assessment assumes the simultaneous operation of all activities occurring within the proposed site, providing a worst-case scenario noise environment. Any relevant shielding and transmission loss was taken into account for these activities.

ASSESSMENT

The assessment of the proposed eating house was undertaken, and it was found that attaining compliance to the *Environmental Protection (Noise) Regulations 1997* is achievable.

Noise levels from vehicle/patron access to the proposed site (arriving, parking and leaving the site), patron congregation, kitchen operation, pre-recorded music playing with standard patron conversation occurring within the proposed site under maximum capacity and with all noise sources occurring simultaneously being received at the nearest noise sensitive receivers have been calculated at L_{A10} 44dB at R1, L_{A10} 35dB at R2 and L_{A10} 34dB at R3 on the assumption of all doors and windows are open at the respective noise sensitive receivers.

The calculated results have been based off various factors such as: the distance of the noise sources from receivers, the implementation of the recommendations put forth within this report, existing acoustical screening, predicted noise levels and the existing background noise levels measured.

Intrusive penalties have been applied to the assessed values. As such, with the incorporation of the recommendations put forth within this report, the predicted noise levels are compliant with the most stringent night time assigned outdoor noise levels of L_{A10} 45.5dB at R1, L_{A10} 44.5dB at R2 and L_{A10} 44dB at R3 and therefore have been considered satisfactory for its intended purpose.

RECOMMENDATIONS

- Not permitting more than 20 patrons to be present on the premises at any given time;
- Close all doors and windows after 10pm (2200hr) with no outdoor dining after that time;
- Pre-recorded music should be limited to L_{Aeq} 70dB(A) at 1m from the source;
- Music will be appropriate for the venue and manner of trade;
- Point speakers away from the noise sensitive premises and towards the inside of the establishment;
- Maintain a compliant register and train staff in the use of handling complaints;
- Staff closing procedures designed to minimise the risk of noise of disturbance being caused to residents;
- To prevent disturbance of amenity in the area, deliveries are to occur between 7am and 6pm only;

- Rubbish collection is to be carried out between the times of 0700 and 1900 between Monday to Friday to minimise any disturbance to the nearest noise sensitive receivers;
- Appropriate signage requesting patrons be mindful of the neighbourhood in leaving the premises and area quietly;
- Incorporate a zero tolerance policy for rowdy and aggressive behavior;
- Large boisterous groups should not be permitted entry. This combined with the manner of trade will serve as a deterrent to the troublesome element of the community likely to cause annoyance, disturbance or inconvenience to local residents or business operators;
- A complaints file is to be available to all staff to record any complaints received in person or by any other means. This insures complaints can be addressed at the time and ensures the applicant can review any complaints over time to identify problems and address issues;
- It is common that staff on the premises often leave later than patrons so it should be staff policy to leave or exit the premises quickly and quietly, in order to cause minimum disturbance.

PATRONS

In order to minimise antisocial behavior including excessive noise, the following is proposed:

- Create and maintain a high quality premises in all respects, both physically and operationally as studies conducted have indicated that poorly lit, badly maintained premises has a greater likelihood of violence, trouble and antisocial behavior;
- Create a warm, relaxed and inviting atmosphere to minimise the risk of antisocial behavior.

CAPACITY

The applicant is applying for an allowance of 20 patrons on the entire area. This volume is set to prevent overcrowding and minimise the risk to patron safety and reduce impacts on the local amenity. The amount of patrons assessed has been considered acceptable with respect to the associated noise levels expected to be received by the surrounding nearest noise sensitive receivers, and has been calculated to fall within the assigned outdoor levels (stipulated in the *Environmental Protection (Noise) Regulations 1997*) under a 'worst case scenario'.

CONCLUSION

An environmental noise assessment was conducted for the proposed extended trading hours of the eating house located at No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000; and it considered the following:

- The potential noise effect of the proposed eating house, to the nearest noise sensitive receivers while under a 'worst case scenario' by which the site is under full capacity and all potential noise sources occurring simultaneously.

Based on the information assessed the proposed site is considered suitable for the intended purpose, providing the recommendations or equivalent measures are in place. Noise from the site has been considered to be within the criterion for the entirety of the time.

On the condition that the recommendations detailed in this report are implemented, general compliance to the Environmental Protection (Noise) Regulations 1997 would be met.

I trust the above meets your requirements on the matter. Should you have any queries do not hesitate to contact our office.

Regards,



Ian Burman

ACOUSTICS & AUDIO PRODUCTION

MEMBER OF THE AUSTRALIAN ACOUSTICAL SOCIETY

Appendix A – Site Plans

Ref: BLAC0001.2018 – No. 45/87 (LOT: 45; D/P: 65963) BULWER STREET, PERTH WA 6000
Environmental Noise Assessment
29th June 2018

12

Our Reference: YII0001.2018

CITY OF VINCENT
DA SERIAL No 5.2015-350.1
08 DEC 2015
APPROVED: *[Signature]*
MANAGER APPROVAL SERVICES

THIS APPROVAL IS GRANTED UNDER THE
CITY OF VINCENT TOWN
PLANNING SCHEME BY DELEGATED
AUTHORITY TO THE CHIEF EXECUTIVE
OFFICER PURSUANT TO SECTION 5.42 OF
THE LOCAL GOVERNMENT ACT 1995.

RECEIVED
19 JUL 2018
CITY OF VINCENT

GENERAL NOTES

- refer about drawing for relating details, think and suspended etc.
- all windows to be Midland "hatched" (hatched) or similar approved unless otherwise specified by about drawing or architectural detail
- all ceiling surfaces to be full paint system
- allow for falls to all floor wastes (etc)
- door finish to be non-slip (R15 slip) unless otherwise noted
- to conform with the NCC
- all window frames to be standard aluminium (to suit existing above, also necessary to confirm)
- all external door frames to be aluminium
- all internal door frames to be metal
- allow for security systems (refer council for advice)
- allow for p.a. systems (refer council for advice)
- allow for air conditioning units (refer mechanical contractor)
- allow for power hand counters (refer electrical contractor)
- allow for data and double gpo's to service control lifts (refer electrical contractor)
- allow for soap dispenser and touch hand holder at all wash-up hand basins (refer plumbing contractor)

SITE SURVEY PLAN
SCALE 1:200

LOCALITY PLAN
SCALE - NTS

NO. 1

ISSUED FOR CLARIFICATION

DATE

NO. 2

ISSUED FOR APPROVAL

DATE

NO. 3

APPROVED

DATE

Project Details

Client: **NO. 1**

Project: **PROPOSED GATE PILLAR AT BULWER STREET, VINCENT**

Site: **SITE SURVEY**

Scale: **1:200**

Date: **01-Aug-15**

Author: **BP**

Check: **BP**

Draw: **BP**

At: **01/3**

Panda & Co - Venue Management Plan

Background:

The venue subject to this management plan is a proposed Eatery (on premises) small scale cafe premises (nested under the 'retail', 'Food & Drink' use) located within the Luxton Apartments.

The Address: The address of the venue is 45/87 Bulwer Street, Perth :



Noise and Associated Amenity Impacts of the Panda & Co**Possible Sources of Noise Associated with the Operation of the Venue post 5 pm:**

There are several key areas of consideration in relation to the potential of negative impacts on the amenity of the area surrounding 45/87 Bulwer Street, Perth discussed within this report:

1. Music Noise
2. Patron Noise (Internal)
3. Patron Noise (External)
4. Access points to and from the venue
5. Refuse noise (particularly empty glass containers and waste)
6. Noise complaints
7. Other complaints
8. Review of the Impacts of potential noise sources on the surrounding area:

**Music Noise:**

- 1.1 Music is provided at the venue via small Sonos Play:1 speakers positioned within the venue and alfresco seating area. Music noise will at no time be higher than background level.
- 1.2 It is not the intention of the venue to provide live or recorded amplified music other than background music.
- 1.3 It is not the intention of the venue to install any further stereo or sound equipment.

With the above in mind, it is the opinion of the author that music noise associated with the applicant's proposal will have minimal to no negative impact on the amenity of the surrounding area.

Patron Noise (Internal)

- 2.1 The proposed venue will be operated as a eatery premises with a capacity of 20 patrons.
- 2.2 Other licensed venues within close proximity to the venue operate with maximum capacities far in excess of the subject venue.

- 2.3 As evident from the maximum patron capacities noted, the venue is a small operation.
- 2.4 Andy Ngo (of Bespoke Panda Pty Ltd) is a former Approved Manager at Luxe Bar, Lucky Chans & Alter Ego and has extensive experience with compliance activity relating to similar sized venues. Rebecca Yii (of Bespoke Panda Pty Ltd) is a former Approved Manager at San Churros Northbridge, Cantina 663 & Beaufort Street Merchant and also has extensive experience with compliance activity relating to similar sized venues. Andy Ngo & Rebecca Yii are both of the opinion that a venue of similar size will have no negative impact on the amenity of the surrounding area as a result of internal patron noise.

With the above in mind, it is the opinion of the author that internal patron noise associated with the venues proposal will have minimal to no negative impact on the amenity of the surrounding area.

Patron Noise (External)

- 3.1 The venue operation includes a small external area at the front of the premises (north side of the building). The operators of the venue will position tables within that external area.
- 3.2 The operators of the venue will not allow queuing of patrons adjacent to the venue, instead advising patrons that no space is available when the venue is at capacity. The area is surrounded on the east and west by brick buildings, the street to the north and fire access/ pump room south meaning any perceived noise will be directed towards the street.
- 3.3 Andy Ngo (of Bespoke Panda Pty Ltd) is a former Approved Manager at Luxe Bar, Lucky Chans & Alter Ego and has extensive experience with compliance activity relating to similar sized venues. Rebecca Yii (of Bespoke Panda Pty Ltd) is a former Approved Manager at San Churros Northbridge, Cantina 663 & Beaufort Street Merchant and also has extensive experience with compliance activity relating to similar sized venues. Andy Ngo & Rebecca Yii are both of the opinion that a venue of similar size will have no negative impact on the amenity of the surrounding area as a result of external patron noise.

With the above in mind, it is the opinion of the author that external patron noise associated with the venue will have minimal to no negative impact on the amenity of the surrounding area.

Noise associated with access points to and from the venue

- 4.1 Entry/egress to and from the premises for members of the public and patrons of the venue is accessible via Bulwer Street On the north side of the premises.



- 4.2 The front of the property is located on Bulwer Street, Perth with the nearest intersection being Beaufort Street which is in an arterial road to accessing the city.
- 4.3 With only background noise provided at the venue, opening and closing of the front door will not cause excess music noise to escape the venue.

With the above in mind, it is the opinion of the author that noise associated with access to and egress from the venue under the management plan, will have minimal to no negative impact on the amenity of the surrounding area.

Refuse noise (particularly empty glass containers)

- 5.1 Refuse containers, including both recycling and garbage bins, are housed at the rear of the building complex, in a small designated bin area that is surrounded by the buildings car parks and a laneway.
- 5.2 Refuse, including used glass bottles, will be disposed of within the bins during operating hours (to 10pm).

With the above in mind, it is the opinion of the author that noise associated with refuse disposal from the venue under the management plan will have minimal to no negative impact on the amenity of the surrounding area.

Complaints Management Processes

The following Complaints Management Procedure will be implemented at the venue:

Complaints from neighbors, members of the general public or patrons:

Noise Complaints

- 6.1 In the event a noise complaint is received from a neighbor (business or residential), a member of the general public or a patron of the venue relating to noise issues, the Manager on duty at the time the complaint is made is to handle the matter.
- 6.2 The complaint is to be handled appropriately and professionally regardless of its nature (i.e. trivial complaints).
- 6.3 Any complaint received in relation to noise is to be entered into the 'Incident Register immediately upon receipt noting the complaint, the issues raised and the actions taken as a result of the complaint.



Other Complaints

- 7.1 In the event a general complaint is received from a neighbor (business or residential), a member of the general public or a patron of the venue relating to the general operation of the venue, the Manager on duty at the time the complaint is made is to initially handle the matter.
- 7.2 The complainant is to be given ample opportunity to voice his/her concerns and/or demands.
- 7.3 If the complaint and expected outcome is reasonable and/or trivial, the Manager can deal with the matter appropriately noting all issues raised, actions taken and the end result of the matter within the 'Incident Register' prior to advising the owner.
- 7.4 If however, the matter is of a serious nature or is relevant the viability of the operation of the venue, details of the complainant need to be obtained and the matter handed over to the owner.
- 7.5 If this is the case then the complainant should be advised that the licensee will respond to the complaint by way of writing within 14 days.
- 7.6 The complainant should also be advised that if this is not satisfactory or the response is not going to alleviate the complaint the complainant should lodge a complaint with the City of Vincent or the local police. Both addresses shall be made available on request.

All staff employed within the premises will be advised of the above complaints management policy and given a detailed description of its contents.

Note: A number of areas and issues have been considered within this report in relation to potentially negative impacts on the area surrounding the subject venue at 45/87 Bulwer Street, Perth. Issues such as music noise, patron noise and other associated issues have been considered along with complaints management processes and key considerations relating to the City of Vincents City's Policy No. 7.5.21 – Sound Attenuation. As a result of the overall assessment, it is our view that the venue will have limited to no additional impact on the amenity surrounding the general area.



9.3 NO. 1 (LOT: 21; D/P: 1925) MURIEL PLACE, LEEDERVILLE - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

TRIM Ref: D18/113743

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 - Development Plans [↓](#) 
3. Attachment 3 - Summary of Submissions [↓](#) 
4. Attachment 4 - Applicant Justification [↓](#) 
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 development application for Alterations and Additions to Single House at No. 1 (Lot: 21; D/P: 1925) Muriel Place, Leederville, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes contained in Attachment 5:

1. This approval is for the proposed alterations and additions to single house as shown on the plans dated 3 August 2018. No other development forms part of this approval;

2. **Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) wall adjoining No. 3 Muriel Place in a good and clean condition upon completion of the development. The finish of the walls are to be fully rendered or face brickwork 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. **Car Parking and Access**

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

5. **Landscape and Reticulation Plan**

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

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated; and
- The provision of 39 percent canopy cover within the street setback area, at maturity;

5.2 All works shown in the plans as identified in condition 5.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to

commencement of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Fencing

The fencing infill within the 1.5 metre x 1.5 metre visual truncation area of the right of way and Muriel Place are to be 50 percent visually permeable; and

7. 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.

PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to the existing single house at No. 1 Muriel Place, Leederville (subject site).

PROPOSAL:

The application proposes additions and alterations to the rear of the existing single house at the subject site. The development incorporates a single storey addition immediately abutting the existing dwelling and extends to a two storey addition towards the rear lot boundary. The vehicular access to the site is proposed from the right of way to the east of the subject site.

BACKGROUND:

Landowner:	R Edenburg
Applicant:	Urban Box Residential Design
Date of Application:	17 May 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60
Built Form Area:	Residential
Existing Land Use:	Dwelling (Single House)
Proposed Use Class:	Dwelling (Single House)
Lot Area:	331m ²
Right of Way (ROW):	Yes – 2.7m wide, drained and sealed. Owned by J Holmes, however, there is an easement which enables the RoW to be used for access to the subject site.
Heritage List:	No

The subject site is located at No. 1 Muriel Place, Leederville as shown in the location plan included as **Attachment 1**. The site is bound by Muriel Place to the north, a ROW to the east and residential properties to the north and south. The subject site and adjoining properties to the south and west are zoned Residential with a density coding of R60 pursuant to Local Planning Scheme No. 2 (LPS2), with the properties to the east on the opposite side of the ROW fronting Oxford Street zoned Mixed Use R100. The subject site has been identified as a Residential Built Form Area subject to the City's Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy).

The locality predominantly consists of 'cottage style' single storey dwellings, however there are also two and three storey developments within the immediate vicinity, with a three storey mixed used development located to the south east of the subject site at Nos. 257- 261 Oxford Street. Although not all of the adjacent properties fronting Oxford Street are currently developed as mixed use developments, these properties are within the Activity Corridor of the Built Form Policy and are permitted a four storey building height.

On 21 May 2018, the City received a development application for alterations and additions to the existing dwelling at the subject site. The development plans are included as **Attachment 2**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the 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
Street Setback	✓	
Building Setbacks		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas		✓
Privacy	✓	
Parking & Access	✓	
Solar Access	✓	
Site Works/Retaining Walls		✓
Setback of Garages and Carports	✓	
Parking and Access	✓	
External Fixtures	✓	
Surveillance	✓	
Street Walls and Fences	✓	
Sight Lines		✓

Detailed Assessment

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

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3 <i>Western boundary</i> Ground Floor porch to dining room requires a 2.0 metre setback	1.059 metres
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1 Uncovered outdoor living area of 10.7 square metres	Uncovered area of 10.1 square metres
Site Works and Retaining Walls	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.7 and 5.3.8 Fill and retaining to 0.5 metres above natural ground level within 1.0 metre of the lot boundary	Fill and retaining to 0.548 metres above natural ground level within 1.0 metre of the western boundary
Sight Lines	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.2.5 Walls, fences and other structures are to be truncated or no higher than 0.75 metres within 1.5 metres of vehicle access points where a driveway meets a public street and where two streets intersect	Fencing to 1.2 metres in height within 1.5 metres of vehicle access points and where a driveway meets a public street

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 12 July 2018 and concluding on 25 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, seven submissions were received comprising of two in support and five in objection, with one of the comments received in objection being received after the conclusion of the community consultation period. It is also noted that one of the submissions received in objection contained 10 signatures, with a number of these persons also providing a separate submission.

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

- Loss of privacy from the proposal by way of windows to the upper floor;
- The proposed building style is not sympathetic to the character of the area;
- The impact of the development to the streetscape of Muriel Place and Bourke Street (to the rear) which currently consist of cottage style homes; and
- Loss of access to sunlight to adjoining properties as a result of the development.

A summary of submissions received and Administration's response to these is included as **Attachment 3**.

On 1 August 2018, the applicant, current and future property owners of Nos. 1 and 3 Muriel Place, four adjoining residents from Nos. 96 Bourke Street and 263 Oxford Street, Mayor Cole and City Officers attended a meeting to discuss the concerns of the adjoining residents that were raised during the community consultation period. Following this meeting, the applicant amended the plans to include additional landscaping to the rear boundary in order to assist with mitigating the impact of potential building bulk. It is noted that no other changes were made to the proposed plans. The applicant provided justification in response to the meeting which is included as **Attachment 4**. Following the additional information being provided regarding the proposal the City notified the adjoining residents of the changes made. No response has been received from these adjoining residents to date.

The applicant also provided a response to the submissions raised which are as follows:

- There are examples of recently constructed additions which are virtually the same in the Leederville area so the design is in keeping with what is being approved and designed in the area;
- The streetscapes of both Muriel Place and Bourke Street are not affected as the addition is not seen from either with the two storey portion at the rear of the property;
- The scale of the development is smaller than what is allowed due to the R60 coding and can be greatly larger;
- There are no overlooking issues to any of the neighbours with no windows that don't comply with the R Codes;
- There is no outdoor area or habitable rooms that are going to be shaded from natural sunlight and is drastically under the allowed 50 percent overshadowing of the rear property and complies with all aspects of the R Codes; and
- The ROW is for the travel of cars so there is no issue with safety in the lane.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

- Policy No. 7.1.1 – Built Form Policy.

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

It is noted that the deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the Western Australian Planning Commission (WAPC), who have instead issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in the 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 for determination as the proposal received a total of five objections, with one objection containing 10 signatures.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Lot Boundary Setbacks

The development requires a 2.0 metre setback on the western boundary in accordance with Clause 5.1.3 of the R Codes, with 1.059 metres proposed. The portion of wall subject to the setback departure relates to the existing length of wall on the ground floor and to the north of the proposed boundary wall. The proposed setback departure is a result of the inclusion of a major opening within the existing wall length (Dining Room), which effectively increases how far the wall should be setback from the boundary.

In considering this matter, the following is relevant:

- The setback departure of 0.94 metres is considered to be minor and will not create any additional adverse impact on the amenity of the adjoining property, with the proposed opening not adjacent to any major openings or the outdoor living area of the adjoining property.
- The setback departure does not result in loss of access to direct sun and ventilation to this area.
- Furthermore, the proposed opening complies with visual privacy requirements as the finished floor level of the dwelling adjacent to the window is less than 0.5 metres above natural ground level, with the proposed dining room opening adequately screened by a sufficient dividing fence.
- The proposed length of wall incorporates various materials such as weatherboard cladding, glazing and timber stud walls which are considered to reduce the perception of building bulk to the adjoining landowners. These elements on the ground floor are consistent with the existing dwelling and the surrounding developments.

- The proposed setback departure does not result in any adverse overshadowing to the adjoining property as 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 on the western boundary is considered to meet the design principles of the R Codes.

Outdoor Living Areas

Clause 5.3.1 of the R Codes requires properties with a density coding of R60 to provide a 16 square metre outdoor living area (OLA), with up to one-third of this area permitted to have a permanent roof cover. The development proposes a uncovered area of 10.1 square meters in lieu of 10.7 square metres permitted.

The increase of 0.6 square metres to the permitted covered area of OLA is considered to be minor and a negligible impact on the overall site, with the open space area meeting the deemed-to-comply requirements for an R60 property and sufficient canopy coverage provided in accordance with the City's Built Form Policy. The additional covered area allows for an OLA that is capable of use in various weather conditions and can be used in conjunction with a habitable room of the dwelling. As north is to the front of the subject site, the OLA making use of the northern aspect of the site would result in it being located within the front setback area. The proposed location of the OLA on the eastern boundary will allow for sufficient access to winter sun and ventilation.

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

Site Works and Retaining

The development proposes fill and retaining to 0.548 metres to the western boundary in lieu of the deemed-to-comply standard of 0.5 metres, as set out by Clause 5.3.7 and Clause 5.3.8 of the R Codes.

The increase of 0.048 metres to the permitted fill and retaining on the western boundary is the result of the gradual slope in natural ground level increasing from west to east across the site. The fill is respective of the natural ground levels and existing development levels on site.

The development will have a negligible impact on the natural ground level as viewed from the street because the area of increased fill and retaining is greater than 10 metres away from the front lot boundary. The minor departure allows for more effective use of the land without compromising the amenity of the adjoining property.

Given the above, the proposed fill and retaining is considered to meet the relevant design principles of the R Codes.

Sight Lines

The development proposes fencing 1.2 metres high within visual truncation areas in lieu of 0.75 metres, as set out by Clause 5.2.5 of the R Codes.

The proposed fencing is to be 50 percent visually permeable and is therefore considered to provide for unobstructed sight lines both adjacent to the right of way access and the visitor bay located towards the front of the development. As there is a footpath adjacent to the dwelling, the fencing being visually permeable will allow for the safe movement of pedestrians and vehicles.

To ensure that adequate sight lines are maintained, it is recommend that a condition be applied requiring fencing within the 1.5 metre x 1.5 metre visual truncation area be 50 percent visually permeable.

Built Form

A number of the submissions received during the consultation period raised concerns regarding the built form outcome of the proposed upper floor addition at the subject site. The proposed colours, materials and height were considered by some submitters to be not in keeping with the Leederville character and are not aligned with the existing cottage style developments within the immediate area and surrounding streetscape.

Muriel Place is a predominantly intact streetscape which sees cottage style homes setback approximately 7 metres from the front lot boundary. A similar addition to that proposed has been constructed at No. 6 Muriel Place. The property at No. 6 Muriel Place has retained the original dwelling with a contemporary upper floor

addition to the rear of the property and is not directly visible from the street. To the rear of the subject site (on Bourke Street) are similar cottage style developments with both single and two storey developments in close proximity to the subject site. The developments to the east along Oxford Street predominantly are single storey dwellings, with exception of the property at the corner of Bourke and Oxford Streets which is a three storey mixed use development.

The development does not propose to remove the existing cottage dwelling with the additions being to the rear of the existing house. The colours and materials of the dwelling are not restricted in accordance with City's policies, however the proposed colourbond cladding to the upper floor is considered to be complimentary to weatherboard material of the existing dwelling. At ground level, the proposed colours and materials are to match the existing render and weatherboard cladding. The proposal is not considered to have a negative impact on the character of the area as the proposed upper floor addition is in accordance with the deemed-to-comply heights of the Built Form Policy. Additionally, the upper floor additions will not be directly visible from the Muriel Place streetscape given the 22 metre setback from the street and as evident with a similar development at No. 6 Muriel Place.

Although the rear (southern boundary) setback, overlooking and overshadowing are compliant with the R Codes, the development proposes the planting of two Flowering Plum trees to assist in mitigating the impact of building bulk and increasing the visual amenity to the adjoining properties.

Given the above, the proposed development is considered to be complimentary with the surrounding streetscapes and the City's intent for development within this area, particularly as it is actively retaining the existing dwelling on site.

Landscaping

The R Codes do not have a requirement for landscaping to single houses, however the City's Built Form Policy sets out a deemed-to-comply standard of 30 percent canopy coverage within the front setback area for alterations and additions to dwellings. These standards and relevant corresponding design principles are given due regard when assessing and determining this proposal. The proposal provides 39 percent (25.69 square metres) canopy coverage between the front lot boundary and the dwelling. An additional 6.3 square metres of canopy from the trees in the front setback area extend beyond the lot boundary into the verge area and ROW.

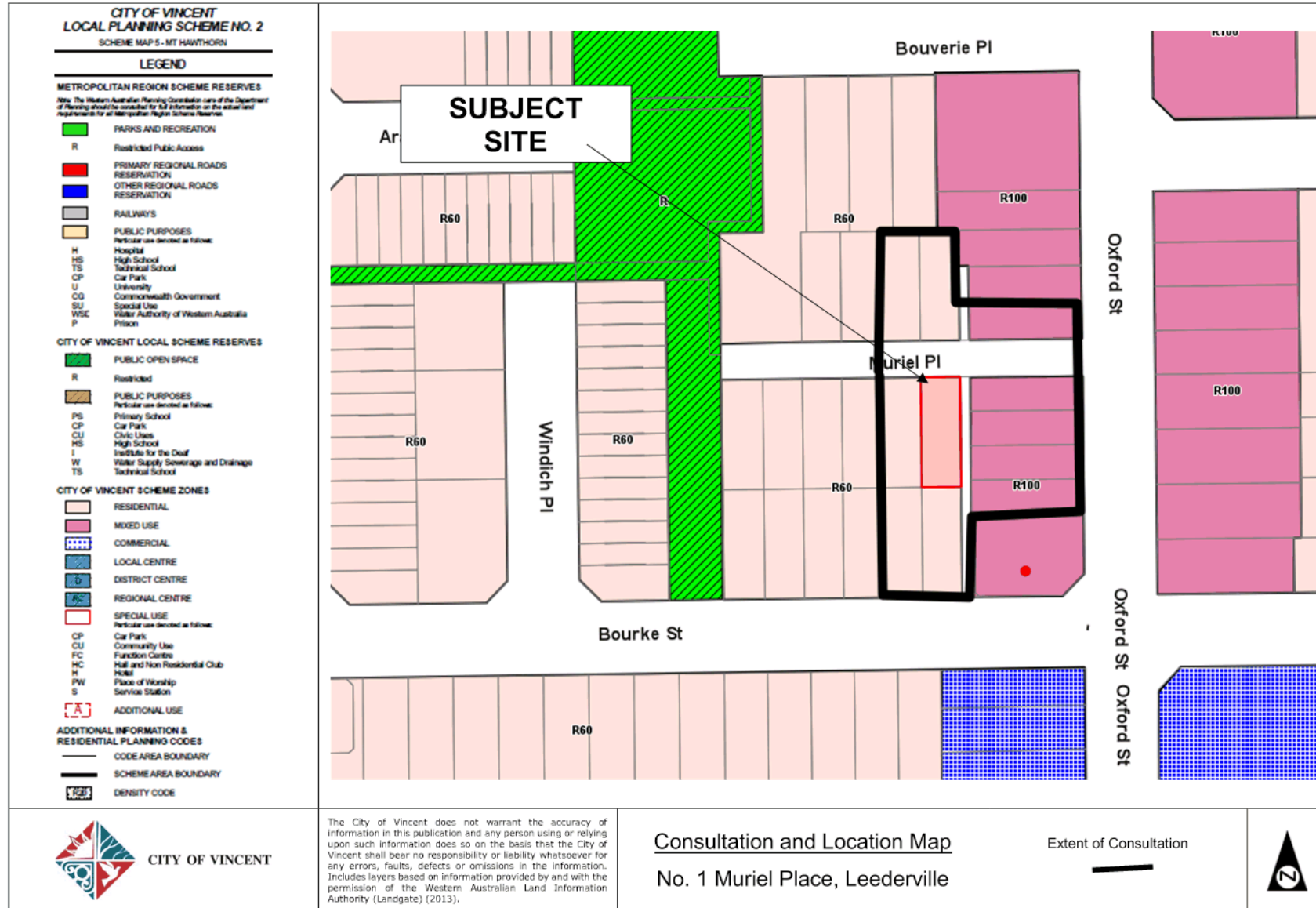
The proposal involves the planting of five Flowering Plum (*Prunus Ceradifera*) trees within the front setback area. The City's Parks Team has advised that the proposed tree species is consistent with the City's tree selection tool and is appropriate in the proposed locations. Following from the meeting on 1 August 2018 and in response to the concerns raised, the applicant has also indicated the planting of two Flowering Plum trees along the rear boundary in order to assist with reducing the impact of building bulk as viewed from the adjoining property to the south. In addition to the landscaping provided within the front setback of the property, the subject site allows for 74.9 square metres of deep soil area with 34.7 square metres of this area within the 6 metre front setback area. This area is capable of providing additional trees and canopy coverage across the site should the owners wish to provide additional vegetation in the future.

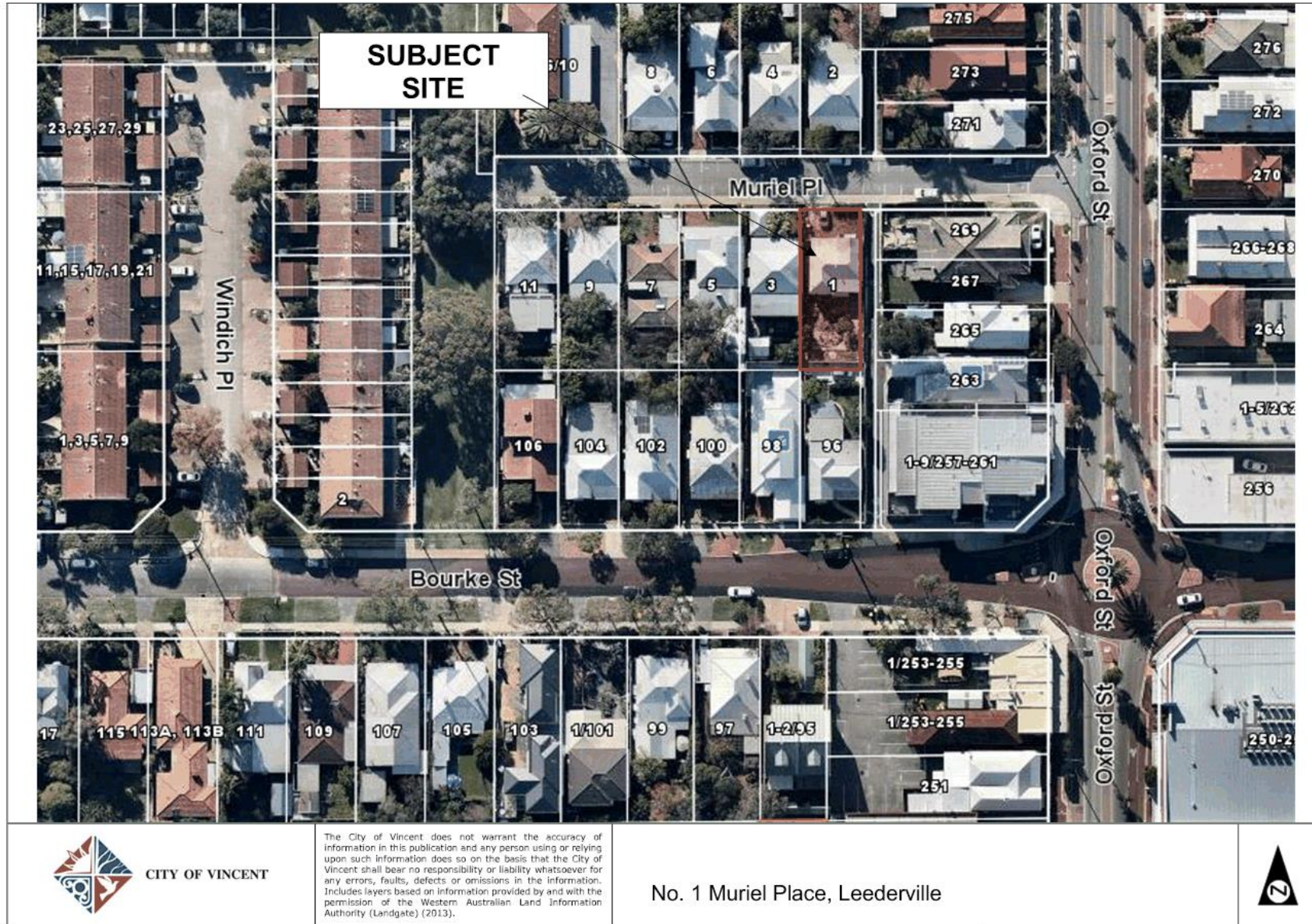
In light of the above, it is noted that the development complies with requirements of the Built Form Policy as in excess of 30 percent canopy coverage provided within the front setback area.

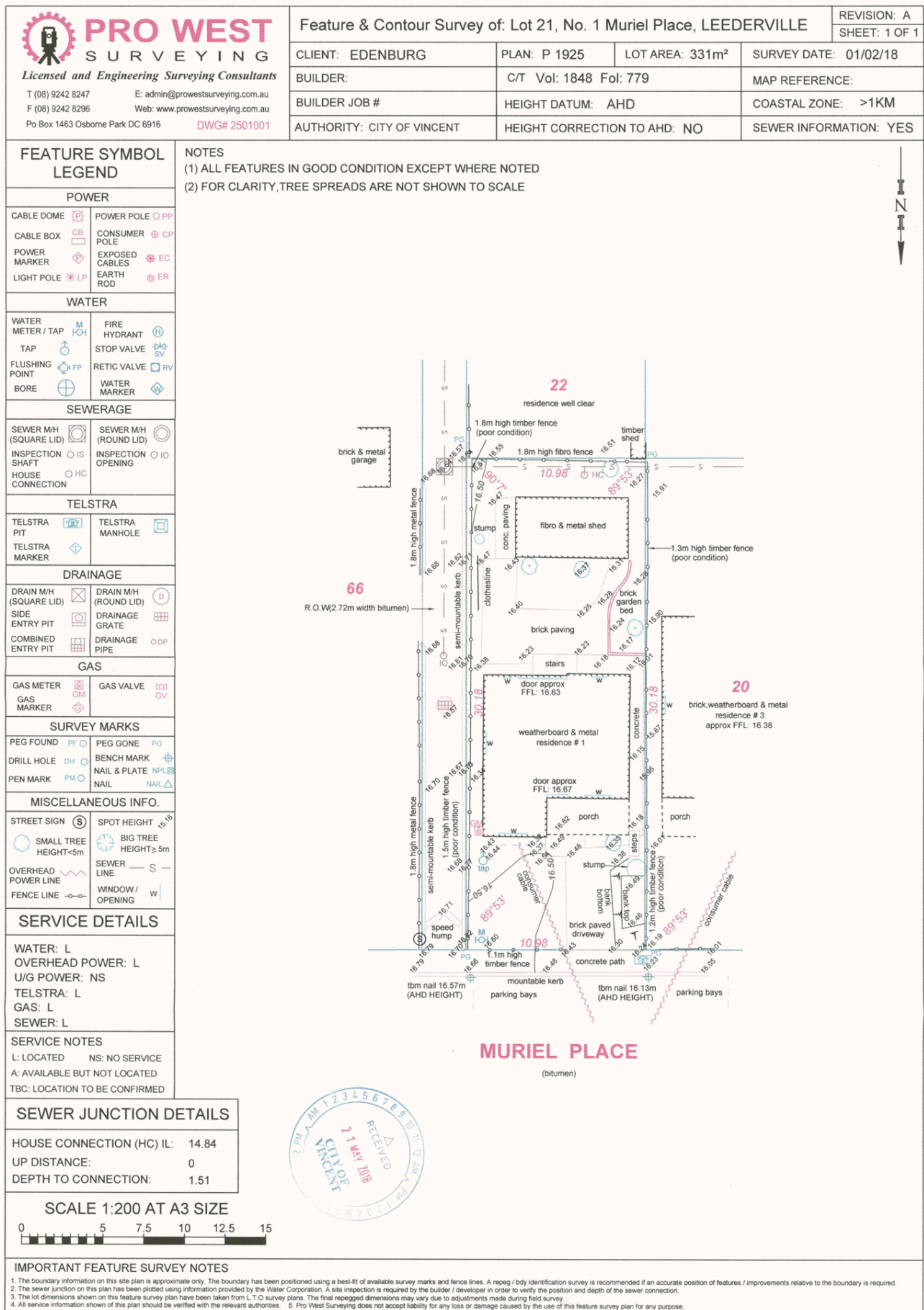
Conclusion

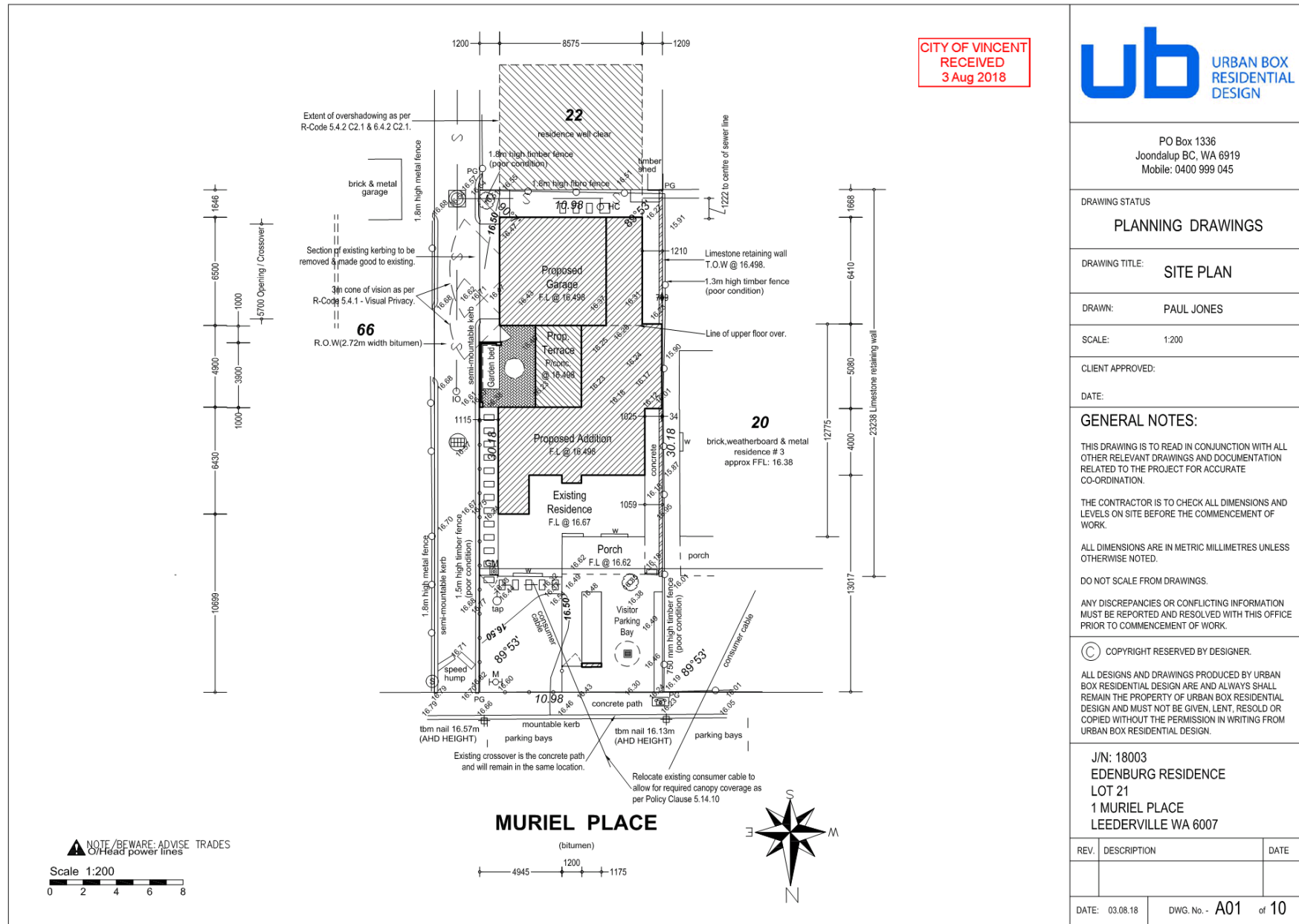
The proposal requires Council to exercise its discretion in relation to lot boundary setbacks, outdoor living areas, sight lines and site works and retaining. For the reasons outlined in the report, these aspects of the development are considered to satisfy the Design Principles of the City's Built Form Policy and R Codes respectively. The proposal will not negatively impact the adjoining properties as the lot boundary setback departure incorporates a range of materials in order to mitigate building bulk, and as the proposed departures to the outdoor living area and site works and retaining are minor in nature and will not negatively impact on the streetscape or adjoining residents. Furthermore, the applicant has used contrasting materials and landscaping elements to reduce the impact of building bulk and scale to surrounding residents.

Given the above and as the proposal does not result in an adverse impact on the adjoining properties, it is recommended that the application be approved subject to conditions.





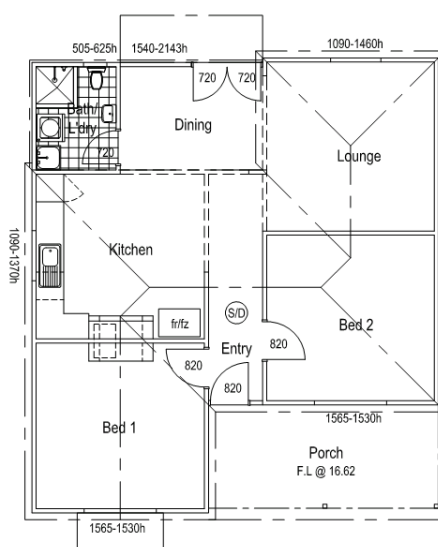




**TERMITE TREATMENT:**

HAND SPRAY CHLORPIRYFOS (DURBAN or SIMILAR)
INSTALLED IN ACCORDANCE WITH B.C.A AND AS3660.1

**CITY OF VINCENT
RECEIVED
3 Aug 2018**



EXISTING GROUND FLOOR PLAN

SCALE 1:100



J/N: 18003
EDENBURG RESIDENCE
LOT 21
1 MURIEL PLACE
LEEDERVILLE WA 6007

DRAWING TITLE:
**EXISTING
FLOOR PLAN**

DRAWN: PAUL JONES

DATE: 03.08.18

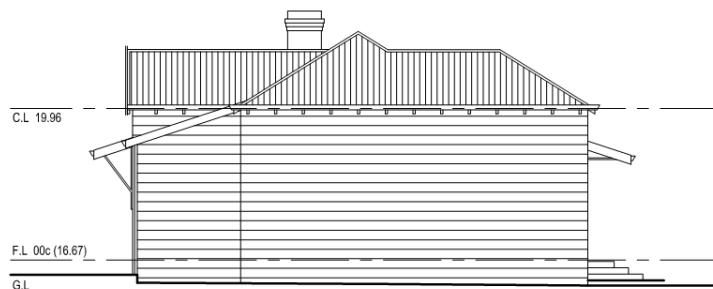
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DATE:		DATE:
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CITY OF VINCENT
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3 Aug 2018



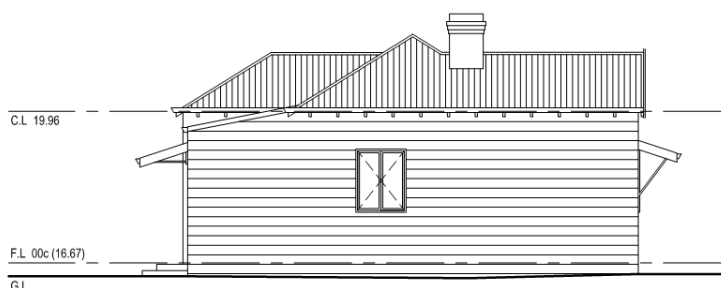
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100



J/N: 18003
EDENBURG RESIDENCE
LOT 21
1 MURIEL PLACE
LEEDERVILLE WA 6007

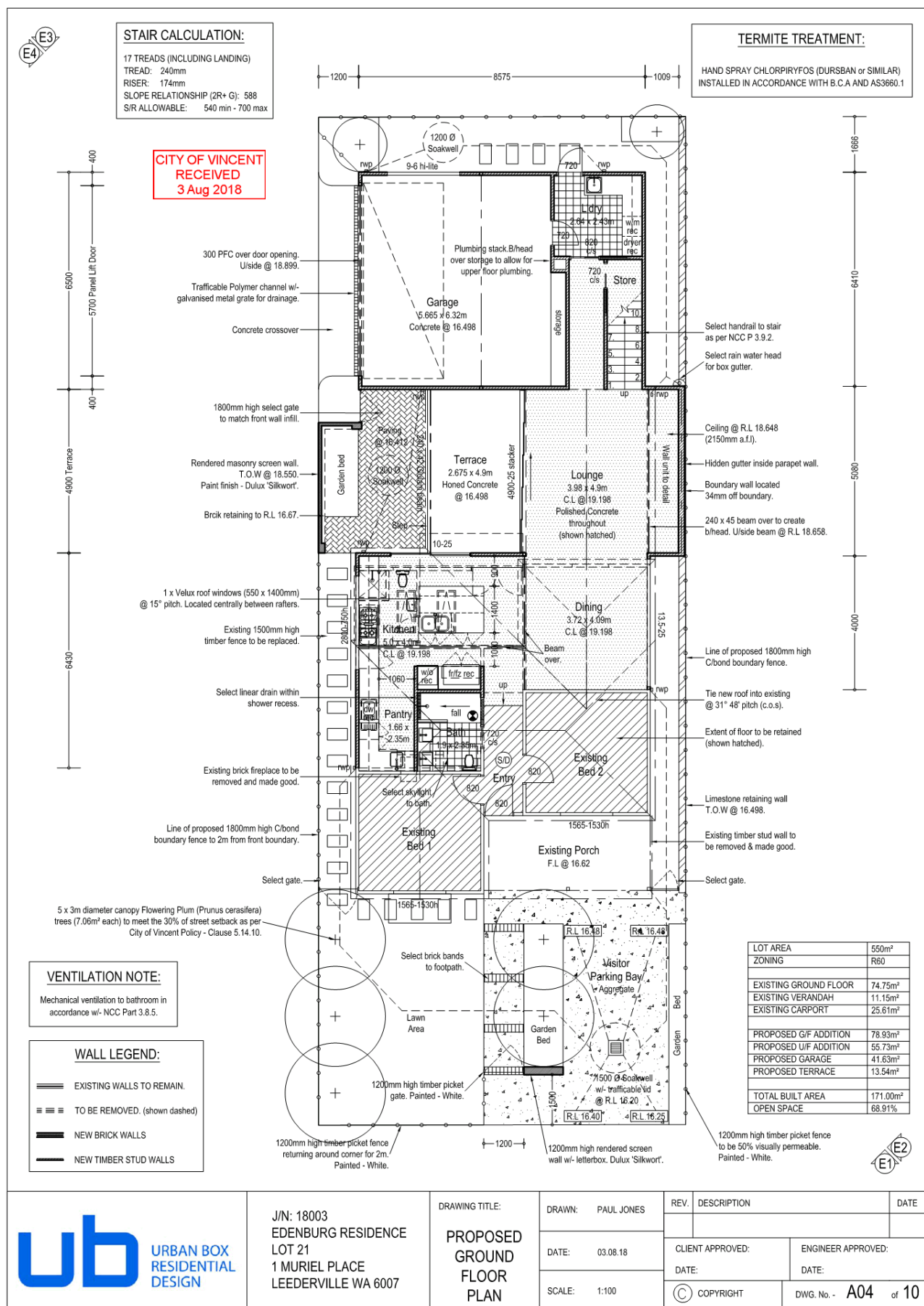
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**EXISTING
ELEVATIONS**

DRAWN: PAUL JONES

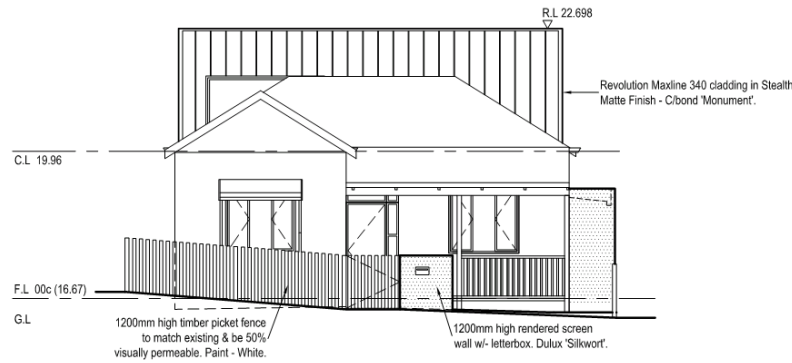
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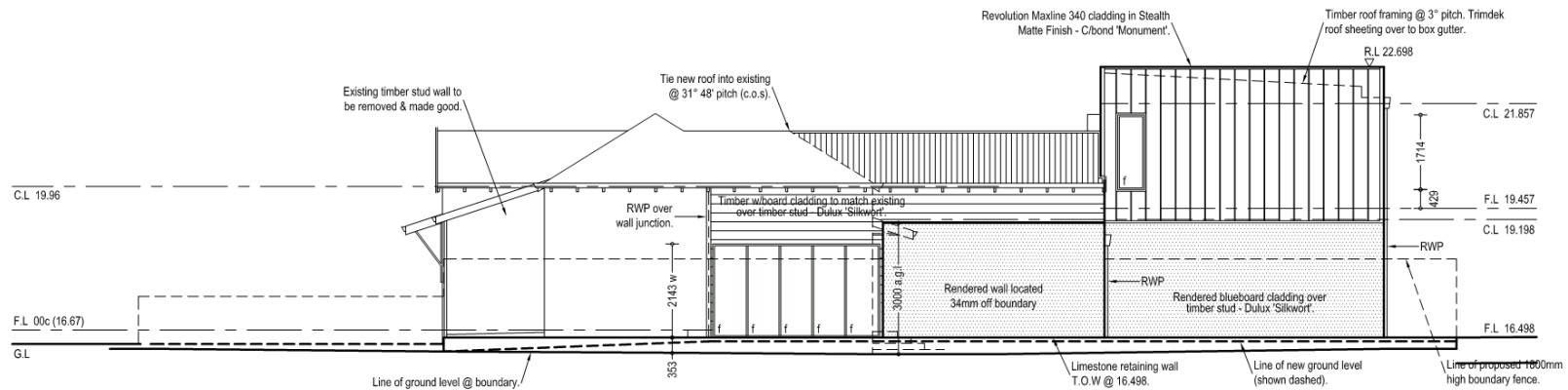
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DATE:		DATE:
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CITY OF VINCENT
RECEIVED
3 Aug 2018



ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



J/N: 18003
EDENBURG RESIDENCE
LOT 21
1 MURIEL PLACE
LEEDERVILLE WA 6007

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: PAUL JONES
DATE: 03.08.18
SCALE: 1:100

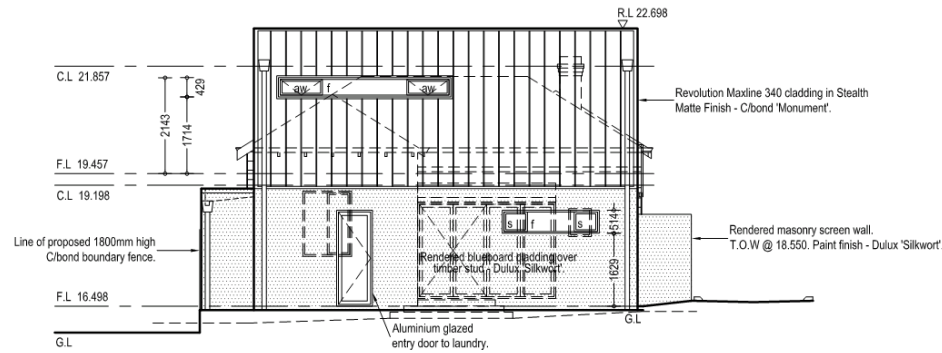
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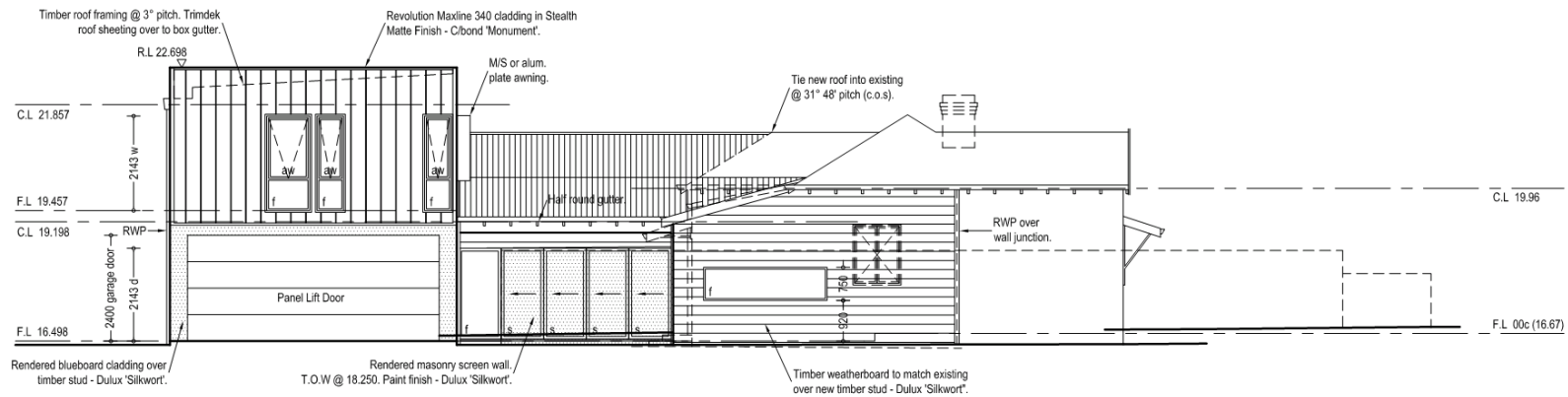
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RECEIVED
3 Aug 2018



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100



J/N: 18003
EDENBURG RESIDENCE
LOT 21
1 MURIEL PLACE
LEEDERVILLE WA 6007

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN: PAUL JONES

DATE: 03.08.18

SCALE: 1:100

CLIENT APPROVED:

DATE:

ENGINEER APPROVED:

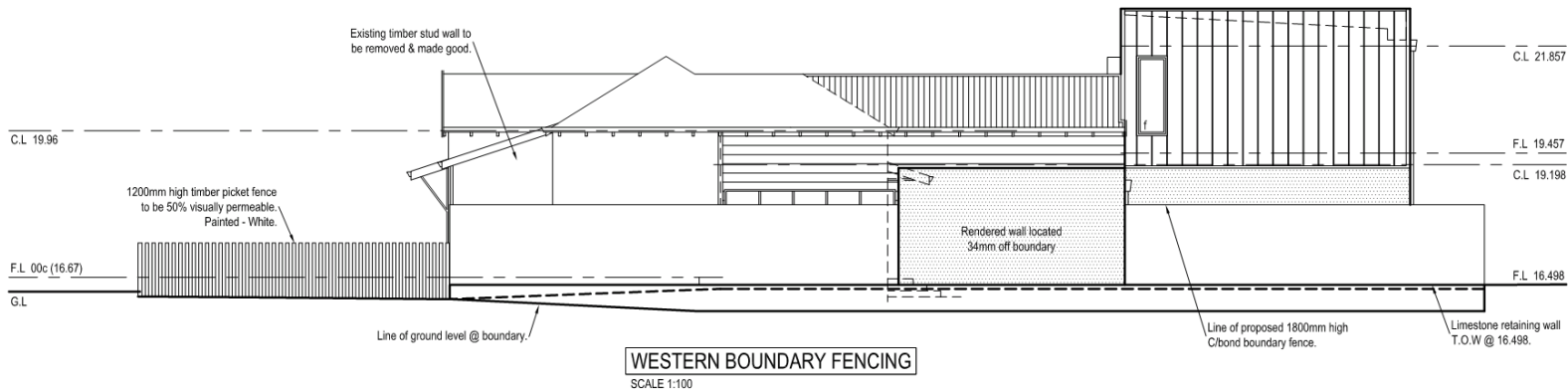
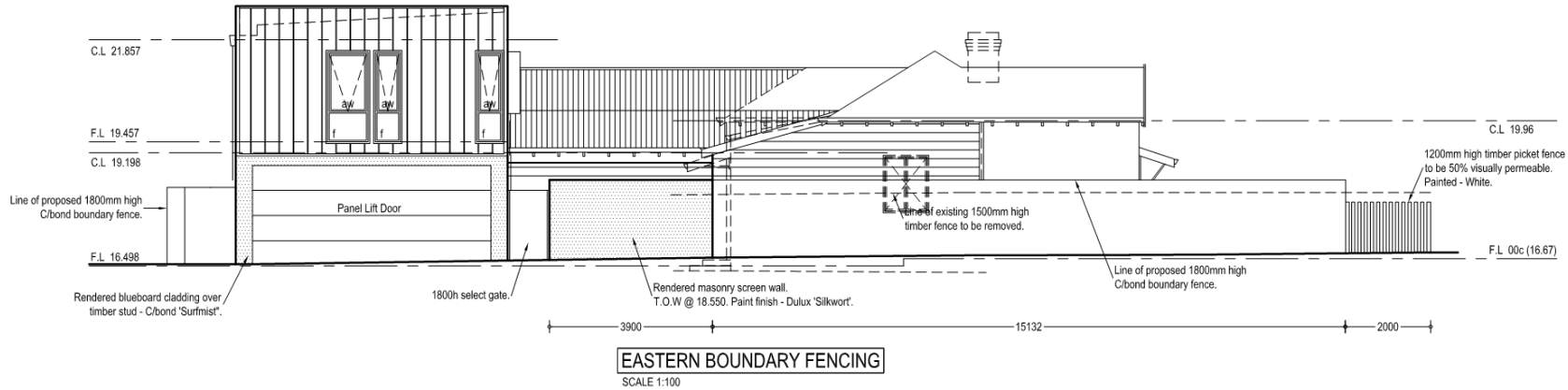
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3 Aug 2018



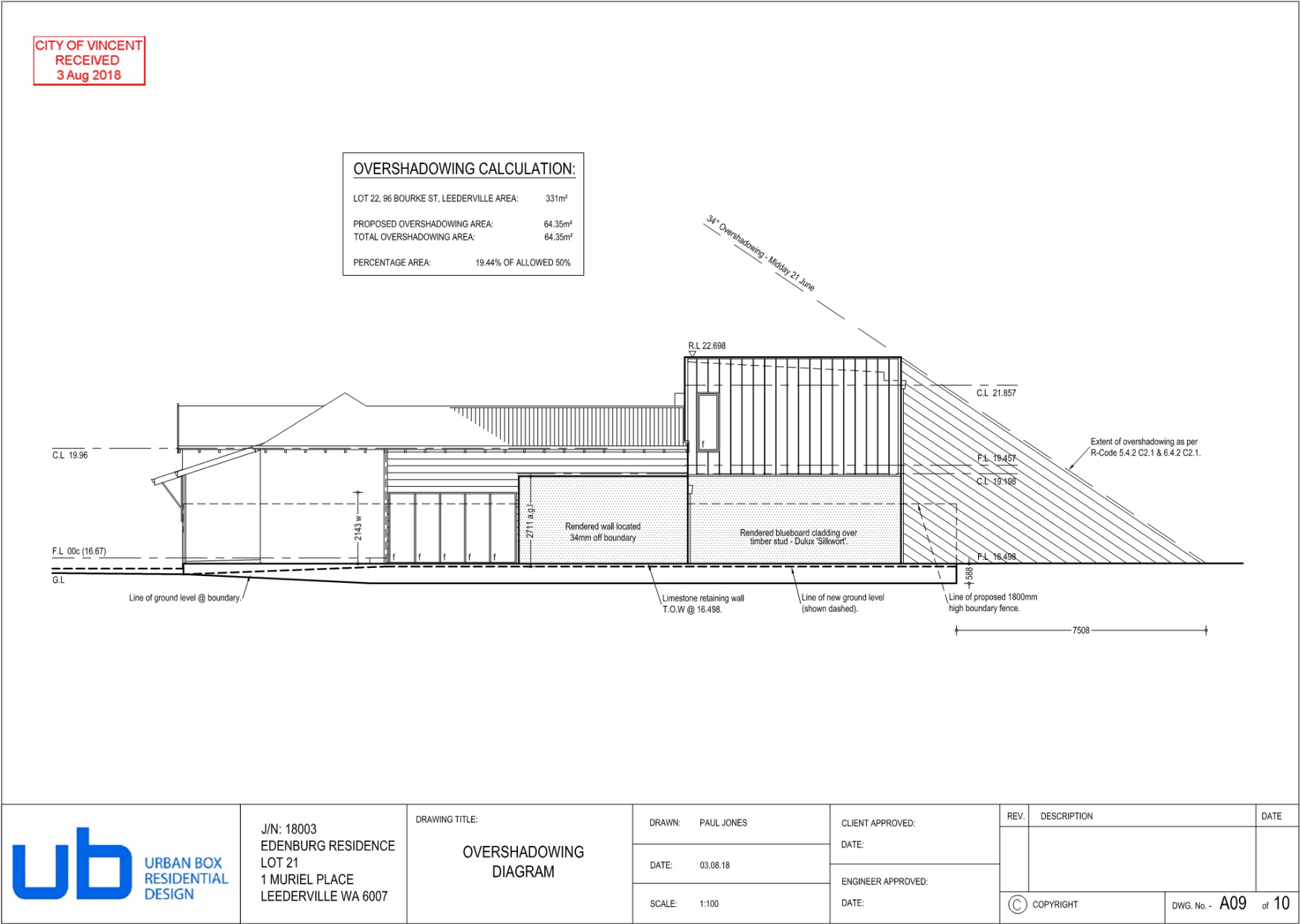
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EDENBURG RESIDENCE
LOT 21
1 MURIEL PLACE
LEEDERVILLE WA 6007


DRAWING TITLE:
**PROPOSED BOUNDARY
FENCE ELEVATIONS**

DRAWN: PAUL JONES
DATE: 03.08.18
SCALE: 1:100

CLIENT APPROVED:
DATE:
ENGINEER APPROVED:
DATE:

REV.	DESCRIPTION	DATE
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J/N: 18003
EDENBURG RESIDENCE
LOT 21
1 MURIEL PLACE
LEEDERVILLE WA 6007

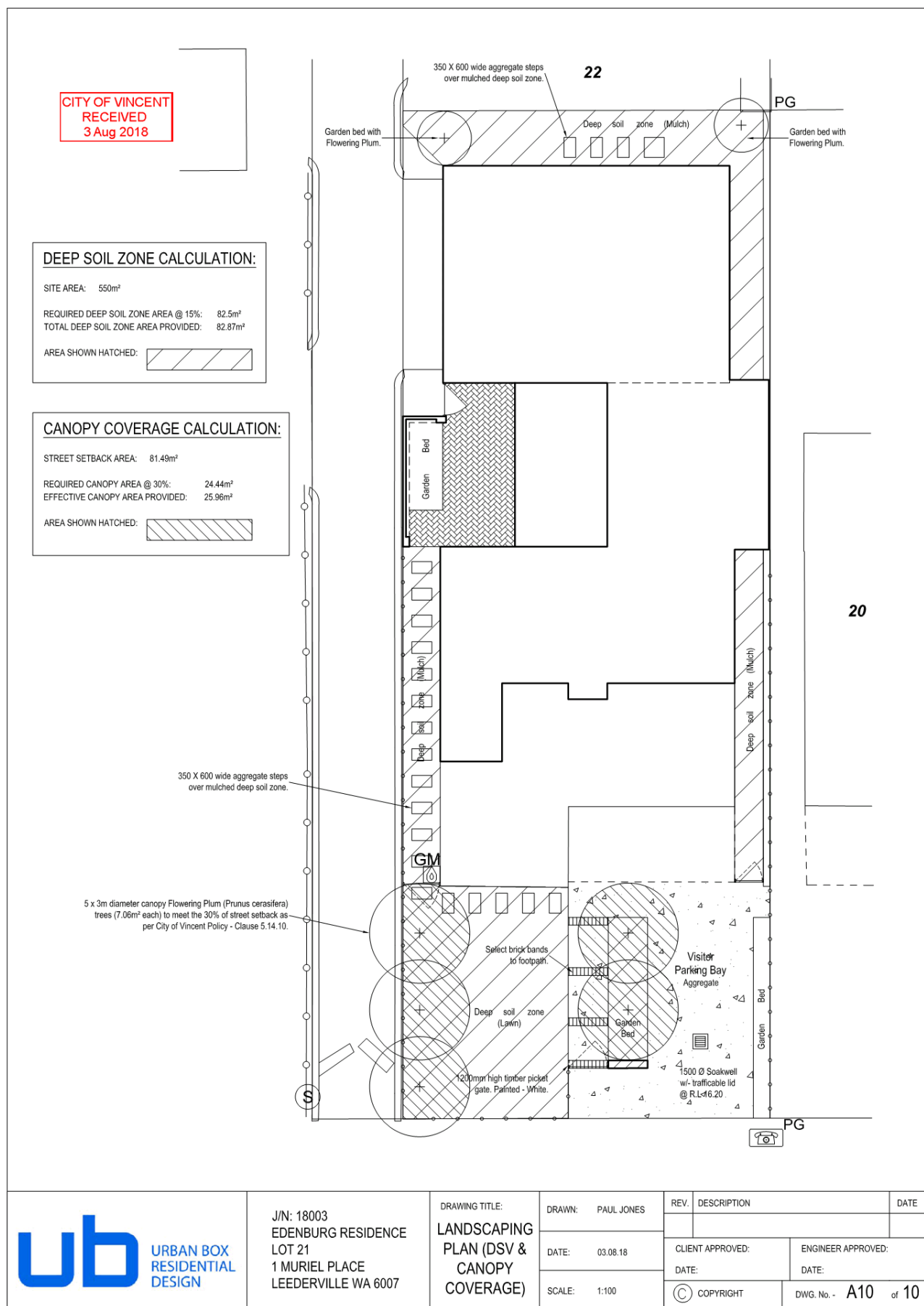
DRAWING TITLE:

**OVERSHADOWING
DIAGRAM**

DRAWN:	PAUL JONES
DATE:	03.08.18
SCALE:	1:100

CLIENT APPROVED:
DATE:
ENGINEER APPROVED:
DATE:

REV.	DESCRIPTION	DATE
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Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Privacy</u></p> <p>The development proposes large windows in the upper floor addition that create overlooking to properties to the south and east of the site.</p>	<p>The proposal complies with the deemed-to-comply requirements of Clause 5.4.1 of the Residential Design Codes (R Codes). The window facing south is a highlight window as the window sill is 1.6 metres above finished floor level. The openings to the east are setback in excess of 4 metres from the adjoining properties on the opposite side of the laneway, with 3 metres required.</p>
<p><u>Design and Character</u></p> <ul style="list-style-type: none"> • The colours and materials (an industrial black box) will detract from the streetscape and will be visible from Oxford Street and is not in keeping with the Leederville character and old style. • The design features, character, appearance, size and building form of the proposed additions are not aligned with the traditional federation style. • Lack of sufficient space between the development and the southern boundary reduces the amenity of the adjoining properties in terms of light, privacy and overlooking. • The monument grey material will block out views of the greenery of the area. 	<p>The proposed development does not propose to remove the existing cottage dwelling with the additions being to the rear of the existing house. The subject site is located within the Residential Built Form Area and subject to the City's Policy No. 7.1.1 – Built Form. In accordance with the Built Form Policy, development on this site is permitted to three storeys within two storeys proposed and as such the height is acceptable.</p> <p>The colours and materials of the dwelling are not restricted in accordance with City's policies. The proposed colourbond cladding to the upper floor is considered to be complimentary to weatherboard material of the existing dwelling and therefore is not considered to have a negative impact on the streetscape and locality. Furthermore the setbacks to the rear (south) boundary, overlooking and overshadowing are compliant with the R Codes requirements and as such do not result in any adverse impact on the adjoining properties.</p>
<p><u>Solar Access</u></p> <ul style="list-style-type: none"> • The development results in overshadowing to the south and will negatively impact the amenity of the residents • The two storey development will result in adverse overshadowing to the east and will impact solar access to solar panels and pool areas 	<p>The R Codes permits overshadowing up to 50 percent of the adjoining site area for developments with a density coding higher than R40, with the adjoining site to the south zoned R60. The proposal meets the deemed to comply requirement with shadow cast being 19 percent of the adjoining property.</p> <p>Overshadowing in accordance with the R Codes is calculated at midday 21 June when the sun is at its lowest and the shadow cast is directly south. As such, any overshadowing to the east is considered to be minor and will not reduce access to direct sun for these properties.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<u>Parking and Access</u> The proposed garage being from the laneway will impact on adjoining residents access to their own parking areas	The laneway is available for the use of all properties adjoining the right of way (ROW). The proposed garage is setback sufficiently from the right of way to allow for adequate vehicle manoeuvring into the garage. Additionally, the development proposes to maintain the vehicle parking bay to the street frontage which will assist in mitigating the impact of vehicle traffic in the laneway.

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



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8th August 2018

City of Vincent
244 Vincent Street
Leederville WA 6007

Attn: Emily Andrews,

Below is the justification response from the property owners of 1 Muriel Street, Leederville WA 6007 following the meeting at the Council Chambers on the 1st August 2018. The amended drawings are included with this letter and are dated 3rd August 2018.

We would like to address some of the concerns raised by the residents of 96 Bourke St and 263 Oxford St in relation to our proposed development at 1 Muriel Place Leederville after having further opportunity to consider their position. It was acknowledged at the meeting on the 1st of August that our proposal meets building and R-codes and is looking to maintain the character of the street by restoring and extending the current residence rather than demolishing and putting a new build onto the property. Further as indicated by the Mayor the zoning in the area allows for 3 storey building height however to minimise the impact on neighbours the fore mentioned development is limited to 2 storeys.

- Outlook from properties

- **Lowering the height of the roof structure on the south boundary.**

As discussed in the meeting we have elected for a "flat" roof structure on the upper storey in lieu of a pitched structure to minimise the impact of the outlook for the neighbouring residents. In respect to the request to further consider lowering one part of the roof structure the impact on the design of the overall building makes us reluctant to make this change given that it destroys the simplicity of the "boxed" aesthetic and creates a number of negative construction issues.

- **Upper Storey metal cladding colour.**

We are reluctant to change the colour of the upper level of the building from the selected "Monument" dark grey given that a contrast in colour to the lighter grey on the lower level is considered important to emphasize the layering of the building over its two levels. The darker contrast, we believe, removes any potential correlation to an "industrial" presentation of light grey metal cladding and retains the lighter colour palette to ground floor articulation only, consistent with the approach taken in adjoining renovated premises in Muriel Place. Further to the above the darker "Monument" colour is non reflective and glare free and will provide a contemporary response to the adjacent custom orb zincalume roofing of the single storey component of the refurbished and extended "worker's" cottage.

- **Material of upper floor cladding.**

As indicated in the meeting the material for the upper floor extension has been selected for its environmental sustainability, durability and ease of maintenance. We are reluctant to alter this to options such as timber cladding due to the weathering and maintenance that it requires.

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- **Landscaping.**

We agree to put some additional landscaping on the south boundary to "soften" the appearance of the extension from this view point. This will be in addition to the landscaping at the front of the property and within the courtyard on the east which exceeds council requirements for canopy cover.

- Safety from right of way

- We wish to acknowledge that the garage structure has been set back to allow for adequate turning circle for access. The property has historically had access to the right of way until it was fenced off. The garage provision is to minimise parking on Muriel Place which already presents significant congestion and parking difficulties.

Should you have any further queries or require additional information please do not hesitate to contact me on 0400 999 045.

Regards,

Paul Jones
Urban Box Residential Design

www.urbanboxdesign.com.au

Determination Advice Notes:

1. With reference to Condition 1 the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
2. An Infrastructure Protection Bond for the sum of \$3,000 together with a non-refundable inspection fee of \$100 shall be lodged with the City by the applicant, prior to commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
4. With regard to Condition 2, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of storm water 'off site' be subsequently provided, detailed design drainage plans and associated calculations of the proposed storm water disposal shall be lodged together with the building permit application working drawings.
5. Standard 'Visual Truncations', in accordance with the City's Policy No. 2.2.6 and/or to the satisfaction of the City are to be provided at the intersection of the road reserve or Right of Way boundary, and all internal vehicle access points to ensure that the safety of pedestrians and other road users is not compromised.
6. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
7. In accordance with AS2890.1, the garage had been designed to accommodate one vehicle.
8. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
9. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

9.4 NO. 3 (LOT: 47; D/P: 1177) BULWER AVENUE, PERTH - EXISTING AND PROPOSED ALTERATIONS TO SINGLE HOUSE

TRIM Ref: D18/112084
 Author: Clair Morrison, Urban Planner
 Authoriser: Luke Gibson, A/Director Development Services
 Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Municipal Heritage Inventory Listing [↓](#) 
3. Attachment 3 - Development Plans [↓](#) 
4. Attachment 4 - Written Submissions [↓](#) 
5. Attachment 5 - Heritage Impact Statement [↓](#) 
6. Attachment 6 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for existing and proposed alterations and additions to the single house at No. 3 (Lot: 47; D/P: 1177) Bulwer Avenue, Perth, in accordance with the plans included as Attachment 3 subject to the following Conditions and associated Advice Notes as included in Attachment 6:

1. This approval relates only to the following as shown on the approved plans and contained within the written submission dated 5 September 2018:
 - replacement of the gutter;
 - the installation of the downpipes;
 - the retention of the installed moisture vents;
 - the retention of the replaced timber window frames in bedrooms one and three;
 - the replacement of the cornice with Federation Style fiberglass;
 - the retention of the installed ceilings throughout the dwelling;
 - the retention of the ceiling rose in bedroom one;
 - the installation of skirting boards in the lounge room;
 - the replacement of the side gate;
 - the replacement of glass in the front door (facing Bulwer Avenue); and
 - the replacement of pathway tiles;

No other development forms part of this approval;

2. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed side gate matches the original fabric of the existing gate, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent;
3. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed glass and lead lighting within the front door facing Bulwer Avenue reflects the original Federation Style of the Single House, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent;
4. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed tiled pathway reflects the original Federation Style of the single house in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent;
5. Prior to the commencement of works, the applicant is to submit details demonstrating that the proposed skirting boards match the original fabric and Federation Style of the single house,

in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent

6. The applicant is to provide decorative ceiling features throughout the dwelling so as to reflect the original Federation Style of the Single House, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties. The applicant is required to submit details/plans of the features prior to the commencement of works, to the satisfaction of the City of Vincent;
7. Within 28 days of Council approval, the applicant is to submit details as to how the existing moisture vents will be painted to match the original fabric of the single house, in accordance with the City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, to the satisfaction of the City of Vincent. Within 28 days of the City's approval of those details, the applicant is to paint the existing moisture vents, to the satisfaction of the City of Vincent; and
8. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for existing and proposed alterations to the existing Single House at No. 3 Bulwer Avenue, Perth (subject site).

PROPOSAL:

This application seeks approval for various existing and proposed additions and alterations to the existing single house, which relate to both the internal and external features of the single house.

BACKGROUND:

Landowner:	Justin Mortley
Applicant:	Justin Mortley
Date of Application:	16 May 2018
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R50
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	369m ²
Right of Way (ROW):	Yes, privately owned, 3.0 metres
Heritage List:	Yes

The subject site is located on the southern end of Bulwer Avenue, with the closest intersection being that of Bulwer Avenue and Bulwer Street, as shown in **Attachment 1**. The subject site is bound by a privately owned right-of-way to the west, Bulwer Avenue to the east, and single houses to the north and south. To the east of the subject site is Highgate Primary School.

The existing single house forms part of both the City's Scheme Heritage List and Municipal Heritage Inventory (MHI), with the latter recommending the highest level of protection for the site. The MHI listing is titled 'Bulwer Avenue Group' and includes houses Nos. 3-19 Bulwer Avenue, Perth. The MHI listing can be found in **Attachment 2**.

On 13 December 2017, the City received an anonymous complaint that alleged that the façade of the dwelling on the subject site had been rendered. Administration undertook a site inspection, which revealed that white render had been applied to elevations of the dwelling over the existing painted, tuck-pointed brickwork and lower limestone base. This form of alteration requires development approval as it is not exempt by way of the *Planning and Development (Local Planning Schemes) Regulations 2015*. On 15 December 2017, a request was made to the landowner to immediately cease all building works affecting the single house, and to either reinstate the original façade or seek development approval for alterations. The applicant claims to have rendered the façade to repair the water damage that had occurred to the limestone. On 9 January 2018,

another site inspection was undertaken by Administration revealing that a pale blue-grey paint had been applied over the render since the initial site inspection. Administration contacted the landowner to reiterate the request to cease all works.

The landowner did not want to remove the render from the façade and on 16 May 2018, lodged an application for development approval for the alterations, seeking approval for the following completed works:

- The retention of the existing (unauthorised) rendering of the external walls and two chimney stacks;
- The retention of the replaced gutter and the installed six additional downpipes;
- The retention of the installed external moisture vents;
- The retention of the replaced timber windows for bedrooms one and three;
- The retention of the replaced decorative concrete on the façade of the building;
- The retention of the replaced internal ceilings throughout the dwelling;
- The retention of the installed ceiling rose in bedroom one;
- The retention of the replaced cornice, which was replaced with Federation Style fibreglass in lieu of the existing wood cornice; and
- The removal of skirting boards in lounge room, which are proposed to be replaced.

In addition, the proposed alterations and additions to the existing house that form part of this application are as follows:

- The installation of skirting boards in the lounge room;
- The replacement of the existing gate;
- The replacement of the glass in the front door with decorative glass and lead lighting; and
- The replacement of the concrete pathway with federation style tiles.

The development and floor plans are included in **Attachment 3**, the written statement and building inspection report are included in **Attachment 4** and the submitted Heritage Impact Statement is contained as **Attachment 5**. The works require development approval on the basis that the alterations and additions go beyond 'repairs and routine maintenance that demonstrate replacing material with like for like that do not change the appearance of a heritage place, such as general repainting, re-decoration, re-roofing and repair of existing roof covers', as stipulated by the City's Heritage Management – Development Guidelines Policy.

The applicant paid a fee that is three times that of a standard application fee, which encompasses the processing fee of the development application and a penalty for commencing development prior to approval being issued.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), and the City's Heritage Management – Development Guidelines Policy. 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
Heritage Management		✓

Detailed Assessment

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

Heritage Management	
Deemed-to-Comply Standard	Proposal
Building Scale, Bulk and Mass A.2.1 The additions and alterations:	

Heritage Management	
Deemed-to-Comply Standard	Proposal
<ol style="list-style-type: none"> do not alter the original facade(s) or roof pitch; are clearly distinguishable from the original part of the heritage place to be conserved; are based on research that can identify the elements, detailing and finishes already used; do not obscure or alter an element that contributes to the significance of the place; maintain an existing vista or view lines to the principal facade(s) of a heritage place; and are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained. 	The application involves numerous discrete elements, some of which affect the heritage value of the site.

The proposal does not meet the specified deemed-to-comply standard and is discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 14 days commencing on 5 June 2018 and concluding on 18 June 2018. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as shown in **Attachment 1**, and a notice being published on the City's website. In response, one submission was received; objecting to the proposal due to the loss of heritage value as a result of the render.

The applicant sought to address this concern within the submitted HIS included in **Attachment 5**. This concern is discussed in the Comments section of this report.

Design Review Panel (DRP):

Referred to DRP: Yes

The application was referred to the DRP on 2 August 2018 to seek comments on the heritage considerations of the proposal. The comments provided from the DRP can be summarised as follows:

- The Bulwer Avenue Group has a management category A, meaning the place has been identified as requiring the maximum level of protection and that conservation of the place is essential;
- The significance of No. 3 Bulwer Avenue is the place's materials, including its masonry elements, overall form (including the projecting front bays), its aesthetic values and contribution as a single storey house constructed in the Federation Arts and Crafts style;
- The rendering of the front façade has resulted in the previous brick finish, details such as brick arches to the window heads and textured finish to the parapet, no longer being evident;
- The impact of the render has considerable impact to the place and has diminished the cultural heritage values of the individual place and the Bulwer Avenue Group; and
- Due to the cultural heritage values, and the place requiring the highest level protection, the cement render to the front façade of No. 3 Bulwer Avenue should be removed.

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. 4.1.22 – Prosecution and Enforcement; and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties.

Delegation to Determine Applications:

This matter is being presented to Council for determination at the request of the landowner.

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:

Cultural Significance and Heritage Management

The City's Heritage Management – Development Guidelines Policy requires any alteration to a heritage listed place to conserve the characteristics identified in the statement of significance. The subject site forms part of the 'Bulwer Avenue Group' on the City's MHI, along with house nos. 3-19 Bulwer Avenue, Perth. This listing is Management Category A – Conservation Essential, which provides the highest level of protection. The MHI listing for the subject site is included in **Attachment 2**. The MHI listing includes the following statement of significance for the Bulwer Avenue Group:

Notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts and Crafts styles, which occupies the length of the whole street block opposite the Highgate Primary & Infants Schools.

The Acceptable Development Criteria within the City's Heritage Management – Development Guidelines Policy are as follows:

- *Development within zones, spaces and fabric of the place identified as significant is conserved and/or adapted in a manner that protects the significant heritage values;*
- *The alterations and additions that do not alter the original façade or roof pitch;*
- *are based on research that can identify the elements, detailing and finishes already used;*
- *Do not obscure or alter an element that contributes to the significance of the place;*
- *New doors or windows in the principal facades(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place, unless concealed from view from the principal street frontage;*
- *Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.*

The corresponding Performance Criteria states that any alterations should be respectful and compatible with the fabric and should not alter or obscure fabric that contributes to the historical significance of the site.

Based on the MHI listing, it is considered that the primary characteristics of the existing house are its Federation style of architecture which includes brickwork facades, pitched rooves, bay windows and verandahs. As such, all existing and proposed works must be considered in the context of how they contribute to this Federation Style and the Design Principles of the City's Heritage Management – Development Guidelines Policy.

Existing (Unauthorised) Alterations and Additions

In considering the replacement of gutter, installed downpipes and moisture vents, the installation of new timber window frames in bedrooms one and three, replaced cornices (with Federation Style fiberglass in lieu of the existing wood), installation of new ceilings throughout the dwelling and installation of the ceiling rose in bedroom one, the following is relevant:

- The replacement of the gutter and the six additional downpipes, installation of timber window frames for bedrooms one and three and installation of the external moisture vents are considered to assist with the ongoing preservation and maintenance of the heritage listed building.
- The colours chosen for the gutters and downpipes reflect the existing colours of both this single house, prior to the render, and other houses within the 'Bulwer Avenue Group'. As such, they are not considered to compromise the cultural heritage of the building.
- The cornices, whilst not being replaced with the original fabric are considered to replicate the original Federation Style of the single house, and therefore, not compromise the cultural heritage or character of the single house.
- The replacement of gutter, installed downpipes and moisture vents, replaced cornices with Federation Style fiberglass and installation of the ceiling rose in bedroom one does conserve, and is sympathetic to the original Federation Style of the single house, which distinctly contributes to the historical and cultural significance of the place.
- The replacement of gutter, installed downpipes and moisture vents, replaced cornices with Federation Style fiberglass, installation of timber window frames for bedrooms one and three and installation of the ceiling rose in bedroom one is compatible with the original fabric and does not alter the elements that contributes to the significance of the place.
- The replacement of gutter, installed downpipes and moisture vents, installation of timber window frames for bedrooms one and three and installation of the ceiling rose in bedroom one respects the cultural heritage significance, with respect to materials used, and the Federation Anglo Arts & Crafts architectural style.
- The replacement of gutter, installed downpipes and moisture vents, replaced cornices with Federation Style fiberglass, installation of timber window frames for bedrooms one and three and installation of the ceiling rose in bedroom one promotes and encourages the retention of characteristics that contribute to, and promote the significance of the heritage place.
- The replacement of gutter, installed downpipes and moisture vents, installation of timber window frames for bedrooms one and three and installation of the ceiling rose in bedroom one ensures the prominence of the significant original materials and colours are retained.
- Whilst the external moisture vents are not considered to compromise the cultural heritage of the building due to the size and location, they have been painted to reflect the colour of the existing (unauthorised) render of the single house. As such, should Council approve the moisture vents and not approve the unauthorised render, it would be recommended that a condition be imposed requiring the colour to reflect the original fabric of the building.
- The previous skirting boards have been removed but not yet replaced, and as such, there is opportunity to install skirting boards that reflect the existing character of the cultural significance of 'Bulwer Avenue Group'. As such, should Council approve the removal of the skirting boards, it is recommended that a condition be imposed to ensure that new skirting boards will be installed that reflect the Federation Style, as detailed in the written submission that forms **Attachment 4**.
- The replaced ceilings throughout the dwelling (with the exception of bedroom one) are flat, white ceilings which do not contribute to the Federation Style of the single house. Administration does not support this current state, but it would be open to support the retention of the ceiling, subject to the imposition of a condition to require the provision of decorative features in the original Federation Style, such as the decorative rose in bedroom one.

Based on the above, it is considered that the works generally align with the both the intent and the performance criteria of the Heritage Management – Development Guidelines Policy, or can be made to be way of appropriate conditions. It will therefore be recommended that they be approved.

In considering the external alterations and additions, in the form of render of the external façade and two chimney stacks and the retention of the replaced decorative concrete, the following is relevant:

- The render and decorative concrete feature does not restore or conserve, and is not sympathetic to, the original face brick of the single house, which distinctly contributes to the historical and cultural significance of the place;

- The rendering of the façade and chimney stacks and decorative concrete feature ~~is~~ are not compatible with the original fabric and alters the elements that contributes to the significance of the place;
- The rendering of the façade and chimney stacks does not respect the cultural heritage significance, with respect to materials used, and the Federation Anglo Arts & Crafts architectural style;
- The render of the façade and chimney stacks and decorative concrete feature does not promote and encourage the retention of characteristics that contribute to, and promote the significance of the heritage place;
- The rendered façade and chimney stacks, does not ensure the prominence of the significant original materials are retained;
- The submitted HIS notes that *“the rendering works diminishes the heritage significance of the Bulwer Avenue Group through the uses of materials and surface finishes which are not appropriate to the original fabric and do not complement the architectural style of the Bulwer Avenue.”*;
- The works do not contribute to the federation style of the dwelling and are considered to significantly compromise the cultural significance of the building and character of the entire ‘Bulwer Avenue Group’.
- The submitted building inspection report does not make reference to the condition of this decorative portion of concrete and as such, it is not clear whether this portion of the external works were necessary to repair.

Based on the above, it is considered that this aspect of the application does not align with the intent nor the performance criteria of the Heritage Management – Development Guidelines Policy.

It will therefore be recommended that Council approve only some components of the application.

Proposed Alterations and Additions

The proposed alterations and additions include:

- the installation of new skirting boards in the lounge room;
- the replacement of the existing side gate;
- the replacement of the glass door that faces Bulwer Avenue with decorative glass and lead lighting;
- the replacement of the pathway from concrete to federation style tiles.

Based on the information provided, the above elements are considered to be sympathetic to the original federation style of the development and appropriately conserve the cultural significance of the ‘Bulwer Avenue Group’. Should the works be undertaken in a similar fabric, colours and style, the works will contribute to the historical and cultural significance of the place and be consistent with the intent and the performance criteria of the Heritage Management – Development Guidelines Policy.

As such, it is recommended that the above works are approved, subject to the imposition of conditions to ensure an appropriate heritage outcome for the site.

Heritage Rectification and Conservation

It is noted that, should any existing (unauthorised) works not be approved, Administration will formally direct the landowner to rectify these works by reinstating the existing single house to the condition prior to the works being undertaken, in accordance with the City’s Policy No. 4.1.22 – Prosecution and Enforcement.

The HIS provides some information regarding the impact of render to the original fabric. The HIS states that it is recommended the applicant *“ensure future building maintenance does not remove or damage the original fabric of the building, or the use of new materials; and ensure any cleaning to the original fabric is low-pressure, non-abrasive and non-chemical”*. As the concrete render and acrylic paint is intrusive to the original stone and masonry wall, the removal of the render may lead to further damage to the original limestone and masonry. As such, it is vital that any removal / rectification works are undertaken using non-abrasive and non-chemical techniques generally in accordance with the recommendations contained within the HIS.

In this regard, Administration has contacted plasterers and stonemasons that specialise in heritage management and protection, regarding the removal of render from masonry heritage buildings. Based on the advice received, it is noted that the render may lead to moisture becoming trapped under the render, and will result in the breakdown of the original fabric, although the painting of the original limestone and masonry façade will assist in mitigating the impact of removing the render. Any damage caused can be rectified through replacement of like-for-like materials or repointing with suitable lime mortar.

Conclusion

The application seeks approval for both existing and proposed works associated with an existing heritage dwelling. Some of the works are considered to comply (or are capable of complying) with the statement of significance, the Federation Style character of the 'Bulwer Avenue Group', reflect the existing materials used and align with the intent and performance criteria of the Heritage Management – Development Guidelines Policy, whilst some do not, as follows.

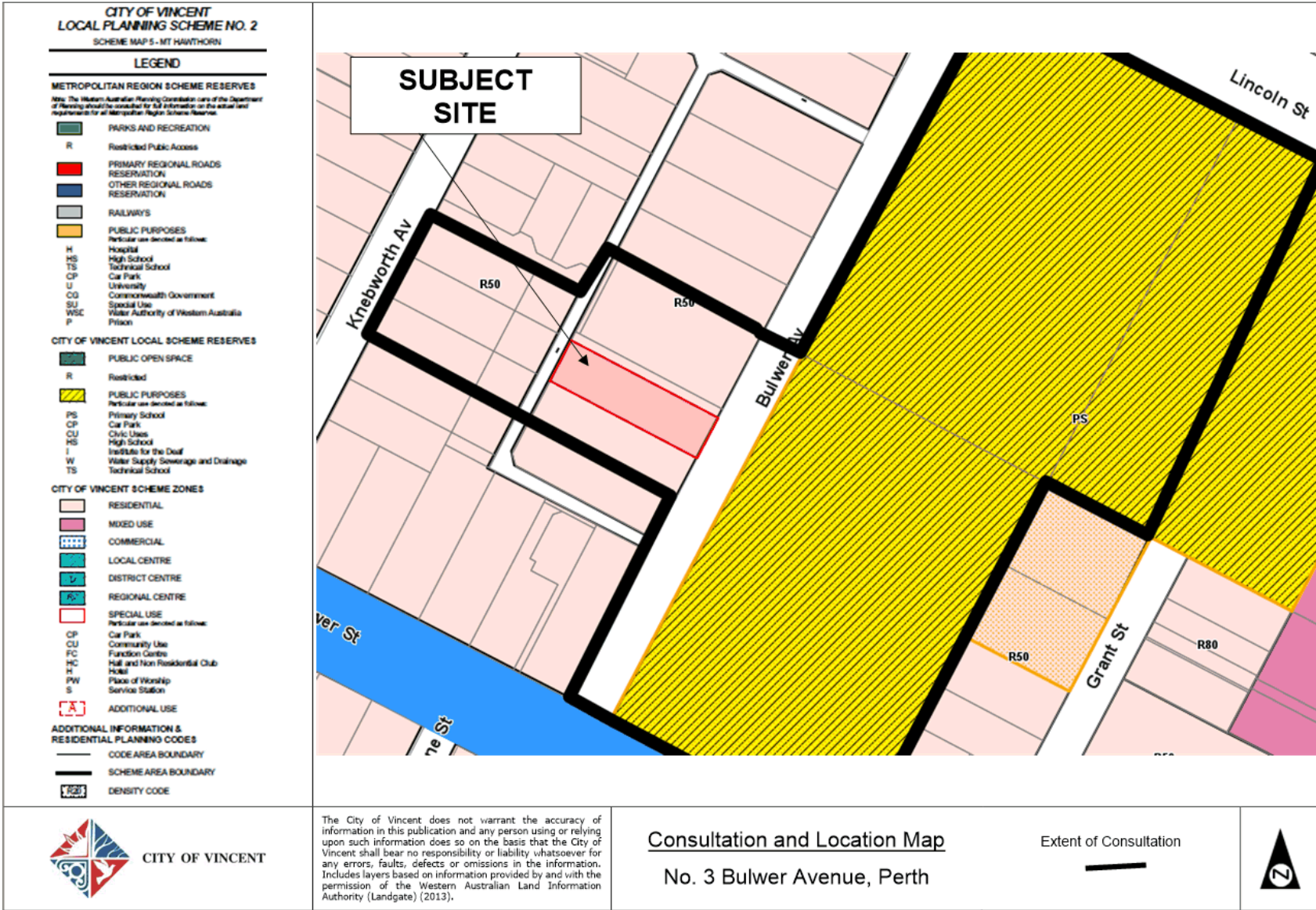
It is considered that the following works do not compromise the cultural significance of the heritage listed building and are supported.

- The retention of the replaced gutter and the installed six additional downpipes;
- The retention of the installed external moisture vents;
- The retention of the replaced timber window frames in bedrooms one and three;
- The retention of the replaced cornice, which was replaced with Federation Style fiberglass in lieu of the existing wood cornice;
- The retention of the installed ceiling rose in bedroom one; and
- The removal of skirting boards in lounge room, which are proposed to be replaced.

It is considered that the following works do compromise the cultural significance of the heritage listed building and are not supported.

- The retention of the existing (unauthorised) rendering of the external walls and two chimney stacks;
- The retention of the replaced decorative concrete on the façade of the building; and
- The retention of the replaced ceilings throughout the dwelling, in their current condition.

As such, it will be recommended that Council approve the application, but limit the scope of the approval to those elements that are considered acceptable or that would be acceptable subject to conditions. The other, unacceptable, elements would not form part of the approval and would, in effect, be refused.





Bulwer Avenue Group

Address 3 - 19 Bulwer Ave
Perth

Lot No 47, 4, 44, 1, 42, 41, 3, & 2

Precinct Hyde Park

Management A - Conservation Essential

Construction 1895

Date

State No

Register

Significance Bulwer Avenue Group is a notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts & Crafts styles, which occupies the length of a whole streetblock opposite the Highgate Primary & Infant Schools. The subdivision was made possible by transferring a strip of land from the schools to enable Bulwer Avenue to be developed as a public road.

Physical Style Federation Anglo Dutch Federation Arts & Crafts

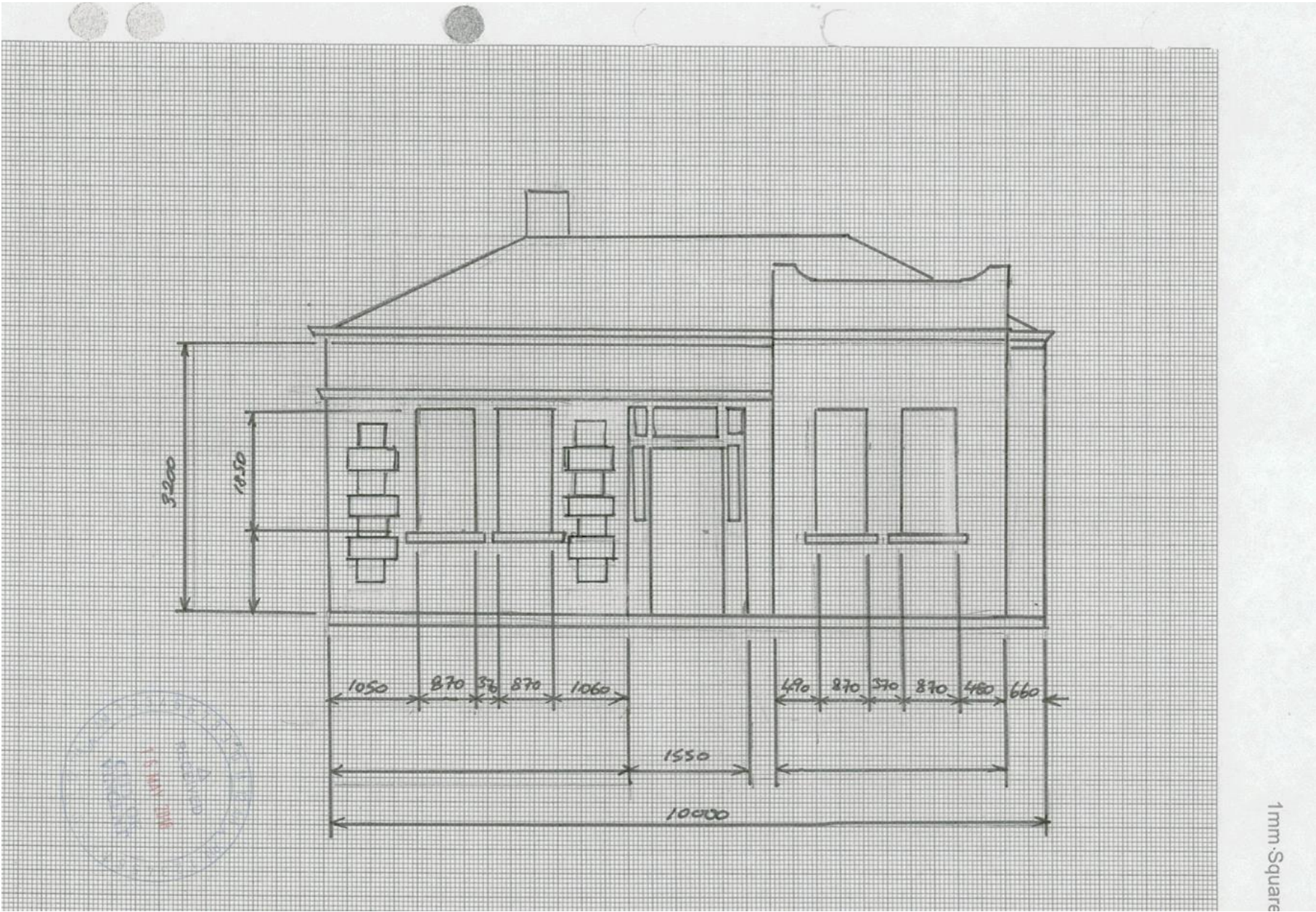
Historic Theme 1891-1919 - Population and settlement: Residential development
1920-1946 - What people did for a living: Retail and commercial businesses
1972-2001 - Population and settlement: Redevelopment and infill & Revival of inner-city living

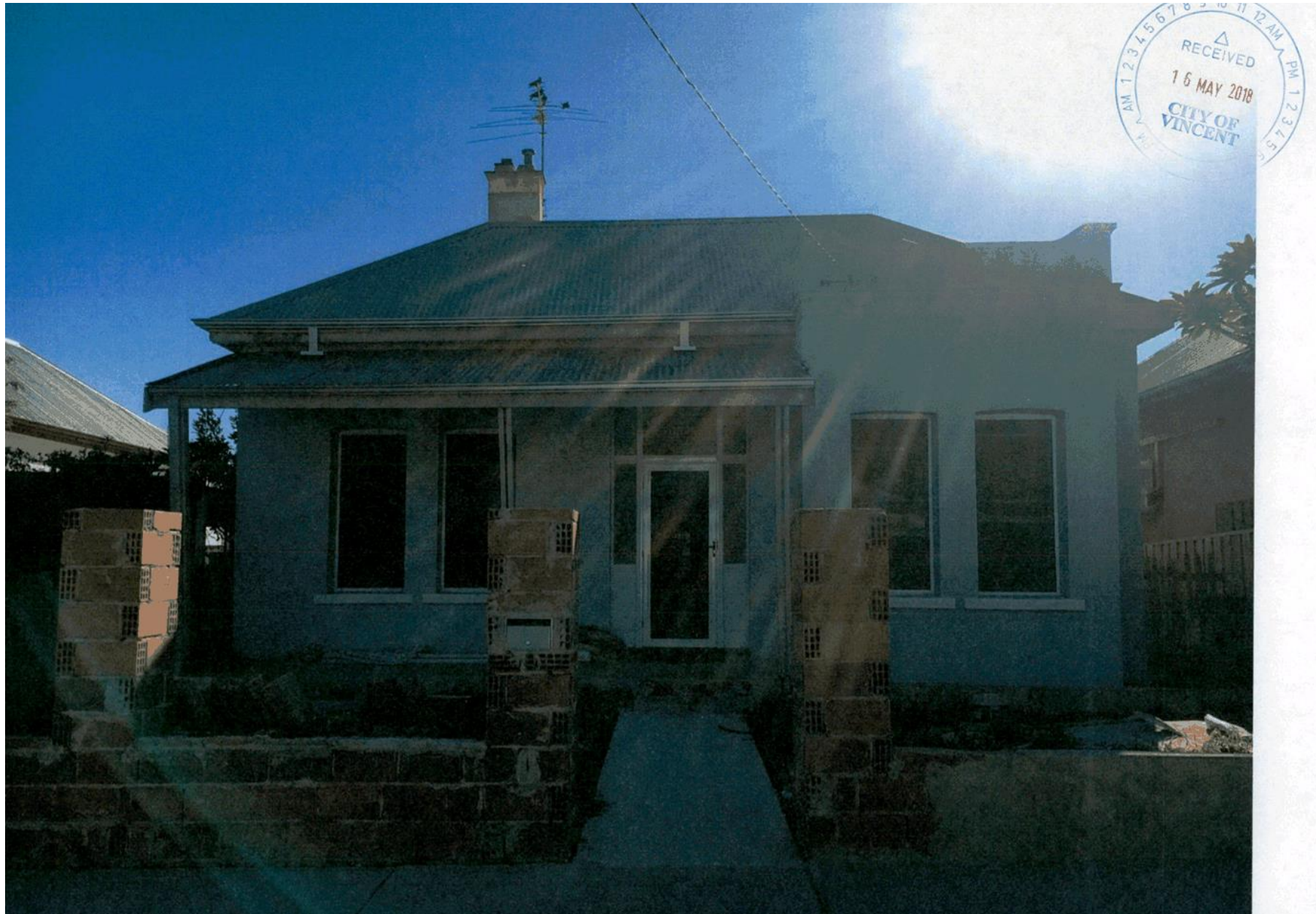
Physical Description This small precinct runs along the west side of Bulwer Avenue opposite Highgate Primary School. The west side of Bulwer Avenue comprises of 10 houses, one with an attached shop (there is no house numbered 7 in the street), however the house and shop attached at No.1 Bulwer Avenue and the house at No. 21 Avenue have not been included in the heritage listing as a result of a resolution made at an Ordinary Meeting of Council held on 7 November 2006. The houses were all built in either one of two distinct building styles. There are two sets of three almost identical Federation Arts and Crafts style houses at each end of the block, and a set of four Federation Anglo Dutch style houses in the centre of the street. The houses are all double fronted, with gabled projections and simple verandahs. The Federation Anglo Dutch style houses are of stone, with brick quoins and a faceted bay window under a Dutch gable. The houses have pairs of chimneys and four paneled timber front doors. Original windows are double hung. The Federation Arts and Crafts style influenced houses are of a similar design but their front bays are treated as low parapeted towers roofed with a mitred hip.

Historic Background Bulwer Avenue and Bulwer Street were named in 1858 after Sir Edward Bulwer Lytton, first Baron Lytton, a 19th Century novelist. Lytton was Secretary for State for the Colonies during the years 1858 - 59. part of this road was formerly in the locality of East Perth, but due to boundary changes, it is now in the locality of Perth. Ten houses were built on the west side of Bulwer Ave between 1895 and 1898, on part of Lots N115 and N139, in the area known originally as Highgate Hill. Opposite was the Highgate Primary School, which opened in 1895. The rapid rise in resident numbers in the area was reflected in a rapid increase in principals at the school. So much so that a separate infants's school was built in 1900 and addition to both schools



followed until 1913. In 1922, a shop was added to the residence at No 1. The land on Bulwer Avenue was owned by Anastasia Murphy. Anastasia and her husband Michael, with their six children, had established a market garden in the area. Following Michael's death in 1880, Anastasia continued to lease out the land for gardening. In the early 1890s, she subdivided some of it, creating the Bulwer Park Villa subdivision. Hall, Dallen & Todd Ltd, land and real estate agents, handled the sale of the lots. H. C. Ashton, of Ashton Brothers Contractors, built No. 1, and may have been responsible for the other houses of the same design. A number of the houses were given names, such as 'Dovedale' (No.11), 'Lytton' (No.15), 'Atherstone' (No. 1), 'Roylyn' (No.3), 'Boscobel' (No.5) and 'Bronte' (No.17). In the Post Office Directory for 1897 Harry L. Hall, Joseph Hine and Hentry G. Trenchard are listed as living in the street plus George R. Turner at 'Lytton'. No numbers are given. In 1901, the occupants of the houses were a manager, agent, clerks, a civil servant, solicitor, engineer and gentleman. These people were representative of the middle class in Perth at this time. In 1922, the shop at No. 1 was leased to Ida James, who ran a confectionary business for a short time. In 1949 the residents were Arthur Cochrance, a painter (No.3), Mrs Flora A .Goddard (No. 50, Mrs Mary Thornton (No. 9), H.J Hartshorn at No. 11 and Mrs M.E Detrich at No. 11a, Edward G. Lewis and Mrs Lilly Lee at No. 15, Mrs Maria and Burns Noble (No. 27) and Mrs Ivy Wiley (No. 19). European migrants occupied some of the houses in the 1950s and 1960s, and David Helfgott's family lived at No. 13 during this period. A number of the houses have been upgraded in recent years, and more are owner-occupied.

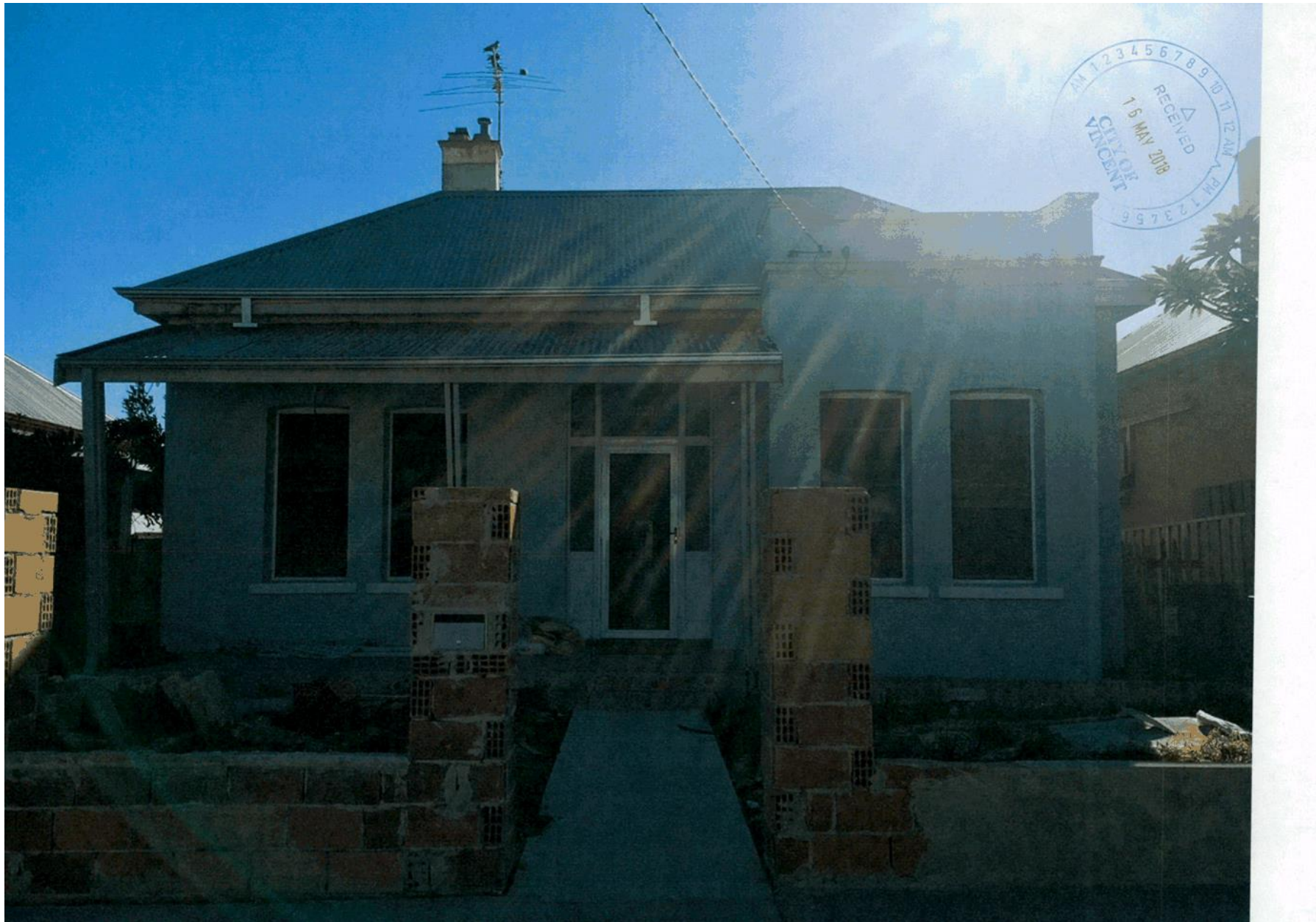








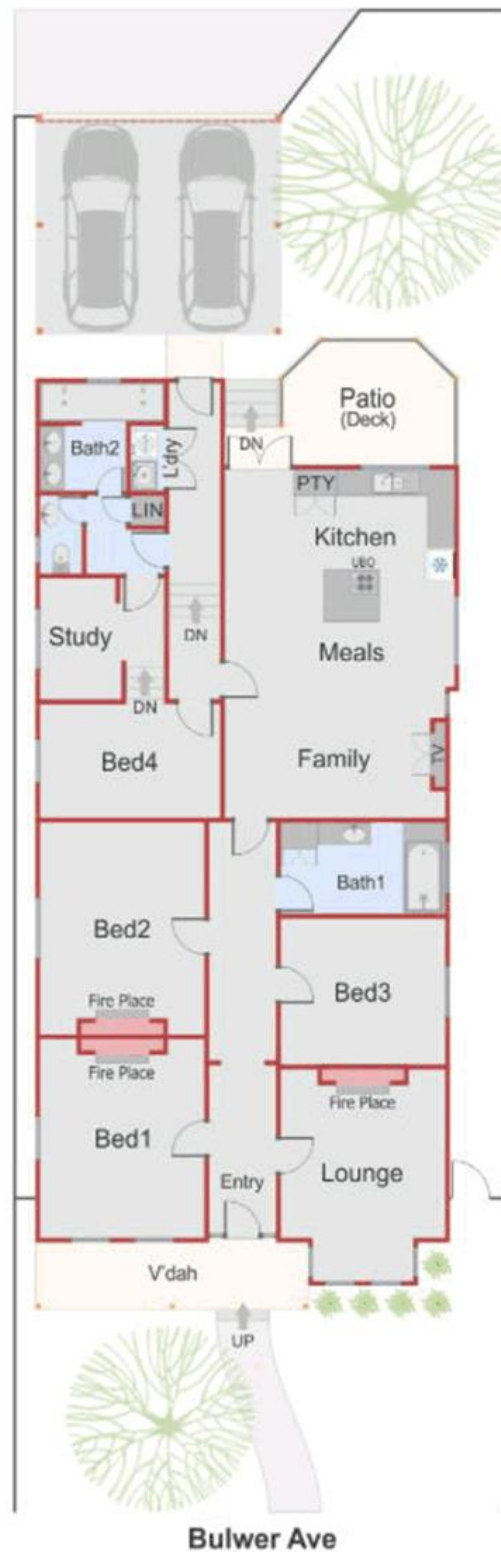




Address: 3 Bulwer Ave, Perth WA 6000



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This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

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15 May 2018

To whom it may concern

Re: Unauthorised alterations to a heritage listed property.

Please find attached several documents;

- Site plan
- GVM Letter
- GVM Work
- Certificate of Title
- Sash in a Flash (recommended by a neighbour as he maintained the original wood/window work)
- Heritage information
- Building pest and building inspection – this was not thorough and was prior to purchasing. The extent of damage was uncovered by the builder GVM.



The plan has alphabetical keys – these relate to;

- A) The gutter had no downpipe. The water from this gutter overflowed in to the house. The - result extensive damage to the brickwork both internal and external. This brickwork was repaired prior to the rendering/re-rendering.
- B) This gutter system also emptied into the house but behind the Dutch feature. The wood frame on window C did not exist (it had deteriorated to powder with



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only and internal paint shell). The brick work around it was in similar poor condition.

- C) This wall had the most extensive damage and had previously been repaired – though poorly, with parts rendered. The windows were inoperable and were held in place with paint – see repair quote. The work completed was more as the extent was not known until the windows were opened.
- D) The limestone feature was painted over revealing a textural difference but no colour difference. This was the only part of the Heritage feature that remained. According to both my observation and the Builder's opinion This limestone was significantly damaged – both as a result of the chosen paint, rendering and from constant water. Half of the front had been 'rendered' (badly) – the work completed by GVM solutions only corrected and completed this previous work.
- E) The limestone feature on this part of the wall was partially rendered. The rendering completed by GVM Solutions only corrected the work. Similarly, the entire brickwork, limestone and rendering had been painted a grey colour further damaging and removing the heritage features. The current chosen colour represents a typical heritage look for the period house.
- F) This relates to the two panels of limestone visible behind the pain – in texture only. Both had damage to the top one fifth.

I am committed to maintaining the integrity, heritage and feel of this home. Should the limestone have been retrievable (without the extreme cost of replacing) I would have explored that. All the heritage features were damaged with excessive water, paint and partly through render. I believe the current clean look both maintains the structural integrity of the house while preventing further damage. Note additional gutters have been installed.

Thank you for considering this application and the heritage impact of finishing this rendering process.

Kind Regards

Justin Mortley



BUILDING INSPECTION REPORT



3 Bulwer Avenue, Perth, 6000

Inspection prepared for: Justin Mortley
Date of Inspection: 21/7/2017 Time: 12.00pm
Age of Home: 97 years approx
Weather: Cloudy

Inspector: Stephen Donnison
License #H724

Building Inspections – Timber Pest Inspections - Investment Property Tax Depreciation Schedules – Asbestos
Audit – Dilapidations Surveys – Rental Property Condition Reports

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3 Bulwer Avenue, Perth

The inspection agreement - Please read it carefully.

- 1) **Extent of reporting:** Major defect findings, A general impression regarding the extent of minor defects, Any major defect uncovered in the course of the inspection that is an urgent and serious safety hazard.
 - 2) **Inspection & Report:** The inspection of the Building Elements as outlined in Appendix C of AS4349.1-2007 except for Strata title properties where the inspection will be according to Appendix B of AS4349.1 -2007.
The inspections has been carried out in accordance with AS 4349.1-2007 a copy of the Australian Standard may be obtained from Standards Australia.
 - 3) The Inspection and Report compares the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability and no prediction of future conditions guarantees or warranties are given. The purpose of the inspection is to provide advice to the Client in relation to the condition of the property at the time of the inspection. This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection.
 - 4) All inspections are a non-invasive visual inspection and are limited those areas and sections of the property to which Reasonable Access was both available and permitted and to a ladder height of no more than 3.6 meters on the date and time of the inspection.
 - 5) The Inspection WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.
 - 6) The inspector CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. An invasive inspection was not performed unless a separate contract is entered into with the client and property owner.
 - 7) This inspection WILL NOT report on the presence or not of Timber Pest activity. We strongly recommend the client have a timber pest inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections by a fully qualified, licensed and insured timber pest inspector. If timber pest damage is found in the course of the inspection then it will be reported. The inspector will only report on the damage that is visible at the time of inspection.
 - 8) Any estimates provided in the report are merely opinions of costs that could be encountered, based on the knowledge and experience of the inspector; it is always recommended you seek 3 written quotes to confirm any costs.
 - 9) Subject to reasonable and safe access, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The subfloor, The roof exterior, From the main building 30 meters including fences within the property boundary.
 - 10) Report Ownership: The inspector named on this report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named on the report.
 - 11) The written report prepared by Inspector shall be considered the final exclusive findings of Company of the structure. Client named on this report understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy hours (72) hours after the inspection report has first been delivered to Client.
 - 12) Neighbourhood usage such as pests, closeness to mines, public transport, hotels, stormwater drains, public entertainment venues etc. Document analysis e.g. sewer drainage, plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit inspected.
 - 13) The inspections will not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, and urea formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc including unauthorised or illegal plumbing or electrical work. Landscape retaining walls above 700mm high. Unauthorised or illegal building work. The durability of exposed finish materials.
 - 14) You agree that we cannot accept any liability for our failure to report a defect that was concealed by the owner of the property being inspected and you agree to indemnify us for any failure to find such concealed defects.
- DISCLAIMER OF LIABILITY:** -No Liability shall be accepted on any account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report). You agree that in accepting this agreement You have read and understood the contents of this agreement and AS4349.1 and that the inspection has been carried out in accordance with this document. The Client agrees to pay for the property inspection.

Stephen Donnison

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Express Building and Pest Inspections

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DEFINITION OF TERMS: Listed below is a definition of key words used to describe the items condition marked with an (X) in the relevant condition rating box.

FUNCTIONAL - Performing it's function and it's condition is appropriate or typical for it's age.

MAINTENANCE - A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

MAJOR DEFECT - A defect of sufficient magnitude when rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

SAFETY HAZARD - An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

N/A - Item not applicable or not present.

Summary of Items

The summary immediately below in "red" consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages including the item condition boxes on the left of each page as the summary alone does not explain all the issues.

If there are no items immediately below, it indicates that there may be no item requiring attention. Refer to the each items condition box for further details.

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Page 14 Item: 1	Wall Condition	1.4. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations
Lounge Room		
Page 29 Item: 1	Wall Condition	1.3. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations
Living Room		
Page 32 Item: 3	Ceiling Conditions	3.3. Significant cracking and damage to the edge of the ceiling noted, have a licensed plasterer review/repair to restore function and safety.

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INSPECTION DETAILS

1. Consultant's Name:

Stephen Donnison & Michael Donnison

2. Pre-Inspection Agreement Details:

Agreement: The Client was informed of agreement, was the agreement emailed for signing?

YES

Was the agreement returned signed?

YES

3. Inspection Type:

Express Structural Components Inspection. Floors, Walls, Roof Framing Inspected.

4. Person's In Attendance:

Building Inspector only

5. Occupancy:

The property is vacant

6. Building Information:

This is a family home

7. Building Structure:

Brick main structure and rear fiber cement clad external walls - Timber floor - Timber windows - Sheet metal roof

8. Weather conditions:

Cloudy

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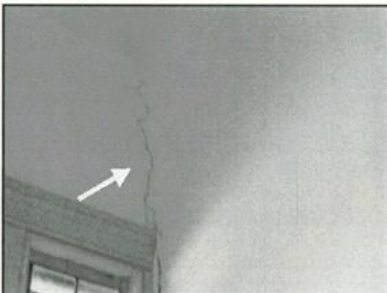
Front Entry

1. Wall Condition

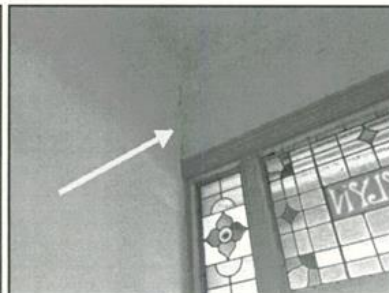
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

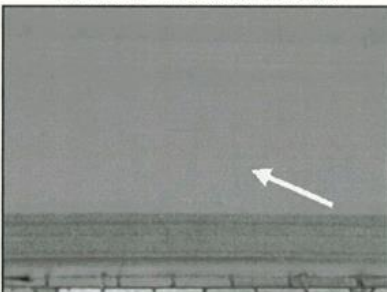
1.1. Common cracks noted. Not considered significant, however, should be inspected annually.



Common cracks noted.



Cosmetic cracking noted.



Cosmetic cracking noted.

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. In serviceable condition at the time of inspection
2.2. Polished timber floor



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. In serviceable condition at the time of inspection

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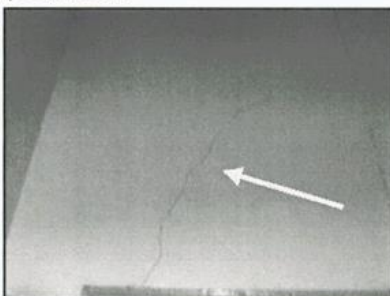
Hall/Passage

1. Wall Condition

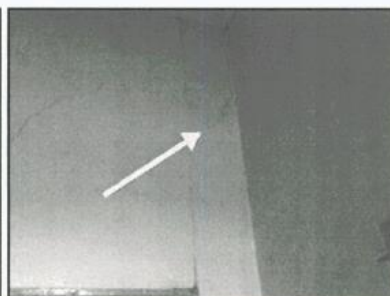
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

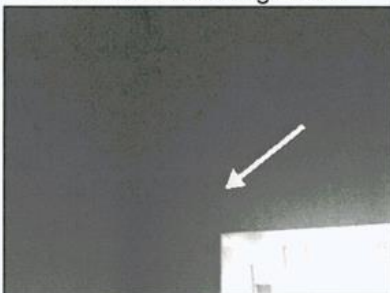
- 1.1. In serviceable condition at the time of inspection
1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Cosmetic cracking noted



Cosmetic cracking noted



Cosmetic cracking noted

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

Stephen Donnison

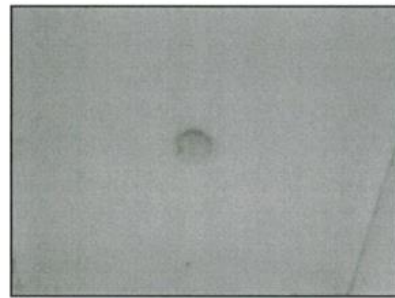
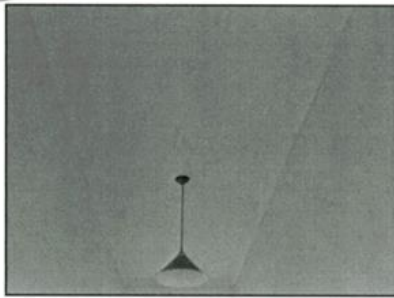
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Smoke detector present.

4. Comments

Australian Standard AS 3786 - Advises that Smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install these detectors.

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Hall/Passage 2

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. In serviceable condition at the time of inspection



2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. In serviceable condition at the time of inspection

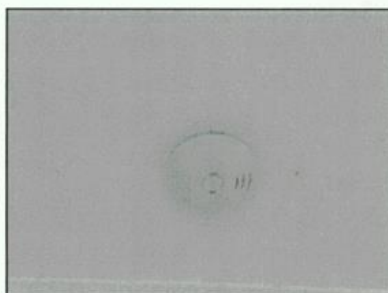
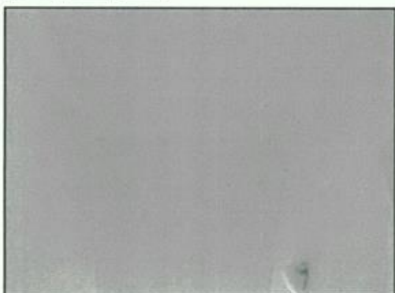


3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. In serviceable condition at the time of inspection



Smoke detector present.

4. Comments

Australian Standard AS 3786 - Advises that Smoke alarms are required for all buildings where people sleep. It is recommended that an electrician be consulted to give advice on those installed or to install these detectors.

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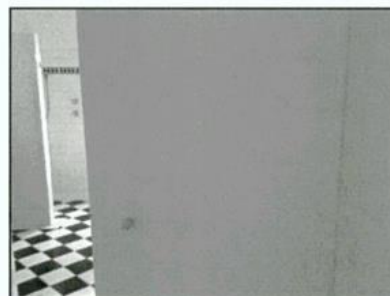
Hall/Passage 3

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1.1. In serviceable condition at the time of inspection

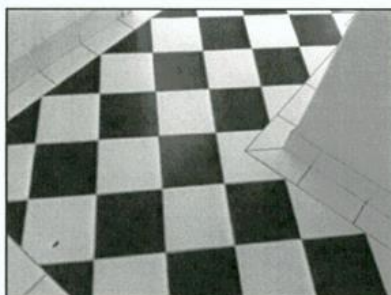


2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. In serviceable condition at the time of inspection



4. Linen Cupboard

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

4.1. In serviceable condition at the time of inspection

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Bedroom 1

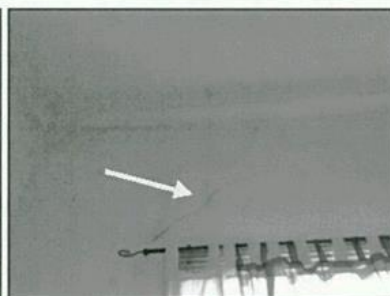
Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Condition

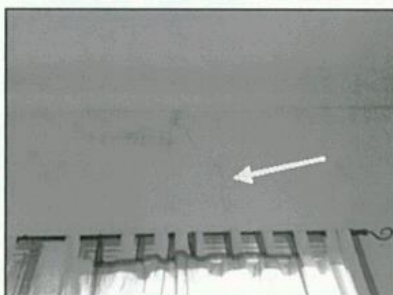
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

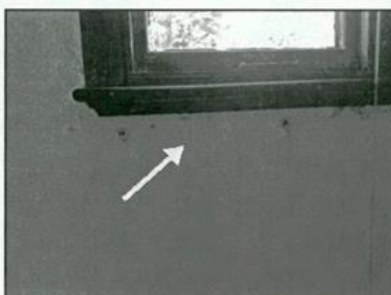
- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. Peeling paint observed.
- 1.3. Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- 1.4. Dry at the time of the inspection.



Cosmetic cracking noted



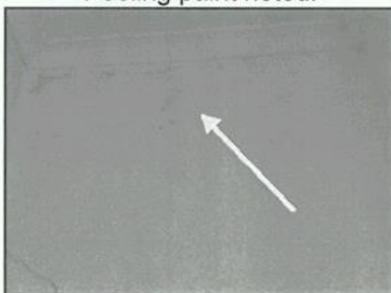
Cosmetic cracking noted



Peeling paint noted.



Cosmetic cracking noted



Peeling paint noted.

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Minor damage noted.

Stephen Donnison

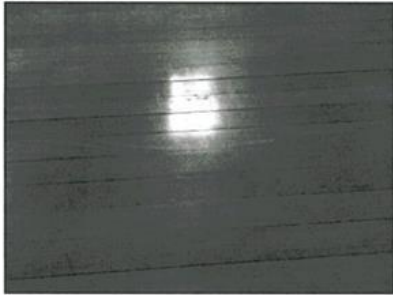
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Minor damage to fire place.

3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. In serviceable condition at the time of inspection



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Bedroom 2

1. Wall Condition

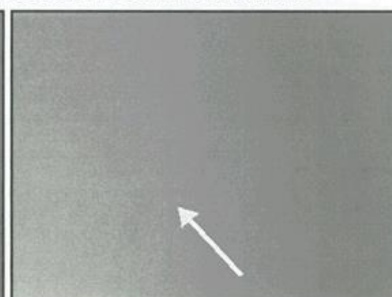
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- 1.3. Dry at the time of the inspection.
- 1.4. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations



Significant cracking noted.



Cosmetic cracking noted



Significant CRACKS in areas.

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

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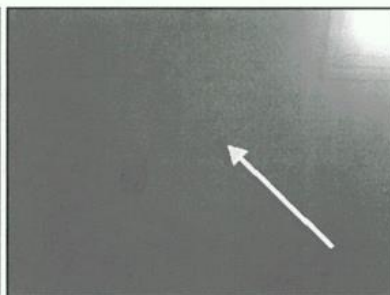
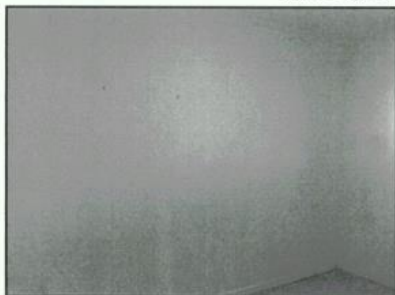
Bedroom 3

1. Wall Condition

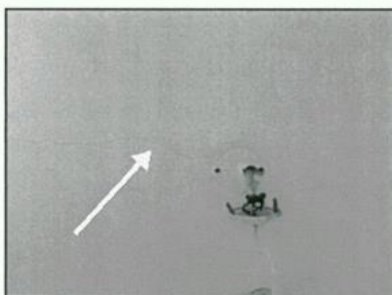
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. In serviceable condition at the time of inspection
- 1.3. Peeling paint observed.
- 1.4. Light fitting coming away from wall.



Cosmetic cracking noted



Cosmetic cracking noted

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

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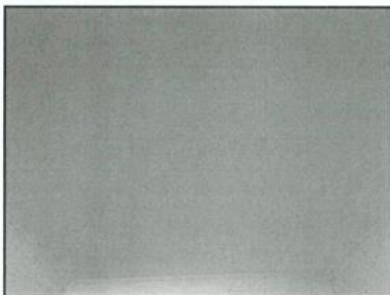
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Bathroom

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

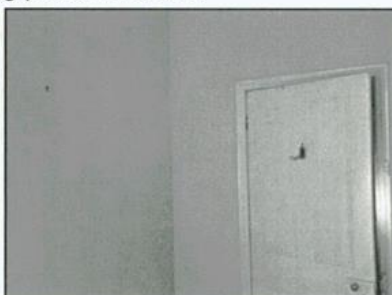
Off hall/passage 1

2. Walls Condition

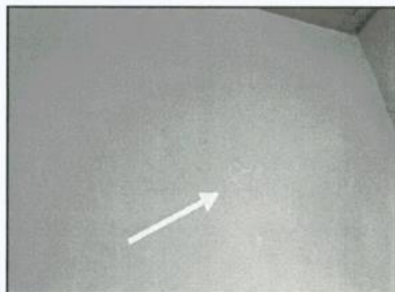
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

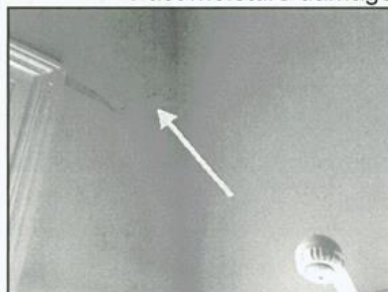
- 2.1. In serviceable condition at the time of inspection
- 2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 2.3. Evidence of past water penetration observed.
- 2.4. Dry at the time of the inspection.
- 2.5. Peeling paint observed.



Past moisture damage noted.



Peeling paint noted.



Cosmetic cracking noted. Peeling paint noted.

3. Floor condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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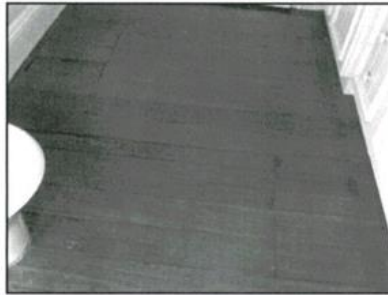
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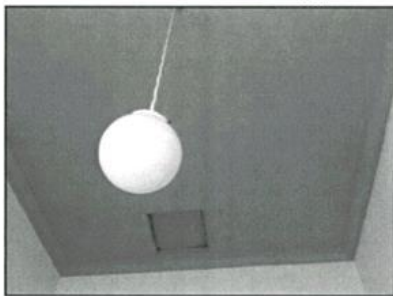


4. Ceilings Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 4.1. In serviceable condition at the time of inspection
4.2. Peeling paint observed.



Peeling paint noted.

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Bathroom 2

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

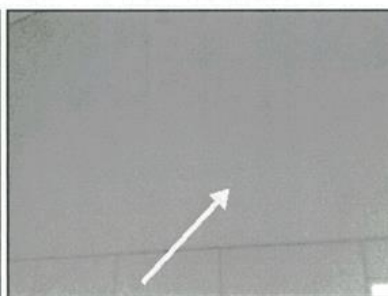
Off hall/passageway 2

2. Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. Found to be in satisfactory condition.
2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



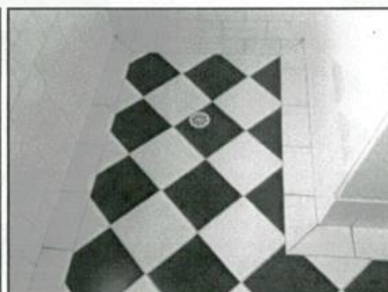
Cosmetic cracking noted

3. Floor condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. Found to be in satisfactory condition.



4. Ceilings Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

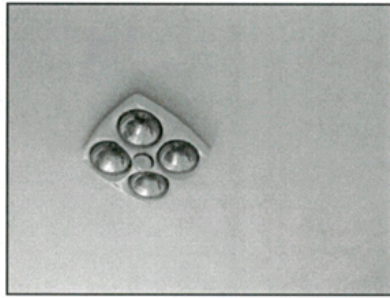
Observations:

- 4.1. Found to be in satisfactory condition.

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Powder Room

1. En-suite Location

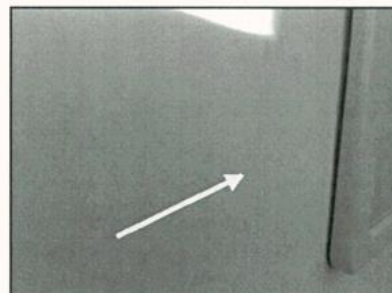
Location: Off passageway/hall 2

2. Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection
2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Cosmetic cracking noted

3. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

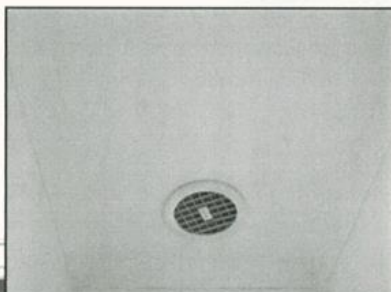


4. Ceiling Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 4.1. In serviceable condition at the time of inspection



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Laundry

Note: The visible portions of the laundry room, area were observed to determine their condition at the time of inspection. The walls, ceiling, window/s, doors, floor, washer hook ups, drain connections, fixtures, counters, cabinets, sinks, drains, outlets were observed to determine their condition at the time of inspection. Testing the washer or dryer by running the equipment through a wash, dry cycle is beyond the scope of this report. Associated items or components that are concealed from view, inaccessible at the time of inspection are excluded from this report.

1. Laundry Location

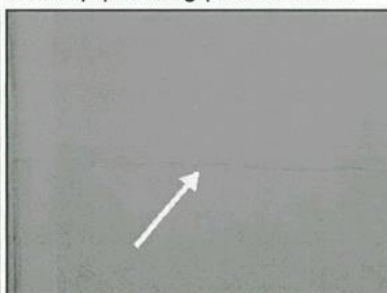
Off hall/passageway 3

2. Walls Condition

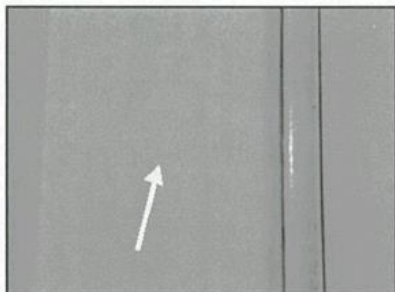
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plaster**Observations:**

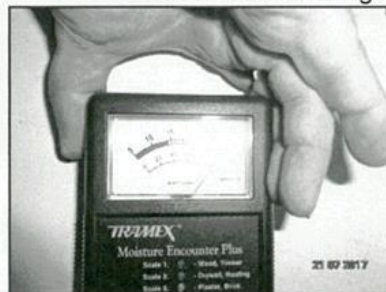
- 2.1. In serviceable condition at the time of inspection
- 2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 2.3. Moisture meter indicated a high moisture meter reading on the lower wall/s suggest further evaluation by a licensed damp proofing professional.



Cosmetic cracking noted



Cosmetic cracking noted



High moisture reading noted.

3. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

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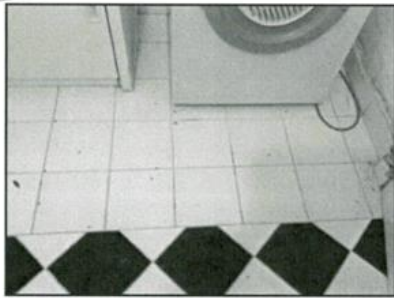
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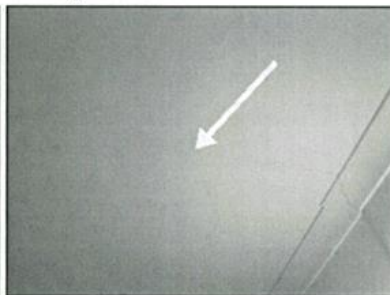
3 Bulwer Avenue, Perth

**4. Ceilings Condition**

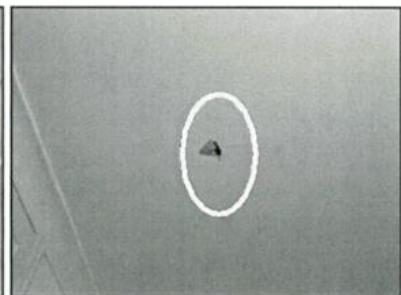
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 4.1. In serviceable condition at the time of inspection
- 4.2. Common cracks noted.
- 4.3. Minor damage noted.



Common cracks noted.



Minor damage noted.

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Kitchen

Note: The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.
Please note: appliance testing is not in the scope of a standard building inspection.

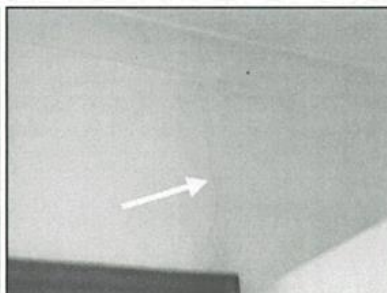
1. Kitchen Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plasterboard

Observations:

- 1.1. In serviceable condition at the time of inspection
- 1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



Cosmetic cracking noted

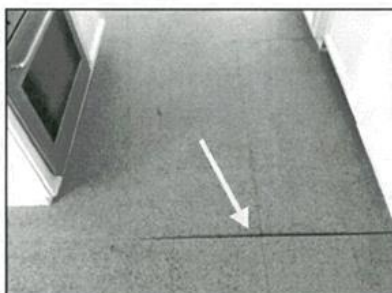
2. Kitchen Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Cork tile.

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Gap in cork tile noted.



Gap in cork tiles noted.

3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plasterboard/Plaster

Observations:

- 3.1. In serviceable condition at the time of inspection

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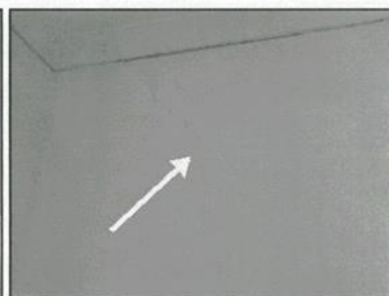
Family Room

1. Wall Condition

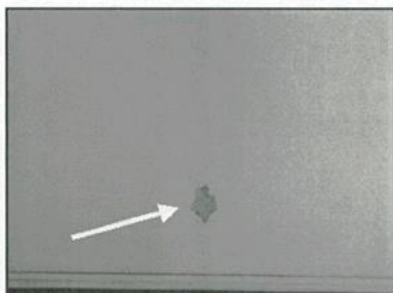
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

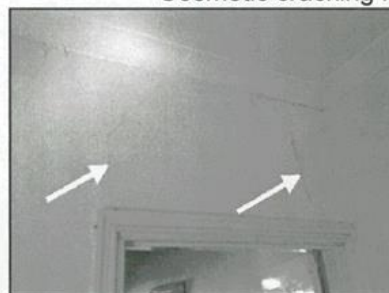
- 1.1. In serviceable condition at the time of inspection
- 1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.3. Peeling paint observed.



Cosmetic cracking noted



Peeling paint noted.



Cosmetic cracking noted

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

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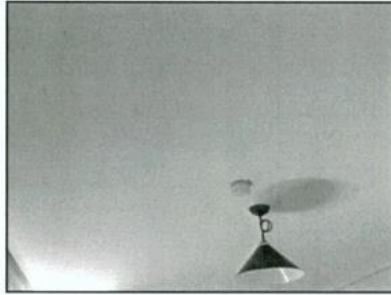
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Lounge Room

1. Wall Condition

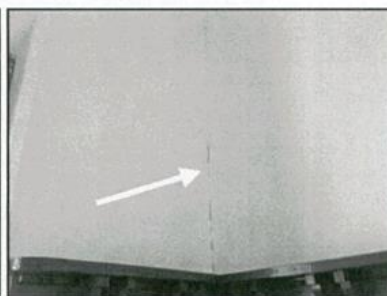
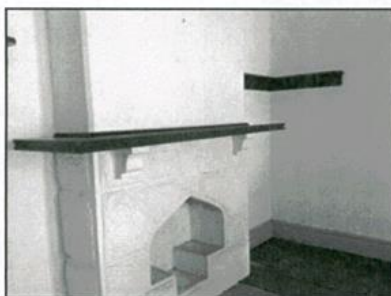
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

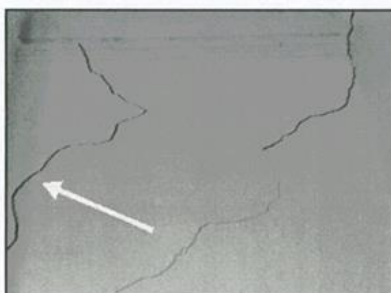
1.1. Common crack/s noted. Not considered significant, however I recommend inspecting annually, if deterioration is observed consult a building professional for recommendations.

1.2. Moisture meter indicated a high moisture meter reading on the lower wall/s in areas suggest further evaluation by a licensed damp proofing professional. Instrument used to evaluate - Tramex Moisture Encounter Plus Moisture

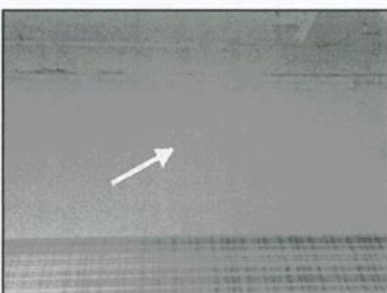
1.3. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations



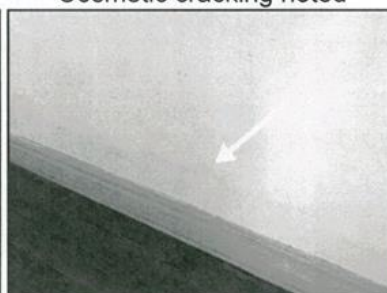
Cosmetic cracking noted



Significant cracking noted.



Cosmetic cracking noted



Moisture penetration noted.



High moisture reading noted.

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. In serviceable condition at the time of inspection

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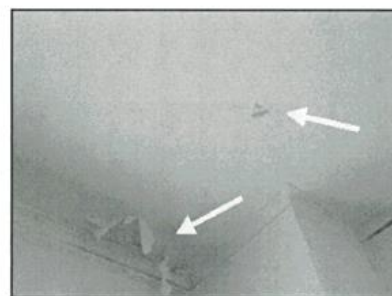
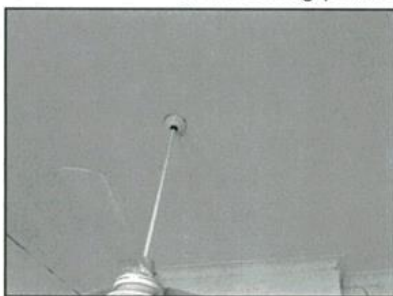
3 Bulwer Avenue, Perth

**3. Ceiling Conditions**

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection
3.2. Peeling paint observed.



Peeling paint noted.

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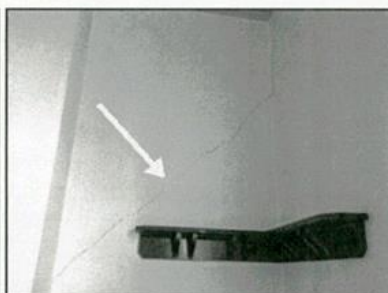
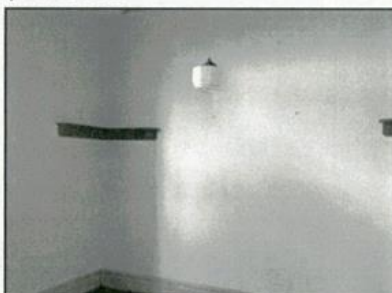
Living Room

1. Wall Condition

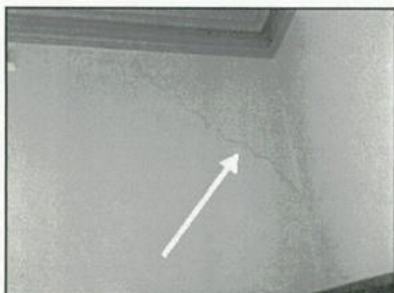
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

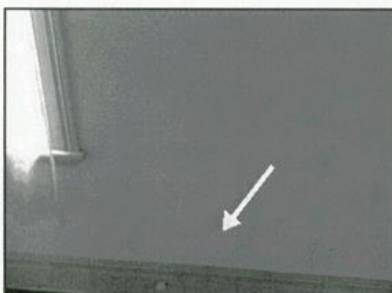
- 1.1. In serviceable condition at the time of inspection
1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



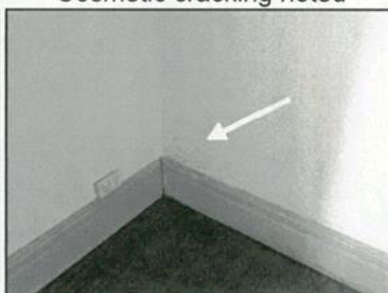
Cosmetic cracking noted



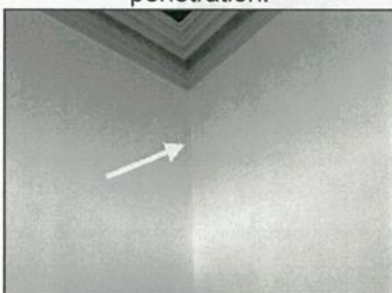
Cosmetic cracking noted



Evidence of past moisture penetration.



Evidence of past moisture penetration.



Cosmetic cracking noted

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection

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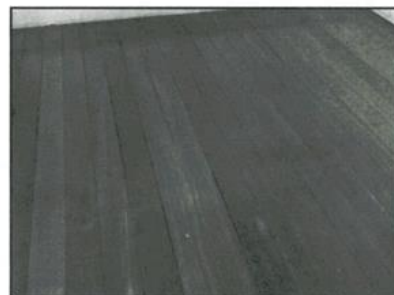
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3 Bulwer Avenue, Perth

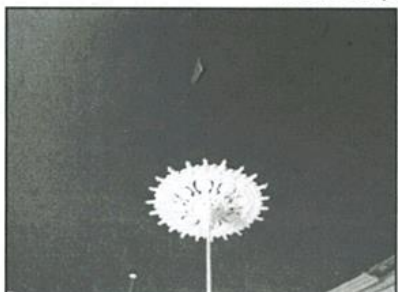


3. Ceiling Conditions

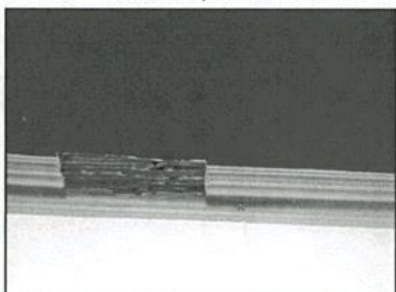
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

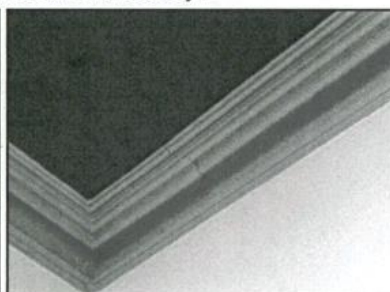
- 3.1. Common cracks noted.
- 3.2. Peeling paint observed.
- 3.3. Significant cracking and damage to the edge of the ceiling noted, have a licensed plasterer review/repair to restore function and safety.



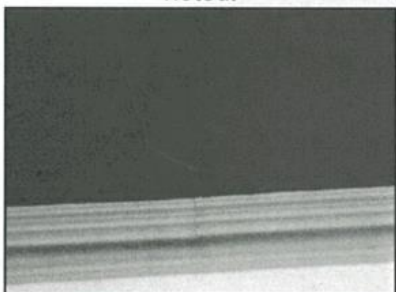
Peeling paint, common cracks noted.



Significant cracking and damage noted.



Cracking noted.



Cracking noted.

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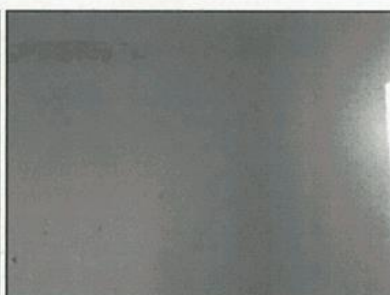
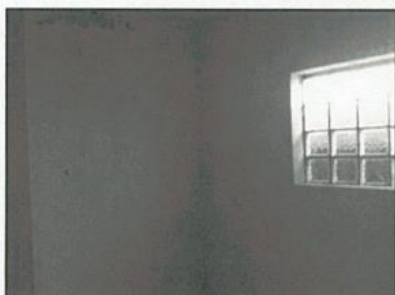
Study

1. Wall Condition

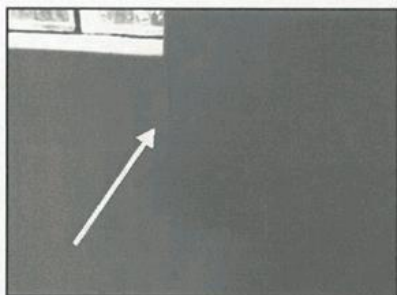
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

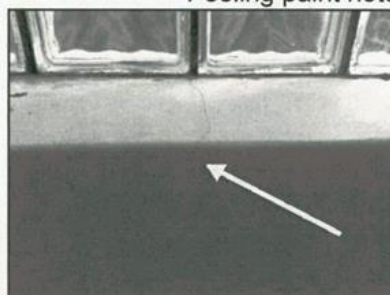
- 1.1. In serviceable condition at the time of inspection
- 1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.3. Peeling paint observed.



Peeling paint noted.



Cosmetic cracking noted



Cosmetic cracking noted

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection



3. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection

Stephen Donnison

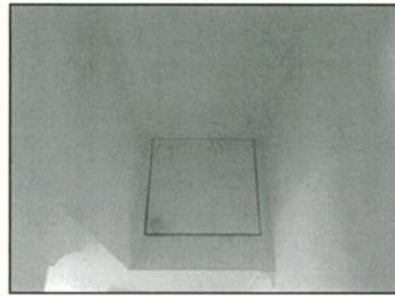
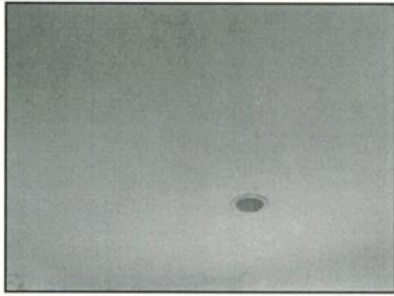
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Attic/Roof Void

1. Methods Used to Inspect

How Inspected: Accessible - the visible and assessable roof space was inspected from inside the roof space, however, not every component is inspected due to varying heights, design, insulation, mechanical services and the like.

2. Framing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Hardwood pitched framing

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Chemical delignification noted to edge of main board. Recommend monitoring.



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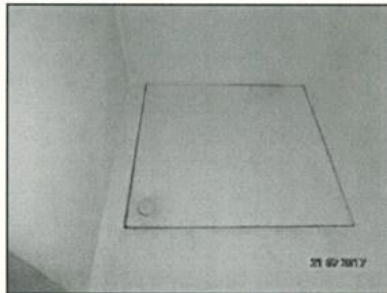
Attic/Roof Void 2

1. Methods Used to Inspect

How Inspected: Did not inspect due to access hatch covered by cornice.

2. Framing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Unable to open manhole. No Access.

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Exterior of the Building

Note: At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened repaired or re-caulked and painted to keep wood rot at bay. The paint should be examined for cracking, blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

1. Wall Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Face Brick

Hardiflex cladding

Observations:

1.1. Moderate cracking evident to brick work or render in areas.

Maintenance/Repair may be required, any additional movement should be referred to a Structural Engineer to investigate.

1.2. Mortar missing/deteriorated in areas, suggest tuck pointing as necessary.



Cracking noted.

2. Mortar eroding

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Deteriorated mortar observed.

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Deteriorating mortar noted.

3. Porch Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection
3.2. Common cracks noted.



Concrete cracking noted.

4. Deck Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 4.1. In serviceable condition at the time of inspection



5. Electric Meter

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 5.1. There are two RCD/s (electrical Safety Switch) installed but not tested.
Recommendation: have an licensed electrician test for correct function.

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RCD's fitted.

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Roof & Drainage System

1. Methods Used to Inspect Roof

Walked on Roof Surface.

2. Roof Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Corrugated iron roofing.

Observations:

2.1. Roof appeared in serviceable condition at the time of inspection, however, not every component is inspected due to it's complexity. No prediction of future performance or warranties are offered.



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Carport

1. Carport Type

Type: Double carport

2. Roof Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

2.1. Roof appeared serviceable with no deficiencies noted. No prediction of future performance or warranties can be offered.



3. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

3.1. The item is performing the function it was designed for and in typical condition for its age.



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Subfloor Space

1. Bearers/Joist Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Timber beams and floor joists

Observations:

1.1. The visible Beams and joists appear in acceptable condition relation to age.



2. Support Post/stumps Comments

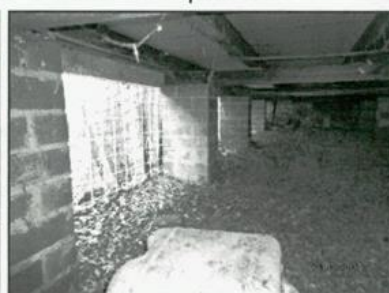
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Timber

Brick

Observations:

2.1. No deficiencies noted on visible areas, at the time of inspection.



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3. Subfloor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Particle Board

Timber Plank

Observations:

3.1. No deficiencies noted on visible areas, at the time of inspection.



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PROPERTY SUMMARY

1. Plumbing Summary:

Whilst we are not plumbers, it's always recommended that a licensed plumber be consulted for further details.

2. Electrical Summary:

Whilst we are not electricians, it's always recommended that a licensed electrician be consulted for further details.

3. Structural Summary:

Minor defects were noted at the time of inspection, this should be monitored closely, if worsens or deteriorates further then consult a structural engineer for assessment.

4. Areas Inspected:

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected.

5. Areas Not Inspected:

No access to roof void on extensions as access hatch was not able to be opened.

6. Areas visually Obstructed:

Partial access to roof due to type of construction.

7. Areas To Gain Access:

Roof void to extension.

8. Sub Floor Ventilation:

Adequate, The item described is performing the function it was designed for and it's condition is typical for it's age.

9. Site Drainage:

Adequate, The site drainage appears adequate at the time of inspection, however this should be monitored during and after rain periods.

10. CONCLUSION SUMMARY:

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance. We recommend having suitably qualified professionals assess the ceiling in the Living room and the significant cracks in the wall between the Lounge room and bed room 2.

Significant repairs have been made to the walls in most of the original dwelling in relation to moisture damage however we did note high moisture reading remains in the Lounge room and laundry.

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Feel free to contact me on the above mobile phone number once you have thoroughly read this report.

It is often very difficult to explain all situations, problems, access difficulties, building faults or importance in a matter that is readily understandable by the purchaser.

If you should have any difficulty understanding any issues or items within this report then you should contact the inspector as we are here to help. If you have any question at all, please contact the inspector before acting on this report.

We do thank you for entrusting us to undertake the building inspection.

It's the biggest compliment we get when a customer refers family and friends to us.

Thank you once again.

STEPHEN DONNISON

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END OF REPORT

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Details of external work, including before and after photos

a) Downpipes



There were no downpipes for this section. Water entered both front rooms. This gutter was replaced with two downpipes installed



Damage – yet to be repaired. The gutter had fallen and overflowed.



This is the main location of water into the house. This resulted in significant damage. The windows were rebuilt by Sash in a flash.

Guttering yet to be replaced – installed

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One pipe that cannot and does not meet the run-off demands of 1/3 of the house catchment.



An example of a downpipe yet to be replaced. The previous downpipe... is not there – not this is not an original build but a poorly built renovation.



Downpipe was not attached to wall and semi attached to the gutter. This was replaced and attached to the wall. The brickwork where it had been attached did not exist.

- b) Concrete feature to the façade of the building that had been removed and reinstated

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Original Images (property condition report 21.01.2017)

1. Wall Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Face Brick

Hardiflex cladding

Observations:

1.1. Moderate cracking evident to brick work or render in areas. Maintenance/Repair may be required, any additional movement should be referred to a Structural Engineer to investigate.

1.2. Mortar missing/deteriorated in areas, suggest tuck pointing as necessary.



Cracking noted.

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Deteriorating mortar noted.

3. Porch Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In serviceable condition at the time of inspection
3.2. Common cracks noted.



Concrete cracking noted.

4. Deck Condition

The crumbling sand/brickwork and concrete was unfortunately removed from site. There are no current pictures of this. Note: no walls or flooring has been removed.

New

Sealed

One colour

One texture

Ties the old with the new

WATERPROOF



I think this is far prettier and tidier

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Moisture vents installed – there are six of these in total to remove future water. These did not exist!



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Note the new wall. It is still painted. A different colour that is less offensive to the eye. The cracks and crumbling mortar have been repaired.

The wire and exposed wood – replaced as the old wood was rotten (see below) are yet to be painted and mended due to this stop work order.

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This side of the house had the most damage but cannot be seen. The bedroom window was unsalvageable and was replaced. See picture below.

Cracks etc were replaced. The entry for the pigeons was blocked and sealed.

Internal work

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Note: no walls or flooring were removed. All work was repair only

1. Wall Condition

Function	Material	Major	Minor	NA
Crack	Crack	Crack	Crack	Crack
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 1.1. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 1.2. Evidence of repairs observed, unable to determine the effectiveness of these repairs.
- 1.3. Dry at the time of the inspection.
- 1.4. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations.



Significant cracking noted.

Cosmetic cracking noted



Significant CRACKS in areas.

2. Floor Condition

Function	Material	Major	Minor	NA
Crack	Crack	Crack	Crack	Crack
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Internal Bed 3 floor raised and rebraced

Chucks to maintain the flooring are below



Bed room 2 (living room on the condition report)

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Bulwer Ave

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Observations:
1.1. In serviceable condition at the time of inspection
1.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.



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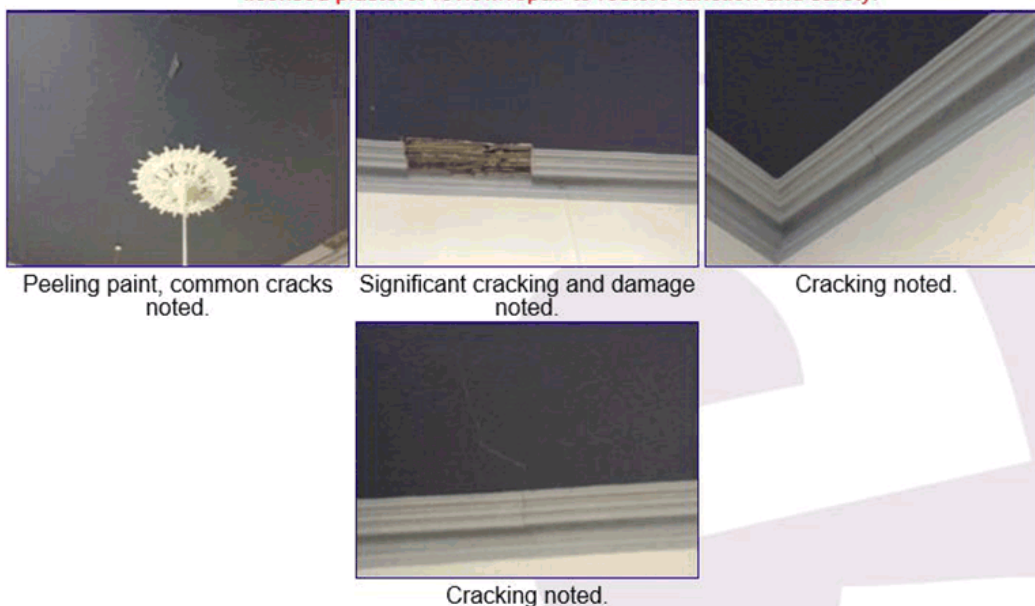
3. Ceiling Conditions

Functional Maintenance Major Defect Safety Hazard N/A
☐ ☐ ☒ ☐ ☐

Observations:

3.1. Common cracks noted.
3.2. Peeling paint observed.

3.3. Significant cracking and damage to the edge of the ceiling noted, have a licensed plasterer review/repair to restore function and safety.



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This is the room with the pigeons above. It was the only room with the original roof.
Recommendation was to replace.

Nope: Every other room has recent repaired roof that is of cheap awful quality. I replaced this room with bloody good quality fittings in keeping with the dignity of the house.



Example of previous roof material used in every other room—they were all previously replaced. Note the new air vent. That was my installation. This reduced water build-up.

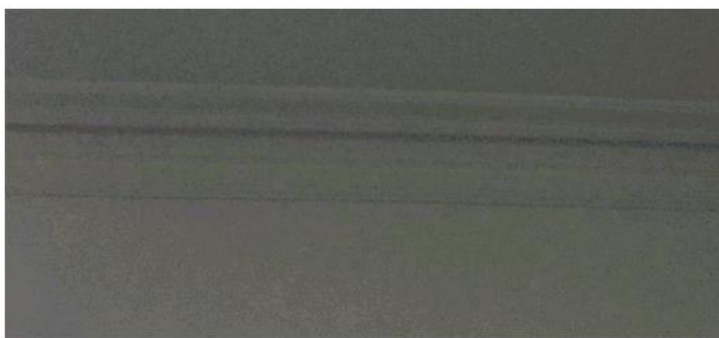
This is bedroom 1

Window (replaced by Sasha in a flash as the wood holding the glass in place was no longer wood—ignore the mess—I gave the guy one hour's notice) The render on the outside wall will prevent water exposure. The wall was replastered to remove the bubble look



Corrice

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This is a huge corrieal most
60/70 cm Federati on st yle
fi ber gl ass



The ceiling rose – the light has
not been i nst al led yet .

Bat hroom

2. Walls Condition

Finish	Moisture	Water	Damage	Safety	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In serviceable condition at the time of inspection
- 2.2. Cosmetic cracking noted, not considered significant, suggest repair to improve appearance.
- 2.3. Evidence of past water penetration observed.
- 2.4. Dry at the time of the inspection.
- 2.5. Peeling paint observed.



Past moisture damage noted.



Peeling paint noted.



Cosmetic cracking noted. Peeling paint noted.

3. Floor condition

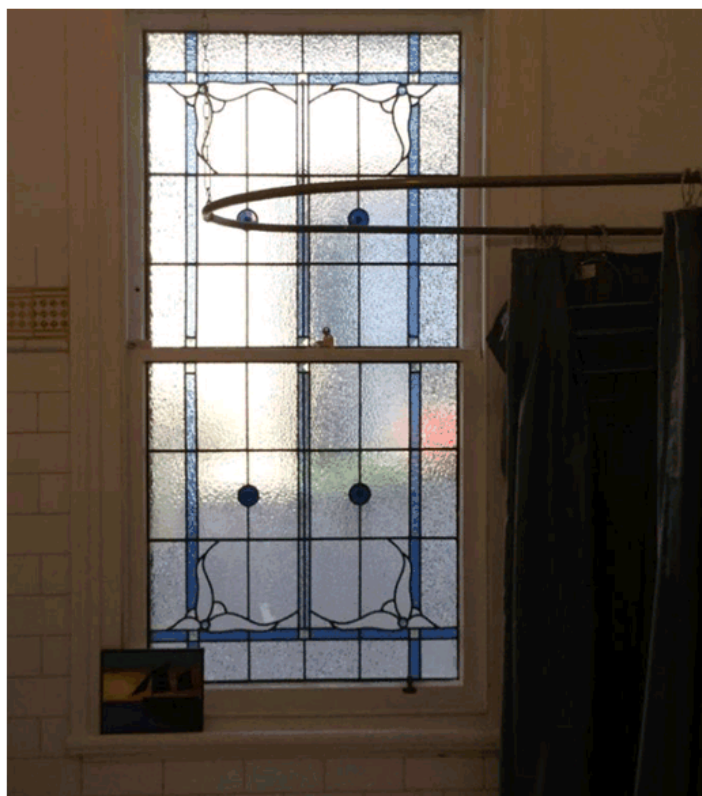
Finish	Moisture	Water	Damage	Safety	N/A
--------	----------	-------	--------	--------	-----

Address: 3 Bulwer Ave, Perth WA 6000



This floor plan, accompanied by dimensions and notes, is provided as a guideline only and not an approximation. Please refer to the floor plan in the possession of the

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Lounge

Commissioned stained glass. The artist has glass to place into the front door to complement the Roylan name mentioned in the Heritage impact statement.

This will be listed in the future works section.

Work also completed walls replastered, water rot repaired painted.

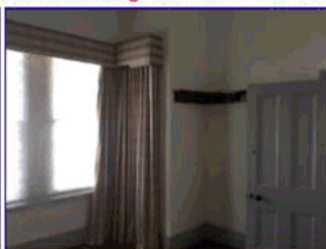
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1. Wall Condition

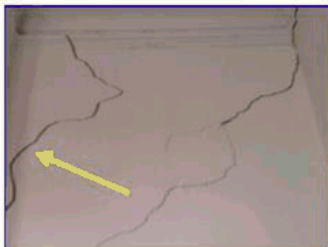
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

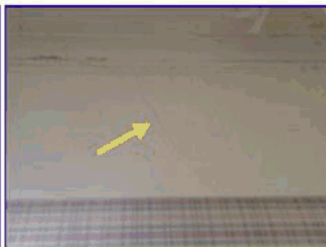
- 1.1. Common crack/s noted. Not considered significant, however I recommend inspecting annually, if deterioration is observed consult a building professional for recommendations.
- 1.2. Moisture meter indicated a high moisture meter reading on the lower wall/s in areas suggest further evaluation by a licensed damp proofing professional. Instrument used to evaluate - Tramex Moisture Encounter Plus Moisture
- 1.3. Significant CRACKS in areas. Recommendations: Contact a licensed Builder or Structural Engineer for further advice and recommendations



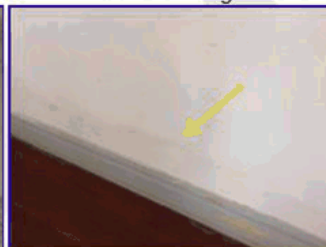
Cosmetic cracking noted



Significant cracking noted.



Cosmetic cracking noted



Moisture penetration noted.



High moisture reading noted.

2 Floor Condition

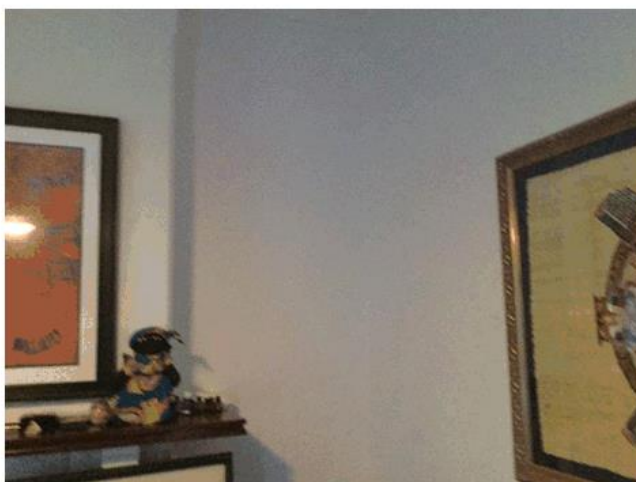
Address: 3 Bulwer Ave, Perth WA 6000



This floor plan, description, dimensions and areas are provided as a guide only and are not to be relied upon for the purposes of a building permit or for any other legal purpose.

Note this is the other side of the 'no gutter' wall damage. Note – high water reading. Large sections of wall re cemented, replastered.

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Crack repaired after wall rebraced –
mentioned above.



Part way through...

Future work

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Sand/paint/wood.

install new rdlr door.

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Wall is on a lean and is low. This is the location several people have jumped the fence.

Would like to raise to the allowed height.



Replace engine



Wood 5mm of ground – one of the five ter nite bridges. Raise. And replace.

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Oops – this was bamboo – I replaced it to lattice – I plan to paint it.



Gate not load strong. It stands up because of the lock. Replace.



Replace glass with leadlighting

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Replace concrete, replace poles



Replace them before the front patio falls down.

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Tile the path. Federation tiles



Install soak wells

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Replace flooring

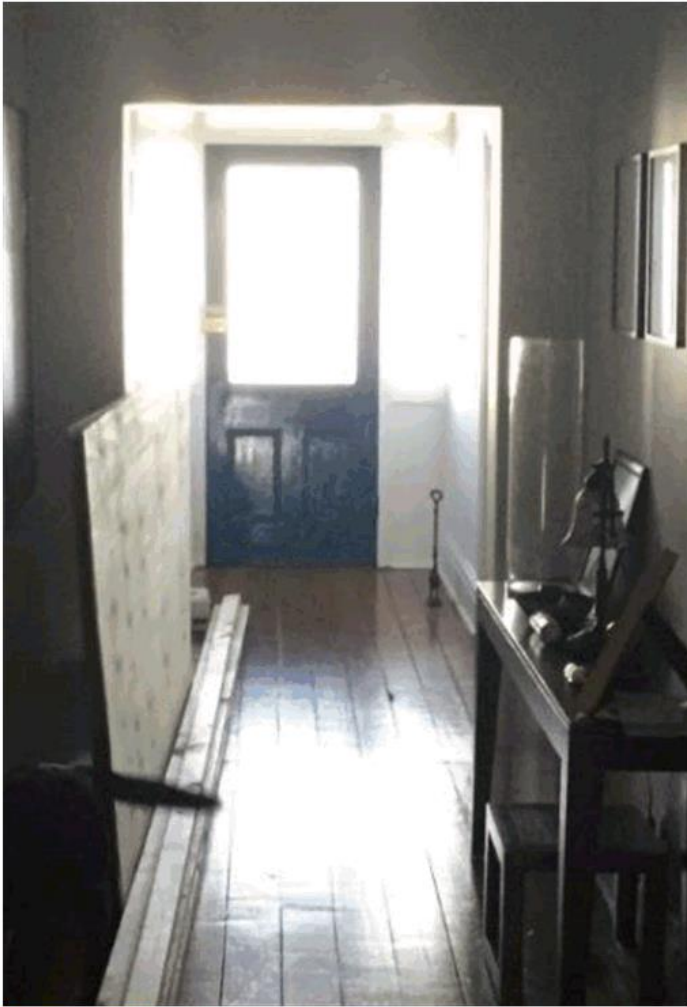


Install new fans and lights



Bath has no floor below it. It cannot hold weight. It is only used as a dog bath. It will need to be replaced.

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The original arch was built over.

The GVM quote was to re-install an arch. This has not been done.



Rotten wood replaced. Still needs painting

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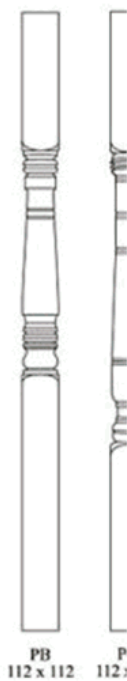
The idea is to have a front persona of the house that looks less like 'Grey Gardens' and more like a dignified home that compliments the other houses on the street.



Inspiration for the outside

Gate (already approved)

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Post

Posts purchased for front patio –
gate not yet purchased for side
replacement



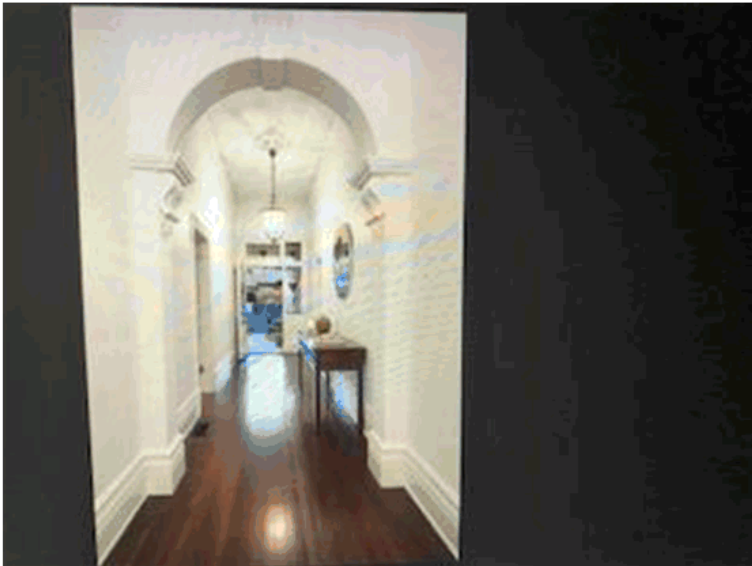
CITY OF VINCENT
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Lead lighting idea for the front
bedrooms – but this is maybe in
eight years.



Sample fireplace idea



The plan for the hallway. The box
hallway is not original

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Trees for the front garden

Neighbours

Left: Fully rendered



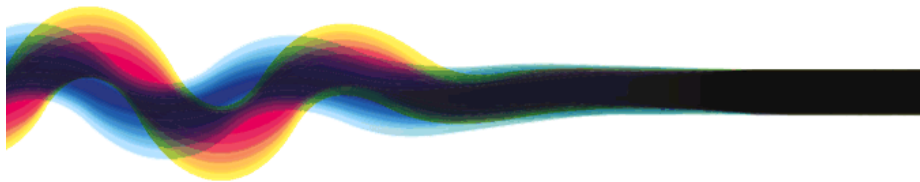
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05 September 2018



M ne



**element.**

Our Ref: 18-294

7 June 2018

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

Attention: James Jago

Dear James,

**HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK
FACADE ON 3 BULWER AVENUE, PERTH**

This Heritage Impact Statement (HIS) has been prepared by **element** on behalf of the owner of No. 3 Bulwer Avenue, Perth (the subject place) to form part of a retrospective Development Application (DA) to the City of Vincent. The DA seeks retrospective approval for works which were carried out between 2017 and 2018 by GMV Solutions. This HIS specifically relates to the rendering of the brick and limestone façade, further to the City of Vincent's (the City's) letters dated 15 December 2017 (Attachment A) and 8 May 2018 (Attachment B).

The subject place is included within the Bulwer Avenue Group which maintains a 'Management Category A' classification through inclusion on the City of Vincent's (the City's) Heritage List. Although the subject place is not entered in the City's Heritage List in its own right, it is identified as making a considerable contribution to the Bulwer Avenue Group and is therefore subject to the provisions of the City's Policy 7.6.1 '*Heritage Management – Development Guidelines for Heritage and Adjacent*'.

Description of Subject Place

The subject place is located on the western side of Bulwer Avenue and is bound by a single storey dwelling to the north and to the south, Bulwer Avenue to the east, and a right-of-way to the west. The subject place is one of eight properties, which as a whole, forms the Bulwer Avenue Group and largely occupies the Bulwer Avenue frontage opposite Highgate Primary School.

The subject place comprises a single storey 1890s built dwelling, constructed in the Federation Arts and Crafts style with limestone with brick quoining.¹ Its street frontage comprises an asymmetrical façade with simple timber verandah, decorative leadlight windows to the front entry, painted concrete porch, double hung sash windows and a projecting bay with string course, roughcast parapet feature and mitred hipped roof above. The subject place includes an extension to the rear of the dwelling which was built prior to 1953.²

¹ Heritage Council of Western Australia. 2017. "Inherit". Accessed 30 May, 2018.
<http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/2f3a8fd9-182f-474c-9452-f0c666371cf0>
² Landgate. 1953. "Perth Metropolitan Area [map] -31°56'28", 115°51'55". Accessed 30 May 2018.
<https://maps.landgate.wa.gov.au/maps-landgate/registered/>

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3
BULWER AVENUE, PERTH



Figure 1. The location of the subject site (as depicted in white) in the context of the Bulwer Avenue Group (as depicted in red) (Artwork provided by element over Nearmaps aerial, 2018).

Figures 2 (REA Group Ltd) indicates that the original limestone and brick walls were pointed and painted white, prior to the 2017-18 works. Following the 2017-18 works, the front (east) and side elevations comprises concrete render, being painted in a light purple colour. Figures 3-4 (element, 2018) demonstrates the architectural composition the building following the 2017-18 works.

Heritage and Streetscape Context of the Bulwer Avenue Group

The Bulwer Avenue Group is a small precinct that runs along the west side of Bulwer Avenue opposite Highgate Primary School. Dwellings within the Bulwer Avenue Group were built in either one of two distinct architectural styles; Federation Arts and Crafts (No. 3, 5, 17 and 19) and Federation Anglo Dutch (No. 9, 11, 13 and 15).³ All are double fronted with a right-of-way to the rear (west) with gabled projections and simple verandahs. The Federation Anglo Dutch style houses are constructed of stone with brick quoins and a faceted bay window under a Dutch gable. The houses have pairs of chimneys, four panelled timber front doors and double hung sash windows. The Federation Arts and Crafts style influenced houses are of a similar design, being constructed of limestone and brick quoins, however its front bays are treated as low parapeted towers roofed with a mitred hip.

³ Heritage Council of Western Australia. 2017. "Inherit". Accessed 30 May, 2018.
<http://inherit.stateheritage.wa.gov.au/Public/Inventory/Details/2f3a8fd9-182f-474c-9452-f0c666371cf0>

James Jago
City of Vincent

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HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

The streetscape remains to be largely intact in its original form, scale and existing architectural features. However, No. 19 has been altered to appear as a Federation Bungalow style residence and No. 11 has been converted and enlarged to form two separate residences.⁴ The house and attached shop at No.1 Bulwer Avenue and the house at No. 21 Avenue are not included in the Bulwer Avenue Group.



Figure 2. BEFORE 2017-18 WORKS. View of the southwest elevation of the subject place prior to the 2017-18 alterations, noting the painted limestone, brick and roughcast wall which is now rendered over (REA Group Ltd, 2017).

Brief History

The following has been largely reproduced from the City's Municipal Heritage Inventory (MHI) documentation for the Bulwer Avenue Group (HCWA, 2017).

Bulwer Avenue and Bulwer Street were named in 1858 after Sir Edward Bulwer, Secretary for State for the Colonies during the years 1858-59. The land on Bulwer Avenue was owned by Anastasia Murphy. Anastasia and her husband Michael and their six children, had established a market garden in the area. Following Michael's death in 1880, Anastasia continued to lease out the land for gardening. In the early 1890s, she subdivided some of it, creating the Bulwer Park Villa subdivision. Hall, Dallen & Todd Ltd, land and real estate agents, handled the sale of the lots.

Ten houses were built on the west side of Bulwer Ave between 1895 and 1898. H. C. Ashton, of Ashton Brothers Contractors, built No. 1, and may have been responsible for the other houses of the same design on Bulwer Avenue. A number of the houses were given names, such as 'Roylyn' at No.3. A number of the houses have been upgraded in recent years, and more are owner-occupied.

⁴ Ibid.

James Jago
City of Vincent

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HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3
BULWER AVENUE, PERTH



Figure 3. AFTER 2017-18 WORKS. The subject place in May, 2018 (**element**).



Figure 4. AFTER 2017-18 WORKS. East and north elevation in May, 2018. Note the rendered limestone and brick façade, side elevation and roughcast parapet feature (**element**).

James Jago
City of Vincent

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HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

Heritage Significance

The following Statement of Significance which defines the cultural heritage significance of the Bulwer Avenue Group is reproduced from the City of Vincent's MHI Database:

Bulwer Avenue Group is a notable and intact turn of the twentieth century development of detached houses in the Federation Anglo Dutch and Arts & Crafts styles, which occupies the length of a whole streetblock opposite the Highgate Primary & Infant Schools. The subdivision was made possible by transferring a strip of land from the schools to enable Bulwer Avenue to be developed as a public road.

The rendering works subject to this HIS will assess any heritage impact against the statement of significance of the Bulwer Avenue Group.

Works Being Assessed

For the preparation of this HIS, **element** has been provided with the following documentation for the works undertaken in 2017-18:

- Justification for Works, prepared by the owner of No. 3 Bulwer Avenue (Attachment C).
- Specification of Works, prepared by GMV Solutions (Attachment D).

The works undertaken in 2017-18 retains the existing dwelling with a series of repairs and alterations in attempt to adapt the building to modern needs, as it continues as a private residence. From analysis of the attached plans and documentation, a summary of the works relating to rendering of the limestone and brick façade are described below:

- New brick-wall with concrete rendered face along the street boundary;
- Render front (east) and side elevations;
- Seal walls with Boncrete;
- Prime and paint walls with Dulux Weathershield;
- Chip all render to cracks and fill with Epoxy; and
- Remove brick lintel and replace, float and sand to create curve to match original.

Development Guidelines

This section sets out an analysis of the of the alterations under the headings set out in accordance with the provisions of the City of Vincent's Heritage Policy 7.6.1 'Heritage Management – Development Guidelines for Heritage and Adjacent'. The following section provides an assessment of heritage impact with those requirements relevant to the rendering works being underlined.

Policy Requirement	Comment
A.2.5. Materials, Surface Finished and Fences	
<i>Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.</i>	The rendering to the side and front elevation comprises of concrete render with acrylic paint which are intrusive to the original stone or masonry construction materials of a Federation Arts and Craft's building. The rendering works diminishes the heritage significance of the Bulwer Avenue Group through the uses of materials and surface finishes which are not appropriate to the original fabric and do not complement the architectural style of the Bulwer Avenue Group, being a material not traditionally used within this precinct.

James Jago
City of Vincent

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HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

Heritage Impact Assessment

As required by the City of Vincent's Heritage Policy 7.6.1 '*Heritage Management – Development Guidelines for Heritage and Adjacent*', the following Statement of Heritage Impact addresses the following questions, as outlined in the Heritage Council of Western Australia's *Heritage Impact Statement – A Guide* (Attachment E) and examines the impact of the development on the heritage significance of the Bulwer Avenue Group.

How will the proposed works affect the significance of the place?

- The entire front facade (east) of the existing building is entirely rendered with concrete and painted with acrylic paint, intrusive to the original stone and masonry wall of a building constructed within the Federation Period.
- Concrete render and acrylic paint is not a suitable application for limestone or masonry, as it contributes to the retention of moisture within the substrate, thereby accelerating deterioration of the original wall structure.
- The concrete render has diminished the authenticity of the original limestone and brick within the setting of the Bulwer Avenue Group.
- The rendering and painting of the entire side elevations of the existing building has limited potential to detrimentally impact on the presentation of the Bulwer Avenue Group as it entails fabric which makes a limited/no contribution to the streetscape, also noting that several other dwellings in the streetscape have rendered side elevations.
- Removing the concrete render may result in further damage to the original fabric.

What measures (if any) are proposed to ameliorate any adverse impacts?

- Prior to the 2017-18 works, there was consideration to remove the white paint to the side and front elevations, however this did not proceed as recommended GVM Solutions recommended the use of high-pressure to remove the paint as the only method practical. It is noted that GVM Solutions are not heritage specialists.
- The façade maintains its original scale, form and bulk, and does not comprise of any new decorative elements to challenge those within the Bulwer Avenue Group or seek to be overtly noticed in the streetscape.
- The project has retained the nomenclature of the building as 'Roylyn', being conserved within the transom leadlight window above the entry door.
- The owner is committed to undertake appropriate rectification works to eliminate the risk for any further heritage impact.
- There is consideration for the removal of the concrete render. Allowance and must be made should these removal works proceed.

Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

- The majority of the existing building is being retained and reused for the purpose it was intended - as a single storey residence.
- Repair works will include the reinstatement of the timber verandah, original internal walls, cornices, wall vents, sash windows, decorative leadlight windows using original glass where practical.

James Jago
City of Vincent

element.

HERITAGE IMPACT STATEMENT - RETROSPECTIVE RENDERING TO LIMESTONE AND BRICK FAÇADE ON 3 BULWER AVENUE, PERTH

- The 'Roylyn' nomenclature provides interpretation of the building within the Bulwer Avenue Group to benefit the public with an understanding of the place.

Summary of Heritage Impact

The concrete rendering to the limestone and brick façade (east), have been assessed against the statement of significance for the Bulwer Avenue Group. The concrete rendering has resulted in an irreversible repair that may lead to further damage to the original limestone and masonry once the concrete render is removed due to the binding nature of the concrete, limestone and brick. Furthermore, the removal of concrete render may not successfully reveal all original limestone and masonry to be in its condition prior to the 2017-18.

On the basis of the above, **element** recommends the owner of No. 3 Bulwer Avenue considers and complies with the following in order to rectify the undertaken rendering works:

- Appoint a professional heritage consultant and/or suitably qualified professional with a track record on maintaining or repairing heritage buildings. Sample of works must be approved by the City of Vincent, prior to commencing any future works to No. 3 Bulwer Avenue.
- Liaise with the City of Vincent prior to undertaking any future internal or external alterations or additions to No. 3 Bulwer Avenue;
- Ensure all future development, including internal or external alterations or additions, have been approved by the City of Vincent;
- Ensure that all future building maintenance does not involve the removal of, or damage to, the existing fabric of the building or the use of new materials;
- Ensure that cleaning to original fabric is low pressure, non-abrasive and non-chemical;
- Ensure that repairs, including replacing missing or deteriorated fabric, to use like-for-like fabric, that does not involve the removal of, or damage to, the significant fabric of the building; and
- Ensure that the replacement of utility services using existing routes or voids to ensure that it does not involve the removal of, or damage to, the fabric of the building.

We trust that the above recommendation will assist the City with their consideration for the aforementioned works. Should you have any questions with regard to the above, please contact Flavia Kiperman on 9289 8300 or flavia.kiperman@elementwa.com.au.

Yours sincerely

element



Flavia Kiperman
Associate – Heritage

Attachment A – City of Vincent Letter - 15 December 2017

ENQUIRIES TO: James Jago
Compliance Officer, 08 9273 6031
OUR REF: PR19057



CITY OF VINCENT

15 December 2017

Dear Mr Mortley

NO. 3 BULWER AVENUE, PERTH – UNAUTHORISED ALTERATIONS TO HERITAGE LISTED PROPERTY

It has recently come to the City's attention that alterations (rendering of the brick and limestone façade) has been undertaken at the abovementioned property.

The property is listed on the City's Municipal Heritage Inventory (MHI) as 'Management Category A – Conservation Essential'.

The City's Policy 7.6.1 '*Heritage Management – Development Guidelines for Heritage and Adjacent Properties*', states:

"the alteration of, or any addition to a heritage place, requires Planning (Development) Approval from the City". A copy of the policy is enclosed for your reference.

Clause P2 of the policy also states, *"Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place"*.

A search of the City's records indicate that no Development Approval has been obtained for alteration of the appearance of the heritage property, and as such the alteration is considered to be unauthorised.

You are therefore requested to:

1. Immediately cease any ongoing alterations to the property; and
2. Re-instate the brick and limestone façade; or
3. Submit justification for the alterations to the façade for the City's consideration;

by no later than **11 January 2018**.

Should you have any further queries regarding this matter, please contact the City's Compliance Officer, James Jago on 9273 6031.

Yours sincerely

Sonia Woodside

A/COORDINATOR COMPLIANCE SERVICES



Attachment A – City of Vincent Letter - 8 May 2018

ENQUIRIES TO: James Jago
Compliance Officer, 08 9273 6031
OUR REF: PR19057



CITY OF VINCENT

8 May 2018

Dear Mr Mortley

NO. 3 BULWER AVENUE, PERTH – UNAUTHORISED ALTERATIONS TO HERITAGE LISTED PROPERTY

I refer to the City's letter dated 15 December 2017 and your e-mail received on 19 March 2018 regarding alterations (rendering of the brick and limestone façade) that have been undertaken at the abovementioned property

A review of the City's records has revealed that no Development application has been submitted to the City.

You are therefore further required to either:

1. Re-instate the brick and limestone façade; or
2. Submit a retrospective Development Application for the unauthorised alterations to the heritage listed property;

by no later than 22 May 2018

You are advised that the lodgement of the application for retrospective approval does not prevent action being taken by the City in respect of the aforementioned unauthorised works and does not imply that the City will necessarily be able to support the application. For your convenience the relevant Development Application forms are enclosed with this correspondence.

Please note that the City may issue Infringement Notices for minor offences at \$500 daily (modified penalty) or, on conviction, offences under Section 218 of the *Planning and Development Act 2005*, may be liable of a penalty of \$200,000 for each offence and a daily penalty of \$25,000 for each day during which each offence continues.

If you have any queries regarding this matter, please contact the City's Compliance Officer, James Jago on 9273 6031.

Yours sincerely

Nadine Wellington
/MANAGER APPROVAL SERVICES



Attachment C – Justification for Works

15 May 2018

To whom it may concern

Re: Unauthorised alterations to a heritage listed property.

Please find attached several documents;

- Site plan
- GVM Letter
- GVM Work
- Certificate of Title
- Sash in a Flash (recommended by a neighbour as he maintained the original wood/window work)
- Heritage information
- Building pest and building inspection – this was not thorough and was prior to purchasing. The extent of damage was uncovered by the builder GVM.

The plan has alphabetical keys – these relate to;

- A) The gutter had no downpipe. The water from this gutter overflowed in to the house. The - result extensive damage to the brickwork both internal and external. This brickwork was repaired prior to the rendering/re-rendering.
- B) This gutter system also emptied into the house but behind the Dutch feature. The wood frame on window C did not exist (it had deteriorated to powder with



only and internal paint shell). The brick work around it was in similar poor condition.

- C) This wall had the most extensive damage and had previously been repaired – though poorly, with parts rendered. The windows were inoperable and were held in place with paint – see repair quote. The work completed was more as the extent was not known until the windows were opened.
- D) The limestone feature was painted over revealing a textural difference but no colour difference. This was the only part of the Heritage feature that remained. According to both my observation and the Builder's opinion This limestone was significantly damaged – both as a result of the chosen paint, rendering and from constant water. Half of the front had been 'rendered' (badly) – the work completed by GVM solutions only corrected and completed this previous work.
- E) The limestone feature on this part of the wall was partially rendered. The rendering completed by GVM Solutions only corrected the work. Similarly, the entire brickwork, limestone and rendering had been painted a grey colour further damaging and removing the heritage features. The current chosen colour represents a typical heritage look for the period house.
- F) This relates to the two panels of limestone visible behind the pain – in texture only. Both had damage to the top one fifth.

I am committed to maintaining the integrity, heritage and feel of this home. Should the limestone have been retrievable (without the extreme cost of replacing) I would have explored that. All the heritage features were damaged with excessive water, paint and partly through render. I believe the current clean look both maintains the structural integrity of the house while preventing further damage. Note additional gutters have been installed.

Thank you for considering this application and the heritage impact of finishing this rendering process.

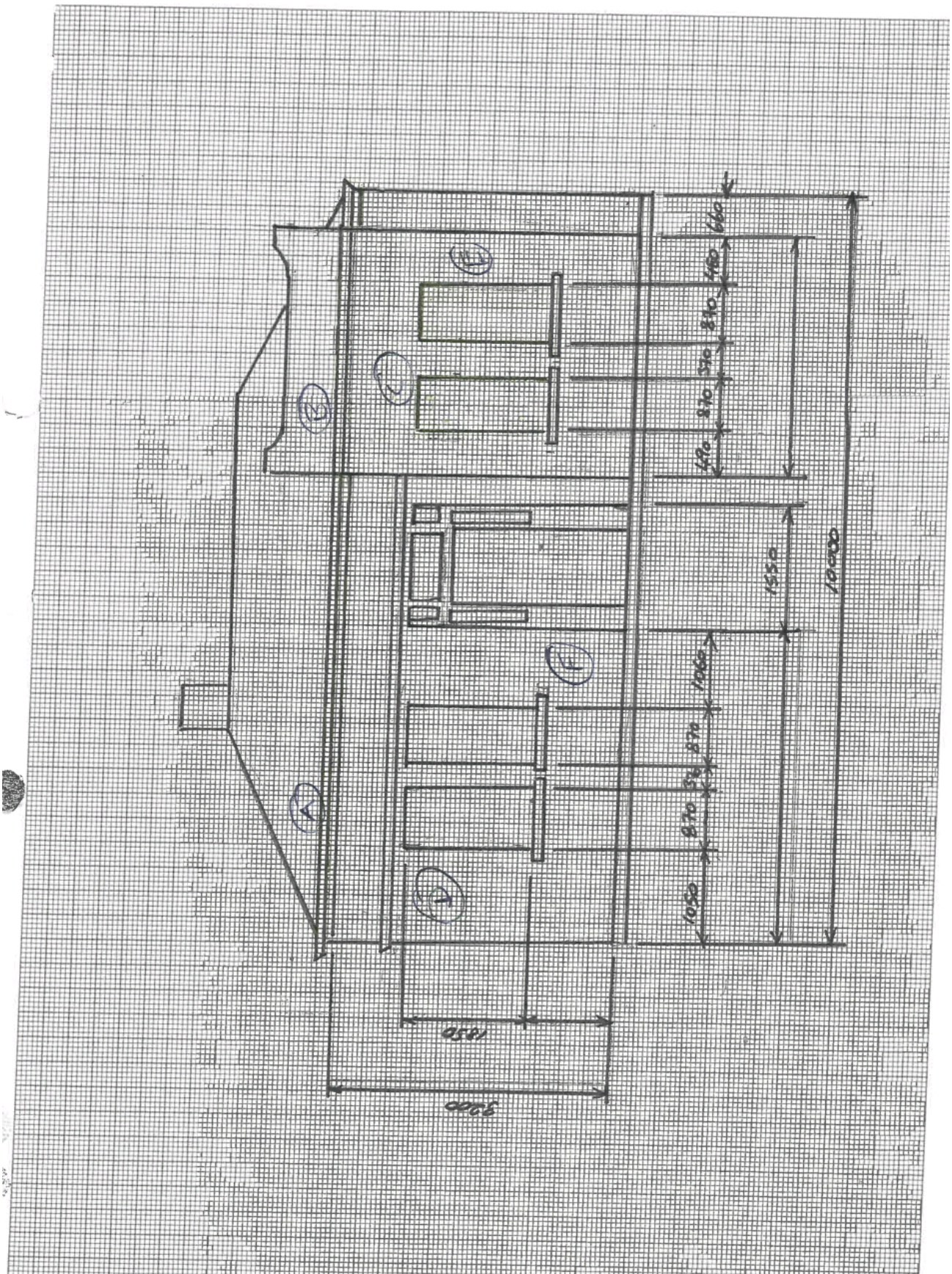
Kind Regards

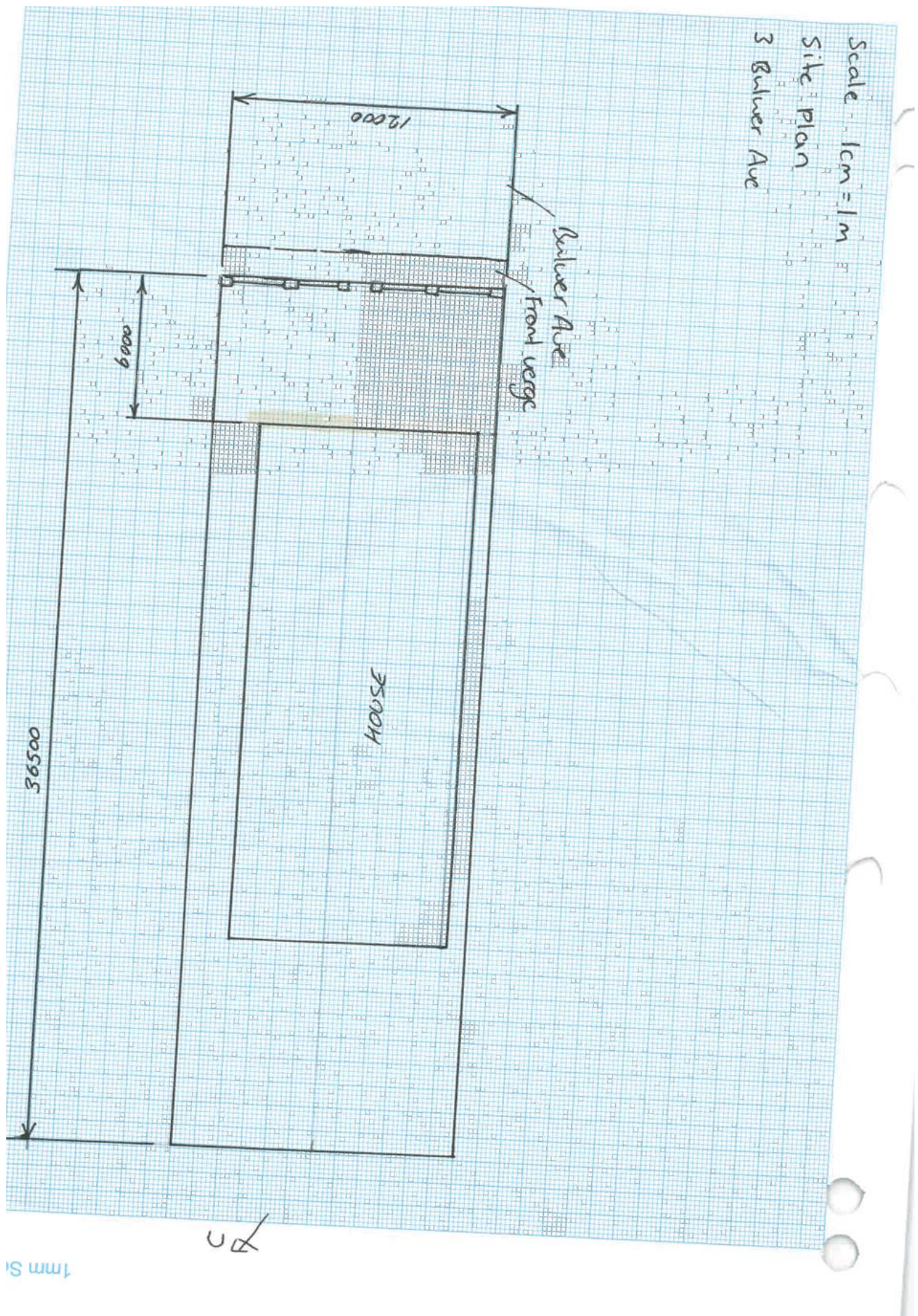
Justin Mortley



[illegible]

1mm Square







Dear Paul,Justin,

Thank you for accepting GVM Solutions to do your home improvement works on your home at 3 Bulwer Avenue, Highgate.

After site visits and thorough examination by myself, Glenn (One of our contractors) and also yourself it was clear that there was significant damage to all external brick walls, this was through a number of factors the main ones being age of building and subsidence.

We viewed the front of the House and realised very quickly that the limestone was crumbling and the brick work was also crumbling but also cracking, and dropping in areas.

Tuck pointing although the preferred finish for all parties involved would in GVM Solutions opinion not solve or rectify some of the problems that were occurring, also with use of a high pressure cleaner to get the existing paint of the limestone and bricks we believe would then affect the brickwork even further.

After looking through the cost of all this work and look that it would achieve we came to the conclusion that it wasn't going to leave a good enough finish and that render was going to achieve the best finish with a paint finish to suit.

Once again thank you for your business and we look forward to bringing the house into it's former glory.

Regards

Gareth Richards

Managing Director

GVM Solutions ABN 29 762 643 932

A PO BOX 266, Thornlie, WA 6988

W: www.gvmsolutions.com.au

Attachment D - Specification of Works



17th October 2017

Justin Mortley House

3 Bulwer Avenue,
Perth

RE: Justin House Building Works

Dear Justin,

Thank you for inviting GVM Solutions to supply you with a quotation for the Building Works at your house.

We thank you for your business and look forward to working with you on this project and providing you with complete satisfaction.

Should you have any queries, please do not hesitate to contact us.

Kind Regards,
Gareth Richards
Project Manager

I/We the undersigned (customer) hereby enter into an agreement with GVM for supply of goods and services as detailed below and for the contract price as stated.



Creating The Best Solution For you



⊕ Building Works

- Render Left Hand, Right Hand and Back of House
- Seal Walls with Boncrete once cured seal with primer and paint walls with Dulux Weathershield.
 - Note: Vegetation to be removed prior to works proceeding
 - Note: We have spoken to Left Hand Neighbours about access through their property.
- Chip all render to cracks in front room and Bedroom 2
- Epoxy fill the cracks
- Sand render and float finish the walls ready for painting.
- Front room and Bedroom 2 Floor.
- Remove Skirting
- Gain access under floor
- Pack floor to suit and attempt to make straight
- Floor to be reasonably straight however we cannot guarantee it will be level.
- Re-Install existing skirting
- All care will be given however no allowance for replacement skirting if damaged on removal.
- Remove Cornice (5 rooms and hallway)
- Clean residue from wall and ceiling
- Install new Cornice yet to be selected
- If the cornice goes over \$25 a lineal metre additional cost will be occurred as the complexity of the install increases.
- Cornice to have all joins mitred, flushed and sanded.
- Bedroom 3
- Plastic protect remaining house
- Demolish ceiling and dispose
- De-nail Existing timbers
- Supply and Install furring channel to jarrah joists
- Supply and Install R4.0 Tontine Insulation batts to ceiling area
- Supply and Install Plasterboard Sheeting
- Flush and Sand ready for painting
- Supply and Install Cornice – Allowance does depend on what cornice is chosen.
- Remove existing internal vents
- Supply and Install Six new internal plaster glass vents
- Installation complete with new flywire
- Patch six Light Holes
- Install selected Ceiling Roses (Supplied by Client)

Creating The Best Solution For you

- Arch
- It is presumed that old lintel is still remaining
- Demolish square edge lintel and bricks and dispose of
- Sand finish the bricks to create arch
- Float and Finish ready for painting
- Install Feature plaster finishes (supplied by client)

- Replace Front gutter approximately 6 lineal metres
- Re-Install existing gutter batten

Note: It is suggested that the Gutters have Gutter guard installed to reduce the waste getting caught in the gutter and causing further damage.

Notes:

- ✓ Works have been quoted from 7am – 4pm as normal working hours.
- ✓ Clear access to be provided during the course of the works.
- ✓ Onsite Parking to be provided
- ✓ This quote Valid for Thirty (30) Days

Exclusions:

- ✓ Electrical
- ✓ Some Feature Plaster
- ✓ Items not mentioned on this Works Order.

Terms:

- ✓ As per GVM Solutions Terms and Conditions
- ✓ Payment schedule to be agreed on award of contract.

Creating The Best Solution For you

[Attachment E - Heritage Impact Statement – A Guide](#)



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IMPACT STATEMENT

A GUIDE

INTRODUCTION

This guide explains what a heritage impact statement is, when one is needed, and the level of detail that is needed.

This guide has been prepared to:

- (a) assist people who wish to carry out development that could impact on a heritage place or area
- (b) assist local governments in considering whether to approve such development.

Local governments may adapt the document to suit their own circumstances.

What is a statement of heritage impact?

A heritage impact statement (HIS) describes and evaluates the likely impact of a proposal.

An HIS is a clear and concise account of the proposed work that addresses three basic questions:

- How will the proposed works affect the significance of the place or area?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

When is a heritage impact statement needed?

Many local governments encourage proponents to submit an HIS with any development proposal affecting a heritage place.

Whether or not a local government may require an HIS, and the amount of detail expected, will depend on:

- (a) the significance of the place; and
- (b) the likely impact of the proposal on that significance.

For instance, a proposal to partially demolish, or construct an addition to a place that is listed in the highest category in the local Heritage List, will typically require a detailed HIS.

Minor works to a place of lesser significance may not require an HIS at all.

How is the significance of a place or area determined?

An HIS will always be based on a Statement of Significance for the place, which clearly spells out the identified heritage values.

Typically, this will be drawn from a State Register entry, a Local Government Inventory entry, or a Conservation Management Plan or Strategy (CMP or CMS). If none of these sources exist, it may be necessary for a significance statement to be prepared.

It may also be necessary if an existing statement is very brief and gives little useful guidance about the significance of the place and its fabric.

If a CMP and CMS exists, direct reference should be made to the conservation policies.

How should a heritage impact statement be presented?

An HIS should be concise.

It should contain a conclusion that addresses the three key questions outlined above (under "What is an HIS?").

In preparing the HIS, it may be useful to address some more detailed questions, such as those **outlined in the table at Appendix 1**. If the Local Government or heritage agency dealing with the proposal has **decision guidelines or planning policy** in relation to the place or area, these should be specifically addressed.

Relevant supporting documentation, where it exists (e.g. a statement of significance, conservation plan or conservation policy, physical condition report or any other consultant's report), should be referred to in the statement and relevant extracts attached. These documents should not simply be repeated verbatim within the HIS.



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OFFICE

QUESTIONS TO BE ANSWERED IN A HERITAGE IMPACT STATEMENT

APPENDIX ONE

Demolition of a building or structure <i>NB. Check the Statement of Planning Policy for Historic Heritage</i>	<ul style="list-style-type: none"> Have all options for retention and adaptive re-use been explored? Is demolition essential at this time, or can it be postponed in case future circumstances make retention and conservation more feasible? Can any new development can be located elsewhere on the site, so the significant elements of the place can be retained? Has the advice of a heritage consultant been taken? If not, why not?
Minor partial demolition (including internal elements)	<ul style="list-style-type: none"> Is the demolition essential for the heritage place to function? Are important features of the place affected by the demolition (e.g. fireplaces or staircases)? Is the partial demolition sympathetic to the heritage significance of the place? If the partial demolition is proposed because of the condition of the fabric, is it certain that the fabric cannot be repaired?
Change of use	<ul style="list-style-type: none"> Has the advice of a heritage consultant been implemented? If not, why not? Does the existing use contribute to the significance of the heritage place? Why does the use need to be changed? What changes to the fabric are required as a result of the change of use? What changes to the site are required as a result of the change of use? Has the advice of a heritage consultant been taken? If not, why not?
Minor additions (see also minor partial demolition)	<ul style="list-style-type: none"> How is the impact of the addition on the heritage significance of the place to be minimised? Can the additional space be located within an existing structure? If not, why not? Will the additions visually dominate the heritage place? Are the additions sympathetic to the heritage place? In what way (e.g. form, proportions, design, materials)?
New development adjacent to a heritage place (additional buildings and major additions)	<ul style="list-style-type: none"> How is the impact of the new development on the heritage significance of the place or area to be minimised? Why is the new development required to be adjacent to a heritage place? How does the new development affect views to, and from, the heritage place? What has been done to minimise negative effects? Is the new development sympathetic to the heritage place? In what way (e.g. form, siting, proportions, design, materials)? Will the new building(s) visually dominate the heritage place? How has this been minimised? Will the public and users of the place, still be able to view and appreciate its significance?
Subdivision	<ul style="list-style-type: none"> Could future development resulting from this subdivision compromise the significance of the heritage place (e.g. by requiring demolition of part of a heritage building, or by siting new buildings too close to a heritage building)? How are negative impacts to be minimised? Could future development that results from this subdivision affect views to, and from, the heritage place? How are negative impacts to be minimised?
Repainting (Using new colour schemes)	<ul style="list-style-type: none"> Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated? Will the repainting affect the conservation of the fabric of the heritage place?

Re-roofing/re-cladding	<ul style="list-style-type: none"> ▪ Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)? ▪ Is a previous material being reinstated? ▪ Will the re-cladding effect the conservation of the fabric of the heritage place? ▪ Are all details in keeping with the heritage significance of the place (e.g. guttering, cladding profiles)? ▪ Has the advice of a heritage consultant or skilled tradesperson (e.g. roof slater) been taken?
New services (e.g. air conditioning, plumbing)	<ul style="list-style-type: none"> ▪ How has the impact of the new services on the heritage significance of the place been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a heritage consultant (e.g. architect) been taken?
Fire Upgrading	<ul style="list-style-type: none"> ▪ How has the impact of the fire upgrading on the heritage significance been minimised? ▪ Are any of the existing services of heritage significance? In what way? Are they affected by the new work? ▪ Has the advice of a conservation consultant (e.g. architect) been taken (and if so how)? ▪ Has the advice of a fire consultant been taken as to options that would have less impact on the heritage place (and if so how)?
New landscape works and features (including carparking and fences)	<ul style="list-style-type: none"> ▪ How has the impact of the new work on the heritage significance of the existing landscape been minimised? ▪ Has evidence (archival and physical) of previous landscape work been investigated/ Are previous works being reinstated? ▪ Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented? ▪ Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered? ▪ How does the work impact on views to, and from, adjacent heritage items?
Tree removal or replacement <i>NB: Always check the tree preservation provisions of your local government when proposing the removal of trees</i>	<ul style="list-style-type: none"> ▪ Does the tree contribute to the heritage significance of the place? ▪ Why is the tree being removed? ▪ Has the advice of a tree surgeon or horticultural specialist been taken (and if so how)? ▪ Is the tree being replaced and with what species? Why?
New Signage <i>NB: Check whether the local government has a signage policy or design guidelines</i>	<ul style="list-style-type: none"> ▪ How has the impact of the new signage on the heritage significance of the place been minimised? ▪ Have alternative signage forms been considered (and if not why not)? ▪ Will the signage visually dominate the heritage place or heritage area? ▪ Can the sign be remotely illuminated rather than internally illuminated?

Contact us

State Heritage Office
Bairds Building
491 Wellington Street Perth
PO Box 7479
Cloisters Square
PO WA 6850

T: (08) 6552 4000
FREECALL (regional): 1800 524 000
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W: www.stateheritage.wa.gov.au



STATE
HERITAGE
OFFICE

HERITAGE IMPACT STATEMENT

FORM

Name of Place:

Date:

Prepared by:

Prepared for:

The Place/Area:

Prepared for:

Date:

Heritage listings:

Statement of significance:

The following aspects of the proposal respect or enhance the heritage significance of the place or area, for the following reasons:

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Conclusion:

References and attachments:

Contact us

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Determination Advice Notes:

1. With reference to Condition 1, the render to the external walls and two chimney stacks, and replacement of decorative concrete on the street façade do not form part of this approval for alterations and additions at No. 3 Bulwer Avenue, Perth for the following reasons:
 - 1.1 The alterations do not meet the acceptable standards of the City of Vincent Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties A.2.1, as the proposed development does not protect the original façade of the building and results in a loss of heritage significance of the dwelling;
 - 1.2 The alterations do not meet the objectives of the City's Local Planning Scheme No. 2, specifically Clause 9(g) as the proposed development detracts from and does not enhance the heritage significance of the property; and
 - 1.3 Having due consideration of sub-clauses 67(k) and (l) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposed alterations are considered to detract from the built heritage and cultural significance of the dwelling and the area which it is located.
2. With reference to Condition 7, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
4. If the development the subject of this approval is not substantially commenced within a period of two years, or a period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
5. 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.

9.5	AMENDMENT TO TREES OF SIGNIFICANCE INVENTORY - 209 BRISBANE STREET, PERTH
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TRIM Ref: D18/36743

Author: Amanda Fox, Strategic Planning Officer

Authoriser: Luke Gibson, A/Director Development Services

Attachments:

1. Attachment 1 - Trees of Significance Inventory - Current [↓](#) 
2. Attachment 2 - 209 Brisbane Street Request for Removal from Inventory [↓](#) 
3. Attachment 3 - 209 Brisbane Street - Arborist Report of Lacebark [↓](#) 
4. Attachment 4 - Trees of Significance Inventory - Proposed (Track Changes) [↓](#) 
5. Attachment 5 - Trees of Significance Inventory - Proposed (Final) [↓](#) 

RECOMMENDATION:

That Council **AMENDS** the City's Trees of Significance Inventory by deleting the entry for "209 Brisbane Street, Northbridge – *Brachychiton discolour* (Lacebark)".

PURPOSE OF REPORT:

To consider amending the Trees of Significance Inventory by removing the Lacebark (*Brachychiton discolour*) tree on Lot 209 Brisbane Street, Perth from the City's Trees of Significance Inventory (the Inventory).

BACKGROUND:

Trees of Significance Inventory

On 6 May 1997, TP Landscape Architecture was engaged by the City to compile an inventory of significant trees within the City of Vincent. The purpose of the Inventory was to provide a mechanism for the City to recognise valuable trees and to ensure the protection and management of these trees. The project included developing criteria to assess trees for significance and to make recommendations as to the suitability of trees to be included on a new Inventory. At that time, the assessment was limited to sites/trees that had been identified by the City's Administration or had been nominated by owners of land which accommodated potentially significant trees. As a result of the work, on 22 December 1997, Council resolved to adopt an Inventory which contained 25 sites, including the subject site at No. 209 Brisbane Street, Perth (listed as Northbridge).

Since being introduced, the Inventory has been amended to add two sites and remove two sites. The Inventory currently includes trees located on 25 sites, as shown in **Attachment 1**.

In 2001, a provision was included in the City's (then) Town Planning Scheme No. 1 that required the City's approval for any removal, destruction or interference with any tree listed on the Inventory. This provision has been carried into the City's current Local Planning Scheme No. 2 by way of 'Supplemental Provision' Clause 61(1)(k). Clause 61(1)(k) requires that works to remove, destroy and/or interfere with any tree listed on the Inventory requires development approval.

In June 2013, Council adopted Policy No. 7.6.3 – Trees of Significance, which provides guidance on the nomination and management of trees on the Inventory. This Policy provides criteria as to when a tree may be considered to be significant and worthy of inclusion onto the City's Trees of Significance Inventory including:

- a) outstanding aesthetic quality;
- b) outstandingly large height, trunk circumference or canopy spread;
- c) commemoration or association with particular historical or cultural events;
- d) association with a well known public figure or ethnic group;
- e) specimen of great age;
- f) outstanding example of a particular species;
- g) rare or unusual species;
- h) horticultural, genetic or propagative value; or
- i) likely to be a remnant or regrowth local native tree.

Tree Located on 209 Brisbane Street, Perth

The subject tree is situated adjacent to the rear and side lot boundary on the southern portion of the property and can be viewed from within the property and from the right of way to the rear. The tree was first included onto the City's Trees of Significance Inventory in December 1997 as a result of a nomination by the owner of the property at the time. The tree underwent an assessment by consultant TP Landscape Architecture in 1997 and was found to meet the following criteria:

'Aesthetic value: Aesthetically appealing, complimenting other tree species in the rear garden, providing good contrast in shape and form.

Historic value: Important as a cultural feature in the development of the area.

Scientific value: Relatively rare in such an urban environment, contributing a wider understanding of the natural and cultural history of the area.

Social value: Providing excellent shade, colour texture, privacy and appeal to its users.'

In 1998, a three story grouped dwelling development was approved on the adjacent property at No. 207 Brisbane Street, Perth. Around this time, branches of the subject tree were significantly pruned along the fence line by the adjoining owner to accommodate the adjacent development. Since this pruning occurred in 1998, before the adoption of Policy No. 7.6.3 in 2013, there was no requirement for Council approval for the pruning of this tree.

In October 2017, the City received an enquiry regarding the removal of the tree on No. 209 Brisbane Street, Perth from the Inventory. To support the application to remove the tree, the land owner was requested to provide justification and an arborist report in support of the application. The full application, including the arborist report was received by the City on 29 March 2018.

DETAILS:

The following is a summary of the applicant's justification for removal of the subject tree from the Inventory:

- The tree has been significantly pruned to accommodate the adjoining three storey development at No. 207 Brisbane Street which has significantly compromised the structure of the tree;
- The location and extent of canopy spread of the tree covers and shades much of the 6 metre wide backyard making it difficult to utilise the area;
- The Lacebark species is not a native specimen, being native to NSW not WA, thus is not a significant species worthy of retaining in this area;
- The trees flower pods contain irritant fibres which also carpet the entire backyard in the flowering season making the backyard unusable during part of the year.

The application from the owner which includes a comprehensive justification for the removal of the tree, addressing each of the criteria of Policy No. 7.6.3 is provided in **Attachment 2**.

The applicant has also provided an assessment of the subject tree from a qualified arborist in support of the application to have the tree removed from the Inventory. The arborist report indicates that the aesthetic form of the tree is somewhat diminished when viewed from the east due to past pruning that has occurred. Although the arborist report indicates that the tree may meet one of the required criteria to be considered for the Inventory, being Aesthetic Quality, it does not meet any of the other criteria that would be required for it to be considered for inclusion onto the Inventory. A copy of the full arborist assessment is provided in **Attachment 3**.

CONSULTATION/ADVERTISING:

Updates to the Trees of Significance Inventory do not require any advertising.

LEGAL/POLICY:

- City of Vincent Local Planning Scheme No. 2; and
- Policy No. 7.6.3 – Trees of Significance.

RISK MANAGEMENT IMPLICATIONS:

Amending the Trees of Significance Inventory is considered low risk.

STRATEGIC IMPLICATIONS:

Nil.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The City's Administration has undertaken an assessment of the subject tree in accordance with the Trees of Significance Policy. This included a site visit and visual assessment. The assessment indicated that although the subject tree is considered to be a relatively large specimen in its current location, the original structural shape and form of its canopy has been significantly compromised by pruning on the eastern side.

This pruning has resulted in the tree growing multiple, soft immature branches which is commonly referred to as epicormic regrowth. This has resulted in the new regrowth of the subject tree being generally weaker and more prone to tearing away from the tree resulting in branch failure.

The subject tree has been significantly pruned on the eastern side and lacks good branch and canopy structure. The pruning has resulted in a reduction in the significance of the aesthetic value of the tree, which is a matter that, under the Policy, must be considered. Furthermore, the tree is not considered to meet other criteria which would make it worthy of inclusion onto the Inventory, as follows.

Assessment Criteria	Assessment
Outstanding aesthetic quality	Somewhat meets criteria
Outstandingly large height, trunk circumference or canopy spread	Does not meet criteria
Commemoration or association with particular historical or cultural events	Does not meet criteria
Association with a well known public figure or ethnic group	Does not meet criteria
Specimen of great age	Does not meet criteria
Outstanding example of a particular species	Does not meet criteria
Rare or unusual species	Does not meet criteria
Horticultural, genetic or propagative value	Does not meet criteria
Likely to be a remnant or regrowth local native tree	Does not meet criteria

Based on the above assessment it is considered that, had the tree not already been on the Inventory, it would not be appropriate to add it. As such, its removal from the Inventory is supported.

Conclusion

The Lacebark situated within the lot boundary of No. 209 Brisbane Street, Perth has been assessed by the City's Administration against the criteria of Policy No. 7.6.3 – Trees of Significance. The tree is a relatively large example of its species, however the tree has undergone significant pruning which has compromised its structural form and canopy spread, reducing its aesthetic significance. The tree is not considered to meet the criteria included in Policy No. 7.6.3 for a tree to be deemed as significant and worthy of retention.

On this basis, it is recommended that Council removes the Lacebark (*Brachychiton discolor*) tree situated within the lot boundary of No. 209 Brisbane Street, Perth from the City's Trees of Significance Inventory.

In assessing the abovementioned nomination the City has identified a number of issues with the current approach to identifying and protecting trees of significance, and trees on privately owned land more broadly. The City will further investigate these issues and identify potential methods to address these issues. A report on the matter will be presented to the Council Meeting in November 2018.

**CITY OF VINCENT
TREES OF SIGNIFICANCE INVENTORY
NOVEMBER 2016**

STREET TREES	
Mabel Street, North Perth	<i>Erythrina sykesii</i> (Coral Tree)
Mary Street, Highgate	<i>Ficus microcarpa</i> var. <i>Hillii</i> (Hills Weeping Fig)
Money Street, Perth	<i>Platanus acerifolia</i> (London Plane)
Monger Street, Perth	<i>Platanus acerifolia</i> (London Plane)
VERGE TREES	
Axford Park, Scarborough Beach Road, Mount Hawthorn	<i>Araucaria bidwillii</i> (Bunya Pine)
William Street, Junction Chelmsford Road, Highgate	<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
RESERVES AND CAR PARKS	
Birdwood Square, Beaufort Street, Perth	<i>Platanus acerifolia</i> (London Plane)
Brigatti Gardens, Corner Broome and Wright Streets, Highgate	<i>Platanus acerifolia</i> (London Plane)
Jack Marks Reserve, Corner Broome and Wright Streets, Highgate	<i>Melaleuca quinquenervia</i> (Broad Leaved Paperbark)
Perth Oval Front Gates, Bulwer Street and Pier Street, Perth	<i>Phoenix canariensis</i> (Date Palm)
Leederville TAFE Campus, Richmond Street, Leederville	<i>Eucalyptus citriodora</i> (Lemon Scented Gum) <i>Eucalyptus maculate</i> (Spotted Gum)
Beatty Park Car Park and Reserve, Vincent Street, North Perth	<i>Araucaria bidwillii</i> (Bunya Pine)
Hyde Park, Highgate	Mixed species of Natives and Exotics
Keith Frame Reserve/Loftus Street Centre, Leederville	<i>Eucalyptus marginata</i> (Jarrah)
Loton Park Tennis Club, Perth	<i>Leptospermum laevigatum</i> (Coastal Tea Tree)
Perth Oval, Perth	Mixed Species of Natives and Exotics
Robertson Park Reserve, Highgate	<i>Ficus macrophylla</i> (Moreton Bay Fig) <i>Eucalyptus sideroxylon</i> (Red Ironbark)
PUBLIC COURTYARD	
Leederville TAFE Campus, Richmond Street, Leederville	<i>Eucalyptus maculate</i> (Spotted Gum)
PRIVATE GARDENS	
209 Brisbane Street, Northbridge	<i>Brachychiton discolor</i> (Lacebark)
2 Brookman Street, Perth	<i>Ficus carica</i> (Fig)
Cleaver Court, 47 Florence Street, West Perth	<i>Pinus pinaster</i> (Maritime Pine)
20 Gardiner Street, East Perth	<i>Eucalyptus rudis</i> (Flooded Gum)
136 London Street, Mount Hawthorn	<i>Agathis Australia</i> (Kauri Pine)
128 Joel Terrace, Mount Lawley	<i>Cinnamomum camphor</i> (Camphor Laurel)
19 Dunedin Street, Mount Hawthorn	<i>Corymbia citriodora</i> (Lemon Scented Gum)

Request to have a 'Tree of Significance' removed from the City of Vincent Trees of Significance Inventory.



Property address: 209 Brisbane St, Perth.

Request made by:

Bruce Campbell, Owner of 209 Brisbane St, Perth.

Contact: 0409947457

coronation74@hotmail.com

Council Member Request Reference Number: D17/144607.

Date of this document: 16/12/2017.

Reason For This Document:

The City of Vincent has via email to me confirmed to me that there is no City of Vincent form for document which to apply to have a tree removed from the Inventory, and that I could submit a document of my own creation, hence I table this document to the City of Vincent re the matter of removing the tree in the backyard of 209 Brisbane St, Perth from the Inventory.

From what the City of Vincent has told me via email the way to have the tree in the backyard of 209 Brisbane St, Perth removed from the City of Vincent Trees of Significance Inventory is for my request to be tabled at a City of Vincent Council Meeting and for the Council to approve the removal of my tree from the Inventory.

The Listing Of The Tree On The City of Vincent Trees of Significance Inventory:

PRIVATE GARDENS 209 Brisbane Street, Northbridge Brachychiton discolor (Lacebark)

About The Brachychiton Discolour Species:

From: <http://anpsa.org.au/b-dis.html>



Above: Diagram Of Native Distribution Of The Brachychiton Discolour Species.

"Distribution: Rainforest from central New South Wales to southern Queensland". "Conservation Status: Not considered to be at risk in the wild". "B.discolor is reasonably common in cultivation...". "The seeds are surrounded in the capsule by irritant hairs and are best collected using gloves".

From: https://en.wikipedia.org/wiki/Brachychiton_discolor

"Brachychiton discolor is a rainforest tree of eastern Australia". ". "Roasted seeds edible to humans".

From: http://keys.trin.org.au/key-server/data/0e0f0504-0103-430d-8004-060d07080d04/media/Html/taxon/Brachychiton_acerifolius.htm

"Deciduous; leafless for a period between October and December". "...tree commonly cultivated in Australia and overseas". "Trees are usually leafless when flowering".

History Of The Registration Of The Tree Onto The Inventory:

From what I have gathered from the former owners, the former owners applied to have the tree added to the Inventory as they wished for the tree to be on the Inventory and for the use of the tree and land around the tree to be under the conditions of the Inventory.

I bought the property from the former owners on 31st of January, 2012. The former owners did not declare to me that the tree was on the City of Vincent Trees of Significance Inventory, nor did the real estate agent representing the owners. Additionally, my settlement agent did not note to me that the tree was on the Inventory.

Additionally, the City of Vincent did not and does not have a system of notifying potential purchasers of properties with on-Inventory trees present on a property.

This all said, I did like the look of the tree at the time of inspecting the property. I also considered the future use of the land at the rear of 209 Brisbane St, Perth regarding an extension of the house on 209 Brisbane St or the future building of a separate house at the rear of 209 Brisbane St, Perth.

Issues With The Tree Once I Moved in.

I bought the property as a family home – my then partner was pregnant, and on the 23rd of August 2012 our son was born.

From February 2012 after moving in I would attend to the backyard to clean up the masses of dropped Brachychiton Discolour leaves and flower pods – the skin on my arms and face would become irritated due to contact with the irritant fibres of the Brachychiton Discolour. I would have to separately wash my gardening clothes and shower straight after handling Brachychiton Discolour leaf and seedpod litter to prevent the irritant fibres from contaminating my house,

As of the 23rd of August, my baby son was at the property. When he was at the infant crawling stage, I would not let him out the back of the property due to my concerns about the irritant fibres affecting his health, and also my fears that he may ingest a seed from the Brachychiton Discolour, which may be poisonous in their raw stage (East Coast Aboriginal people would eat the Brachychiton Discolour seeds, however from what I understand they would roast the seeds first, to remove toxins).

Aside from my concerns for my son's welfare, and my skin irritation when cleaning up the leaf and seed pod litter from the tree, the tree also drops several large garden bags worth of leaves a year – the mass of these dropped leaves would smother the ground in the small 6 metre wide terrace back yard.

Issues With The Tree Once Tenants Moved In:

I moved from the property after an unfortunate relationship separation, and I rented out the property in 2015.

The tenants are now exposed to the irritant fibres of the Brachychiton Discolour, and now have to deal with removing the masses of leaves from the Brachychiton Discolour, which is an inhibitor towards their enjoyment of the property.

Approximate Half of Tree Canopy Removal Due To Building at No. 207:

From what I understand, if I wish to cut a branch off the tree without the City of Vincent's approval the City of Vincent would fine me for such.

Yet, whilst such would have occurred before my ownership of 209 Brisbane St, it seems to be the case that during the construction of a property at the rear of 207 Brisbane St (the immediately adjacent property on the east side) that around half of the Brachychiton Discolour tree canopy arising from the tree on my property was removed so as to facilitate the building of the rear-of-207 three story building.

Additionally, currently the canopy of the tree is clear from the rear-of-207 building, which would indicate that some person other than me is facilitating the removal of re-growth of branches from the Brachychiton Discolour tree on my property. I have as the owner never been contacted by anyone seeking to access my property so as to remove branches from the Brachychiton Discolour along the 209 / 207 fence line.

Development Impedance Posted By The Tree Being On The Inventory:

Two separate common-wall buildings are present at the rear of the 207 property. These buildings at the rear-of-207 building are an example of urban infill. Also, the 211 property has a rear-or property extension to the original house that extends to around 6 metres off the rear boundary of the property.

With the Inventory tree on my property, due to not being able to remove the tree I am severely limited in the development potential of the building on 209 Brisbane St – Whilst I could extend the building somewhat, I could not enjoy the same degree of extension as the owner of 211 has enjoyed as the Inventory tree is in the way of the area of extension.

Additionally, I could not in future develop a separate rear-of-209 building on a separate title, as a present or a past owner of 207 Brisbane St has done.

Unfairness In Having Only One Of 7 Trees On The Inventory on Private Land:

I have looked at the City of Vincent Trees of Significance Inventory over the years, and it seems that some trees have been removed from the Inventory. From my recollection there was a Fig Tree at around 217 Brisbane St which does not appear on the as-of-2016 Inventory, additionally there was a Brachychiton Discolour that was located at the City of Vincent's Hyde Park which does not appear on the as-of-2016 Inventory.

It is an unfair burden on me to have the only Inventory listed tree on private land in the portion of the suburb of Perth that is within the City of Vincent whilst all other City of Vincent property owners in the suburb of Perth do not have this burden.

Tree Presently Does Not Meet The Criteria For Inclusion On The Inventory:

Section 6.5 of the City of Vincent Planning and Development Policy Heritage 3.6.3 Trees of Significance outlines the following criteria for the inclusion of trees onto the Inventory:

- a) outstanding aesthetic quality;*
- b) outstandingly large height, trunk circumference or canopy spread;*
- c) commemoration or association with particular historical or cultural events;*
- d) association with a well known public figure or ethnic group;*
- e) specimen of great age;*
- f) outstanding example of a particular species;*
- g) rare or unusual species; or*
- h) horticultural, genetic or propagative value;*
- i) likely to be a remnant (sic) or regrowth local native tree*

Re a) outstanding aesthetic quality; The Brachychiton Discolour tree on my property has nearly half of its canopy removed, and thus can't be said to be of outstanding aesthetic quality. I have a Bachelor of Art in Art – To my trained eye the tree is an aesthetic anomaly. Additionally, the tree is situated at the rear of the property and whilst it can be viewed by the public where they enter the laneway at the rear off the property from Lake St, the tree itself is largely obscured by the rear-of-207 three storey building.

Re b) outstandingly large height, trunk circumference or canopy spread; The Brachychiton Discolour tree on my property is a 'large' tree however with the removal of around half of its canopy it is not as large as it was when it was placed on the Trees of Significance Inventory. In regards to the trunk circumference, the trunk of the tree is totally obscured from public view by the fences of the property and the neighbouring buildings.

c) commemoration or association with particular historical or cultural events; The Brachychiton Discolour tree on my property as far as my information provided to me from the previous owners is not in any way commemorative function, or being associated with, any particular historical or (cont.) cultural event. The City of Vincent website does not include any information about the tree on my property having any commemorative function, or being associated with, any particular historical or cultural event.

Re d) association with a well known public figure or ethnic group; The Brachychiton Discolour tree on my property is not accessible to the public as it is on private fences land. Whilst the house on the property is included on the City of Vincent's Building Heritage Register this is due to the building itself and not due to any well known public figure, or an ethnic group, having any association with the property or house.

e) specimen of great age; The Brachychiton Discolour tree on my property is not a Western Australian native and hence must post-date European settlement of the area. Given that the house on the property dates from 1910, the tree is also unlikely to have been planted before 1910. Whilst the tree may be 50 or more years old, this age when compared to the age of the nearby trees in

Hyde Park does not present the situation of the Brachychiton Discolour on my property being a significantly old tree for the area.

Re f) *outstanding example of a particular species*; The Brachychiton Discolour tree on my property may have once been an outstanding example of its species however with the removal of almost half of its canopy the tree as it presently is cannot be said to be an outstanding example of its species – in fact I would say that the integrity of the tree has been irreplaceably compromised by the removal of half of its canopy along the 209 / 207 boundary..

g) *rare or unusual species*; The Brachychiton Discolour tree on my property is a relatively common species that is widely commercially propagated and is not considered to be endangered in its Queensland and New South Wales native habitat.

Re h) *horticultural, genetic or propagative value*; The Brachychiton Discolour tree on my property is a relatively common species that is widely commercially propagated as an ornamental street or park tree.

Re i) *likely to be a remnant (sic) or regrowth local native tree*. The Brachychiton Discolour tree on my property is a Queensland and New South Wales native, and is not a native plant of Western Australia, hence it cannot be a remnant or regrowth local native tree.

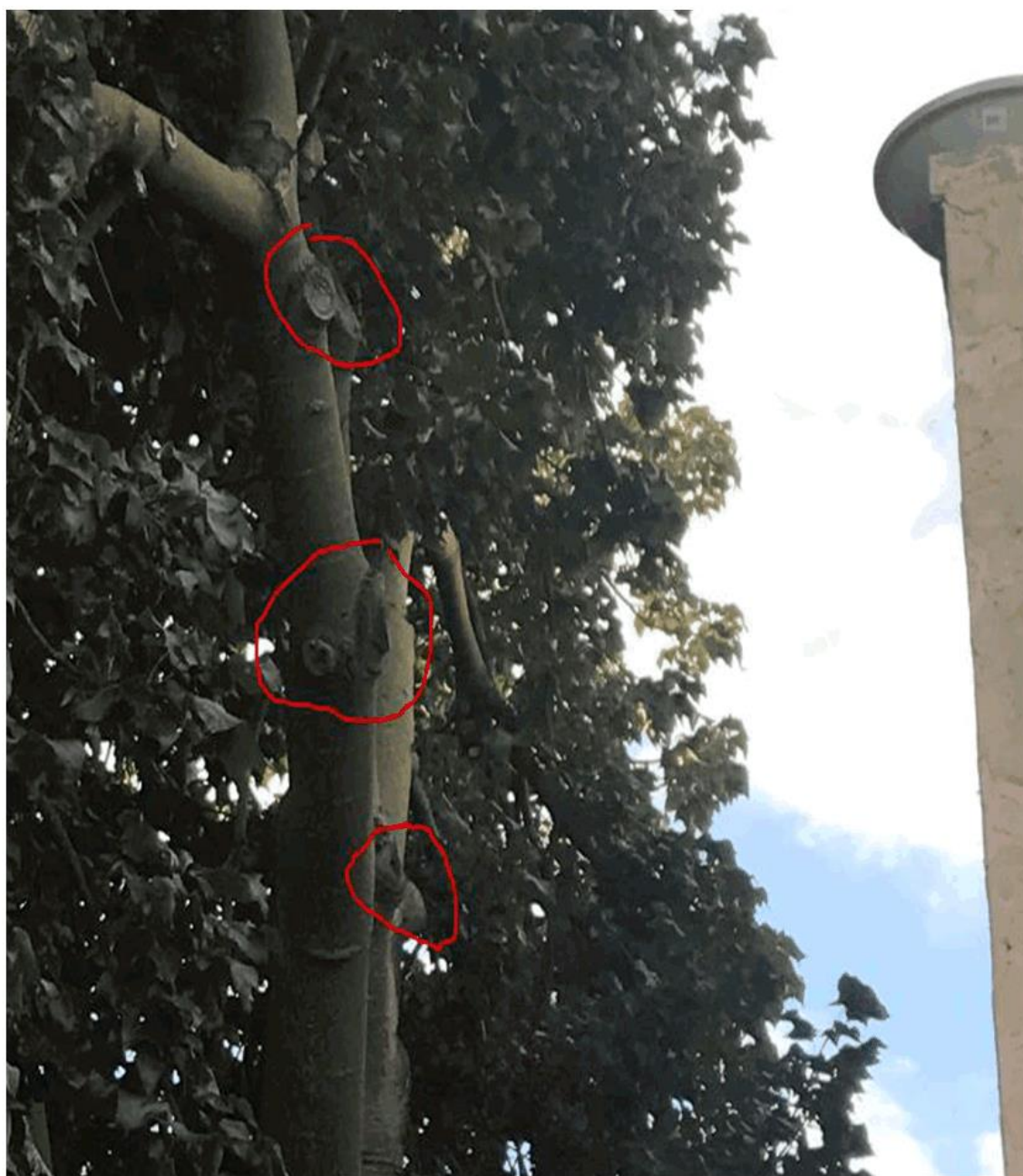
Pictures Of The Tree On My Property 209 Brisbane St:



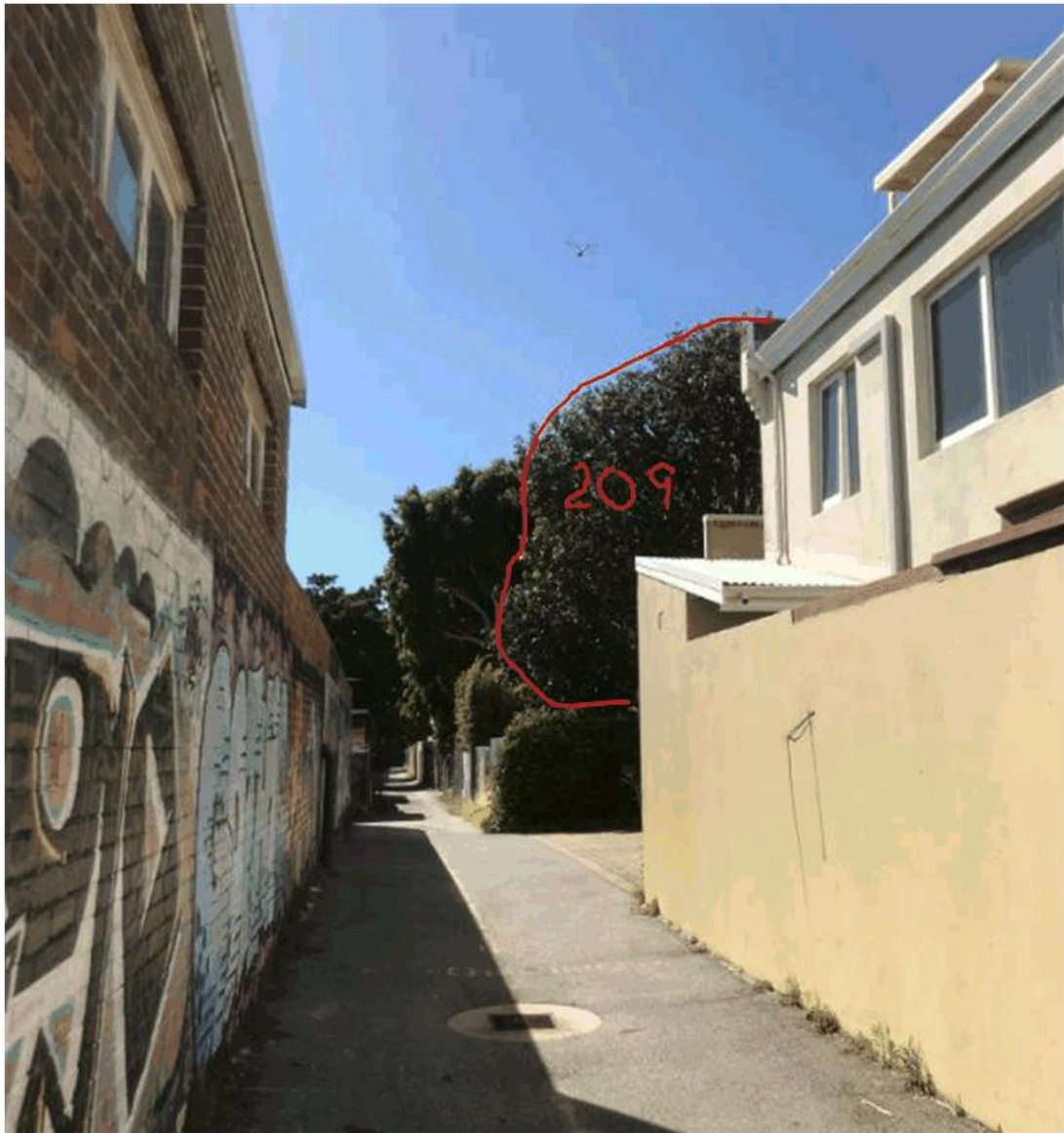
Above: Note the removal of around half of the tree's canopy at the 209 / 207 boundary, and note the three storey structure in the space where the tree's canopy would have been before this rear-of-209 building was built.



Above: Note the exposed tree trunk along the 209 / 207 boundary where all of the branches of the tree on the 207 face of the trunk have been pruned off by someone other than myself or my tenants.



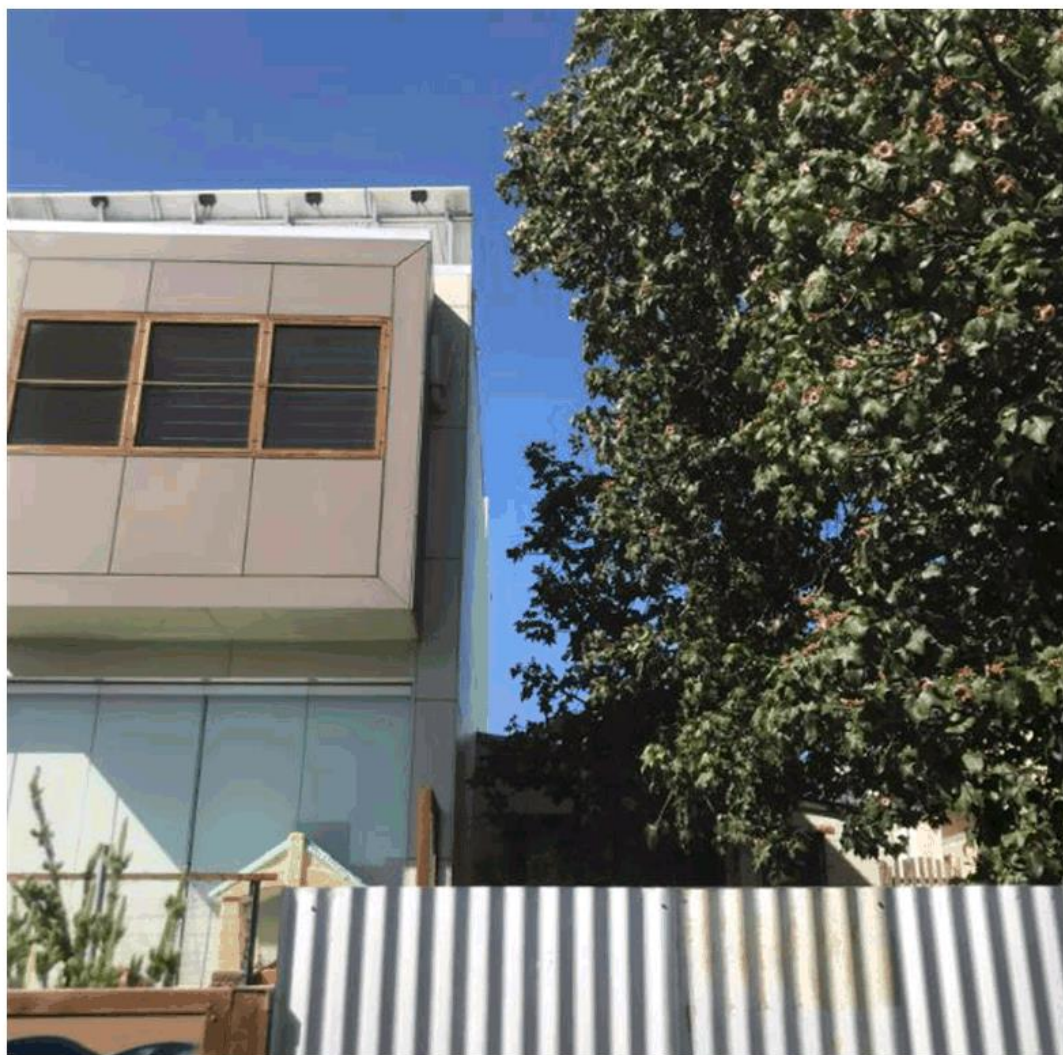
Above: Detail of the above picture, showing some of the points where branches of the tree have been cut off (circled in red).



Above: View of the laneway behind the 209 Brisbane St, Perth property from the Lake St entrance to this property, with the tree on the 209 property marked in red. Note that the tree is one of several trees in the laneway.



Above: Picture of the front of 209 Brisbane St, Perth. Note that the tree at the rear of the property presents little 'greenery' to the streetscape, and the 209 / 207 boundary pruning is quite evident.



Above: Detail of the canopy of the tree near-completely covering the area of the 6 metre wide backyard of my 209 property (209 back fence is the corrugated iron fence).

Summation:

I wish to have the tree removed from the City of Vincent's Trees of Significance Inventory and to be able to not be restricted by the tree's Inventory listing in my ability to enjoy my property.

Key Points:

- The irritant fibres of the tree pose a health concern to persons at 209 Brisbane St.
- The tree presently does not meet the criteria to be added to the Inventory.
- The tree is altered from its natural state – half of its canopy has been removed.
- The tree offers little greenery or aesthetic to the Brisbane St frontage of the house.
- The tree contributes little to the overall aesthetic of the neighbourhood.
- The tree drops a large quantity of leaves and irritant fibre seed pods into a small back yard.
- The remaining tree canopy completely shades the 6m wide rear back yard at the property.
- The owner is unfairly restricted in the development of the property due to the tree.
- The rear wall of the 209 Brisbane St house is around 9 metres from the rear laneway.
- The 207 Brisbane St land has a rear building 2.3m set back from the rear laneway.
- The 211 Brisbane St building has been extended to around 6 metres from the rear laneway.

Thank you:

Thank you for considering my request. Regards, Bruce Campbell.



March 29, 2018

Bruce Campbell
PO Box 1
CANNINGTON WA 6987

RE: Assessment of Lacebark; rear garden of 209 Brisbane Street, Perth

Dear Bruce,

Further to your request, the following is a summary of my assessment of the identified tree in the rear garden of 209 Brisbane Street, Perth.

Should you have any queries regarding the findings of this report, or if I can be of any further assistance in the management of the identified trees, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "JRM", is written over a light blue horizontal line.

JASON ROYAL

Dip. Arboriculture (UK)
Tech. Arbor A

ARBOR logic
A.C.N.: 107 194 061

ARBORICULTURAL CONSULTANCY
A.B.N.: 66 566 369 687

Bruce Campbell;
Assessment of Lacebark;
rear of 209 Brisbane Street, Northbridge

March 2018

1. Background and Scope of Works

The purpose of the inspection was to inspect the identified tree ("Tree") and provide comment on its current condition and provide comment on whether it meets any of the necessary criteria required for to be able to be included onto the City of Vincent's register of 'Trees of Significance'.

2. Particulars of this Assessment

The findings and opinion provided in this report are my own and have been based on my visual observations of the Tree undertaken on March 19, 2018.

No tomographic scans or the like were undertaken as part of this particular assessment.

All observations of the Trees were undertaken from ground level.

3. Method of the Assessment

The Tree was assessed in accordance with 'visual tree assessment'¹ ("VTA") and principles. The VTA method is based on the sciences of tree biology, physiology, tree structure, and tree bio-mechanics. It is a method widely used by arborists worldwide to identify visible signs on trees that indicate any health or potential structural issues that in turn could increase the risks associated with the given tree. There are many variables that require consideration as part of this process including the structure of the given tree, its health condition, known natural species traits, environmental factors such as direction of prevailing (and storm) winds and how they would affect the subject tree and the occurrence of potential targets such as people, traffic etc, within its projected 'fall zone'.

The overall health of the Tree was adjudged from an inspection of its leaf, overall percentage of leaf mass present in its canopy, and the presence (or absence) of any pest or disease factor that could have an effect on its health.

The structural integrity of the Tree was determined from a visual inspection of its main stem, primary (and secondary) branch unions to determine the presence of any areas considered to be a structural 'defect' or 'imperfection' such as unions with included bark, swelling, or noticeable splitting at them. Symptoms of decay, growth patterns and defects are identified and assessed as to their potential to cause whole tree, part tree, or branch failure. The Tree's root plate area was also inspected to identify any visible signs of root plate, movement, cracking or heave from which a determination of the in-ground stability of the given tree can be ascertained.

The known natural traits of the specimens given species was also taken into consideration as part of the assessment process.

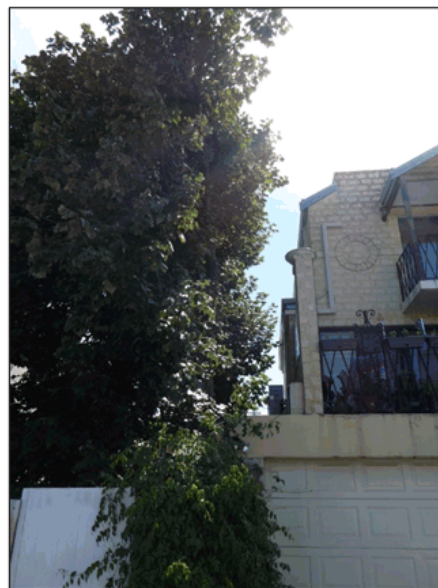
As part of this assessment I have also reviewed the City of Vincent's Policy No. 3.6.3; Trees of Significance.

¹ Field Guide for Visual Tree Assessment (VTA); The Body Language of Trees, A Handbook for Failure Analysis; C Mattek, H Breloer

Bruce Campbell;
Assessment of Lacebark;
rear of 209 Brisbane Street, Northbridge

March 2018

4. Summary of Key Findings of the Assessment



Species;	Lacebark (<i>Brachychiton discolor</i>)
Height;	11 metres (approximately)
Main Stem Diameter;	45cm (approximately)
Canopy Spread;	9-10 metres north-south, 6-7 metres east-west
Age Class;	Mature; between 30-80% of its anticipated life span and estimated to be around 30 years old
Condition;	<p>Looks to be in very good health based on the condition of its leaf and overall volume of leaf mass present in its canopy. No evidence of any pest or disease pathogen that could have a major impact on the Tree's health visible at this time.</p> <p>The structure of the Tree is considered to be good and typical for a specimen of this species. The eastern side of its canopy does look to have been pruned back to provide clearance to the building on the adjoining property. However it looks to be maintaining good structure and no issues or concerns were visible at the time of the inspection.</p>
Comment on the Tree;	<p>Overall the Tree looks to be a good (i.e. typical) mature specimen of its species.</p> <p>Although it is considered to be suited to the area in which it is situated, its proximity to the adjoining property is clearly causing some ongoing management and issues of clearance to the building on the adjoining property.</p> <p>However given the current care and management the Tree should be able maintained for another 15-40 years or more in its given location/situation with the undertaking of periodic pruning to maintain clearances to the adjacent property.</p>

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Bruce Campbell;
Assessment of Lacebark;
rear of 209 Brisbane Street, Northbridge

March 2018

5. Suitability for Inclusion on Register of Trees of Significance

Based on my own observations and assessment of the Tree, it is considered possible that it *may* meet one of the required criteria to be considered; under 'aesthetic quality'.

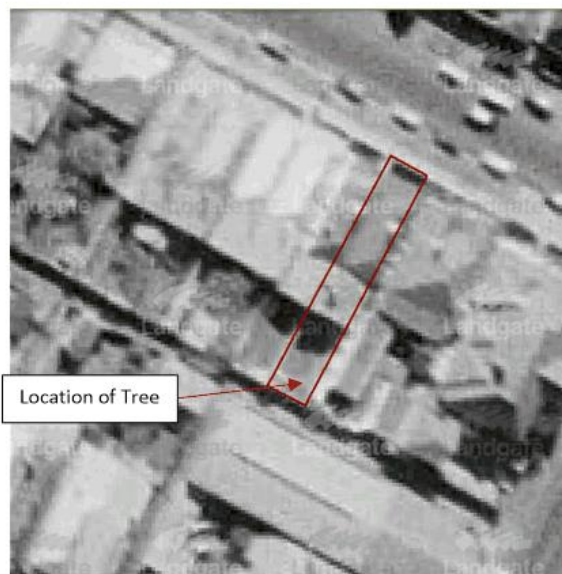
However, it does not in my opinion appear to meet any of the other criteria that would be required for it to be considered for inclusion onto the City of Vincent's register of Trees of Significance; see rationale below.

Ref	CRITERIA	COMMENT
a)	outstanding aesthetic quality	POSSIBLY. The Tree does in my opinion appear to have good aesthetic form when viewed from the property where it is situated, and/or to its west when in the laneway behind the property where it is situated. However, its aesthetic appeal is however considered to be somewhat diminished when viewing from the east due to the past pruning that has occurred
b)	outstandingly large height, trunk circumference or canopy spread	NO. The Tree is not at this time considered to be a particularly large specimen of its given species
c)	commemoration or association with particular historical or cultural events	NO. The Tree is not known to have any association with any particular historical or cultural events
d)	association with a well known public figure or ethnic group	NO. The Tree is not known to have any association with any well known public figure or ethnic group
e)	specimen of great age	NO. Historical aerial imagery of the area where the Tree is situated ² would suggest that it is only around 40 years old and planted at some point in time after June 1977, and before August 1981.
f)	outstanding example of a particular species	NO. Whilst the Tree is considered to be a good (i.e. typical) example of its species it is not necessarily in my opinion an outstanding example of its species; primarily due to the repeated pruning of one side of its canopy
g)	rare or unusual species	NO. Although not necessarily a common species, the Lacebark is not generally considered to be a rare or unusual species for the Perth metropolitan area
h)	horticultural, genetic or propagative value	NO. The Tree is not considered to have any horticultural, genetic or propagative value
i)	likely to be a remnant or regrowth local native tree	NO. The Lacebark is a species that is native to parts of Eastern Australia (parts of NSW and Queensland), and as such is not remnant of a local native species

² Available on Landgate; see overleaf

Bruce Campbell;
Assessment of Lacebark;
rear of 209 Brisbane Street, Northbridge

March 2018



Aerial Image of 209 Brisbane Street dated 07/06/1977; NO vegetation looks to be present in the area where the Tree is situated



Aerial Image of 209 Brisbane Street dated 30/08/1981; vegetation present in the area where the Tree is situated

Bruce Campbell;
Assessment of Lacebark;
rear of 209 Brisbane Street, Northbridge

March 2018

Disclaimer

This Report has been provided in good faith and based upon the material information provided by the Client to Arbor logic, and/or based on the visual inspection of the tree(s) at the time this advice was prepared.

The contents of this Report should be read in full, and at no time shall any part of the Report be referred to unless taken in full context with the remainder of the document.

The contents of this Report may not be reissued to another party or published in part or full without Arbor logic's written permission.

Arbor logic does not accept liability arising out of loss or damage that results from: -

- Material information not being provided by the Client to Arbor logic at the time this advice was prepared.
- The provision of misleading or incorrect information by the Client or any other party to Arbor logic upon which this advice was prepared.
- This advice being used by the Client or any other party in circumstances or situations other than the specific subject of this advice.
- Failure by the Client to follow this advice.
- The action(s) or inaction(s) of the Client or any other party that gives rise to the loss of, or damage to, the tree(s) that are the subject of this advice.

It is also important to take into consideration that all trees are living organisms and as such there are many variables that can affect their health and structural properties that remain beyond the scope of reasonable management practices or the advice provided in this Report based on the visual inspection of the tree(s).

As such a degree of risk will still remain with any given tree(s) despite the adoption of any best management practices or recommendations made in this Report.

CITY OF VINCENT
TREES OF SIGNIFICANCE INVENTORY
~~NOVEMBER 2016~~ SEPTEMBER 2018

STREET TREES	
Mabel Street, North Perth	<i>Erythrina sykesii</i> (Coral Tree)
Mary Street, Highgate	<i>Ficus microcarpa</i> var. <i>Hillii</i> (Hills Weeping Fig)
Money Street, Perth	<i>Platanus acerifolia</i> (London Plane)
Monger Street, Perth	<i>Platanus acerifolia</i> (London Plane)
VERGE TREES	
Axford Park, Scarborough Beach Road, Mount Hawthorn	<i>Araucaria bidwillii</i> (Bunya Pine)
William Street, Junction Chelmsford Road, Highgate	<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
RESERVES AND CAR PARKS	
Birdwood Square, Beaufort Street, Perth	<i>Platanus acerifolia</i> (London Plane)
Brigatti Gardens, Corner Broome and Wright Streets, Highgate	<i>Platanus acerifolia</i> (London Plane)
Jack Marks Reserve, Corner Broome and Wright Streets, Highgate	<i>Melaleuca quinquenervia</i> (Broad Leaved Paperbark)
Perth Oval Front Gates, Bulwer Street and Pier Street, Perth	<i>Phoenix canariensis</i> (Date Palm)
Leederville TAFE Campus, Richmond Street, Leederville	<i>Eucalyptus citriodora</i> (Lemon Scented Gum) <i>Eucalyptus maculate</i> (Spotted Gum)
Beatty Park Car Park and Reserve, Vincent Street, North Perth	<i>Araucaria bidwillii</i> (Bunya Pine)
Hyde Park, Highgate	Mixed species of Natives and Exotics
Keith Frame Reserve/Loftus Street Centre, Leederville	<i>Eucalyptus marginata</i> (Jarrah)
Loton Park Tennis Club, Perth	<i>Leptospermum laevigatum</i> (Coastal Tea Tree)
Perth Oval, Perth	Mixed Species of Natives and Exotics
Robertson Park Reserve, Highgate	<i>Ficus macrophylla</i> (Moreton Bay Fig) <i>Eucalyptus sideroxylon</i> (Red Ironbark)
PUBLIC COURTYARD	
Leederville TAFE Campus, Richmond Street, Leederville	<i>Eucalyptus maculate</i> (Spotted Gum)
PRIVATE GARDENS	
209 Brisbane Street, Northbridge	<i>Brachychiton discolor</i> (Lacebark)
2 Brookman Street, Perth	<i>Ficus carica</i> (Fig)
Cleaver Court, 47 Florence Street, West Perth	<i>Pinus pinaster</i> (Maritime Pine)
20 Gardiner Street, East Perth	<i>Eucalyptus rudis</i> (Flooded Gum)
136 London Street, Mount Hawthorn	<i>Agathis Australia</i> (Kauri Pine)
128 Joel Terrace, Mount Lawley	<i>Cinnamomum camphor</i> (Camphor Laurel)
19 Dunedin Street, Mount Hawthorn	<i>Corymbia citriodora</i> (Lemon Scented Gum)

**CITY OF VINCENT
TREES OF SIGNIFICANCE INVENTORY
SEPTEMBER 2018**

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D16/129744















9.6	AMENDMENT 1 TO LOCAL PLANNING POLICY NO. 7.1.1 - BUILT FORM
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TRIM Ref: D18/107299

Authors: Tim Elliott, Strategic Planning Officer
Stephanie Smith, Manager Policy and Place

Authoriser: Luke Gibson, A/Director Development Services

Attachments:

1. Attachment 1 - Local Planning Policy No. 7.1.1 - Built Form  
2. Attachment 2 - WA Planning Commission Determination  
3. Attachment 3 - Schedule of Modifications  
4. Attachment 4 - Draft Amended Local Planning Policy No. 7.1.1 - Built Form  
5. Attachment 5 - Draft Amended Local Planning Policy No. 7.1.1 - Built Form (Clean)  
6. Attachment 6 - Draft Amended Appendix No. 16 - Design Guidelines for Perth  
7. Attachment 7 - Draft Amended Appendix No. 18 - Design Guidelines for William Street  

RECOMMENDATION:

That Council:

1. PREPARES:

- 1.1 Amendment 1 to Local Planning Policy No. 7.1.1 – Built Form included as Attachment 4 pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of advertising for public comment, subject to the following changes;
 - 1.1.1 Clause C1.5.2 is to read: ‘Flat roof structures that are not visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.4’; and
 - 1.1.2 Clause C1.5.3 is to read: ‘Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless an alternative is identified in the Urban Design Study’;
- 1.2 An amendment to Appendix No. 16 – Design Guidelines for Perth included as Attachment 6 pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of advertising for public comment;
- 1.3 An amendment to Appendix No. 18 – Design Guidelines for William Street included as Attachment 7 pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purpose of advertising for public comment; and

2. NOTES:

- 2.1 That the amendments to Local Planning Policy No. 7.1.1 – Built Form, Appendix No. 16 – Design Guidelines for Perth and Appendix No. 18 – Design Guidelines for William Street will be advertised for a period of 28 days pursuant to Clause 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Item 4.2 of Appendix 3 of Policy No. 4.1.5 – Community Consultation; and
- 2.2 That Administration will give notice of the proposed amendment to the Western Australian Planning Commission pursuant to Clause 4 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE OF REPORT:

To consider preparing Amendment 1 to Local Planning Policy No. 7.1.1 – Built Form (Built Form Policy) for the purpose of advertising for public comment.

BACKGROUND:

The Built Form Policy was adopted by Council on 13 December 2016 (Item 9.1.11) and came into effect on 21 January 2017. A copy of the current Built Form Policy is included as **Attachment 1**.

As part of the December 2016 resolution, Council noted that Administration would forward a number of provisions relating to landscaping and setbacks to the Western Australian Planning Commission (WAPC) for approval pursuant to Clause 7.3.2 of State Planning Policy 3.1: Residential Design Codes (R Codes). On 8 January 2018, the WAPC resolved to approve the City's provisions, subject to the City making a number of modifications to the provisions to better align with the provisions of the State Government's draft Apartment Design Policy. A copy of the WAPC's decision is included as **Attachment 2**.

As the City is not required, or able, to make the modifications recommended by the WAPC without an amendment to the Built Form Policy, it is now proposed to broadly address the WAPC's recommendation through Amendment 1.

In addition, since being adopted by Council, the current Built Form Policy continues to be used to determine development applications. As a result of the implementation of the Built Form Policy, Administration has identified a number of opportunities to clarify the intent of several policy provisions and make a number of administrative modifications to improve the operation of the Policy. Administration is now proposing Amendment 1 to the Built Form Policy to address both the decision of the WAPC and the improvements that have been identified in implementing the Policy.

A draft Amendment was presented to the Council Briefing Session on 14 August 2018 but was withdrawn by the CEO from the 21 August 2018 Council Meeting Agenda. The proposed Amendment was subsequently referred to the Design Review Panel (DRP) for comment. As a result of questions raised during the Briefing Session and feedback received from the DRP, a number of further modifications to the draft Policy have been proposed, as follows:

- Increasing the Deep Soil Area requirement from 10% to 12%, so as to align with draft Design WA;
- Amending the incentive associated with the retention of mature trees which contribute to 30% or more of the required canopy cover on site (to be 10% rather than 8%), so as maintain the previous position of a two percent reduction to the required deep soil area, as related to the above dot point.
- Reducing the Planting Area requirement from 5% to 3%, so as to reflect the increase in Deep Soil Area, while still retaining the overall requirement of 15%;
- Increasing the car park canopy cover requirement from 40% to 60%. The increase factors in the canopy cover generated from the 1.5m planting strip which was previously omitted from the calculation;
- Consolidated the requirements for corner sites, ground floor design, awnings, verandahs and collonades and building design into one set of requirements (Building Design) that applies to all Built Form Areas;
- Including a new requirement for all Built Form Areas for key design elements of the streetscape to be identified by an Urban Design Study, with those elements to be integrated and acknowledged in the development;
- Changing the deemed to comply provision relating to tenancy width from 7.5m-9m to a maximum of 9m. to allow traditional shop front width, fine grain detail and variety in the town centres;
- Providing a maximum awning height of 4m, to ensure awnings are at a suitable height to provide weather protection to pedestrians.
- Increasing the doorway depth range from 0.5m-1m to 0.5m-1.5m, to allow traditional shop entrances;
- Including a new Objective in each Built Form Area to advocate that privacy be addressed through design rather than screening;
- Including a requirement for roof structures that are pitched or visible, to have a maximum solar absorptance rating of 0.6, unless an alternative approach is identified in the Urban Design Study; and
- Changing the Environmentally Sustainable Design requirements to apply as deemed-to-comply provisions and requiring development to achieve an environmental performance rating, rather than only demonstrating that it is capable of achieving that rating.

DETAILS:**1. Canopy Cover**

The current Built Form Policy Deemed to Comply Clause C1.7.3 requires 80 percent of rear and side setback areas to be provided as canopy coverage at maturity and Deemed to Comply Clauses C4.10.4 and C5.14.3 require 30 percent of the site area to be provided as canopy coverage at maturity.

The City applied for approval of these requirements from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification that the provision be reworded to require Deep Soil Area to be located to enable canopy coverage over the site to be maximised at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.

This modification is not supported, as it does not add any value to the existing requirement for 15 percent Deep Soil Zone over the site, and it does not directly link to the City's canopy cover targets. It is important that the original intent of the Built Form Policy is maintained to ensure that new developments have an appropriate amount of canopy coverage to screen large scale development, provide a high amenity environment for neighbouring properties and residents and contribute to broader greening aspirations.

Through implementing the Built Form Policy, Administration has identified a number of improvements that are recommended to be made to the policy provisions including:

- C1.7.3 should apply to lot boundary setback areas at the ground level only. Lot boundary setbacks can be stepped back at higher levels and it would be impractical to require those higher levels to provide canopy coverage due to the difficulty of maintaining appropriate soil depth/quality.
- All percentage canopy cover requirements should be a minimum, whereas currently they are written as an exact requirement.

In reviewing the Policy, the WAPC advocated for a provision that required a minimum number of trees within that Deep Soil Area, depending on the lot size. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum number of trees being provided.

Administration does not support the requirement to move towards specifying the number and size of trees as it would result in a reduced canopy coverage requirement compared to the Built Form Policy. The extent of the variance depends on the size of the lot, the tree types selected and the location of planting. In addition, the method of calculation is significantly more complex than the Built Form Policy's canopy coverage percentage requirement and does not directly and demonstrably link to the City's intent of achieving a measurable canopy cover target.

The resulting canopy coverage depends on the specific tree selection and lot size, so the impact of replacing the City's canopy coverage requirements with requirements for tree planting will differ in each development application. In addition, there is no requirement for the trees to be planted in such a way to maximise canopy coverage of the site so trees may be planted with their canopies overlapping, therefore reducing the overall canopy coverage of the site. This is not an issue with the percentage-based canopy coverage requirement.

The City recommends maintaining the percentage-based canopy cover provisions as they have been successfully implemented and have demonstrated they are able to achieve the desired canopy coverage, with a simpler method of calculation and assessment, than the proposed draft Design WA provisions.

2. Deep Soil Areas

The definition of Deep Soil Zone in the current Built Form Policy does not align with the definition of Deep Soil Area in draft Design WA. The City's definition specifies a minimum depth of 1m whereas the definition in draft Design WA requires there to be no development above or below. Under the definition of Deep Soil Area in draft Design WA planting on structure would not contribute to the required percentage of site coverage.

Despite this difference it is considered appropriate to align the definition of Deep Soil Zone with draft Design WA's definition of Deep Soil Area, to be consistent with the draft state planning policy.

As the new definition of Deep Soil Area removes the ability to consider on-structure planting and there may be instances where on structure planting is desirable such as in large scale development where it contributes to the amenity for residents, it is recommended that a new definition and provision be introduced into the Built Form Policy to require this.

Deemed to Comply Clauses C1.7.1, C4.10.1 and C5.14.1 require all properties to provide 15 percent of the development site as Deep Soil Zone. The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification to this provision to require 12 percent Deep Soil Area which is supported. To recognise the change in definition and need to provide guidance on the amount of space dedicated to soft landscaping (such as on structure landscaping) it is recommended a new Planting Area requirement be introduced. It was also identified that both a minimum area and minimum dimensions should be specified for both Deep Soil Areas and Planting Areas.

The City also identified that the new definition of Deep Soil Area is more onerous than the definition of Deep Soil Zone, and therefore supports including the 12% Deep Soil Area requirement in accordance with draft Design WA.

3. Tree Retention

While there are existing requirements for providing canopy coverage and incentives for retaining trees, there is no requirement in the Deemed to Comply provisions to retain existing mature trees.

A Deemed to Comply requirement would provide the ability for the City to require the retention of existing trees, and this would provide a beneficial outcome in line with the City's targets and objectives of the Policy. It is recommended that this be included in the draft Policy.

4. Additions and Alterations

Deemed to comply provision C5.14.10 requires the replacement of lost canopy cover, due to additions or alterations, in the front setback area.

The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.

The WAPC proposed modifications to this provision to require deep soil area in the front setback to maximise canopy coverage at maturity unless an existing mature tree with equivalent coverage was retained anywhere on site.

The City does not support this change as the canopy coverage is not stated within the provision, making the outcome unclear, and will vary depending on the tree species proposed.

It was considered appropriate that where an addition or alteration affects the deep soil area, canopy cover or trees on a site that all landscaping provisions should be complied with to ensure the loss landscaping is suitably offset.

5. Lot Boundary Setbacks

Deemed to Comply Clauses C1.2.5 and C4.3.6 require the following lot boundary setbacks where development is within the non-residential built form areas and adjoins a property which is within the Residential Built Form Area and coded R50 and below:

- 6.5 metres for the ground floor, second and third storey; and
- 12.5 metres setback for the fourth storey and above.

Deemed to Comply Clause C5.3.3 requires the following rear boundary setbacks where development is within the residential built form area and adjoins a property coded R50 and below:

- 6.5 metres for the ground floor, second and third storey; and
- 12.5 metres setback for the fourth storey and above.

The City applied to the WAPC for approval of these clauses under Clause 7.3.2 of the R Codes, with the WAPC proposing to modify this provision to base the required setback on the height of the proposed development, the type of room in the proposed development and the type of room on the adjacent property.

The difference between the current setback requirement and the WAPC's proposed setback requirement depends on the specific development proposed. As an example, a four-storey development in a Town Centre adjoining an R60 property would require a ground, second and third storey setback of 4.5 metres and the fourth storey setback would be 6.5 metres. Under the WAPC's proposed provision the setback requirement would range from between 6 metres and 9 metres depending on the type of room it faces on the adjoining property. The modification states that it applies where adjoining properties are coded "R50 and below or R60 and above". Since there is no R-Code between R50 and R60 this requirement will apply to every property that abuts a residential site, rather than providing specific requirements according to the code of the adjoining property. This approach is not supported as it considered that an R80 development next to an R60 site requires a different setback to an R100 development next to an R40 site.

The proposed approach for determining the setback requirement is more complex than the current Built Form Policy as it relies on knowing what sort of room is in the building/s adjoining the development site. In some cases, this information may be unavailable or difficult to obtain. It would also result in a disparity in setbacks based on which site is developed first and the manner in which it is developed. The WAPC's proposed setback methodology appears to be based on the building separation distances in draft Design WA rather than the setback distances in draft Design WA. Building separation is measured from the wall of the building on an adjoining lot whereas a setback distance is measured from the lot boundary. The result of this is that the proposed setbacks are approximately double those required in draft Design WA, and in most instances greater than those proposed by the City.

The City also identified that where a subject site is a lower or equal coding to an adjoining site the large setback distances apply. It is considered unnecessary for large setback distances to apply as it reduces the development potential of the subject site in order to protect the adjoining site which may be of a higher coding. This would result in a large building separation for the subject site whilst the adjoining site has greater density potential and may impact the lower density subject site. It is recommended that the setback assessment be simplified into a table to clearly convey the applicable setbacks and remove the unintended consequence of large setback distances for similarly coded land.

5. Built Form Area Objectives

The Built Form Policy contains five built form areas, with each area having specific Design Principles and Local Housing Objectives to guide development elements. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments. It is recommended that new objectives for each Built Form Area be introduced into the Policy.

6. Building Design, Materials & Finishes

Design Principles P1.6.1, P1.6.2 and P1.6.3 in the current Built Form Policy contain guidance on building design and architectural elements for developments. In addition, Clauses 1.3, 1.4 and 1.5 provide guidance on development on corner sites, ground floor design and development that includes awnings, verandahs and collonades. These requirements require certain building design elements to be included in a proposed development.

The City, on advice of the Design Review Panel, identified that these requirements do not clearly articulate the outcome the City is seeking to achieve as they do not require the development to respond to its unique local context.

To resolve this issue, it is considered appropriate to require that certain information and detail be provided with an application for development approval. This additional information would consist of an Urban Design Study that identifies characteristics of existing development and recommends the incorporation of those characteristics by using a variety of materials, finishes and architectural elements to reduce its impact on adjoining properties and appropriately complement the local area. This method enables the City to conduct a more informed assessment of the building design, rather than simply assessing compliance with Deemed to Comply criteria. It also places a greater onus on applicants to provide sufficient information and to justify the quality of building design, which is considered likely to deliver improved built form outcomes. This is intended to ensure that development complements the local characteristics of an area through appropriate use of materials, finishes and architectural elements to reduce its impact on adjoining properties.

It is also recommended to consolidate the various building design requirements into one section of the Policy on Building Design and apply these design elements to all Built Form Areas.

7. Environmentally Sustainable Design

Clause 1.8 provides Design Principles and Local Housing Objectives requiring development to demonstrate that the proposed development is capable of achieving a number of sustainable design outcomes, however, the current provision does not require the development to actually deliver the recommended sustainable design measures. It is recommended that the City strengthen the current policy provisions to require developments to deliver the relevant sustainable design measures.

Further to this Clauses 4.23.1 and 5.30.1 require the Environmentally Sustainable Design provisions of Clause 1.8 to apply to all development in the Transit Corridor and Residential Built Form Areas, except single houses or grouped dwellings. The City determined that it would be appropriate for these provisions to apply to single houses and grouped dwellings. The review provides landowners with information on how their development may be improved to reduce energy consumption, which is relevant for all new buildings of any scale.

In addition to the abovementioned technical changes to the Built Form Policy there are also a number of minor editorial and administrative changes proposed. A tracked change version of the draft Built Form Policy showing all of the proposed changes is included as **Attachment 4** and a clean version of the draft Built Form Policy is included as **Attachment 5**.

Design Guidelines

The City has a suite of Design Guidelines that outline specific, location-based requirements for development in nine separate planning cells. Where there is an inconsistency between the Design Guidelines and the Policy, the 'Relationship to Other Documents' section states that the Design Guidelines prevail. This means that the building heights stated within the Design Guidelines are deemed to comply in these areas and override the building heights stated in the Policy.

Of the nine Design Guidelines, there are two where the heights are inconsistent with the Policy; William Street and Perth. In the remaining seven, the building heights are consistent.

The building height requirement in the William Street Design Guidelines is four storeys and the building height requirement in the Policy is a maximum of six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers back to the Design Guidelines being four storeys, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys.

The building height requirement in the Perth Design Guidelines is three storeys (six storeys where a site has dual frontage) and the building height requirement in the Policy is a maximum of six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers to the Design Guidelines, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys for development along the Fitzgerald Street Activity Corridor and Mixed Use Area.

The City's Local Planning Scheme No. 2 came into effect in May 2018, rezoning a number of properties within the two Design Guidelines areas. The William Street area was rezoned from Commercial to District Centre and the Perth area was rezoned from Residential/Commercial R80 to Mixed Use R160. Due to the inconsistencies between the Policy and the Design Guidelines, and the rezoning, it is considered suitable to review the heights in these areas to align with the Built Form Policy maximum height. It is also recommended to modify the guidance in the Design Guidelines which indicates that development at three storeys is suitable. Instead it is proposed to encourage development up to four storeys to ensure that there is continuity with the design guideline area and development in the immediately surrounding properties which is permitted to a maximum of four storeys.

For the remaining seven Design Guideline areas, it is proposed to remove reference to 'Design Guideline Areas' in Figure 2 and prescribe the same building heights as contained within the Design Guidelines. This will consolidate all building heights for the City of Vincent within the Policy.

It should be noted that the above recommended modifications are not a result of a comprehensive review of the guidelines. Administration have undertaken a brief review and consider that the Guidelines satisfactorily respond to the local context, remain relevant and do not require immediate review, as part of this current

project. Administration will consider further, more detailed, review of the existing Guidelines as part of the preparation of the 2019/20 Corporate Business Plan.

CONSULTATION/ADVERTISING:

The formal advertising period is pursuant to Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). The Regulations outlines a minimum period of advertising of 21 days. The City's Policy No. 4.1.5 – Community Consultation outlines a comment period of 28 days. To satisfy the requirements of the Regulations and the City's Policy the advertising period will be 28 days and include:

- Written notification to:
 - Surrounding local governments;
 - Relevant State Government agencies;
 - Previous submitters on the City's Built Form Policy;
 - Key industry organisations;
- Written notification to the Western Australian Planning Commission and Department of Planning; Lands; and Heritage regarding the specific departures from the R Codes in accordance with the Regulations;
- Notice in the Perth Voice and Guardian Express once per week for four weeks;
- Notice on the City's website and social media; and
- Referral to the City's Design Review Panel.

LEGAL/POLICY:

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

RISK MANAGEMENT IMPLICATIONS:

It is considered a lot risk to propose an amendment to the local planning policy for the purpose of advertising for public comment.

STRATEGIC IMPLICATIONS:

Council Priorities 2018/19:

Sensitive Design – Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing this proposal will be met through the existing operational budget.

COMMENTS:

The proposed amendment provides clarity in the policy provisions and resolves issues identified during implementation. Further to this, the draft amendment proposes landscaping and setback provisions which align closer to Design WA whilst maintaining Council's intent and are considered suitable for the endorsement of the WAPC. Administration recommends that Council adopts the draft amended Policy No. 7.1.1 – Built Form for the purpose of advertising for public comment.

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PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on development in the City of Vincent. This Policy applies to all development applications in the City of Vincent.

POLICY OBJECTIVES

Context

1. Development which integrates land use, public space and the form of the built environment.
2. Ensure development is respectful of local and historic context.
3. Preserve and reinterpret established built form and social character.
4. Facilitate redevelopment while maintaining and enhancing amenity.

Design

5. To facilitate good quality and well-designed development, including both buildings and landscaping.
6. Development which facilitates activity and vibrancy.
7. Contribute to and bridges between planning and design specialties.
8. Encourage development that incorporates the principles of Crime Prevention through Environmental Design.
9. To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.

Sustainability

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10. High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.
11. Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.

Movement

12. Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.

Housing

13. To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.
14. A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (eg Character Retention Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual engagement between those in the street and those on the ground floors of buildings.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.

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Average Natural Ground Level	The average natural ground level is calculated as the average of the sum of the natural ground level points directly below the outermost corner points of the footprint of each level of the dwelling (see Figures 4 and 5).
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems).
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> .
Deep Soil Zone	Areas of soil within a development which provide a minimum space of 1 metre that allows for and supports mature plant and tree growth excluding areas covered with impervious surfaces.
External Fixtures	As per the R Codes.
Landscaping	As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as: Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.
Natural Ground Level	As per the R Codes.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
Primary Street	As per the R Codes.
R Codes	Refers to State Planning Policy 3.1: Residential Design Codes.
Secondary Street	As per the R Codes.

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Skillion Roof	A mono-pitch roof form.
Soft Landscaping	Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Stall riser	The part of a shop front below a window.
Streetscape	The visual elements of a street including the road, adjoining buildings, foot paths, street furniture, trees and open spaces that combine to form the street's character.
Verandah	A roofed platform partly enclosed or unenclosed extending across the front and sides of a building.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes.

APPLICATION OF POLICY & DEVELOPMENT STANDARDS

1. Application

- 1.1. Part 2, Section 1 of this Policy applies to applications for development in the areas identified as town centre areas on Figure 1, pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.2. Part 2, Section 2 of this Policy applies to applications for development in the areas identified as activity corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.3. Part 2, Section 3 of this Policy applies to applications for development in the areas identified as mixed use areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.4. Part 2, Section 4 of this Policy applies to applications for development in the areas identified as transit corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.5. Part 2, Section 5 of this Policy applies to applications for development in the areas identified as residential areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Development Standards

- 2.1. Applications for development that comply with the relevant Deemed to Comply policy provisions are considered to be acceptable and will therefore be approved.

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- 2.2. Applications for development that propose any of the Not Accepted policy provisions specified will be refused.
- 2.3. Applications for development that seek departure from the Deemed to Comply' policy provisions may be deemed to be acceptable where the following occurs:
- 2.3.1 The applicant applies for assessment against the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
 - 2.3.2 The applicant provides adequate justification against those Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
 - 2.3.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives; and
 - 2.3.4 The City will assess and determine at its discretion that the outcome will achieve the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme.

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FIGURE 1 – BUILT FORM AREAS

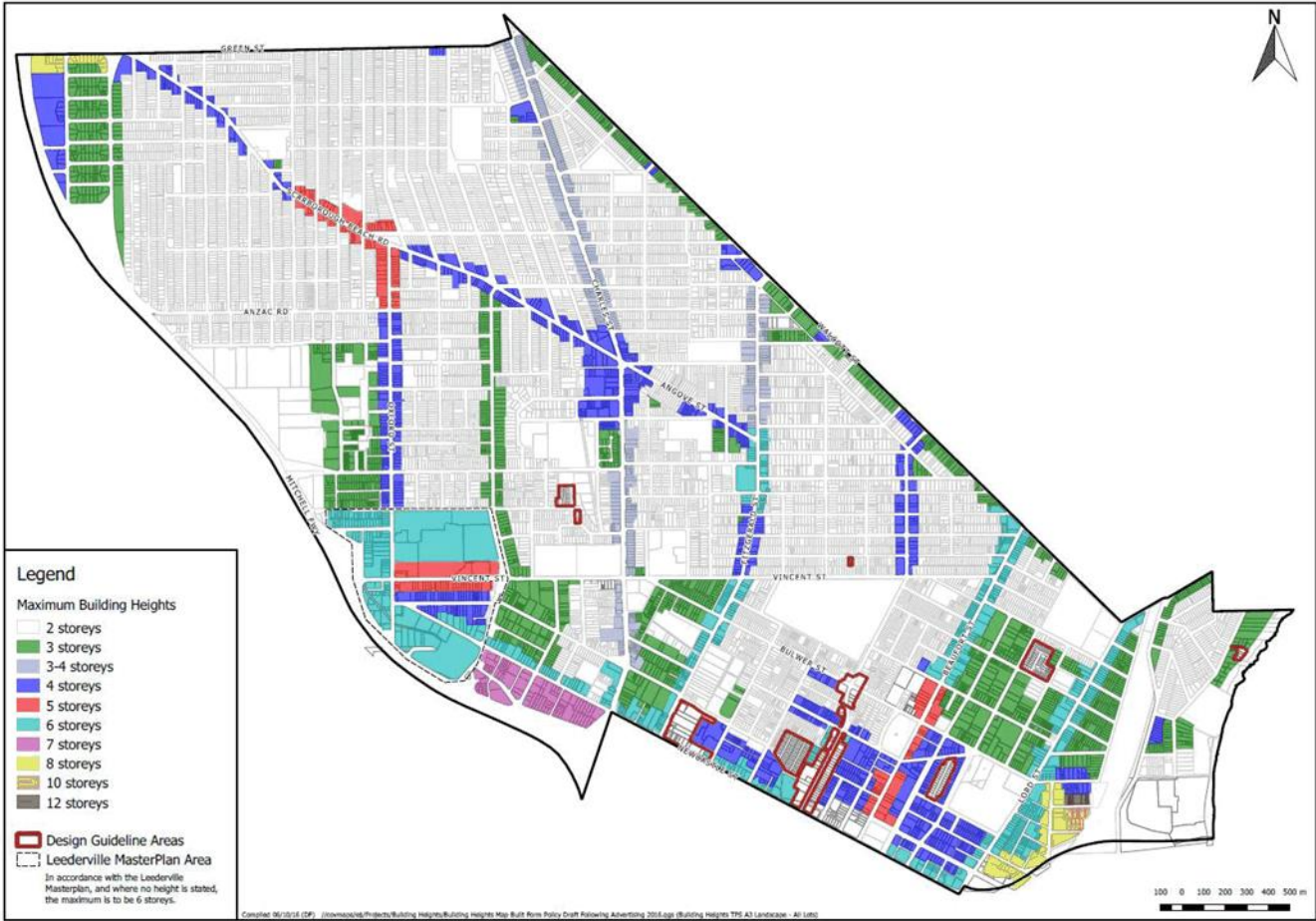


FIGURE 2 – BUILDING HEIGHTS

PART 2 - POLICY PROVISIONS

Section 1 – Town Centres

Part 2, Section 1 of this Policy applies to Town Centres as shown in Figure 1 – Built Form Areas.

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1.1 Building Height

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.1.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P1.1.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P1.1.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P1.1.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P1.1.5** The City may approve development which exceeds the maximum height stated in Table 1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses Sections 5.1.6 and 6.1.2 of the

R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.1.1** Development that is consistent with the building heights provided in Table 1 and Figure 2.
- C1.1.2** External fixtures may extend beyond the maximum height in Table 1 and Figure 2 where they are not visible from the street or neighbouring properties.
- C1.1.3** The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

TABLE 1: Building Height – Town Centres

Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 Storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 Storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Section 1 – Town Centres

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Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Perth	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

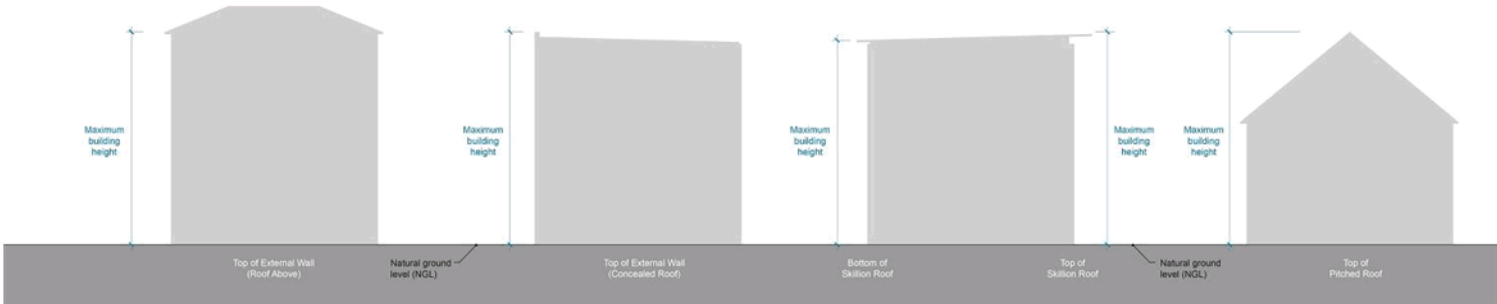


Figure C1.1.1 – Building Height Measurement

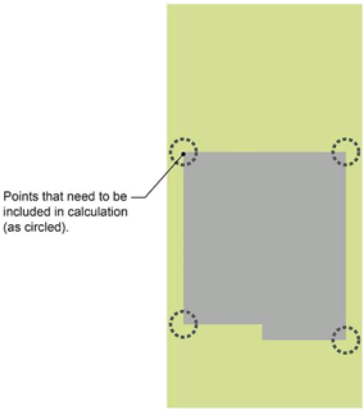


Figure 3 – Average Natural Ground Level Calculation

Section 1 – Town Centres

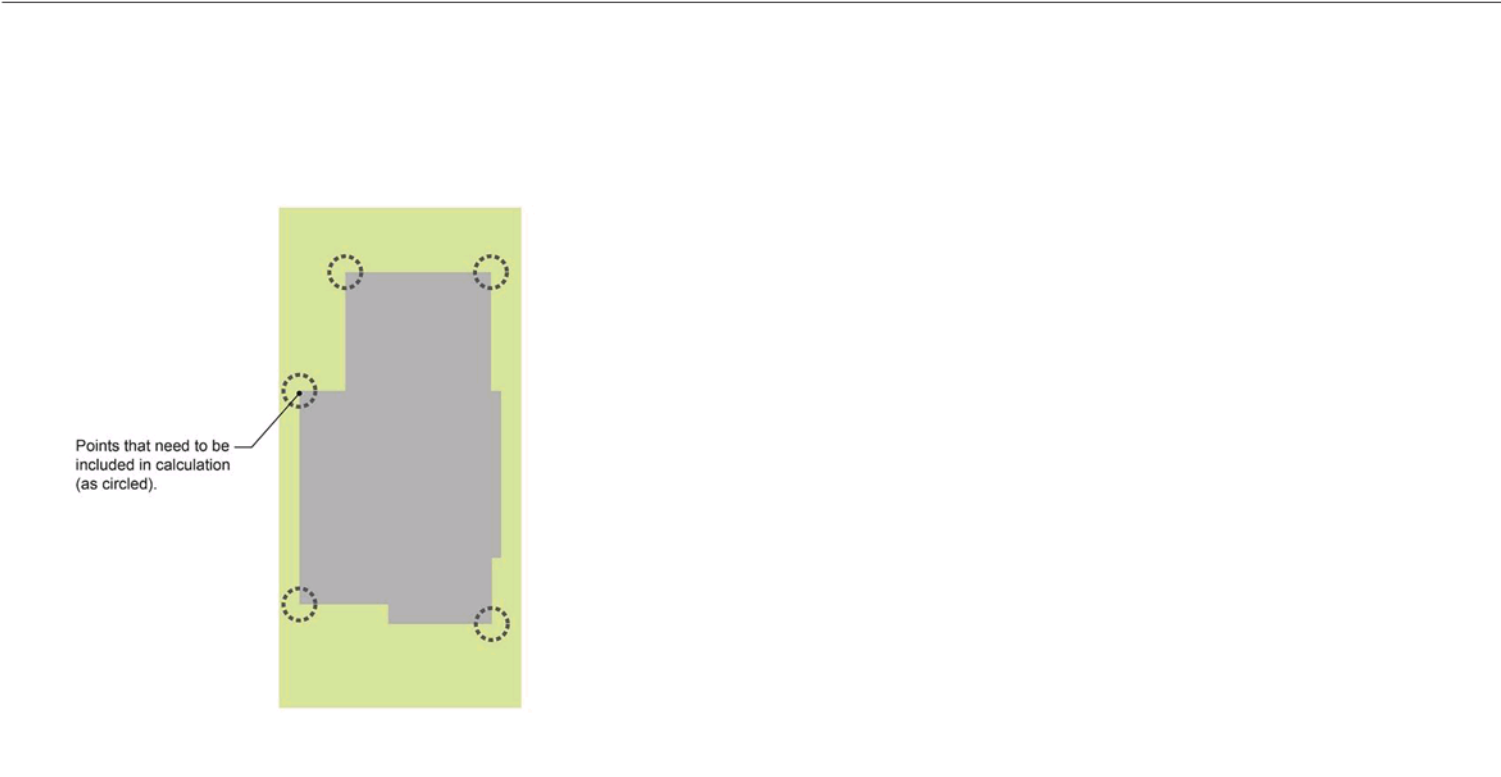


Figure 4 – Average Natural Ground Level Calculation

1.2 Setbacks**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.2.1** Development which incorporates design elements that reduce the impact of building bulk.
- P1.2.2** Development which maximises natural light access, natural ventilation and, internal and external privacy.
- P1.2.3** Setbacks that facilitate the provision of landscaping.
- P1.2.4** Development which activates and addresses rights of way.
- P1.2.5** Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.2.1** Primary and secondary street setback for the first three storeys is nil.

Setbacks Adjoining Non-Residential Built Form Areas

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 6.1.4 C4.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.2.2** Minimum side boundary setbacks for the first two storeys is nil.
- C1.2.3** Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Setbacks Adjoining Residential Built Form Areas

- C1.2.4** Lot boundary setbacks adjoining properties coded R60 and above are:
 - Ground floor, second and third storey is 4.5m; and
 - fourth storey and above 6.5m;
 unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.
- C1.2.5** Lot boundary setbacks adjoining properties coded R50 and below are:
 - Ground floor, second and third storey is 6.5m; and
 - fourth storey and above 12.5m;
 unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Development Adjoining Rights of Way

- C1.2.6** Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
- C1.2.7** Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.
-

Not Accepted

- N1.2.1** Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.

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BUILT FORM

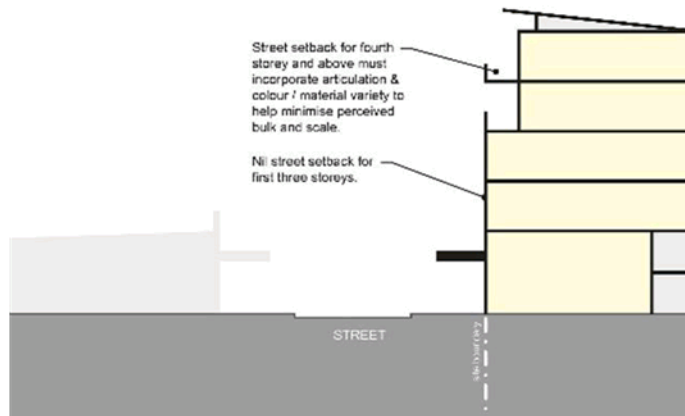


Figure C1.2.1 – Town Centre Street Setback

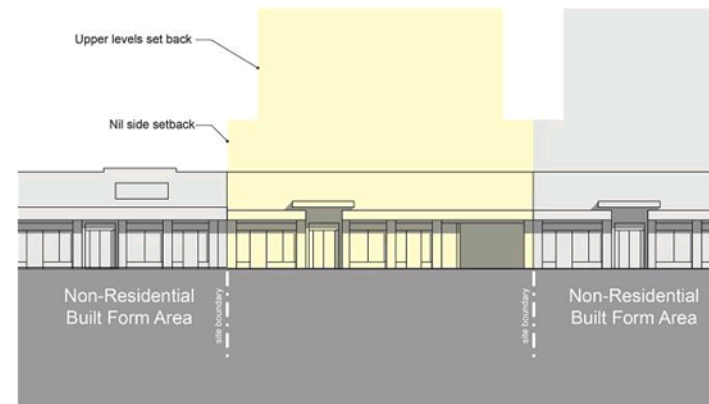


Figure C1.2.3 – Side boundary setbacks adjoining non-residential area

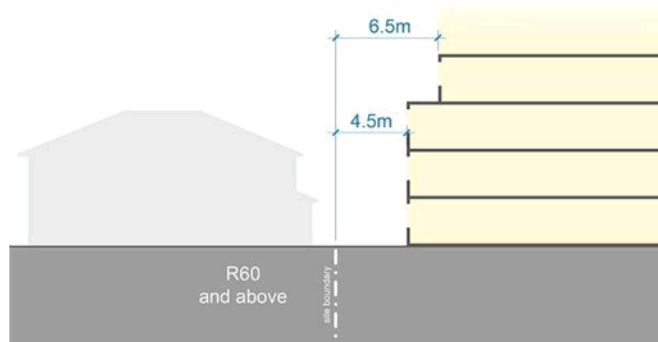


Figure C1.2.5 - Lot boundary setbacks adjoining properties coded R60 and above.

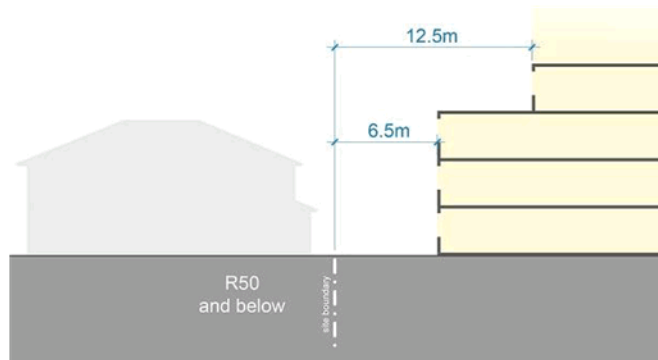


Figure C1.2.6 - Lot boundary setbacks adjoining properties coded R50 and below

1.3 Corner Sites**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.3.1** Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.
- P1.3.2** Development expressed with strong visual elements that integrate with both street frontages.
- P1.3.3** Create cohesion of both street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with awnings.
- P1.3.4** Designed to address developments on the opposing street corner.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.3.1** Buildings which are designed to address and emphasise the corner and provide uninterrupted activation of both street frontages.

- C1.3.2** Footpath protection with awnings provided on both primary and secondary streets.

Not Accepted

- N1.3.1** Service areas or fire egress stairs located on or within 1m of the corner.
- N1.3.2** Building entries that are significantly recessed back from the street corner, creating an undercroft that takes activity away from the footpath.

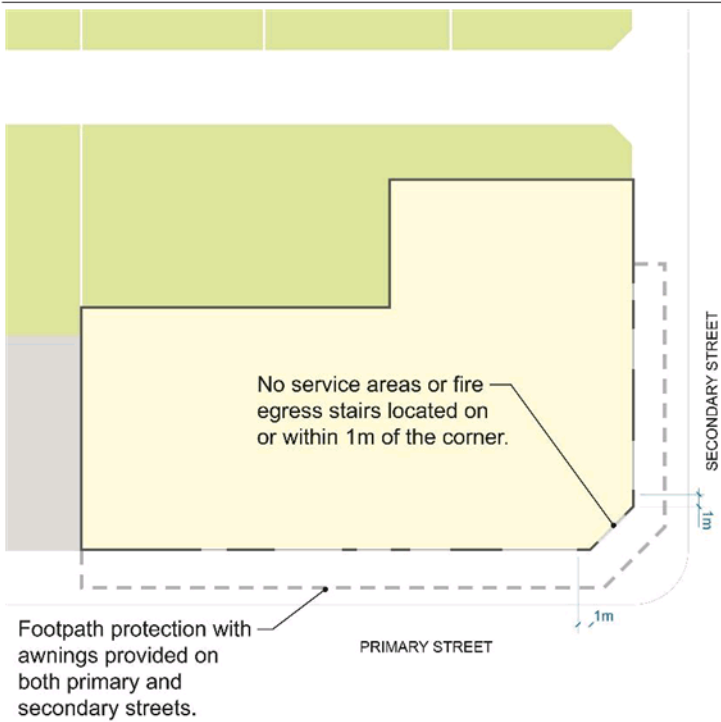


Figure C1.3 – Corner Sites

1.4 Ground Floor Design**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.4.1** Development shall integrate with adjoining public spaces and provide building frontages that contribute to the liveliness, interest, comfort and safety of these public spaces.

Façade Design

- P1.4.2** Ground floor façade depths which provide robustness and space for detail.
- P1.4.3** Active frontage allowing uses to be clearly visible from the street.
- P1.4.4** Emphasise vertical articulation to break up building mass and highlight street level uses and details.
- P1.4.5** Development which retains traditional commercial facades where possible.
- P1.4.6** Contemporary active frontages which are designed with the core elements of traditional shopfront design.
- P1.4.7** Ground floor commercial spaces which increase engagement with the public realm with opening doors, windows and walls.

- P1.4.8** Security measures which do not adversely detract from the streetscape.

- P1.4.9** Adhere to the performance criteria of the Western Australian Planning Commissions, Designing Out Crime Planning Guidelines.

Tenancy Size

- P1.4.10** Regular entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.
- P1.4.11** Spaces which accommodate relevant and desirable uses.
- P1.4.12** Tenancies which maintain the regular spacing rhythm of the streetscape.
- P1.4.13** Development designed to be adaptive and cater for changing uses over time.
- P1.4.14** All design elements and spaces within the development must have purpose, 'dead' spaces are not supported.

Materials

- P1.4.15** High quality durable materials and textures used at street level which reference the surrounding context where possible.
- P1.4.16** Detailed and/or sustainably sourced materials which are highly engaging to the pedestrian.

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BUILT FORM

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Façade Design

- C1.4.1** Façade depth of 300mm to allow space for the articulation of entries, openings, windows, sills, stall risers and other detailing.
- C1.4.2** The design shall incorporate vertical articulation by using tall and narrow façade treatments.
- C1.4.3** Maximise the width of active frontage including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
- C1.4.4** Co-locate service areas and vehicular access to maximise the width of the active frontage.
- C1.4.5** Stall risers to a minimum height of 450mm.
- C1.4.6** Location of signage to be integrated into the design and articulation of the ground floor.
- C1.4.7** Where it is necessary to include fire boosters, mail boxes and external fixtures on the ground floor facade, these are to be screened or made to appear as part of the façade of the ground floor design to maximise the width of the active frontage.

- C1.4.8** Minimal use of shallow framing systems and thin wall/glazing systems.
- C1.4.9** Development which fronts a link or arcade must maximise active frontage.
- C1.4.10** Security measures located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses.
- C1.4.11** Security measures which are transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.

Tenancy Size

- C1.4.12** Ground floor spaces are to have a finished floor level to finished ceiling level height of minimum 3.5m.
- C1.4.13** Ground floor spaces with a width between 7.5m to 9m.
- C1.4.14** Ground floor tenancies within new mixed use and commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars and restaurants.

Materials

- C1.4.15** Ground floor glazing and/or tinting to be a minimum of 70% visually permeable to provide unobscured visibility.
- C1.4.16** Use of contrasting materials. This may be in the form of contrasting texture, colour, pattern or material finish.

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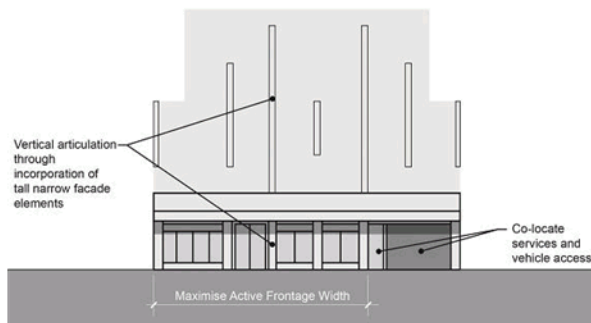
Section 1 – Town Centres

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
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BUILT FORM**Not Accepted**

- N1.4.1** Unarticulated monotonous facades to the street.
- N1.4.2** Floor to ceiling glazing, excluding doors.
- N1.4.3** Street walls and fences which front the street.
- N1.4.4** Glazing and/or tinting with 50% or lower visual permeability.
- N1.4.5** Blank walls, dead ends and hidden recesses.
- N1.4.6** Features or structures that can be used as natural ladders to gain access to higher levels, windows or doors.



Figure C1.4.9 – Active Frontages to Link and Arcades



C1.4.2 & C1.4.4 – Town Centre Facades

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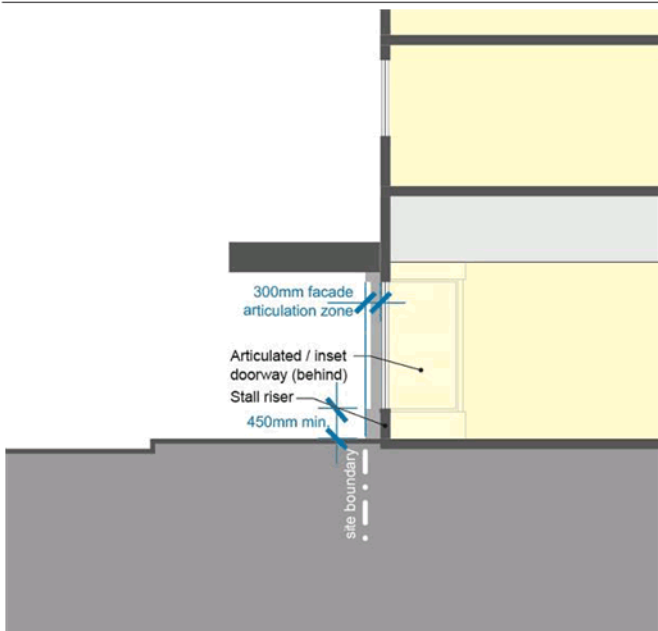


Figure C1.4 – Façade Design

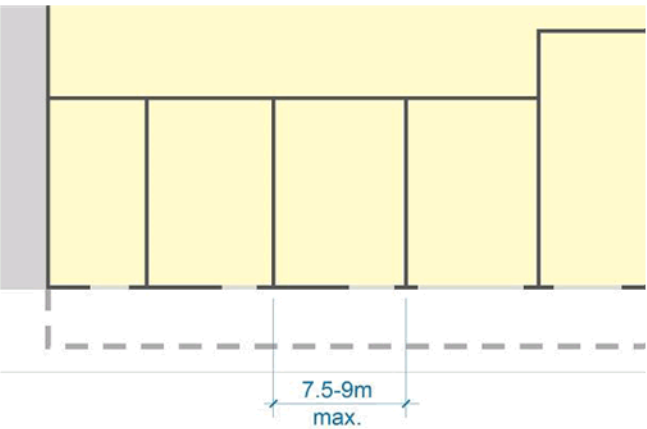


Figure C1.4.12 – Tenancy Size

1.5 Awnings, Verandahs and Collonades**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.5.1** Provide a continuous network of pedestrian shelter along building frontages to encourage walking and to provide protection from the elements.
- P1.5.2** Contribute to the legibility of a building and enhance building façade articulation.
- P1.5.3** Create a human scale space that encourages window shopping and outdoor trading and dining.
- P1.5.4** Be considered an integral part of the overall architecture of the development and considers the form of existing awnings.
- P1.5.5** Designed to allow unobstructed access to public spaces.
- P1.5.6** Design which is responsive to any existing and/or proposed verge trees.
- P1.5.7** The City may approve development which does not provide an awning where landscaping, which provides equal or greater coverage than an awning, is proposed.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.5.1** Awnings, verandahs and collonades must be a minimum height of 3.5m from finished floor level to the underside of the awning, verandah or collonade to accommodate under awning signage.
- C1.5.2** Provide continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets.
- C1.5.3** Be setback a minimum of 600mm from the face of kerb.
- C1.5.4** Design into the awning, verandah or collonade the location of any existing and/or proposed verge tree/s.
- C1.5.5** Integrate the design of the façade with the underside of the awning, verandah or colonnade.
- C1.5.6** Awnings and verandahs must be designed to be removable.
- C1.5.7** New awnings, verandahs or collonades shall have regard to the height, depth and form of existing awnings and slope of the site.
- C1.5.8** Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.

Not Accepted

N1.5.1 Development in town centres that does not provide an awning.

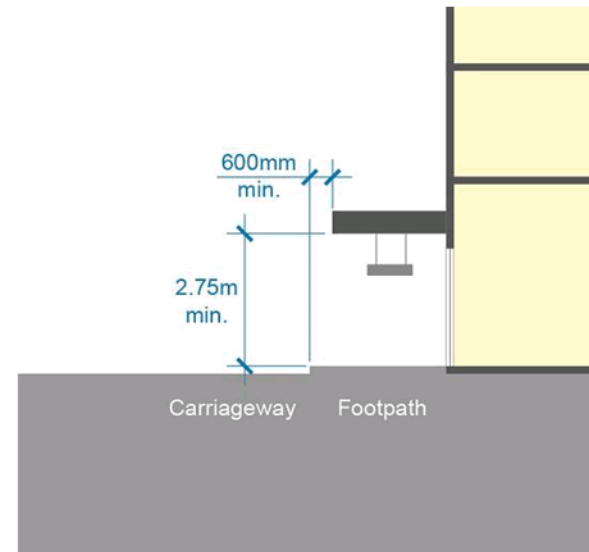


Figure C1.5 - Awnings

1.6 Building Design**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.6.1** Quality materials and detail that provide interest at a human-scale.
- P1.6.2** Design which incorporates and retains elements of the existing local character and avoids faux materials.
- P1.6.3** Articulation should be used to reduce scale and bulk.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.6.1** Façade depth a minimum of 300mm to allow space for articulation of windows, and other detailing.
- C1.6.2** Fire boosters, mail boxes and external fixtures, are to be integrated into the building design.
- C1.6.3** Traditional materials found in development in the local area are to be integrated into the design and may include:
- Red brick;

- Limestone; and
- Timber.

C1.6.4 The following contemporary materials may be integrated into the design:

- Exposed aggregate concrete;
- Terrazzo
- Ceramics; and
- Detailed precast concrete panels.

Not Accepted

- N1.6.1** Unarticulated monotonous facades to the street.
- N1.6.2** Reflective or tinted glass.

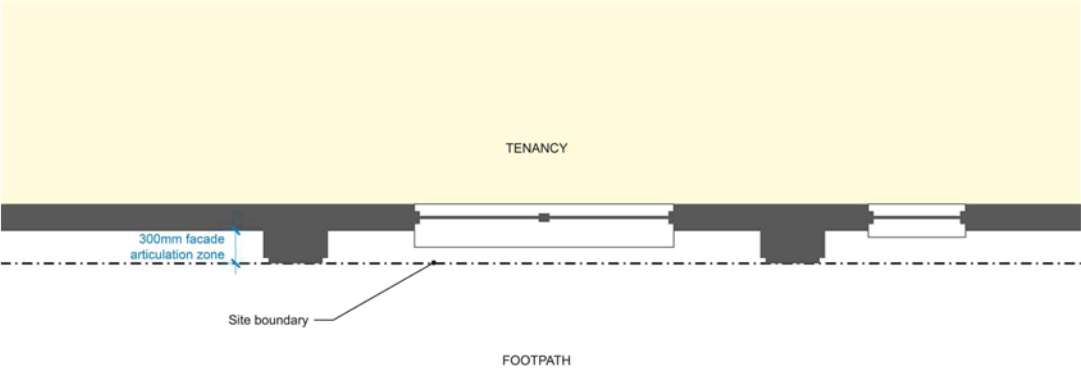


Figure C1.6.1 – Façade depth

1.7 Landscaping**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.7.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P1.7.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings
- P1.7.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P1.7.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect .
- P1.7.5** Landscaping design which facilitates the retention of existing vegetation and deep soil zones.
- P1.7.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.

- P1.7.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

Deemed to Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.

- C1.7.1** Deep soil zones are to be provided as follows:

Site Area	Minimum Area	Deep Soil Zone (% of site)
<650m ²	1m ²	15%
650m ² – 1,500m ²	3m ²	15%
>1,500m ²	6m ²	15%

NOTE: the minimum dimension for the area of deep soil zone is to be 1m

- C1.7.2** The required deep soil zone may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
- C1.7.3** 80% of the rear or side setback area is to be provided as canopy coverage at maturity.
- C1.7.4** A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.

- C1.7.5** A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.
- C1.7.6** Open air car parks are to have a minimum of 80% canopy coverage at maturity.
- C1.7.7** All open-air parking areas are to be landscaped at a rate of one tree per four car bays.
- C1.7.8** The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.

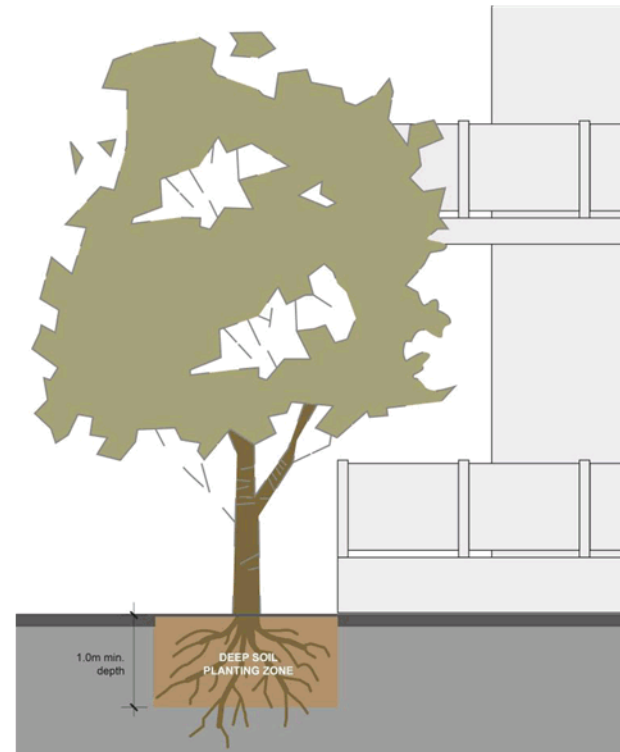


Figure 5 – Deep Soil Planting Zone

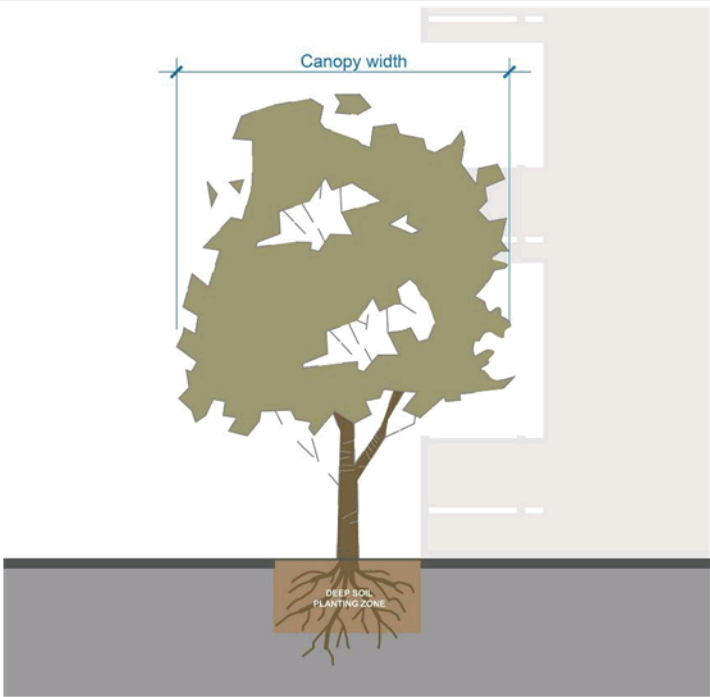


Figure C1.7.1 – Deep soil zones

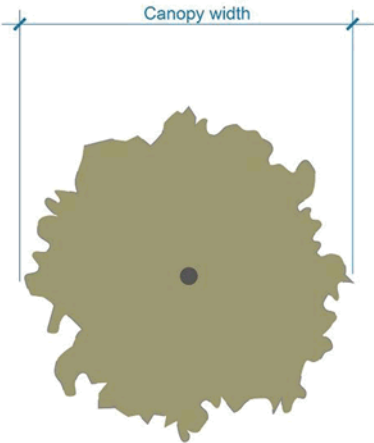


Figure 6 – Canopy Coverage

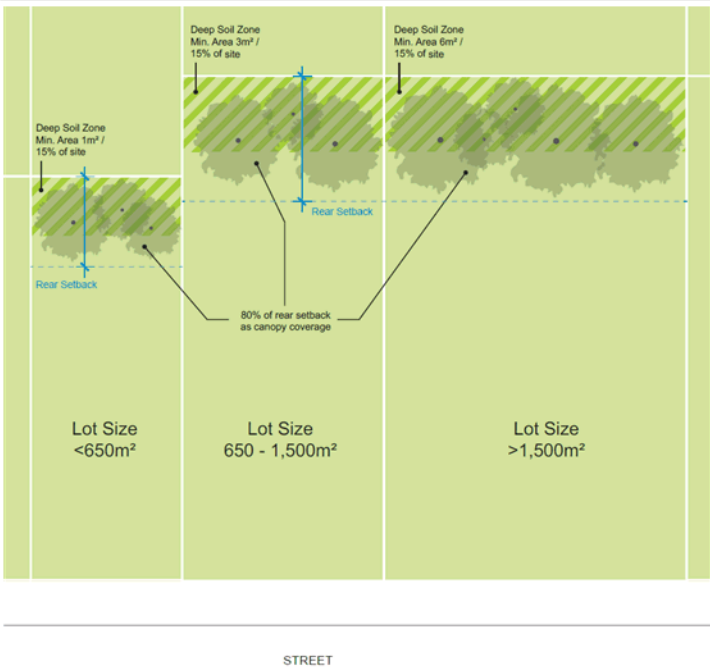


Figure 7 – Town Centre Landscaping

1.8 Environmentally Sustainable Design**Design Principles & Local Housing Objectives**

Where the R Codes apply to a development the following environmentally sustainable design provisions augment the R Codes and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.

For all development that is not subject to the R Codes the following apply as Design Principles.

Development must demonstrate that:

- P1.8.1** It maximises passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption;
- P1.8.2** It is capable of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications.
- P1.8.3** Climate moderation devices can be incorporated to reduce passive solar gain in summer and increase passive solar gain in winter.
- P1.8.4** That it is capable of achieving one of the environmental performance ratings shown in the below table, or their equivalent*.

Accepted Rating Frameworks	Specifications / compliance requirements	Minimum requirement to be achieved
Green Building Council of Australia's	current Design and As-Built rating tool	5 star Green Star rating

Green Star rating system		
or		
Life Cycle Assessment Methodologies	ISO 14044 "Environmental management – Life cycle assessment – Requirements and Guidelines" and EN15978 "Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method."	Residential component: - Global warming potential of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time.
		Commercial component: - Global warming potential of the development over its lifetime to be reduced by 30% or more when compared to the average Australian code-compliant

		equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 15% or more when compared to the average Australian code-compliant equivalent building built at the same time.
Or equivalent*		

*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.

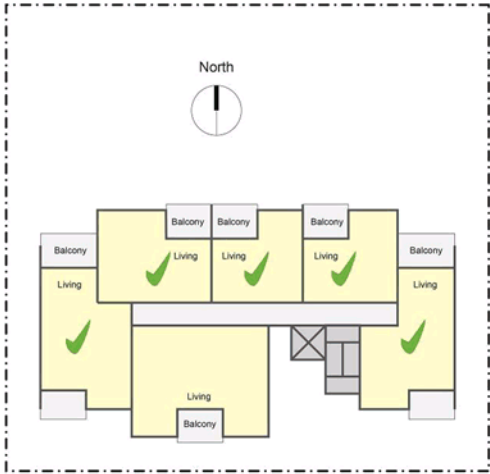


Figure C1.8.2 – Solar orientation

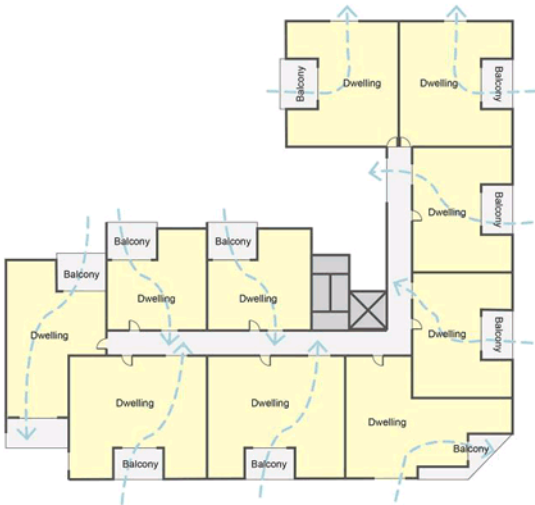


Figure C1.8.3 – Cross Ventilation

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POLICY NO. 7.1.1
BUILT FORM

1.9 Pedestrian Access

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.2.3 and 6.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.9.1** Ground floor levels which allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public realm.
- P1.9.2** Pedestrian entrances shall be clearly identified into buildings to provide a well-designed and functional public realm interface for all users.
- P1.9.3** Pedestrian entrances need to be welcoming and legible and clearly differentiated for all use types.
- P1.9.4** Levels which create a direct visual connection between passers-by and the internal occupants or users.
- P1.9.5** Provide new pedestrian links to improve permeability in local areas.
- P1.9.6** Public pedestrian links are preferred over private access links.
- P1.9.7** Open air, unenclosed laneways and courtyard/squares are preferred.

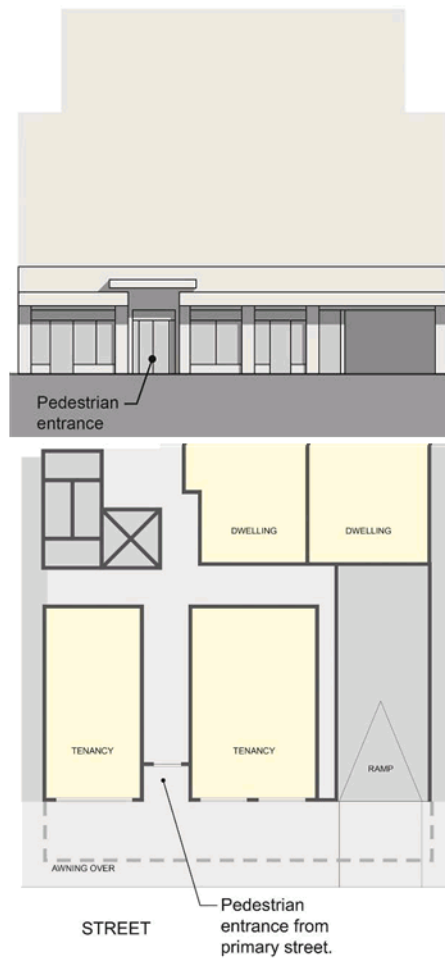
Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.1 and 6.2.1 C1.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.9.1** Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
- C1.9.2** Access for pedestrians which directly fronts the primary street.
- C1.9.3** Developments shall distinguish residential entries from retail and other commercial entries.
- C1.9.4** Internal ground floor level to be at grade.
- C1.9.5** Design of balustrades to be integrated into the design of the development.
- C1.9.6** Ramps are not to exceed 50% of the active frontage.

Deemed to Comply

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*Figure C1.9 - Access***Section 1 – Town Centres**

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1.10 Vehicle Access & Parking

Where the R Codes apply to a development the following parking, vehicular access and parking design provisions augment clauses 5.3.3, 5.3.5, 5.3.4, 6.3.3, 6.3.4 and 6.3.5 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.

Design Principles & Local Housing Objectives

For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.10.1** Vehicle access to and from site is to be safe, manageable and convenient.
- P1.10.2** Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.
- P1.10.3** Minimise breaks in the street wall to maximise active frontages.
- P1.10.4** Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.
- P1.10.5** Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.
- P1.10.6** Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights of way, communal streets, crossovers, and footpaths.
- P1.10.7** Suitable end of trip facilities should be included in the initial design of the building.

- P1.10.8** Maximise the retention of existing mature vegetation through the location and design of vehicle access.
- P1.10.9** Car parking which is clearly differentiated for different use types and identifiable from the street.

Deemed to Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Vehicle Access

- C1.10.1** Access to on-site car parking spaces to be provided:
- where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road;
 - from a secondary street where no right of way exists; or
 - from the primary street frontage where no secondary street or right-of way exists.
- C1.10.2** Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a tight of way to make it trafficable is to be borne by the applicant.
- C1.10.3** Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
- C1.10.4** Roller shutters and screens are to be visually permeable.

<hr/>		Not Accepted
C1.10.5	Onsite parking for a development shall be located beneath or at the rear of buildings.	N1.10.1 Entirely opaque roller doors or screens.
C1.10.6	In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.	
C1.10.7	Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.	
C1.10.8	Existing trees must not be removed to provide for vehicle access.	
<i>Crossovers</i>		
C1.10.9	Each lot is to provide a maximum of 1 crossover.	
C1.10.10	The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.	
C1.10.11	The location of crossovers should maximize the ability to provide on-street car parking spaces.	
C1.10.12	Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.	
C1.10.13	Crossovers must be setback a minimum of 0.5m from the lot boundary.	

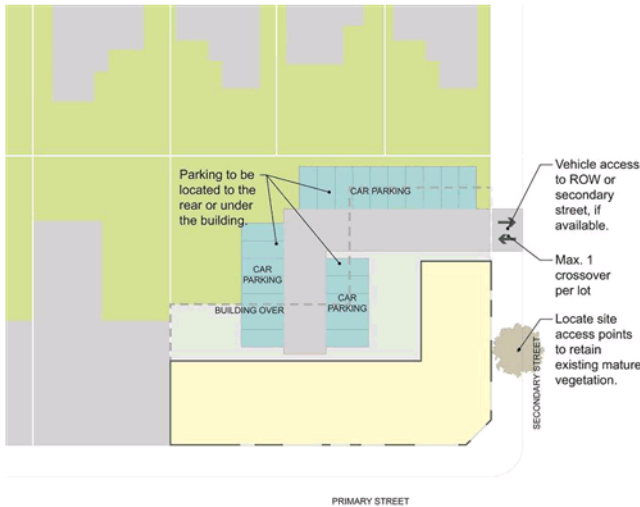


Figure C1.10 – Vehicle Access and Parking

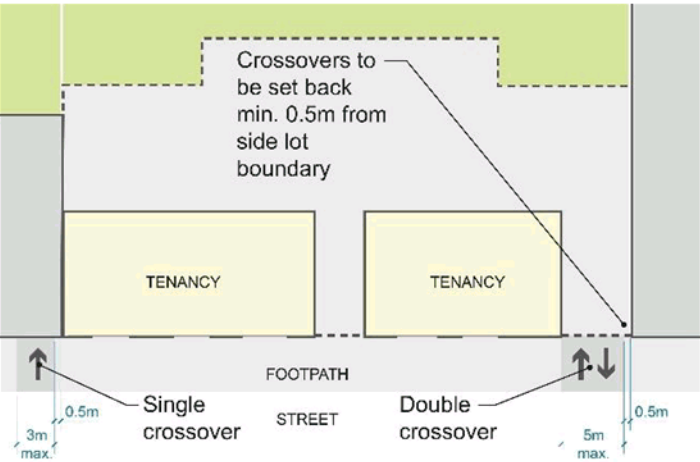


Figure C1.10.9 – C1.10.13 - Crossovers

1.11 Service Areas & External Fixtures**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4, 5.4.5, 6.4.5 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P1.11.1** Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.
- P1.11.2** Developments should provide adequate waste storage facilities for each dwelling and/or commercial premises and this should be considered at the early stage of the design process.
- P1.11.3** New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.11.1** Development must comply with Western Power Corporation Easements and Restriction Zones.

- C1.11.2** External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.

- C1.11.3** External fixtures are permitted where they are:
- not visible from the street and surrounding properties; or
 - integrated with the design of the building.

- C1.11.4** If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:

- continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or
- a surface offering equal or more obstruction to view which does not compromise ventilation.

Where the R Codes apply to a development the following provisions augment clauses 5.4.5 C5.2 and 6.4.6 C6.2 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C1.11.5** Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.

- C1.11.6** For any development a waste management plan must be provided which is to include information relating to the ability to adapt the waste storage spaces for any future increases in waste management requirements.

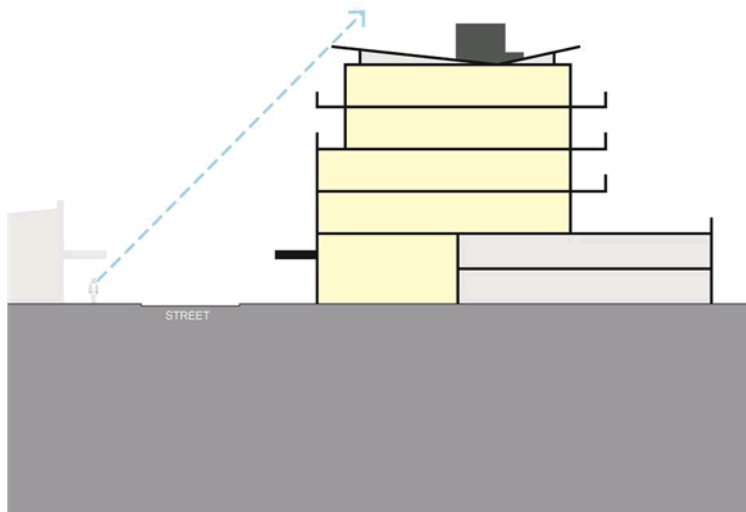


Figure C1.11 – External Fixtures

Section 2 – Activity Corridors

Part 2 Section 2 of this Policy applies to Activity Corridors as shown in Figure 1 – Built Form Areas.

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POLICY NO. 7.1.1
BUILT FORM

2.1 Building Height

all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P2.1.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P2.1.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P2.1.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P2.1.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P2.1.5** The City may approve development which exceeds the maximum height stated in Table 2 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.

C2.1.1 Development that is consistent with the building heights provided in Table 2 and Figure 2.

C2.1.2 External fixtures may extend beyond the maximum height in Table 2 and Figure 2 where they are not visible from the street or neighbouring properties.

C2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 51.6 and 6.1.2 of the R Codes. For

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Section 2 – Activity Corridors

TABLE 2: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

- 2.2.1** All development requirements of Section 1 – Town
Centres applies with the exception of Clause 1.1.

Section 3 – Mixed Use

Part 2 Section 3 of this Policy applies to Mixed Use Areas as shown in Figure 1 – Built Form Areas.

Section 3 – Mixed Use

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CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

3.1 Building Height

all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P3.1.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P3.1.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P3.1.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P3.1.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- P3.1.5** The City may approve development which exceeds the maximum height stated in table 3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.

C3.1.1 Development that is consistent with the building heights provided in Table 3 and Figure 2.

C3.1.2 External fixtures may extend beyond the maximum height in Table 3 and Figure 2 where they are not visible from the street or neighbouring properties.

C3.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For

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Section 3 – Mixed Use

TABLE 3: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Area bounded by Summers St, Lord St,						

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Section 3 – Mixed Use

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Graham Farmer Freeway and East Parade (Except where defined below)						
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 4 – Transit Corridors

Part 2 Section 4 of this Policy applies to Transit Corridors as shown in Figure 1 – Built Form Areas.

4.1 Building Size

- 4.1.1** Where Part 5 of the R Codes applies, and for all other development, no provisions apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.1.1 of the R Codes apply.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

4.2 Building Height

all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P4.2.1** Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.
- P4.2.2** Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.
- P4.2.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P4.2.4** Design which minimises overlooking and overshadowing where it impacts residential development.
- 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.

C4.2.1 Development that is consistent with the building heights provided in Table 4 and Figure 2.

C4.2.2 External fixtures may extend beyond the maximum height in Table 4 and Figure 2 where they are not visible from the street or neighbouring properties.

C4.2.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.

Deemed to Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For

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Section 4 – Transit Corridors

TABLE 4: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

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Section 4 – Transit Corridors

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
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Transit Corridors	Maximum No. of Storeys		Maximum Building Height			
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

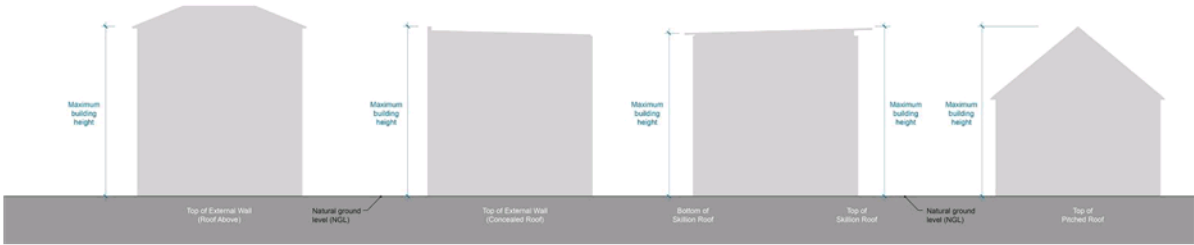


Figure C4.2.1 – Building Height and Measurement

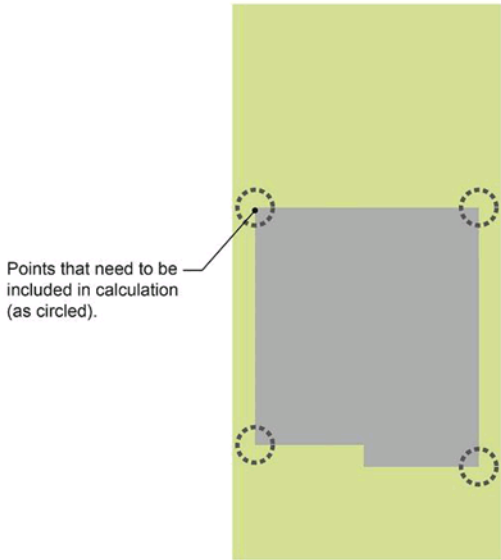


Figure 3 - Average Natural Ground Level Calculation

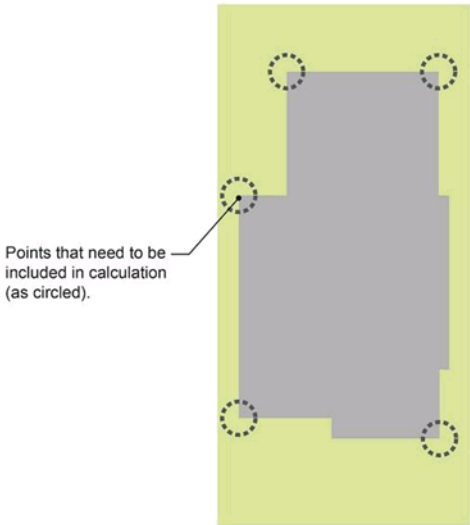


Figure 4 - Average Natural Ground Level Calculation

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

4.3 Setbacks

Design Principles & Local Housing Objectives

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P4.3.1** Development which incorporates design elements that reduce the impact of building bulk.
- P4.3.2** Development which maximises natural light access, natural ventilation, internal and external privacy.
- P4.3.3** Setbacks that facilitate the provision of landscaping.
- P4.3.4** Development which activates and addresses rights of way.

Deemed to Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C4.3.1** Where Part 5 of the R Codes applies the primary and secondary street setback is as per Clause 5.1.2. Where Part 6 of the R Codes applies, and for all other development, the primary and secondary street setback is as per Clause 6.1.3 in the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4.

- C4.3.2** Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.1, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.

Setbacks Adjoining Non-Residential Built Form Areas

- C4.3.3** Side boundary setbacks as per Clause 5.1.3 and 6.1.4 in the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

- C4.3.4** Rear boundary setbacks for Residential, Mixed-Use and Commercial buildings are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Setbacks Adjoining Residential Built Form Areas

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Section 4 – Transit Corridors

- C4.3.5** Lot boundary setbacks adjoining properties coded R60 and above are:
- Ground floor and second storey is 4.5m; and
 - third storey and above 6.5m;
- unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.
- C4.3.6** Lot boundary setbacks adjoining properties coded R50 and below are:
- Ground floor and second storey is 6.5m; and
 - third storey and above 12.5m;
- unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

Development Adjoining Rights of Way

- C4.3.7** Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
- C4.3.8** Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Not Accepted

- N4.3.1** Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.

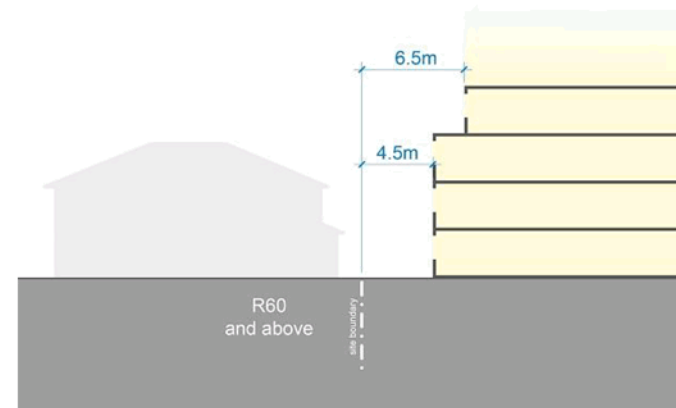


Figure C1.2.5 - Lot boundary setbacks adjoining properties coded R60 and above.

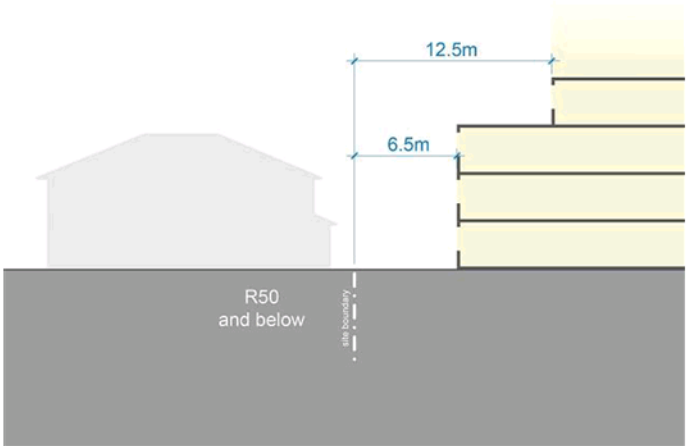


Figure C1.2.6 - Lot boundary setbacks adjoining properties coded R50 and below

4.4 Open Space

- 4.4.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.1.5 of the R Codes apply.

4.5 Street Surveillance

- 4.5.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.1 of the R Codes apply.

4.6 Street Walls and Fences**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P4.6.1 Front fences and walls which enable surveillance and enhance streetscape.

P4.6.2 Development which adds interest to the street and minimises blank facades.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C4.6.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area.

C4.6.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- (a) Maximum height of 1.8 metres above the natural ground level;
- (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level;
- (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

C4.6.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

C4.6.4 Exposed boundary walls visible to the street are to incorporate the following design features:

- Indentations;

- Varying heights;
- Varying materials, colours and textures; or
- Public artwork.

C4.6.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.

C4.6.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

Not Accepted

N4.6.1 Street walls, fences and gates constructed from fibre cement are not acceptable.

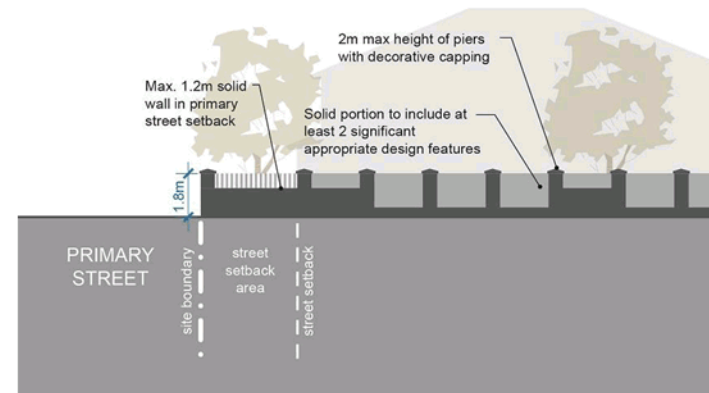


Figure C4.6 – Street walls and fences

4.7 Sight lines

- 4.7.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.3 of the R Codes apply.

4.8 Building Appearance

- 4.8.1** Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.4 of the R Codes apply.

4.9 Outdoor living areas

- 4.9.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.1 of the R Codes apply.

4.10 Landscaping**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P4.10.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P4.10.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
- P4.10.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P4.10.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
- P4.10.5** Landscaping design which facilitates the retention of existing vegetation and deep soil zones.
- P4.10.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.

- P4.10.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

Deemed-To-Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.

- C4.10.1** Deep soil zones are to be provided as follows:

Site Area	Minimum Area	Deep Soil Zone (% of site)
<650m ²	1m ²	15%
650m ² – 1,500m ²	3m ²	15%
>1,500m ²	6m ²	15%

NOTE: the minimum dimension for the area of deep soil zone is to be 1m

- C4.10.2** 50% of the front setback to be provided as soft landscaping.
- C4.10.3** The required deep soil zone may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
- C4.10.4** 30% of the site area is to be provided as canopy coverage within at maturity.

- C4.10.5** A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.
- C4.10.6** A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.
- C4.10.7** Open air car parks are to have a minimum of 80% canopy coverage at maturity.
- C4.10.8** All open-air parking areas are to be landscaped at a rate of one tree per four car bays.
- C4.10.9** The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.

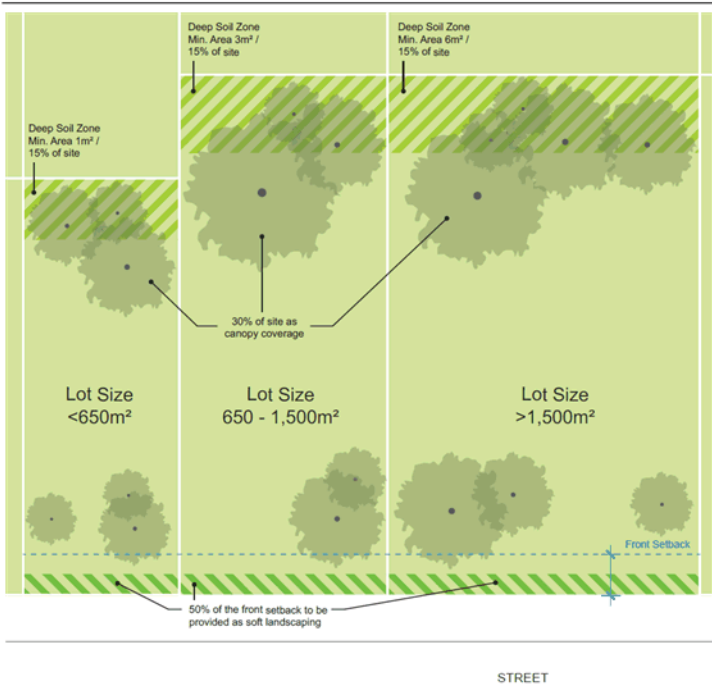


Figure 8 – Transit Corridor Landscaping

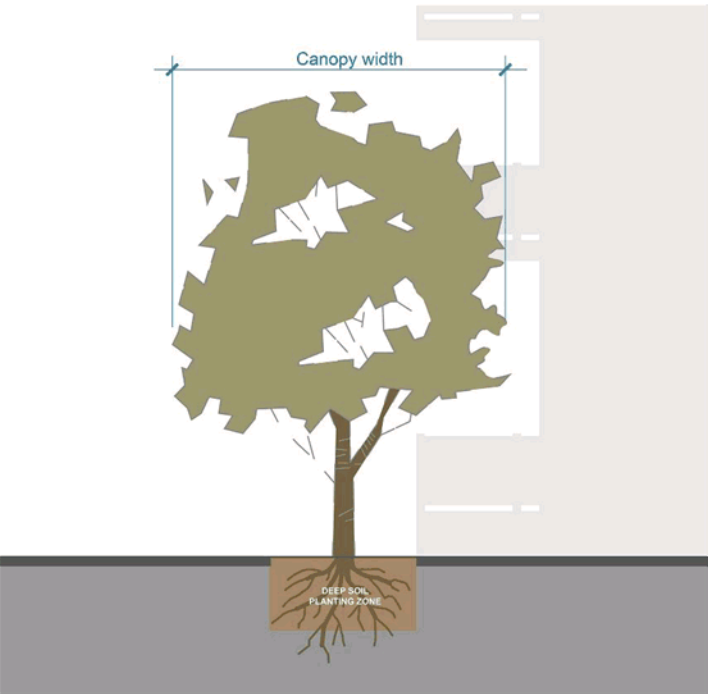


Figure C4.10.1 & C4.10.4 – Deep Soil & Canopy Width

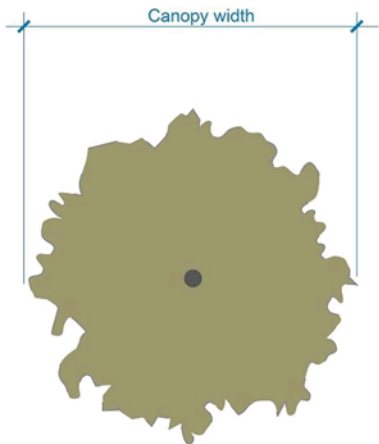


Figure 6 – Canopy Coverage

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4.11 Parking

4.11.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

4.12 Design of Car Parking Spaces

4.12.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

4.13 Vehicular Access

4.13.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

4.14 Site Works

4.14.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

4.15 Retaining Walls

4.15.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

4.16 Stormwater Management

4.16.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

4.17 Visual Privacy

4.17.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies, and

for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

4.18 Solar Access for adjoining sites

4.18.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

4.19 Dwelling Size

4.19.1 Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.3 of the R Codes apply.

4.20 Outbuildings

4.20.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

4.21 External Fixtures**Design Principles**

P4.21.1 Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C4.21.1** External fixtures are permitted where they are:
- not visible from the street and surrounding properties; or
 - integrated with the design of the building.
- C4.21.2** If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:
- continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or
 - a surface offering equal or more obstruction to view which does not compromise ventilation.

C4.21.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

Not Accepted

N4.21.1 External fixtures are not permitted to protrude above the roofline.

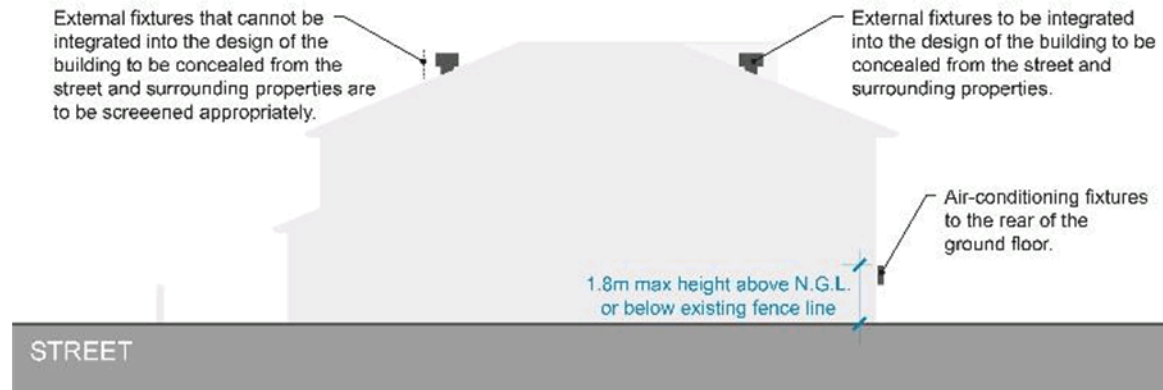


Figure C4.21 – External Fixtures

4.22 Utilities and Facilities

4.22.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.

4.23 Environmentally Sustainable Design

4.23.1 All Design Principles and Local Housing Objectives of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.

Section 5 - Residential

Part 2 Section 5 of this Policy applies to Residential Areas as shown in Figure 1 – Built Form Areas.

Section 5 – Residential Areas

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5.1 Site Area

- 5.1.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.2 Street Setback

Design Principles

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.2.1** Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.
-

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

Street setback

- C5.2.1** The primary street setback is to be the average of the five properties adjoining the proposed development.

Dual frontage

- C5.2.2** The above setback distances also apply to development which has an elevation to a road which does not intersect or adjoin the primary or secondary streets.

Section 5 – Residential Areas

5.3 Lot Boundary Setback**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.

Deemed-to-Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.2 and 6.1.4 C4.1 of the R Codes.

C5.3.1 Walls may be built up to two lot boundaries, where it does not affect two boundaries of the same lot, behind the street setback within the following limits and subject to the overshadowing provisions of Clause 5.23.

- i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;

- ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback;
- iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary behind the front setback; or
- iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the development application.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.2, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.

C5.3.2 Rear boundary setbacks for development adjoining R60 and above are:

- Ground floor, second and third storey is 4.5m; and
- fourth storey and above 6.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

C5.3.3 Rear boundary setbacks for development adjoining R50 and below are:

- Ground floor, second and third storey is 6.5m; and
- fourth storey and above 12.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

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Section 5 – Residential Areas

C5.3.4 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

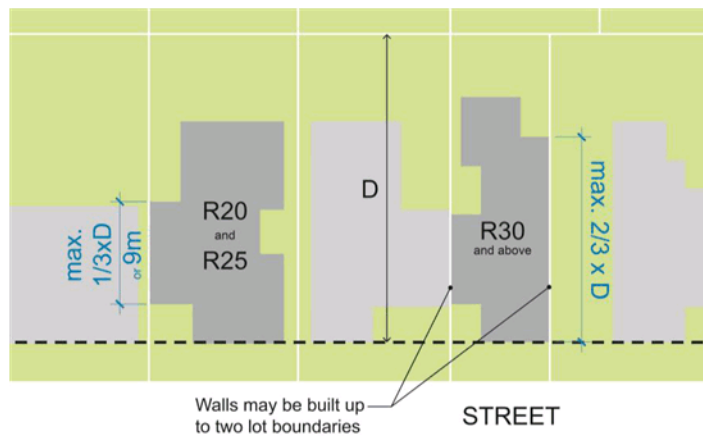


Figure 5.3 – Residential lot boundary setbacks

5.4 Open Space

- 5.4.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.1.5 of the R Codes apply.

5.5 Communal Open Space

- 5.5.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.6 Building Height**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.6.1** Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.
- P5.6.2** Design which is complimentary to existing developments.
- P5.6.3** Development that considers and responds to the natural features of the site and requires minimal excavation/fill.
- P5.6.4** Design which minimises overlooking and overshadowing.
- P5.6.5** Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.
- P5.6.6** The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.6.1 – P5.6.5.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C5.6.1** Development that is consistent with the building heights provided in Table 5 and Figure 2.

TABLE 5: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

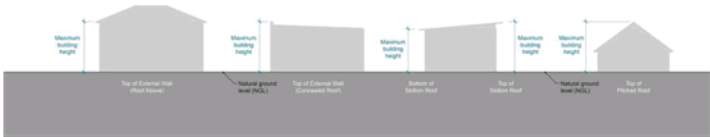


Figure C5.6.1 – Residential Building Heights

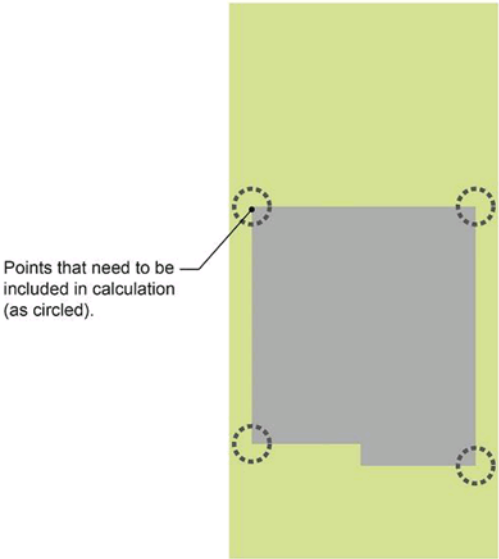


Figure 3 - Average Natural Ground Level Calculation

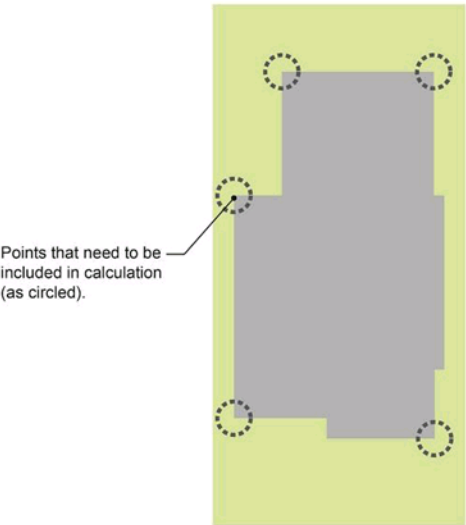


Figure 4 - Average Natural Ground Level Calculation

5.7 Setback of Garages and Carports**Design Principles & Local Housing Objectives**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.7.1** The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.
- P5.7.2** Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Clause 5.2.1 C1.1, 5.2.1 C1.2 and 5.2.1 C1.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

- C5.7.1** Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.
- C5.7.2** Garages are to be setback a minimum of 500mm behind the building line of the dwelling.
- C5.7.3** Carports shall be setback in accordance with Clause 5.2.1 C1.2 of the R Codes.

- C5.7.4** Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.
- C5.7.5** Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.
- C5.7.6** Carports shall allow light and ventilation to the major openings of the dwelling.
- C5.7.7** The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.

Not Accepted

- N5.7.1** Roller doors and/or gates on any carports located within the street setback area which are not visually permeable.



Figure C5.7.3 – Garage Street Setback

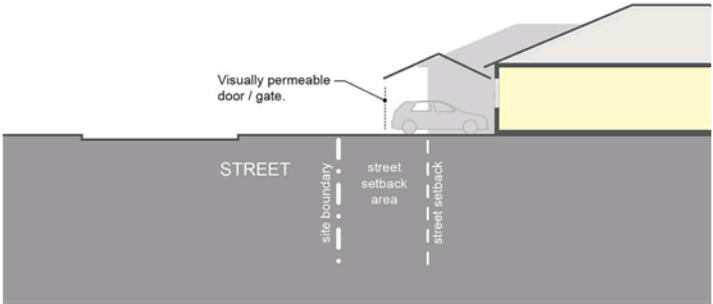


Figure C5.7.4 – Carports within Street Setback

5.8 Garage Width

- 5.8.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.2 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.9 Street Surveillance**Design Principles & Local Housing Objectives**

P5.9.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.2 and 6.2.1 C1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C5.9.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling.

Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.

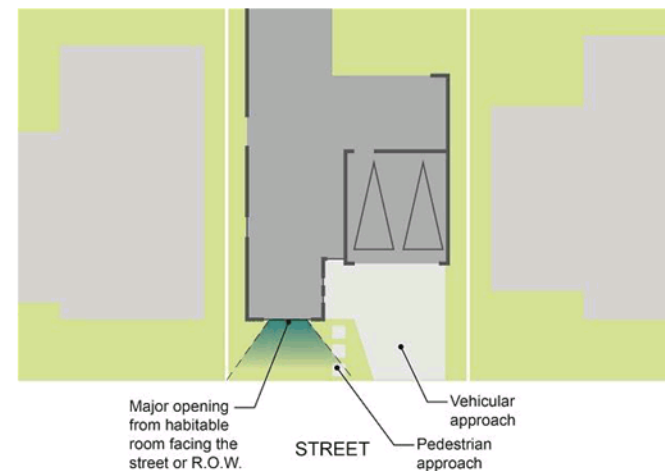


Figure C5.9.1 – Street Surveillance

5.10 Street Walls and Fences**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P5.10.2 Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C5.10.1 Street walls, fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area.

C5.10.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:

- (a) Maximum height of 1.8 metres above the natural ground level;
- (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level;

- (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres;
- (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and
- (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed.

C5.10.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:

- (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and
- (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.

Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

C5.10.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.

Not Accepted

N5.10.1 Street walls, fences and gates constructed from fibre cement are not acceptable in the primary street setback area.

N5.10.1 Street walls, fences and gates made of metal sheeting.

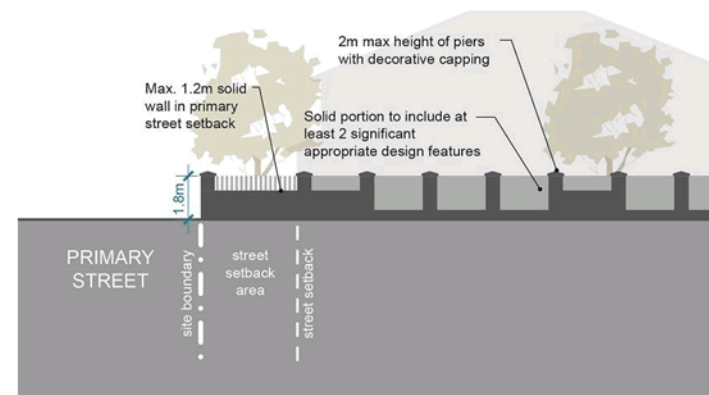


Figure C5.10 – Street Walls and Fences

5.11 Sight Lines

- 5.11.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.2.2 of the R Codes apply.

5.12 Appearance of Retained Dwelling

- 5.12.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.13 Outdoor Living Areas

- 5.13.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.3.1 of the R Codes apply..

5.14 Landscaping**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

- P5.14.1** Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.
- P5.14.2** Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.
- P5.14.3** The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.
- P5.14.4** The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.
- P5.14.5** Landscaping design which facilitates the retention of existing vegetation and deep soil zones.
- P5.14.6** Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.

- P5.14.7** Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

Deemed-To-Comply

For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.

New Dwellings

- C5.14.1** Deep soil zones are to be provided as follows:

Site Area	Minimum area	Deep Soil Zone (% of site)
<650m ²	1m ²	15%
650m ² – 1,500m ²	3m ²	15%
>1,500m ²	6m ²	15%

NOTE: the minimum dimension for the area of deep soil zone is to be 1m

- C5.14.2** The required deep soil zone may be reduced to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
- C5.14.3** 30% of the site area is to be provided as canopy coverage at maturity.

Multiple Dwellings

with equivalent coverage is retained anywhere on the site.

- C5.15.4** In addition to Clauses C5.14.1 – C5.14.3 the following Clauses C5.14.5 – C5.14.9 also apply to the development of Multiple Dwellings.
- C5.14.5** A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.
- C5.14.6** A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.
- C5.14.7** Open air car parks are to have a minimum of 80% canopy coverage at maturity.
- C5.14.8** All open-air parking areas are to be landscaped at a rate of one tree per four car bays.
- C5.14.9** The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.

Additions and Alterations to all buildings

- C5.14.10** Where any additions or alterations to a building is proposed, 30% of the front setback area is to be provided as canopy coverage within 5 years of development approval, unless an existing mature tree

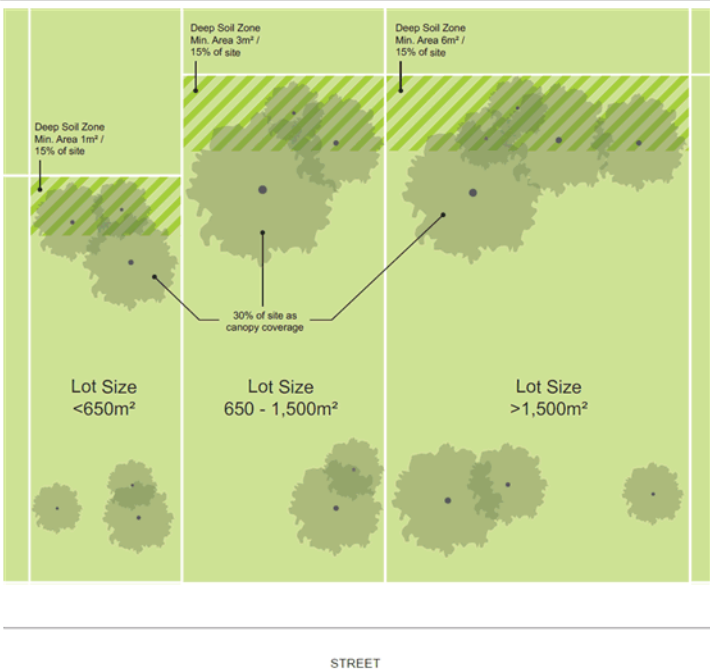
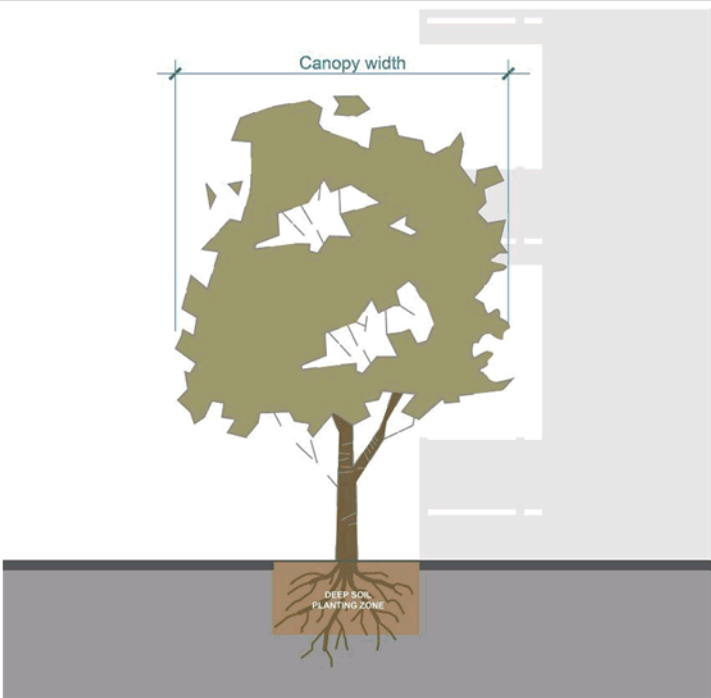


Figure 9 – Residential Landscaping



C5.14.1 & C5.14.3 – Deep Soil & Canopy Width

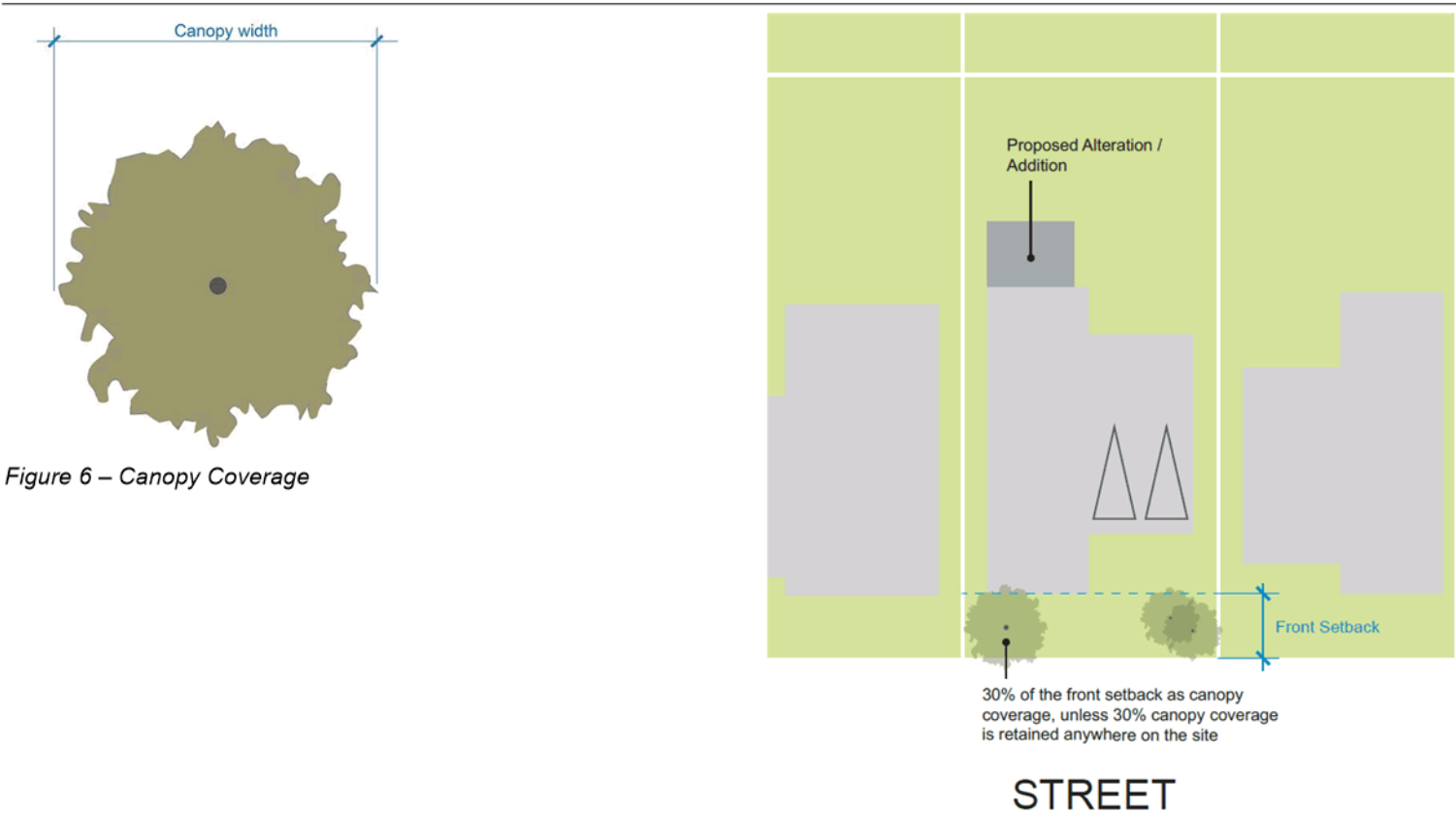


Figure C5.14.10 – Additions and Alterations

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

5.15 Parking		Where Part 6 of the R Codes applies no provisions apply.
5.15.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.	5.19 Site Works
5.16 Design of Car Parking Spaces		5.19 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.
5.16.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.	5.20 Retaining Walls
5.17 Vehicular Access		5.20.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.
5.17.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.	5.21 Stormwater Management
5.18 Pedestrian Access		5.21.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.
5.18.1	Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.6 of the R Codes apply.	5.22 Visual Privacy
		5.22.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes

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Section 5 – Residential Areas

apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

5.23 Solar Access for Adjoining Sites

5.23.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

5.24 Outbuildings

5.23.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

5.25 External Fixtures**Design Principles**

Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.

P5.25.1 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.

Deemed-to-Comply

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.

C5.25.1 External fixtures are permitted where they are:

- not visible from the street and surrounding properties; or
- integrated with the design of the building.

C5.25.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:

- continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum

of three quarters of the total surface area in aggregate; or

- a surface offering equal or more obstruction to view which does not compromise ventilation.

C5.25.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.

Not Accepted

N5.25.1 External fixtures are not permitted to protrude above the roofline.

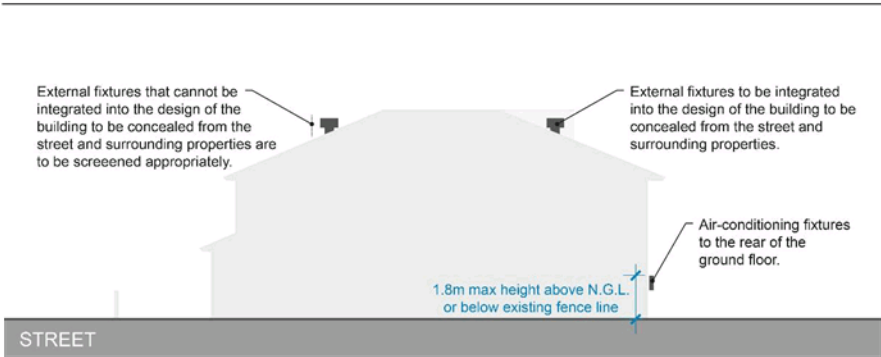


Figure 5.25 – External Fixtures

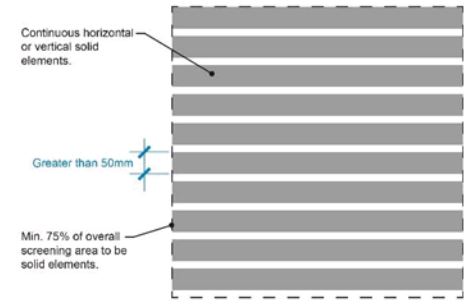


Figure C5.25.2 – Screening of External Fixtures

5.26 Utilities and Facilities

development with the exception of the erection or extension of single houses or grouped dwellings.

- 5.26.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.

5.27 Ancillary Dwellings

- 5.27.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.28 Aged or Dependent Persons' Dwellings

In accordance with the City's Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings.

5.29 Single Bedroom Dwellings

- 5.29.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.3 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.30 Environmentally Sustainable Design

- 5.30.1** All Design Principles and deemed-to comply criteria of clause 1.8 of Part 2 Section 1 of this Policy apply to all

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Section 5 – Residential Areas

5.31 Development on Rights of Way**Design Principles**

- P5.31.1** Design development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.
- P5.31.2** Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.

Deemed-to-Comply

- P5.31.1** Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.

Orientation

- C5.31.2** Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.

Setbacks

The following setback provision is subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.

- C5.31.3** Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.

Access

- C5.31.4** Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way is to be 1.5 metres.
- C5.31.5** Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.

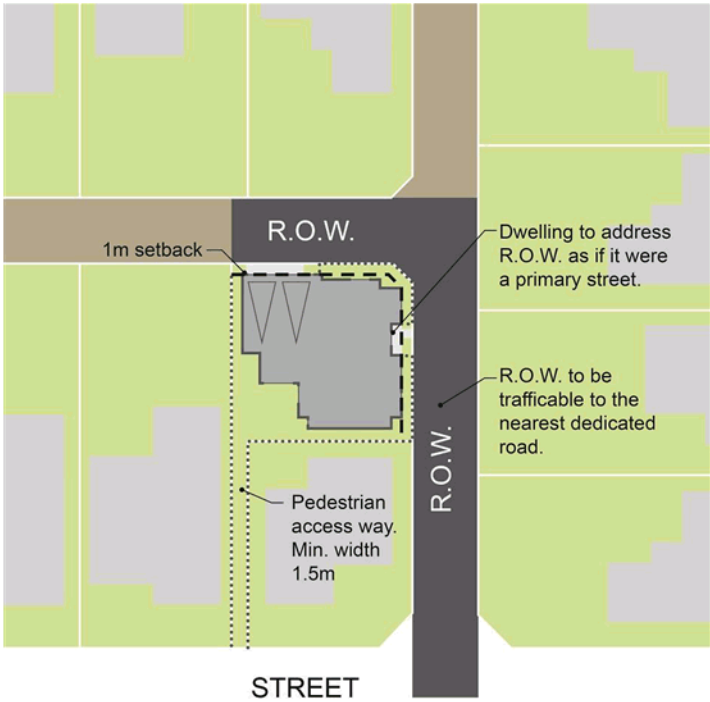


Figure 5.31 – Corner development on rights of way

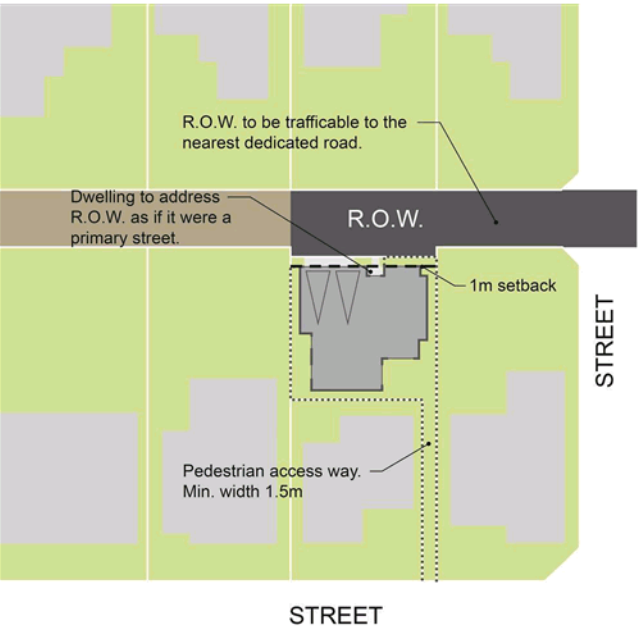


Figure 5.31 – Development on rights of way

Appendix 1 – DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.



Your ref: SC2790 (D17/1152)
Our ref: TPS/0345; TPS/0114
Enquiries: Delia Neglie
(delia.neglie@planning.wa.gov.au)

Mayor Emma Cole
City of Vincent
PO Box 82
LEEDERVILLE, WA 6902

(Transmission via electronic mail to: Emma.Cole@vincent.wa.gov.au)

Dear Emma

**VARIATIONS TO LOT BOUNDARY SETBACK AND LANDSCAPING
PROVISIONS OF THE RESIDENTIAL DESIGN CODES - LOCAL PLANNING
POLICY 7.1.1 BUILT FORM**

I refer to the City of Vincent request on 23 January 2017 for Western Australian Planning Commission (WAPC) approval to the above variations pursuant to clause 7.3.2 of the Residential Design Codes (R-Codes).

As you are aware, the matter was determined by the Statutory Planning Committee (SPC) at its meeting on 12 December 2017. The SPC supported the City's intent to encourage good design outcomes while preserving local amenities but recognised that some minor modifications to the Built Form Policy will improve consistency with the WAPC DesignWA draft State Planning Policy 7.3 Apartment Design Policy (SPP 7.3).

The WAPC has accordingly resolved to approve the relevant provisions of the Built Form Policy subject to modifications as specified in the Schedule of Modifications attached. In addition, the WAPC advises that the modified Built Form Policy should be regarded as interim pending the gazettal of SPP 7.3 which is anticipated in 2018.

As the WAPC consideration was restricted to lot boundary setbacks and landscaping, the Built Form Policy will require an holistic review to ensure alignment with the gazetted SPP 7.3. The City is invited to undertake the review in consultation with the Department of Planning, Lands and Heritage.

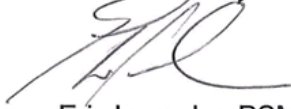
Should you have any queries, please contact Delia Neglie on the details above. Please contact Matt Stack on 65519327 or Nic Temov on 65519316 in regard to SPP 7.3 and future review of the Built Form Policy.



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ABN 35 482 341 493

Yours sincerely



Eric Lumsden PSM
Chairman
Western Australian Planning Commission

S January 2018

Attachment:

Schedule of Modifications - City of Vincent Local Planning Policy 7.1.1 Built Form Policy

cc:

Mr Len Kosovo, CEO City of Vincent len.kosova@vincent.wa.gov.au

Mr Tim Elliot tim.elliott@vincent.wa.gov.au

City of Vincent Local Planning Policy 7.1.1 Built Form Policy

Schedule of Modifications

WAPC Required Modifications
<p>1. Nil setbacks - Town Centre, Mixed Use area, Activity Corridor and Transit Corridor adjoining Non-Residential Areas</p> <p>(a) That C1.2.2 (that replaces 6.1.4 C4.2 of the R-Codes) be modified to read:</p> <p><i>"Minimum side boundary setbacks for the first three storeys is nil. The minimum side boundary setbacks for the first two storeys is nil adjoining a property on the Heritage List, in a Heritage Area or in a Design Guideline Areas adopted under the local planning scheme."</i></p> <p>(b) That the preamble to C1.2.2 (and subsequent clauses) be:</p> <ul style="list-style-type: none"> relocated above the heading "Setbacks Adjoining Non-Residential Built Form Areas"; and modified to delete reference to "Clause 7.3.1(a) of the R-Codes" and instead state: "Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."
<p>2. Side boundary/Balcony setbacks - Town Centre, Mixed Use area, Activity Corridor and Transit Corridor adjoining Non-Residential Areas</p> <p>(a) That C1.2.3 (that replaces clause 6.1.4C4.2 of the R-Codes), C4.3.3 and C4.3.4 (that replace clauses 5.1.3 C3.1 and 6.1.4C4.1/4.2 of the R-Codes) be modified to remove the balcony setback by deleting the words:</p> <p><i>"unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1(i) and 6.4.1 C1.1(i) of the R Codes for the code of the adjacent property."</i></p> <p>(b) That the City is advised the Built Form Policy could also be modified to include:</p> <ul style="list-style-type: none"> an additional provision that amends clauses 5.4.1 and 6.4.1 Visual Privacy of the R-Codes by deleting clauses 5.4.1/6.4.1C1.1(ii) and C1.2; and an additional provision that requires any balcony to be unscreened for at least 25% of its perimeter (which includes the edges of a balcony abutting the building). <p>(c) That the preamble to C4.3.3 (and subsequent clauses) be modified to:</p> <ul style="list-style-type: none"> delete the second paragraph: "The following setback provisions are subject to the approval of the Western Australian Planning Commission"; and delete reference to "Clause 7.3.1(a) of the R-Codes" in the third paragraph and instead state: "Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."
<p>3. Graduated setbacks R60 and above/R50 and below and Balcony setbacks - Town Centre, Mixed Use area, Activity Corridor and Transit Corridor where adjoining Residential Areas and Residential Area</p> <p>(a) That C1.2.4, C1.2.5 C4.3.5, C4.3.6, C5.3.2 and C5.3.3 be modified by being deleted and replaced with the following:</p>

"Lot boundary setbacks adjoining properties coded R50 and below or coded R60 and above, on the Heritage List, in a Heritage Area or in a Design Guideline Areas adopted under the local planning scheme are as follows:

Setback from boundary to:	≤4 storeys (up to 12m)	5-8 storeys (up to 25m)	≥9 storeys (over 25m)
Habitable rooms/ balconies ♦	9m	12m	15m
Habitable rooms/ balconies†	7.5m	9m	12m
Non- habitable rooms ♦	7.5m	9m	12m
Non- habitable rooms †	6m	7.5m	9m
♦ where facing habitable rooms/balconies/outdoor living area on adjacent property			
† where facing non-habitable rooms on adjacent property"			

(b) That the City is advised the Built Form Policy could also be modified to include:

- an additional provision that amends clauses 5.4.1 and 6.4.1 Visual Privacy of the R-Codes by deleting clauses 5.4.1/6.4.1C1.1(ii) and C1.2; and
- an additional provision that requires any balcony to be unscreened for at least 25% of its perimeter (which includes the edges of a balcony abutting the building).

(c) That the preamble to C5.3.2 (and subsequent clauses) be modified to delete reference to "Clause 7.3.1(a) of the R-Codes" and instead state: "Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."

4. Setback abutting higher or equal code Town Centre, Mixed Use area, Activity Corridor and Transit Corridor adjoining Non-Residential Areas and Residential Area

That the proposed clauses for setbacks where abutting a higher or equal code be modified by deleting the words "... Table 2a and 2b of the R-Codes and replacing with:

"...the lot boundary setback is to be as per the following table:

Setback from boundary to:	≤4 storeys (up to 12m)	5-8 storeys (up to 25m)	≥9 storeys (over 25m)
Habitable rooms/ balconies ♦	6m	9m	12m
Habitable rooms/ balconies†	4.5m	6m	9m
Non- habitable rooms ♦	4.5m	6m	9m
Non- habitable rooms †	3m	4.5m	6m
♦ where facing habitable rooms/balconies/outdoor living area on adjacent property			
† where facing non-habitable rooms on adjacent property"			

5. Non-compliance setback R40 and below Town Centre, Mixed Use area, Activity Corridor and Transit Corridor

That N1.2.1 and C4.3.1 be deleted.

6. Setback to Rights of Way - Residential Area

That the preamble to C5.31.3 be modified to delete reference to "...approval of the Western Australian Planning Commission..." and to state: "The following setback provision is in addition to Clauses 5.1.3 C3.1, 6.1.4C4.1 and 6.1.4C4.2 of the R-Codes pursuant to Clause 7.3.2 of the R-Codes."

7. Deep Soil Area - All areas

(a) That the Built Form Policy be modified to:

- refer to *deep soil area* and not *deep soil zone*; and
- delete the definition of Deep Soil Zone and replace with the definition of Deep Soil Area from draft SPP 7.3 Apartment Design Policy.

(b) That C1.7.1, C4.10.1 and C5.14.1 be modified by deleting the following note to the table:

"the minimum dimension for the area of deep soil zone is to be 1m."

(c) That the table under C1.7.1, C4.10.1 and C5.14.1 is modified as follows:

Site Area	Minimum Dimension	Deep Soil Area	Required tree planting
<650m ²	1m	12%*	1 Med tree [^]
650m ² – 1500m ²	3m	12%*	2 Med trees [^]
>1500m ²	6m	12%*	1 Large tree and 2 Med trees [^]
<p>* If existing tree(s) that meet the criteria of < C1.7.2 / C4.10.2 / C5.14.2 > are retained and incorporated into the development, the deep soil area requirement can be reduced to 8% of site area.</p> <p>[^] Remainder of area is to be planted according to < C1.7.9 / C4.10.9 / C5.14.2 ></p>			

(d) That C1.7.2, C4.10.3 and C5.14.2 be modified to include the existing trees criteria from Objective 3.3.1 DC1 of draft SPP 7.3 Apartment Design Policy as follows:

"Existing trees are considered appropriate for retention if they are:

- healthy specimens with ongoing viability; and
- species not included on an applicable weed register; and
- are 4m or more high; and/or
- have a trunk with a diameter of 160mm or more, 1.4m from the ground; and/or
- have two or more trunks and the sum of their individual diameter at 1.4m above ground is 320mm or more; and/or
- have a canopy 4m or more wide; and/or
- are included on the City of Vincent Trees of Significance Inventory."

- (e) That provisions C1.7.9, C4.10.9 and 5.14.10 be added to include the requirement for minimum number of trees and sizes from Objective 3.4.1 DC2 of draft SPP 7.3 Apartment Design Policy as follows:

"Deep soil areas provide a minimum number of trees (with shade producing canopies) as follows:

- Minimum 1 small tree for every 16sqm or
- Minimum 1 medium tree for every 36sqm or
- Minimum 1 large tree for every 64sqm or
- A combination of the above

Refer to Figure 3.4c for tree size definitions:

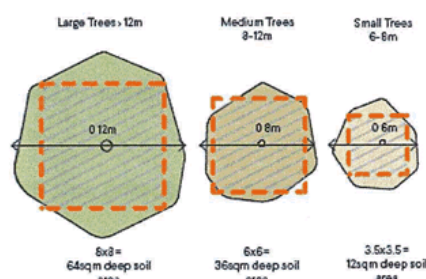


Figure 3.4c Tree size definitions for deep soil areas.

- (f) That design principles P1.7.4 and P4.10.4 and P5.14.4 are deleted and replaced with the following:

"The provision of deep soil areas and associated tree planting that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect."

- (g) That additional design principles P1.7.8 and P4.10.8 and P5.14.8 are adopted as follows:

"Achieving the deep soil area standards may not be possible in some locations that have limited or no space for deep soil at ground level including in high density areas or activity centres. In such conditions proposals should alternatively achieve planting on structure to a minimum of 25% of site area. Soft landscape should be located to maximise resident and/or public amenity."

- (h) That the preamble to C1.7.1, C4.10.1 and C5.14.1 (and subsequent clauses) be modified to:

- delete the second paragraph: *"The following landscape provisions are subject to the approval of the Western Australian Planning Commission"*; and
- delete reference to *"Clause 7.3.1(a) of the R-Codes"* and instead the third paragraph to state: *"Pursuant to Clause 7.3.2 of the R-Codes the following provisions replace..."*

8. Open air car parks - All areas

(a) That clauses 1.7.6, C4.10.7 and C5.14.7 (that replace clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:

Deep soil area to be provided in open air car parks to enable canopy coverage to be maximised at maturity.

(b) That C1.7.8, C4.10.9; and C5.14.9 (that replace clauses 5.3.2 and 6.3.2 of the R-Codes) be modified to:

- clarify that this requirement applies to large expanses of car parking; and
- a landscaping strip of at least 1m is to be provided between car parking and site boundaries, and between otherwise unscreened parking bays and any street (in line with Objective 3.10.5 DC2 of draft SPP 7.3 Apartment Design Policy).

9. Rear or side setback canopy coverage - Town Centres, Activity Corridors and Mixed Use areas

(a) That clause C1.7.3 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:

Deep soil area is to be located in the rear and side setback areas to enable canopy coverage to be maximised at maturity.

10. Site area canopy coverage - Transit Corridors and Residential Area

(a) That C4.10.4 and C5.14.3 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be replaced with:

Deep soil area is to be located to enable canopy coverage over the site to be maximised at maturity.

11. Canopy coverage - Building Extensions - Residential Area

(a) That C5.14.10 (that replaces clauses 5.3.2 and 6.3.2 of the R-Codes) be modified to:

Where any additions or alterations to a building is proposed, the deep soil area is to be located in the front setback area to maximise canopy coverage at maturity unless an existing mature tree with equivalent coverage is retained anywhere on the site.

(b) That the City is advised C5.14.10 could be replaced with a provision that deep soil area is to be provided in the front setback area and encouraging the retention of existing trees on-site.

12. Landscape Plan - All areas

That the Built Form Policy be modified to relocate C1.7.4; C1.7.5; C4.10.5; C4.10.6; C5.14.5 and C5.14.6 within the policy (and renumber) and clarify that the clauses:

- do not replace clauses 5.3.2 and 6.3.2 of the R-Codes; and
- are additional information requirements to accompany a planning application for multiple dwelling or mixed use development.

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification																																												
1	Canopy Cover																																													
1.1	<p>The definition of canopy coverage in the City's current Built Form Policy includes all land covered by tree crowns.</p> <p>The City identified that neighbouring properties' trees would also be included in this definition. Since neighbouring properties' trees are outside of the control of whichever application is subject to the Built Form Policy, it was determined that it is not appropriate for them to be included as canopy coverage.</p>	<p>Amend the definition of Canopy Coverage as follows:</p> <p>Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) <u>from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.</u></p>																																												
1.2	<p>The current Built Form Policy Deemed to Comply Clause C1.7.3 requires 80 percent of rear and side setback areas to be provided as canopy coverage at maturity and Deemed to Comply Clauses C4.10.4 and C5.14.3 require 30 percent of the site area to be provided as canopy coverage at maturity.</p> <p>The City applied for approval of these requirements from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification that the provision be reworded to require Deep Soil Area to be located to enable canopy coverage over the site to be maximised at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.</p> <p>The table below provides a comparison of the estimated impact on the canopy coverage based on the WAPC's proposed provision for various lot sizes.</p> <table><tr><th rowspan="2">Lot size</th><th colspan="2">Current Built Form Policy</th><th colspan="2">WAPC modified provisions</th></tr><tr><th>Deep Soil Zone</th><th>Canopy</th><th>Deep Soil Area</th><th>Canopy</th></tr><tr><td>184m2</td><td>15%</td><td>30%</td><td>12%</td><td>27%</td></tr><tr><td>300m2</td><td>15%</td><td>30%</td><td>12%</td><td>17%</td></tr><tr><td>649m2</td><td>15%</td><td>30%</td><td>12%</td><td>20%</td></tr><tr><td>650m2</td><td>15%</td><td>30%</td><td>12%</td><td>20%</td></tr><tr><td>1499m2</td><td>15%</td><td>30%</td><td>12%</td><td>17%</td></tr><tr><td>1500m2</td><td>15%</td><td>30%</td><td>12%</td><td>19%</td></tr><tr><td>6000m2</td><td>15%</td><td>30%</td><td>12%</td><td>26%</td></tr></table> <p>This modification is not supported, as it does not add any value to the existing requirement for 15 percent Deep Soil Zone over the site, and it does not directly link to the City's canopy cover targets. It is important that the original intent of the Built Form Policy is maintained to ensure that new developments have an appropriate amount of canopy coverage to screen large scale development, provide a high amenity environment for neighbouring properties and residents and contribute to broader greening aspirations.</p> <p>Through implementing the Built Form Policy, Administration has identified a number of improvements that are recommended to be made to the policy provisions including:</p> <ul style="list-style-type: none">• C1.7.3 should apply to lot boundary setback areas at the ground level only. Lot boundary setbacks can be stepped back at higher levels and it would be impractical to require those higher levels to provide canopy coverage due to the difficulty of maintaining appropriate soil depth/quality.• All percentage canopy cover requirements should be a minimum, whereas currently they are written as an exact requirement. <p>In reviewing the Policy, the WAPC advocated for a provision that required a minimum number of trees within that Deep Soil Area, depending on the lot size. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum number of trees being provided.</p> <p>Administration does not support the requirement to move towards specifying the number and size of trees as it would result in a reduced canopy coverage requirement compared to the Built Form Policy. The extent of the variance depends on the size of the lot, the tree types selected and the location of planting. In addition, the method of calculation is significantly more complex than the Built Form Policy's canopy coverage percentage requirement and does not directly and demonstrably link to the City's intent of achieving a measurable canopy cover target.</p> <p>The resulting canopy coverage depends on the specific tree selection and lot size, so the impact of replacing the City's canopy coverage requirements with requirements for tree planting will differ in each development application. In addition, there is no requirement for the trees to be planted in such a way to maximise canopy coverage of the site so trees may be planted with their canopies overlapping, therefore reducing the overall canopy coverage of the site. This is not an issue with the percentage-based canopy coverage requirement.</p> <p>The City recommends maintaining the percentage-based canopy cover provisions as they have been successfully implemented and have demonstrated they are able to achieve the desired canopy coverage, with a simpler method of calculation and assessment, than the proposed draft Design WA provisions.</p>	Lot size	Current Built Form Policy		WAPC modified provisions		Deep Soil Zone	Canopy	Deep Soil Area	Canopy	184m2	15%	30%	12%	27%	300m2	15%	30%	12%	17%	649m2	15%	30%	12%	20%	650m2	15%	30%	12%	20%	1499m2	15%	30%	12%	17%	1500m2	15%	30%	12%	19%	6000m2	15%	30%	12%	26%	<p>Modify C1.7.3 (now C1.4.4) as follows:</p> <p><u>At least 80% of the lot boundary rear or side setback area at ground level shall be area is to be provided</u> as canopy coverage at maturity.</p> <p>Modify C4.10.4 (now C4.10.5) and C5.14.3 (now C5.14.4) as follows:</p> <p><u>At least 30% of the site area shall be is to be provided</u> as canopy coverage <u>within</u> at maturity.</p>
Lot size	Current Built Form Policy		WAPC modified provisions																																											
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	Issue	Recommended Modification																								
1.3	<p>Deemed to Comply Clause C5.14.10 in the City's current Built Form Policy requires that alterations and additions provide 30% of the front setback as canopy coverage unless an existing mature tree with equivalent coverage is retained on site.</p> <p>The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed a modification that the provision be reworded to require deep soil area located within the front setback to maximise canopy coverage at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided.</p> <p>The City does not support this change as it does not require any specific size of deep soil area, canopy cover, or timeframe. This could result in developments providing less canopy coverage than the current Built Form Policy requirement.</p> <p>The City also identified that the current requirement only relates to retaining one existing tree. It was determined that, if a development retained multiple trees with equivalent canopy, that would also be acceptable.</p>	<p>Amend the wording of C5.14.10 (now C5.14.8) as follows:</p> <p>Where any additions or alterations to a building <u>are</u> proposed, 30% of the front setback area is to be provided as canopy coverage <u>at maturity within 5 years of development approval</u>, unless an existing mature tree/s with equivalent <u>canopy</u> coverage <u>are</u> is retained anywhere on the site.</p>																								
2	Deep Soil Areas																									
2.1	<p>The definition of Deep Soil Zone in the current Built Form Policy does not align with the definition of Deep Soil Area in draft Design WA. The City's definition specifies a minimum depth of 1m whereas the definition in draft Design WA requires there to be no development above or below. Under the definition of Deep Soil Area in draft Design WA planting on structure would not contribute to the required percentage of site coverage.</p> <p>Despite this difference it is considered appropriate to align the definition of Deep Soil Zone with draft Design WA's definition of Deep Soil Area, to be consistent with the draft state planning policy.</p> <p>As the new definition of Deep Soil Area removes the ability to consider on-structure planting and there may be instances where on structure planting is desirable such as in large scale development where it contributes to the amenity for residents, it is recommended that a new definition and provision be introduced into the Built Form Policy to require this.</p>	<p>Amend the title and definition of Deep Soil Zone as follows:</p> <p>Deep Soil Zone Area</p> <p>Areas of soil within a development which provide a minimum space of 1 metre that allows for and supports mature plant and tree growth excluding areas covered with impervious surfaces.</p> <p><u>Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.</u></p> <p>Include a new definition of Planting Area as follows:</p> <p>Planting Area</p> <p><u>An area with a minimum soil depth of 1m that supports growth of medium to large canopy trees.</u></p>																								
2.2	<p>Deemed to Comply Clauses C1.7.1, C4.10.1 and C5.14.1 require all properties to provide 15 percent of the development site as Deep Soil Zone. The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification to this provision to require 12 percent Deep Soil Area which is supported. To recognise the change in definition and need to provide guidance on the amount of space dedicated to soft landscaping (such as on structure landscaping) it is recommended a new Planting Area requirement be introduced. It was also identified that both a minimum area and minimum dimensions should be specified for both Deep Soil Areas and Planting Areas.</p> <p>The City also identified that the new definition of Deep Soil Area is more onerous than the definition of Deep Soil Zone, and therefore supports including the 12% Deep Soil Area requirement in accordance with draft Design WA.</p>	<p>Modify C1.7.1 (now 1.4.1), C4.10.1 and C5.14.1 as follows:</p> <p>Deep Soil zone Areas are to be provided as follows shall be provided in accordance with the following requirements:</p> <table border="1" data-bbox="1350 887 1774 1058"> <thead> <tr> <th>Site Area</th><th>Minimum Area Minimum Dimensions</th><th>Deep Soil Zone Areas (% of site)</th></tr> </thead> <tbody> <tr> <td><650m²</td><td>1m² 1m x 1m</td><td>4512%</td></tr> <tr> <td>650m² – 1,500m²</td><td>1m² 1m x 13m</td><td>4512%</td></tr> <tr> <td>>1,500m²</td><td>1m² 1m x 16m</td><td>4512%</td></tr> </tbody> </table> <p><i>NOTE: the minimum dimension for the area of deep soil zone is to be 1m</i></p> <p>Add new C1.7.3 (now 1.4.1), C4.10.4 and C5.14.3 as follows:</p> <p>Planting Areas shall be provided in accordance with the following requirements:</p> <table border="1" data-bbox="1350 1193 1874 1340"> <thead> <tr> <th>Site Area</th><th>Minimum Area Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr> </thead> <tbody> <tr> <td><650m²</td><td>1m² 1m x 1m</td><td>3%</td></tr> <tr> <td>650m² – 1,500m²</td><td>1m² 1m x 1m</td><td>3%</td></tr> <tr> <td>>1,500m²</td><td>1m² 1m x 1m</td><td>3%</td></tr> </tbody> </table>	Site Area	Minimum Area Minimum Dimensions	Deep Soil Zone Areas (% of site)	<650m ²	1m ² 1m x 1m	4512%	650m ² – 1,500m ²	1m ² 1m x 13m	4512%	>1,500m ²	1m ² 1m x 16m	4512%	Site Area	Minimum Area Minimum Dimensions	Planting Area (minimum % of site)	<650m ²	1m ² 1m x 1m	3%	650m ² – 1,500m ²	1m ² 1m x 1m	3%	>1,500m ²	1m ² 1m x 1m	3%
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	Issue	Recommended Modification
2.3	Deemed to Comply Clause C1.7.2, C4.10.3 and C5.14.2 allow for a reduction in deep soil zone from 15% to 12% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained. To respond to the new definition of Deep Soil Area and the minimum requirement of 12%, the City determined that a reduction to 10% would be appropriate.	Modify C1.7.2, C4.10.3 and C5.14.2 as follows: The required <u>Deep Soil zone Area</u> may be reduced to 12 <u>10</u> % where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.
3	Car Park Landscaping	
3.1	Deemed to Comply Clauses C1.7.6, C4.10.7 and C5.14.7 require canopy coverage of 80% for car parks. The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed a modification that the provision be reworded to require Deep Soil Area to be provided in open air car parks to enable canopy coverage to be maximised at maturity. The justification for this was that the change is more consistent with draft Design WA, which does not have canopy cover requirements, but focuses on a minimum Deep Soil Area being provided. The City does not support this change as it does not directly address the City's intent of shading car parks and it has no measurable target for applicants to meet. The City also identified that an 80% canopy coverage requirement is not achievable in most, if not all, cases. This was due to the fact that the site area of a car park was not defined and assumed to be inclusive of all thoroughfares, roads and accessways. It was determined that, if thoroughfares, roads and accessways are included in the calculation, a canopy coverage of 40% is a very strict, but more realistic and achievable target.	Modify C1.7.6 (now 1.7.5), C4.10.7 (now C4.10.5) and C5.14.7 (now C5.14.4) as follows: Open air car parks, <u>including access ways, shall</u> are to have a minimum of 80 <u>60</u> % canopy coverage at maturity.
3.2	Deemed to Comply Clauses C1.7.8, C4.10.9 and C5.14.9 require the perimeter of all open-air parking areas to be landscaped by a planting strip of at least 1.5m. The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes. The WAPC proposed modifications to this provision such that it only applies to large expanses of car parking; and that the landscaping strip be reduced to 1m and apply between car parking and site/street boundaries. The City does not support this change as it will reduce the landscaping width by a third and it is unclear to which parking areas it would apply. The City identified some minor changes to the wording that should be made to improve clarity.	Modify C1.7.8 (now C1.4.7), C4.10.9 (now C4.10.8) and C5.14.9 (now C5.14.6) as follows: The perimeter of all open-air parking areas shall <u>are to</u> be landscaped by a planting strip <u>with a minimum dimension of at least 1.5m width.</u>
4	Tree Retention	
4.1	The City identified that, while there are requirements for providing canopy coverage and incentives for retaining trees, there is no requirement in the Deemed to Comply provisions to retain existing mature trees. The City determined that a Deemed to Comply requirement would provide the ability for the City to require the retention of existing trees, and this would provide a beneficial outcome in line with the City's targets and objectives of the Policy.	Add new Clauses C1.4.8, C4.10.9 and C5.14.8: <u>Existing trees shall be retained where they are:</u> (a) <u>Healthy specimens with ongoing viability, and</u> (b) <u>Species not included on an applicable weed register.</u>
4.2	Local housing objectives P1.7.5, P4.10.5 and P5.14.5 provide that developments should facilitate the retention of existing vegetation and deep soil zones. In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clauses augment the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes. The City identified that these objectives have no clarity about what kind of vegetation, or whether there is another option that achieves the same result. Since development cannot always retain trees on site, it may be appropriate in some cases to offset that impact through another method. This objective would rely on the applicant justifying their proposal and it being accepted by the City.	Modify P1.7.5 (now 1.4.5), P4.10.5 and P5.14.5 as follows: <u>Development that offsets the impact of removing existing trees. Landscaping design which facilitates the retention of existing vegetation and deep soil zones.</u>
5	Landscaping Plan	
5.1	Deemed to Comply Clauses C1.7.4, C1.7.5, C4.10.5, C4.10.6, C5.14.5 and C5.14.6 of the current Built Form Policy requires a landscape plan and a landscape maintenance schedule prepared by a registered landscape architect to be provided. The WAPC suggested that the policy is not the most appropriate planning mechanism to require a landscaping plan. The City also agrees and determined that a landscaping plan can be required through the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> as accompanying material to a development application. The City will modify the development application checklist accordingly.	Delete Clauses C1.7.4, C1.7.5, C4.10.5 C4.10.6, C5.14.5, C5.14.16.

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6	Alteration and Additions																																																																																																																																	
6.1	<p>Deemed to comply provision C5.14.10 requires the replacement of lost canopy cover, due to additions or alterations, in the front setback area.</p> <p>The City applied for approval of this requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed modifications to this provision to require deep soil area in the front setback to maximise canopy coverage at maturity unless an existing mature tree with equivalent coverage was retained anywhere on site.</p> <p>The City does not support this change as the canopy coverage is not stated within the provision, making the outcome unclear, and will vary depending on the tree species proposed.</p> <p>It was considered appropriate that where an addition or alteration affects the deep soil area, canopy cover or trees on a site that all landscaping provisions should be complied with to ensure the loss landscaping is suitably offset.</p>	<p>Delete Clause C5.14.10 and insert new Clause C5.15.9 as follows:</p> <p><u>The above landscaping provisions apply to additions and alterations that affect an existing Deep Soil Area, canopy cover or tree on the subject lot.</u></p>																																																																																																																																
7	Rear Boundary Setbacks																																																																																																																																	
7.1	<p>Deemed to Comply Clauses C1.2.5 and C4.3.6 require the following lot boundary setbacks where development adjoins a property within the Residential Built Form Area coded R50 and below:</p> <ul style="list-style-type: none">6.5m for the ground floor, second and third storey; and12.5m setback for the fourth storey and above. <p>Deemed to Comply Clause C5.3.3 requires the following rear boundary setbacks where development adjoins a property coded R50 and below:</p> <ul style="list-style-type: none">6.5m for the ground floor, second and third storey; and12.5m setback for the fourth storey and above. <p>The City applied for approval of these requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The WAPC proposed to modify this provision to base the setback assessment on the height of the proposed development, the type of room in the proposed development and the type of room on the adjacent property.</p> <p>The difference between the current setback requirement and the WAPC's proposed setback requirement depends on the specific development proposed. As an example, a four storey development in a Town Centre adjoining an R60 property would require a ground, second and third storey setback of 4.5 metres and the fourth storey setback would be 6.5 metres. Under the WAPC's proposed provision the setback requirement would range from between 6 metres and 9 metres depending on the type of room it faces on the adjoining property.</p> <p>The modification states that it applies where adjoining properties are coded "R50 and below or R60 and above". Since there is no R-Code between R50 and R60 this requirement will apply to every property adjoining a residential area, rather than specific guidance being applied according to the code of the adjoining property (e.g. an R80 next to an R60 requires a different setback to an R100 next to an R40).</p> <p>The proposed approach for determining the setback requirement is more complex than the current Built Form Policy as it relies on knowing what sort of room is in the building/s adjoining the development site. In many cases, this information may be unavailable. It would also result in a potential disadvantage to developers who do not redevelop first as they may be required to setback their development further.</p> <p>The proposed setback distances in the WAPC's modifications appear to be based on the building separation distances in draft Design WA rather than the setback distances in draft Design WA. Building separation is measured from the wall of the building on an adjoining lot whereas a setback distance is measures from the lot boundary. The result of this is that the proposed setbacks are approximately double those required in draft Design WA, and in most instances higher than those proposed by the City.</p> <p>The City does not support the proposed modification.</p> <p>The City also identified that where a subject site is a lower or equal coding to an adjoining site the large setback distances apply. It is considered unnecessary for large setback distances to apply as it reduces the development potential of the subject site in order to protect the adjoining site which may be of a higher coding. This would result in a large building separation for the subject site whilst the adjoining site has greater density potential and may impact the lower density subject site.</p> <p>It is recommended that the setback assessment be simplified into a table to clearly convey the applicable setbacks and remove the unintended consequence of large setback distances for similar coded land.</p>	<p>Insert setback table as Part 2, Clause C1.2.5, C4.3.6 and C5.3.3 as follows, and renumber the remaining clauses:</p> <p>Lot boundary setbacks in accordance with the following tables:</p> <table><tr><th colspan="2" rowspan="2"></th><th colspan="10">Subject Property</th></tr><tr><th>R20</th><th>R30</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th><th>R100+</th><th>R – AC3</th><th>No R-Code</th></tr><tr><td rowspan="9">Neighbouring Property</td><td rowspan="8">Residential Built Form Area</td><td>R20</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R30</td><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R40</td><td>A</td><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R50</td><td>A</td><td>A</td><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td></tr><tr><td>R60</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>B</td><td>B</td><td>B</td><td>B</td></tr><tr><td>R80</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr><tr><td>R100+</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr><tr><td>No R-Code</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr><tr><td>Non-Residential Built Form Area</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td><td>D</td><td>D</td></tr></table> <table><tr><th></th><th>Setback for ground floor, second storey and third storey</th><th>Setback for the fourth storey and above</th></tr><tr><td>A</td><td>R Codes table 2a and 2b;</td><td>R Codes table 2a and 2b;</td></tr><tr><td>B</td><td>4.5m</td><td>6.5m</td></tr><tr><td>C</td><td>6.5m</td><td>12.5</td></tr><tr><td>D</td><td>R Codes Table 5</td><td>R codes Table 5</td></tr></table>			Subject Property										R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code	Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C	C	R30	A	A	B	B	C	C	C	C	C	R40	A	A	A	B	B	C	C	C	C	R50	A	A	A	A	B	B	C	C	C	R60	A	A	A	A	A	B	B	B	B	R80	A	A	A	A	A	D	D	D	D	R100+	A	A	A	A	A	D	D	D	D	No R-Code	A	A	A	A	A	D	D	D	D	Non-Residential Built Form Area	A	A	A	A	A	D	D	D	D		Setback for ground floor, second storey and third storey	Setback for the fourth storey and above	A	R Codes table 2a and 2b;	R Codes table 2a and 2b;	B	4.5m	6.5m	C	6.5m	12.5	D	R Codes Table 5	R codes Table 5
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	Issue	Recommended Modification
7.2	<p>Deemed to comply criteria C1.2.3, C1.2.4, C1.2.5, C4.3.3, C4.3.4, C4.3.5, C4.3.6, C5.3.2 and C5.3.3 all contain setback provisions followed by the wording:</p> <p>‘Unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 (i) of the R Codes for the code of the adjacent property.’</p> <p>The intent of this wording was to ensure that development is separated from the adjoining land a sufficient distance so that overlooking is not an issue and screening devices are not necessary. This provides better amenity for building occupants, and provides a better building design as balconies are not screened.</p> <p>The City applied for approval of these requirement from the WAPC under Clause 7.3.2 of the R Codes.</p> <p>The wording of the clause is not acceptable to the WAPC as it is perceived to circumvent privacy provisions.</p> <p>The WAPC suggested that the provision be modified to replace R Codes Clauses 5.4.1/6.4.1 C1.1 ii and C1.2, with an additional provision that requires any balcony to be unscreened for at least 25% of its perimeter (which includes the edges of a balcony abutting the building).</p> <p>The WAPC’s modification proposes to replace the guidance in the R Codes relating to screening.</p> <p>The proposed modification is not supported as it removes the explanation of what a screening device is and when it may be required, which could result in worse visual privacy issues in certain circumstances.</p> <p>Under the current Built Form Policy where a development proposes to vary the setback requirements that would result in the building and balcony being within the ‘cone of vision’ and the balcony would be required to be screened in accordance with 5.4.1/6.4.1 of the R Codes.</p> <p>The City would like to maintain the intent of the clause and provide a deemed to comply criteria within the building setback Clauses aligned with the Design Principle of the R Codes, ‘buildings set back from boundaries or adjacent buildings on the same lot so as to assist with the protection of privacy between adjoining properties.’</p>	<p>Modify Clause C1.2.3 as follows:</p> <p>Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.</p> <p>Add new Clauses C1.2.6, C4.3.4 and C5.3.3 as follows:</p> <p><u>Balconies shall be setback a minimum of 7.5 metres.</u></p>
8	Setbacks from Rights of Way	
8.1	<p>Clause 5.31 Development on Rights of Way contains Design Principles, Local Housing Objectives and Deemed to Comply requirements to guide the development of buildings which have their sole frontage to a right of way.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clause augments the R Codes by providing a local housing objective that is not provided for in the R Codes. Approval of the WAPC is not necessary for this provision.</p> <p>The design principles and local housing objectives relate to the design of development and its need to facilitate safe and welcoming spaces, and to pedestrian and service access to a dedicated road. However, there are no design principles or local housing objectives outlining the intention of the setbacks from rights-of-way in terms of vehicle access. It is recommended that a design principle and local housing objective be provided.</p>	<p>Add new local housing objective as Part 2, Clause P5.31.3:</p> <p><u>Development which provides suitable space for safe vehicle movement in the right of way.</u></p>
9	Boundary Walls	
9.1	<p>The deemed to comply lot boundary setback criteria for development on a transit corridor, which abuts a transit corridor, reverts to the R Codes. The R Codes allow walls built to one lot boundary subject to height and length limits dependant on the coding of the land. These height and length limits are considered suitable to these situations, as they would apply between lots of similar density. Where development abuts the residential built form area, these boundary wall provisions would not apply.</p> <p>In accordance with Clause 7.3.1 (a) of the R Codes, the City has the ability to amend or replace the deemed to comply provisions relating to boundary walls.</p> <p>It is considered suitable in the transit corridor that walls be built to two lot boundaries within the acceptable height and length limits provided in the R Codes. This would provide a consistent streetscape along transit corridors allowing the bulk of the built form to be developed to the street whilst maintaining the amenity of the residential built form areas which are generally located behind the transit corridors.</p> <p>New Clause C4.3.4 outlines that walls may be built up to two side boundaries, this new provision replaces Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes.</p>	<p>Modify the preamble note to C4.3.3 as follows:</p> <p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 C3.4, and 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.</p> <p>Add new Clause C4.3.4 as follows:</p> <p>Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes apply to the development of walls up to two side boundaries.</p>

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	Issue	Recommended Modification
10	Setbacks	
10.1	<p>Deemed to comply criteria C5.2.1 requires a street setback to be the average of the five properties adjoining the development. The intent of the clause is to provide a consistent street setback based on the predominant setback of the streetscape and in practice is applied as the average of five properties on either adjoining side of the development.</p> <p>In accordance with Clause 7.3.1 (a) of the R Codes, the City has the ability to amend or replace the deemed to comply provisions relating to street setbacks.</p> <p>Clause C5.2.1 should be reworded to be clear that street setback is the average of five properties adjoining both sides of the development.</p>	<p>Modify Clause C5.2.1 as follows:</p> <p>The primary street setback is to be the average of the five properties <u>buildings</u> adjoining <u>either side lot boundary</u> of the proposed development.</p>
10.2	<p>Deemed to comply criteria C5.7.3 requires that carports be setback in accordance with Clause 5.2.1 C1.2 of the R Codes. This allows the development of carports to be setback in accordance with Table 1 of the R Codes which is between 1m and 6m depending on the coding of the site. This setback can then be reduced by 50% where an area of open space is provided behind the setback line to offset the reduced setback. The method to reduce the setback for the carport is considered suitable however the use of the table 1 setbacks is not. It is not considered suitable as it does not consider the street setback of Clause C5.2.1 of the Built Form Policy being the average of five properties adjoining either side of the development.</p> <p>In accordance with Clause 7.3.1 (a) of the R Codes, the City has the ability to amend or replace the deemed to comply provisions relating to the setback of garages and carports.</p> <p>Clause C5.7.3 should be reworded to be clear that the setback of carports relates to the C5.2.1 of the Policy and may be reduced in accordance with the R Codes.</p>	<p>Modify Clause C5.7.3 as follows:</p> <p>Carports shall be setback in accordance with Clause <u>C5.2.1 of this Policy</u>. This setback may be reduced in accordance with <u>5.2.1 C1.2 Clause 5.1.2 C2.1 iii</u> of the R Codes.</p>
11	Built Form Area Objectives	
11.1	<p>Section 1 – Town Centres</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 1 of the Policy:</p> <p><u>Section 1 – Objectives</u></p> <ol style="list-style-type: none"> <u>1. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.</u> <u>2. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.</u> <u>3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.</u> <u>4. Establish well-connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.</u> <u>5. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.</u> <u>6. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.</u> <u>7. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.</u> <u>8. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.</u> <u>9. Development which is sustainable – Design buildings to maximise passive heating and cooling and minimise energy use and emissions.</u> <u>10. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.</u>

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	Issue	Recommended Modification
11.2	<p>Section 2 – Activity Corridors</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 2 of the Policy:</p> <p>Section 2 – Objectives</p> <ol style="list-style-type: none"> 1. <u>Improve the built form connection between the City's Town Centres – Design which provides connection between the City's Town Centres.</u> 2. <u>Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.</u> 3. <u>Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.</u> 4. <u>Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.</u> 5. <u>Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.</u> 6. <u>Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.</u> 7. <u>Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.</u> 8. <u>Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.</u> 9. <u>Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.</u> 10. <u>Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.</u> 11. <u>Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.</u>
11.3	<p>Section 3 – Mixed Use</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 3 of the Policy:</p> <p>Section 3 – Objectives</p> <ol style="list-style-type: none"> 1. <u>Provide for a variety of Built Form - built form which facilitates positive interaction between a mix of land uses and residential densities.</u> 2. <u>Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.</u> 3. <u>Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.</u> 4. <u>Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.</u> 5. <u>Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.</u> 6. <u>Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.</u> 7. <u>Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.</u> 8. <u>Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.</u> 9. <u>Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.</u> 10. <u>Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.</u> 11. <u>Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.</u>

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	Issue	Recommended Modification
11.4	<p>Section 4 – Transit Corridors</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 4 of the Policy:</p> <p>Section 4 – Objectives</p> <ol style="list-style-type: none"> 1. Provide for medium to high density residential development - built form which facilitates for the quality design of medium to high density development. 2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes. 3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians. 4. Reinforce and continue traditional design and character of established streetscapes - Materials and scale which fits within its context. 5. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible. 6. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography. 7. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors. 8. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions. 9. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.
11.5	<p>Section 5 – Residential</p> <p>The Built Form Policy contains five built form areas. Each area contains specific Design Principles and Local Housing Objectives which guide development. However, there are no overall objectives for each built form area that explain the intended development outcomes for each area. It is important to guide the overall style of development, as well as providing advice for applicants and the determining authority when using the policy and making design principle assessments.</p>	<p>Include the following objectives in Part 2, Section 5 of the Policy:</p> <p>Section 5 – Objectives</p> <ol style="list-style-type: none"> 1. Residential development - built form which facilitates the high quality design of low, medium and high density development. 2. Design that encourages interaction with the street and public spaces - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians. 3. Reinforce and maintains character of established streetscapes – Architecture and materials which fits within its context. 4. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible. 5. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors. 6. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions. 7. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

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	Issue	Recommended Modification
12	Building Design, Materials & Finishes	
12.1	<p>Design Principles P1.6.1, P1.6.2 and P1.6.3 in the current Built Form Policy contain guidance on building design and architectural elements for developments. In addition, Clauses 1.3, 1.4 and 1.5 provide guidance on development on corner sites, ground floor design and development that includes awnings, verandahs and colonnades. These requirements require certain building design elements to be included in a proposed development.</p> <p>The City, on advice of the Design Review Panel, identified that these requirements do not clearly articulate the outcome the City is seeking to achieve as they do not require the development to respond to its unique local context.</p> <p>To resolve this issue, it is considered appropriate to require that certain information and detail be provided with an application for development approval. This additional information would consist of an Urban Design Study that identifies characteristics of existing development and recommends the incorporation of those characteristics by using a variety of materials, finishes and architectural elements to reduce its impact on adjoining properties and appropriately complement the local area. This method enables the City to conduct a more informed assessment of the building design, rather than simply assessing compliance with Deemed to Comply criteria. It also places a greater onus on applicants to provide sufficient information and to justify the quality of building design, which is considered likely to deliver improved built form outcomes.</p> <p>This is intended to ensure that development complements the local characteristics of an area through appropriate use of materials, finishes and architectural elements to reduce its impact on adjoining properties.</p> <p>It is also recommended to consolidate the various building design requirements into one section of the Policy on Building Design and apply these design elements to all Built Form Areas.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clauses augment the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes.</p>	<p>Consolidate the various requirements of Clauses 1.3, 1.4, 1.5 and 1.6 into a new Clause 1.3 dealing with Building Design.</p> <p>Include a new Clause C1.3.7 as follows: <u>"Development shall identify key design elements in the local area and streetscape through an urban design study and integrate and acknowledge these design elements where possible whilst avoiding the use of faux materials."</u></p> <p>Amend Clause 4.8.1 as follows: 'Part 2, Section 1, Clause 1.3 applies to all development Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.4 of the R Codes apply.'</p> <p>Add new Clause 5.12 and 5.12.1: <u>'5.12 Building Appearance</u> <u>5.12.1 Part 2, Section 1, Clause 1.3 applies to all development.'</u></p>
12.2	<p>Definitions do not include any definition about streetscape design elements and faux materials, which are incorporated in the proposed amended Section 1.3.</p> <p>The City will now require an Urban Design study be provided as accompanying material with the development application. This is to include a review of the design elements of the streetscape. An applicant is to satisfy the design principle by integrating these elements into the design or by providing justification that they have not been incorporated into the design.</p>	<p>Add new definition for 'Streetscape design elements' as follows: <u>Streetscape design elements</u> <u>Features of the street including, colour palette, texture, scale, materials and roof pitch.</u></p> <p>Add clarity in new Clause P1.3.1 as follows: Appropriate use of a variety of materials and finishes that complement elements of the existing local character whilst avoiding the use of faux (<u>made as an imitation, fake or false</u>) materials.</p>
13	Commercial Ground Floor	
13.1	<p>Clause C1.4.1 requires a façade depth of 300mm to allow space for entries for development in Town Centres, Activity Corridors and Mixed Use areas.</p> <p>The City identified that, as per the Health Regulations, exit doors of public buildings are to open in the direction of egress. The Policy provisions do not allow enough space for this to happen due to nil street setbacks.</p> <p>With the proposed new Clause C1.4.2, C1.4.1 no longer needs to refer to entries.</p>	<p>Add new Clause C1.3.9 as follows: <u>Doorway articulation depth shall be between 500mm and 1.5m to clearly articulate entrances to buildings and tenancies.</u></p> <p>Modify new Clause C1.3.10 as follows: <u>Ground floor Façade depth of 300mm to allow space for window openings, seating ledges, the articulation of entries, openings, windows, sills, stall risers and other detailing.</u></p>
13.2	<p>Clause C1.4.13 requires ground floor spaces to be between 7.5m – 9m wide for development in Town Centres, Activity Corridors and Mixed Use areas.</p> <p>The City, on advice from the Design Review Panel, identified that the minimum of 7.5m does not allow for traditional shop front widths and does not allow a variety in widths.</p> <p>The City will now require a maximum shop front width of 9m, removing the minimum of 7.5m to allow traditional shopfronts and smaller innovative tenancies.</p>	<p>Modify new Clause C1.3.5 as follows: Commercial Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.</p>
13.3	<p>Clause C1.5.1 requires awnings to be a minimum height of 3.5m from finished floor level for development in Town Centres, Activity Corridors and Mixed Use areas.</p> <p>The City, on advice from the Design Review Panel, identified that there is no maximum height for awnings and this may result in awnings that do not provide weather protection.</p> <p>The City will now require a maximum awning height of 4m.</p>	<p>Modify new Clause C1.3.15 as follows: Where provided, awnings shall be: (a) A minimum height of 3.5m and maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage.</p>

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	Issue	Recommended Modification
13.4	<p>Clause C1.4.15 requires visually permeable ground floor glazing to provide unobscured visibility.</p> <p>The City identified that this outcome is not always reached as there is no requirement for a window to be transparent so windows are generally tinted.</p> <p>The definition of visually permeable in the Built Form Policy refers to the definition in the R Codes. The R Codes definition relates to walls, gates, doors and fences but does not relate to windows or glazing. The definition outlines that 'gaps' are to be provided in the surface to reduce the obstruction of view. Gaps would not be appropriate in a window or glazing surface.</p> <p>The City determined that there needs to be reference to visible light transmission in the provisions relating to glazing so there can be a suitable requirement provided for transparency of windows for ground floor spaces.</p>	<p>Modify new Clause C1.3.12:</p> <p>Ground floor glazing and/or tinting shall have a minimum of 70% <u>visually permeable visible light transmission</u> to provide unobscured visibility.</p>
13.5	<p>Section 5.10 Street Walls and Fences currently states requirements for street walls and fences, including materials, size, visual permeability and location.</p> <p>Since there is a separate City policy regarding visual truncations, it is important to reference Policy 2.2.6 within the Built Form Policy.</p>	<p>Add a note in C5.10:</p> <p><u>Note: Development with a visual truncation area shall give due regard to the City's Policy 2.2.6 – Truncations.</u></p>
14	Environmentally Sustainable Design	
14.1	<p>Clause 1.8 provides Design Principles and Local Housing Objectives requiring development to demonstrate that the proposed development is capable of achieving a number of sustainable design outcomes, however, the current provision does not require the development to actually deliver the recommended sustainable design measures. It is recommended that the City strengthen the current policy provisions to require developments to deliver the relevant sustainable design measures.</p>	<p>Modify Clause 1.8 (now 1.5) to include the relevant design principles and local housing objectives as deemed to comply requirements, and include corresponding design principles and local housing objectives for these requirements.</p>
14.2	<p>Local Housing Objective P1.8.1 guides passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption.</p> <p>In accordance with Clause 7.3.1 (b) of the R Codes, the proposed Clause augments the R Codes by providing a local housing objective for an aspect of development that is not provided for in the R Codes.</p> <p>There are no requirements in the environmentally sustainable design provisions which seek to reduce the urban heat island effect through building design. Further to this, there are no requirements for the colour of flat roof structures which can reduce the urban heat island effect as well as energy consumption within homes. White roof structures are scientifically proven to have the highest heat and light reflecting properties so perform best from an environmental impact. However, white roof structures may not always be suitable from an amenity perspective. It is recommended that where a roof is flat and not visible from the street or adjacent properties, it is required to be white. Where a roof is pitched and/or visible from the street and/or adjoining properties it is required to be light coloured.</p>	<p>Add new Clauses 1.5.2 and 1.5.3 as follows:</p> <p>Flat roof structures that are not visible from the street or adjacent properties shall be white.</p> <p>Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.6, unless an alternative is identified in the Urban Design Study.</p>
14.3	<p>Clauses 4.23.1 and 5.30.1 require the Environmentally Sustainable Design provisions of Clause 1.8 to apply to all development in the Transit Corridor and Residential Built Form Areas, except single houses or grouped dwellings.</p> <p>It is considered appropriate for these provisions to apply to single houses and grouped dwellings. The review provides landowners with information on how their development may be improved to reduce energy consumption, which is relevant for all new buildings of any scale.</p>	<p>Modify Clause 4.23.1 as follows:</p> <p><u>Clause 1.8 of this Policy applies to development in the Transit Corridor Built Form Area. All Design Principles and Local Housing Objectives of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.</u></p> <p>Modify Clause 5.30.1 as follows:</p> <p><u>Clause 1.8 of this Policy applies to development in the Transit Corridor Built Form Area. All Design Principles and deemed to comply criteria of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.</u></p>
15	Not Accepted Criteria	
15.1	<p>The Policy contains provisions that stipulate what development is considered unacceptable. This is not suitable as the design principles offer an alternative pathway to approval. Where a development proposal meets the design principal the City would not be able to refuse it on the basis of the "not accepted" criteria. Further to this, the deemed to comply criteria provides minimum standards for development. It is considered most suitable to delete the "not accepted" criteria and capture their intent within the design principles, local housing objectives and deemed to comply criteria.</p>	<p>Delete Part 1, Clause 2.2 and renumber the remaining clauses.</p>
15.2	<p>Clause N1.4.3 refuses to allow any proposal for a street wall or fence in a Town Centre, Activity Corridor or Mixed Use Area.</p> <p>The City identified that, in some circumstances, street walls and fences may be necessary. This includes changes in level from the street to a property or provision of a secure space for a utility. On this basis it is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	<p>Delete Clause N1.4.3.</p>

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	Issue	Recommended Modification
15.3	<p>Clause N1.2.1 and N4.3.1 contain not accepted criteria in relation to lot boundary setbacks.</p> <p>The Policy provides deemed to comply minimum lot boundary setbacks. In practice, the City would not approve development that seeks to vary the deemed to comply requirements without sufficient justification and demonstrated that the development meets the relevant Design Principles.</p> <p>It is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	Delete Clause N1.2.1 and N4.3.1.
15.4	<p>Clauses N1.3.1 and N1.3.2 contain not accepted criteria for corner site developments.</p> <p>The City would assess the development of any structures within the visual truncation area of a corner site and determine whether these are suitable. The assessment of fire egress stairs and building entries would be subject to health and building requirements.</p> <p>On this basis it is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	Delete Clause N1.3.1.
15.5	<p>Clauses N1.4.1, N1.4.2, N1.4.3, N1.4.4, N1.4.5, N1.4.6, N1.6.1, N1.6.2, N1.10.1, N4.6.1, N4.21.1, N5.7.1, N5.10.1 and N5.25.1 contain not accepted criteria for design elements of new developments. In these situations, the City would not approve development that seeks to vary the deemed to comply requirements without sufficient justification and demonstrated that the development meets the relevant Design Principles.</p> <p>On this basis it is considered more appropriate to ensure that the Design Principles provide adequate guidance in these situations. It is recommended that the 'not accepted' criteria be removed.</p>	Delete Clause N1.4.1, N1.4.2, N1.4.3, N1.4.4, N1.4.5, N1.4.6, N1.6.1, N1.6.2, N1.10.1, N4.6.1, N4.21.1, N5.7.1, N5.10.1 and N5.25.1.
15.6	<p>Clause C4.6.1 and C5.10.1 require street walls, fences and gates to be of a style and materials compatible with the surrounding area.</p> <p>The City identified that, because the proposed Policy amendment removes the not accepted criteria N4.6.1 and N5.10.1, those requirements should be replaced within C4.6.1 and C5.10.1, respectively. These will specifically prohibit fibre cement fencing in Transit Corridors and will prohibit fibre cement and metal sheeting in Residential Areas.</p>	<p>Modify Clause C4.6.1 as follows:</p> <p>Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement</u>.</p> <p>Modify Clause C5.10.1 as follows:</p> <p>Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement and metal sheeting</u>.</p>
16	Maps	
16.1	<p>The City has a suite of Design Guidelines that outline specific, location-based requirements for development in nine separate planning cells. Where there is an inconsistency between the Design Guidelines and the Policy, the 'Relationship to Other Documents' section states that the Design Guidelines prevail. This means that the building heights stated within the Design Guidelines are deemed to comply in these areas and override the building heights stated in the Policy.</p> <p>Of the nine Design Guidelines, there are two where the heights are inconsistent with the Policy; William Street and Perth. In the remaining seven, the building heights are consistent.</p> <p>The building height requirement in the William Street Design Guidelines is four storeys and the building height requirement in the Policy is a maximum of six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers back to the Design Guidelines being four storeys, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys.</p> <p>The building height requirement in the Perth Design Guidelines is three storeys (six storeys where a site has dual frontage) and the building height requirement in the Policy is a maximum of six storeys. There is also an inconsistency within the Policy itself between Figure 2 (the building heights map), which refers to the Design Guidelines, and Table 1 (the table describing the building heights), which prescribes a maximum height of six storeys for development along the Fitzgerald Street Activity Corridor and Mixed Use Area.</p> <p>The City's Local Planning Scheme No. 2 came into effect in May 2018, rezoning a number of properties within the two Design Guidelines areas. The William Street area was rezoned from Commercial to District Centre and the Perth area was rezoned from Residential/Commercial R80 to Mixed Use R160. Due to the inconsistencies between the Policy and the Design Guidelines, and the rezoning, it is considered suitable to review the heights in these areas to align with the Built Form Policy maximum height. It is also recommended to modify the guidance in the Design Guidelines which indicates that development at three storeys is suitable. Instead it is proposed to encourage development up to four storeys to ensure that there is continuity with the design guideline area and development in the immediately surrounding properties which is permitted to a maximum of four storeys.</p>	<p>Modify figure 2 to clearly outline the heights within the adopted design guidelines.</p> <p>Modify figure 2 to reflect the proposed concurrent changes to the William Street Design Guidelines, as follows:</p> <p>Newcastle Street to Brisbane Street</p> <p>The wide reserve of William Street, the area's direct link to the Central Business District and the accommodating topography allowing vistas to Perth, support building height rising to a maximum of 43 storeys adjacent to the primary streets and up to 64 storeys within the site. It is considered appropriate for the fourth storey of all developments to be setback a minimum of 5 metres from the primary street. A minimum height of two storeys to the primary street is considered appropriate. This maximises opportunities for redevelopment of undercapitalised and underdeveloped properties within the area. The staggering of storeys of development is encouraged at all times to ensure that there is no undue impact on adjacent properties.'</p> <p>Brisbane Street to Bulwer Street</p> <p>Due to the unique topography and the vista along William Street towards Perth CBD there is an opportunity for higher density development. A building height to a maximum of 43 storeys to Bulwer and William Streets and up to 64 storeys within the site is encouraged. The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights may be considered by the Council provided acceptable levels of amenity can be maintained at adjoining lots.'</p> <p>Modify figure 2 to reflect the proposed concurrent changes for the Perth Design Guidelines, as follows:</p> <p>Height and Massing - The wide reserve of Fitzgerald Street, the openness of Robertson Park and the adjacent Maitings development support building height to a maximum of 43 storeys adjacent to</p>

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
	<p>For the remaining seven Design Guideline areas, it is proposed to remove reference to 'Design Guideline Areas' in Figure 2 and prescribe the same building heights as contained within the Design Guidelines. This will consolidate all building heights for the City of Vincent within the Policy.</p> <p>It should be noted that the above recommended modifications are not a result of a comprehensive review of the guidelines. Administration have undertaken a brief review and consider that the Guidelines satisfactorily respond to the local context, remain relevant and do not require immediate review, as part of this current project. Administration will consider further, more detailed, review of the existing Guidelines as part of the preparation of the 2019/20 Corporate Business Plan.</p>	<p>the primary streets. A minimum height of two storeys to the primary streets is considered appropriate. The Council may consider greater development heights up to a maximum of six storeys, particularly on those lots with frontage to both Fitzgerald Street and Pandal Lane provided the greater height is positioned towards the centre of the lot, to ensure consistency with building forms in the immediate surrounding area, and acceptable levels of amenity can be maintained at adjoining lots. It is considered appropriate for those developments that extend above 3 storeys for the fourth storey to be setback a minimum of 10 metres from Fitzgerald Street, and any building height above 4 storeys a minimum of 30 metres from Fitzgerald Street.'</p>
16.2	<p>Figure 1 does not clearly identify and separate reserves from the Built Form Areas.</p> <p>The reserves are not subject to the provisions of the Policy and should be separated from the Built Form Areas.</p>	Amend Figure 1 to include reserves in the legend as per Part 1, Clause 1.6 of this Policy.
16.3	<p>Figure 1 shows Built Form Areas that do not align with the lot boundaries.</p> <p>The Built Form Areas should align with lot boundaries to allow consistent development rather than varying sets of provisions applying to one lot.</p>	Amend Figure 1 to align the Built Form Areas with the lot boundaries.
16.4	<p>Figure 2 shows building heights applying to reserves.</p> <p>The building height limits should not apply to reserves so the map should be amended as appropriate. In addition, the colours of the map should be amended to align with the City's corporate colour scheme to improve legibility.</p>	Amend Figure 2 to remove the height limit of two storeys for reserves and change the colours of the heights.
16.5	<p>Figure 1 and Figure 2 show No. 34 Cheriton Street, Perth as Residential Built Form Area with a height limit of 2 storeys.</p> <p>The property was within the EPRA Scheme area and has been zoned Commercial under LPS2. The Built form Policy is inconsistent with the adjacent properties in the Street that are within the Mixed Use zone and Built Form Area with a height limit of 12 storeys.</p> <p>The City determined that No. 34 Cheriton Street should also be contained within the Mixed Use Built Form Area with a 12-storey height limit for consistency along the street.</p>	Modify Figure 1 and Figure 2 to reflect a Mixed Use Built Form Area and height limit of 12 storeys for No. 34 Cheriton Street, Perth.
16.6	<p>Figure 2 shows No. 291-293 Stirling Street, Perth as a 2-storey height limit.</p> <p>The building height is inconsistent with its Commercial zoning and the adjacent properties, which have 3, 4 and 5 storey height limits.</p> <p>The City determined that this property should have a height limit of 3 storeys, consistent with the northern side of Stirling Street.</p>	Modify Figure 2 to reflect height limit of 3 storeys for 291-293 Stirling Street, Perth.
17	Administrative Changes	
17.1	The current Built Form Policy is set out with the provisions in a list format. For ease of use it is recommended that the Policy be reformatted into a table.	Reformat policy provisions into a table.
17.2	<p>Definitions</p> <p>'Average natural ground level' should be consistent with the R Codes.</p>	Remove 'Average Natural Ground Level' definition.
17.3	The definitions of the R Codes should include reference to the current R Codes.	<p>Modify the definition of 'R Codes' as follows:</p> <p>Refers to State Planning Policy 3.1: Residential Design Codes (<u>as amended</u>).</p>
17.4	The definition of 'soft landscaping' should apply to the planting itself rather than an area.	<p>Modify the definition of 'Soft Landscaping' as follows:</p> <p>Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.</p>
17.5	The definition of 'verandah' should refer to the R Codes.	<p>Modify the definition of 'Verandah' as follows:</p> <p>As per the R Codes. A roofed platform partly enclosed or unenclosed extending across the front and sides of a building.</p>
17.6	Clause P1.8.1 includes the words "Or equivalent" at the end of the table. The words are not necessary as they are already included at the end of Clause 1.8.1(e).	Remove the words "Or equivalent" at the end of the table in Clause P1.8.1.
17.7	Figure 3 and Figure 4 are represented in the R Codes.	Remove Figure 3 and Figure 4.

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
17.8	Figure C1.2.1, Figure C1.2.3, Figure C1.2.5, Figure C1.2.6, Figure C1.3, Figure C1.4.9 and Figure C1.6.1 do not encompass the new provisions regarding setbacks. The new provisions have sufficient guidance to not require replacement figures.	Remove Figure C1.2.1, Figure C1.2.3, Figure C1.2.5, Figure C1.2.6, Figure C1.3, Figure C1.4.9, Figure C1.6.1.
17.9	Figure C1.5 shows under awning signage within 2.75m of the ground. The City of Vincent Local Planning Policy 7.5.2 Signs and Advertising requires under awning signage to have a minimum clearance of 2.75m from the finished ground level to the lowest part of the sign. The Figure should be modified to show this.	Modify Figure C1.5 to show under awning signage at a minimum of 2.75m from the finished ground level.
17.10	Clause 1.2 should reference the appropriate R Codes clause relating to single houses and grouped dwellings within Part 5.	Modify the preamble to Clause 1.2 as follows: Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses <u>5.1.3</u> and <u>6.1.4 C4.2</u> of the R Codes.'
17.11	Clause 4.4.1 does not specify the need to comply with the communal open space requirements of the R Codes. Clause 5.1.5 of the R Codes, regarding communal open space, applies to residential development in Transit Corridors and this should be made clear in the Policy.	Modify the wording of Clause 4.4.1 as follows: Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 <u>and</u> 5.1.5 of the R Codes apply.
17.12	Clause 5.2 should only replace subclauses (i) and (ii) of Clause 5.1.2 C2.1.	Modify the preamble to Clause 5.2: Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 <u>i, 5.1.2 C2.1 ii</u> and 6.1.3 of the R Codes'
17.13	Clause C5.3.1 should be reworded to remove duplication between the Policy and the R Codes.	Remove existing Clause C5.3.1 and replace with the following: <u>For all development subject to Part 5 of the R Codes Clause 5.1.3 C3.2 of the R Codes applies to walls and is acceptable up to two side boundaries. For all development subject to Part 6 of the R Codes Clause 6.1.4 C 4.3 applies to walls and is acceptable up to two side boundaries.</u>
17.14	The preamble for Deemed to Comply 5.25 should not replace the entire 5.4.4 of the R Codes. Only clause 5.4.4 C4.3 and C4.4 should be replaced. This amendment is suitable as R Codes Clause 5.4.4 C4.1 and C4.2 allows solar collectors, television aerials and downpipes as of right.	Insert the following wording to correct the reference to the R Codes: Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 <u>C4.3, C4.4</u> , 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes.
17.15	Various Clauses and Pages. There are spelling, wording and numbering errors. It is recommended that these be corrected to ensure clear application of the Policy provisions.	
17.16	Clause 1.1 wording correction.	Remove the word 'Sections' in the deemed to comply preamble note.
17.17	Table 1 administrative corrections.	Spelling and wording changes.
17.18	Clause C1.10.2 administrative corrections.	Spelling.
17.19	Clause C1.10.9 administrative corrections.	Spelling.
17.20	Clause 4.6 administrative corrections.	Insert wording as follows: 'Design Principles <u>& Local Housing Objectives</u> '.
17.21	Clause 4.7 and 4.9 administrative corrections.	Spelling.
17.22	Clause 4.10 administrative corrections.	Insert wording as follows: 'Design Principles <u>& Local Housing Objectives</u> '.
17.23	Clause C4.10.2 administrative corrections.	Insert 'shall'.
17.24	Clause 5.2 administrative corrections.	Insert wording as follows: 'Design Principles <u>& Local Housing Objectives</u> '.
17.25	Clause 5.3 administrative corrections.	Insert wording as follows: 'Design Principles <u>& Local Housing Objectives</u> '.
17.26	Clause 5.3 note administrative corrections.	Remove reference to street setbacks as this clause only replaces the lot boundary setback provisions of the R Codes.

Schedule of Modifications Local Planning Policy No. 7.1.1 – Built Form

	Issue	Recommended Modification
17.27	Clause 5.3 Deemed to Comply note administrative corrections.	Remove reference to lot boundary setback Clauses of the R Codes as this clause only replaces the boundary wall provisions of the R Codes.
17.28	Clause 5.3 deemed to comply note administrative corrections.	Remove reference to boundary wall provisions of the R Codes as the subsequent clauses relate to lot boundary setbacks.
17.29	Clause 5.7 administrative corrections.	Spelling correction.
17.30	Clause 5.9 administrative corrections.	Remove reference to 'Local Housing Objectives' as there are none provided in this Clause.
17.31	Clause 5.10 administrative corrections.	Insert reference to 'Local Housing Objectives'.
17.32	Clause 5.11.1 administrative corrections.	Insert correct numbering of R Codes Clause.
17.33	Clause 5.14 administrative corrections.	Insert reference to 'Local Housing Objectives'.
17.34	Clause 5.25 administrative corrections.	Insert reference to 'Local Housing Objectives'. And correct the reference to the R Codes 6.4.5 instead of 6.4.6.
17.35	Clause 5.31 administrative corrections.	Insert reference to 'Local Housing Objectives'.

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POLICY NO. 7.1.1
BUILT FORM

POLICY NO. 7.1.1

BUILT FORM

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PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on development in the City of Vincent. This Policy applies to all development applications in the City of Vincent.

POLICY OBJECTIVES

Context

1. Development which integrates land use, public space and the form of the built environment.
2. Ensure development is respectful of local and historic context.
3. Preserve and reinterpret established built form and social character.
4. Facilitate redevelopment while maintaining and enhancing amenity.

Design

5. To facilitate good quality and well-designed development, including both buildings and landscaping.
6. Development which facilitates activity and vibrancy.
7. Contribute to and bridges between planning and design specialties.
8. Encourage development that incorporates the principles of Crime Prevention through Environmental Design.
9. To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.

Sustainability

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10. High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.
11. Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.

Movement

12. Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.

Housing

13. To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.
14. A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (e.g. Character Retention Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual engagement between those in the street and those on the ground floors of buildings.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.
Average Natural Ground Level	The average natural ground level is calculated as the average of the sum of the natural ground level points directly below the outermost

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	corner points of the footprint of each level of the dwelling (see Figures 4 and 5).
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes.
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) <u>from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.</u>
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> .
Deep Soil <u>Zone Area</u>	Areas of soil within a development which provide a minimum space of 1 metre that allows for and supports mature plant and tree growth excluding areas covered with impervious surfaces. <u>Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.</u>
External Fixtures	As per the R Codes.
Landscaping	As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as: Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.
Natural Ground Level	As per the R Codes.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.

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<u>Planting Area</u>	<u>An area with a minimum soil depth of 1m that supports growth of medium to large canopy trees.</u>
Primary Street	As per the R Codes.
R Codes	Refers to State Planning Policy 3.1: Residential Design Codes <u>(as amended)</u> .
Secondary Street	As per the R Codes.
Skillion Roof	A mono-pitch roof form.
Soft Landscaping	Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Stall RRiser	The part of a shop front below a window.
<u>Streetscape dDesign eElements</u>	<u>Features of the street including, colour palette, texture, scale, materials and roof pitch.</u>
Streetscape	The visual elements of a street including the road, adjoining buildings, foot paths, street furniture, trees and open spaces that combine to form the street's character.
Verandah	As per the R Codes. A roofed platform partly enclosed or unenclosed extending across the front and sides of a building.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes.

APPLICATION OF POLICY & DEVELOPMENT STANDARDS**1. Application**

- 1.1. Part 2, Section 1 of this Policy applies to applications for development in the areas identified as town centre areas on Figure 1, pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.2. Part 2, Section 2 of this Policy applies to applications for development in the areas identified as activity corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.3. Part 2, Section 3 of this Policy applies to applications for development in the areas identified as mixed use areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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1.4. Part 2, Section 4 of this Policy applies to applications for development in the areas identified as transit corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.5. Part 2, Section 5 of this Policy applies to applications for development in the areas identified as residential areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.6. Development in the areas identified as reserves on Figure 1 are not subject to the provisions of this Policy.

1.7. Development on sites zoned Regional Centre, District Centre, Local Centre and Commercial are to be guided by the R-AC3 provisions of the R Codes for multiple dwelling or commercial development and R80 for the development of single houses or grouped dwellings or commercial premises in the residential built form area.

2. **Development Standards**

2.1. Applications for development that comply with the relevant Deemed to Comply policy provisions are considered to be acceptable and will therefore be approved.

~~2.2. Applications for development that propose any of the Not Accepted policy provisions specified will be refused.~~

~~2.3.2.2.~~ Applications for development that seek departure from the Deemed to Comply policy provisions may be deemed to be acceptable where the following occurs:

2.23.1 The applicant applies for assessment against the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;

2.23.2 The applicant provides adequate justification against those Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;

2.23.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives; and

2.23.4 The City will assess and determine at its discretion that the outcome will achieve the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme.



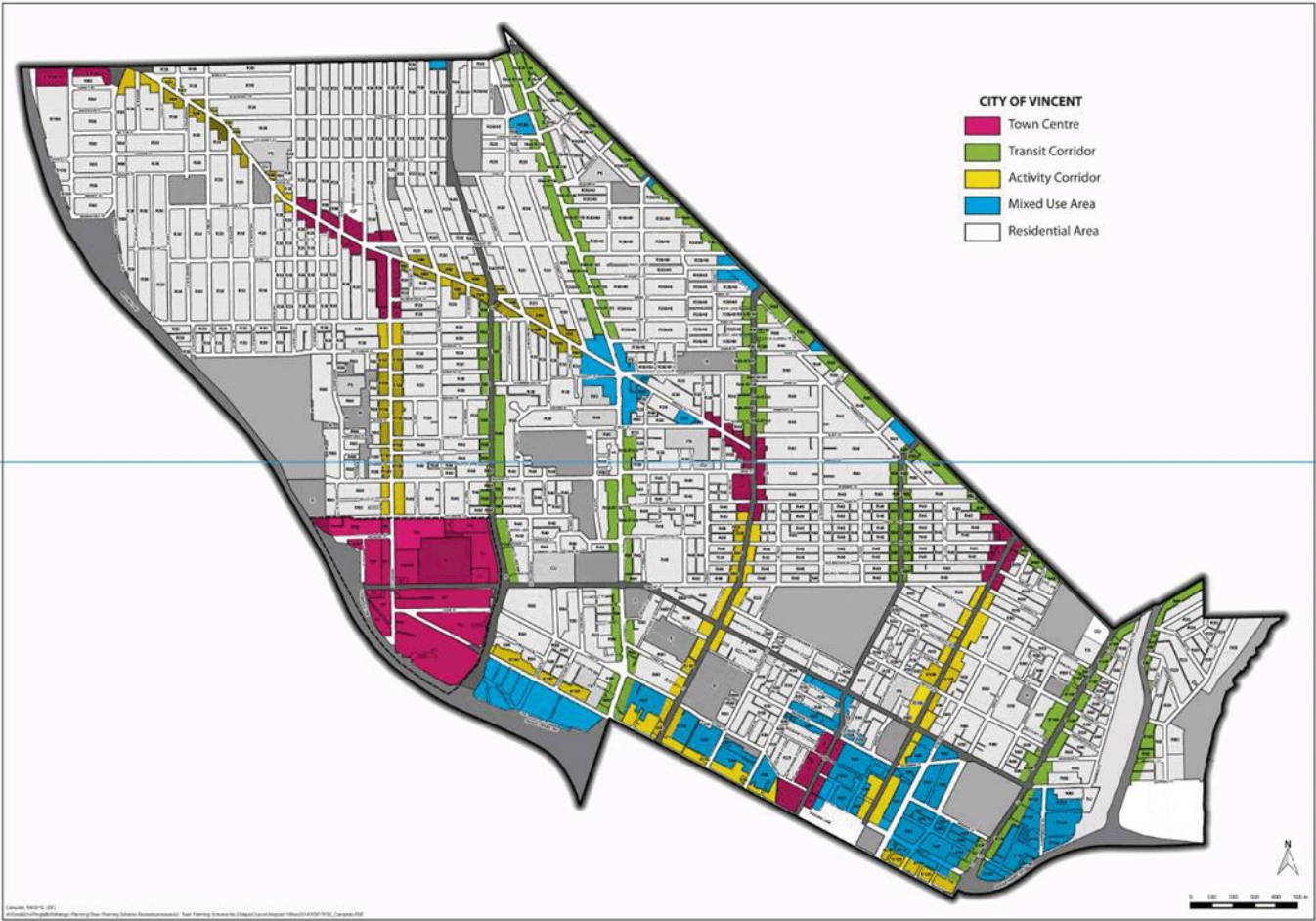


FIGURE 1 – BUILT FORM AREAS

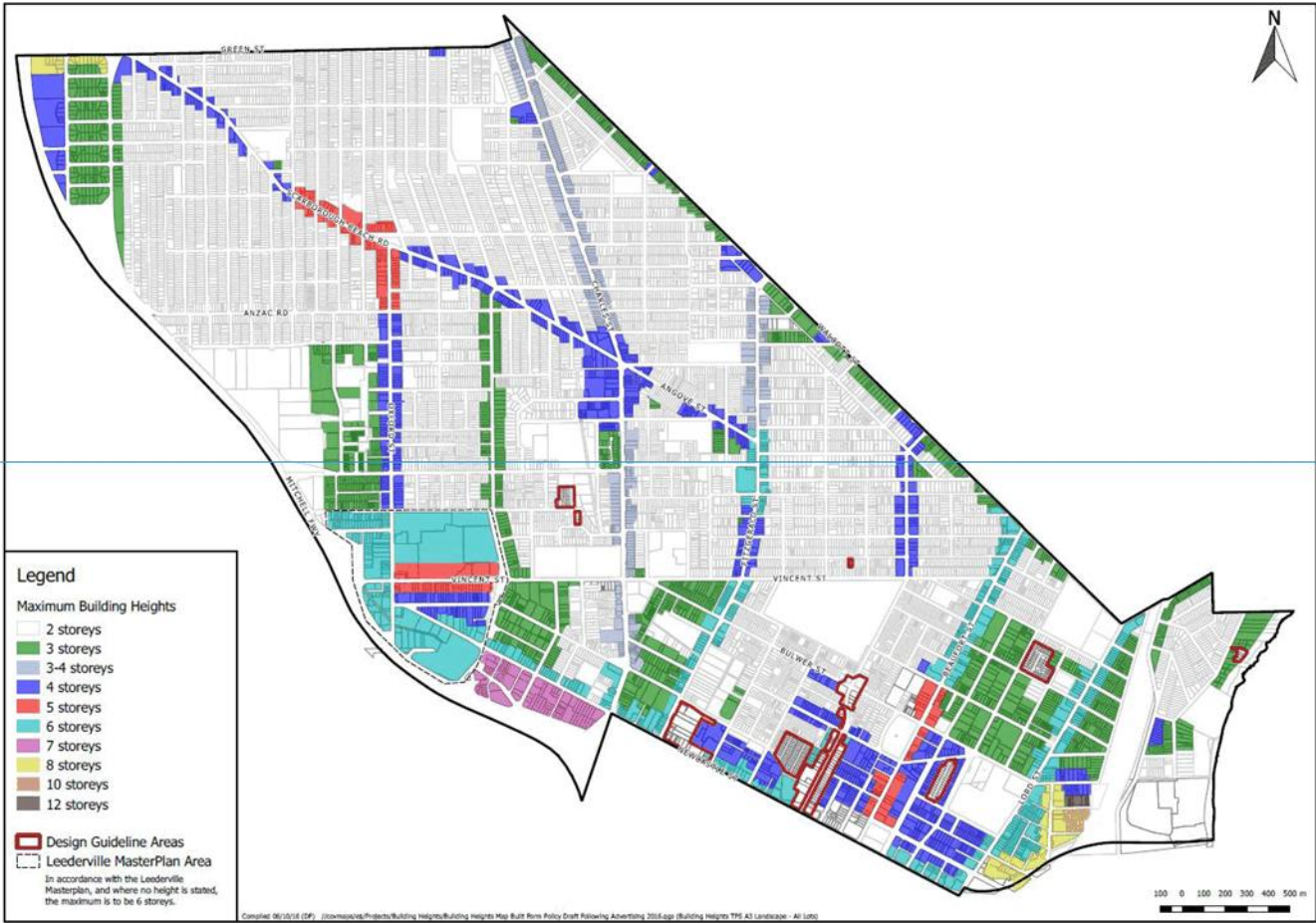




FIGURE 2 – BUILDING HEIGHTS

PART 2 - POLICY PROVISIONS

Section 1 – Town Centres

Part 2, Section 1 of this Policy applies to Town Centres as shown in Figure 1 – Built Form Areas.

Section 1 – Objectives

1. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.
2. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Establish well-connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
5. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
6. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
7. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
8. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
9. Development which is sustainable – Design buildings to maximise passive heating and cooling and minimise energy use and emissions.
10. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

Section 1 – Town Centres

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1.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P1.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.</p>	<p>C1.1.1 Development that is consistent with the building heights provided in Table 1 and Figure 2.</p>
<p>P1.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.</p>	<p>C1.1.2 External fixtures may extend beyond the maximum height in Table 1 and Figure 2 where they are not visible from the street or neighbouring properties.</p>
<p>P1.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p>	<p>C1.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.</p>
<p>P1.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.</p>	
<p>P1.1.5 The City may approve development which exceeds the maximum height stated in Table 1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.</p>	

TABLE 1: Building Height – Town Centres

Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 Storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 Storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 Storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 Storeys	13.3m	14.3m	13.3m	14.3m	16.3m

Section 1 – Town Centres

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Location	Maximum No. of Storeys Building Height	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top Highest point of skillion roof	Top of pitched roof
Perth	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 sStoreys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

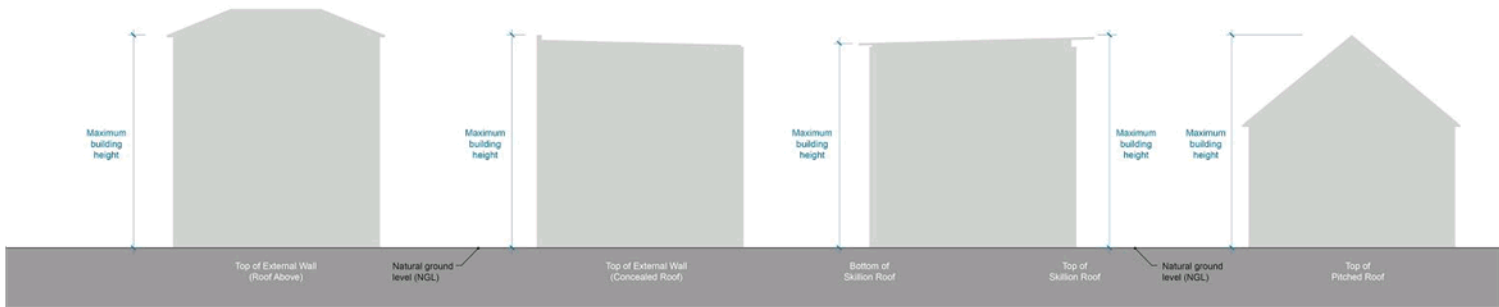


Figure C1.1.1 – Building Height Measurement

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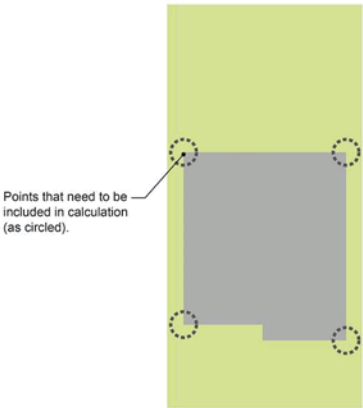


Figure 3—Average Natural Ground Level Calculation

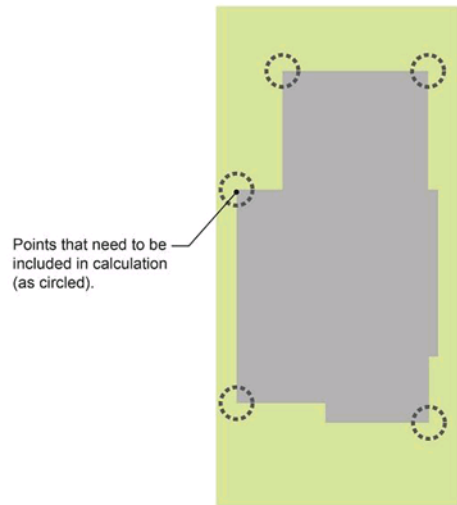


Figure 4—Average Natural Ground Level Calculation

1.2 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.2.1 Development which incorporates design elements that reduce the impact of building bulk.	C1.2.1 Primary and secondary street setback for the first three storeys is nil.
P1.2.2 Development which maximises natural light access, natural ventilation and, internal and external privacy.	<u>Lot Boundary Setbacks Adjoining Non-Residential Built Form Areas</u>
P1.2.3 Setbacks that facilitate the provision of landscaping.	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 and 6.1.4 C4.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.2.4 Development which activates and addresses rights of way.	C1.2.2 Minimum side boundary setbacks for the first two storeys is nil.
P1.2.5 Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.	C1.2.3 Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.
	<u>Lot Boundary Setbacks Adjoining Residential Built Form Areas</u>

R50	A	A	A	A	B	B	C	C	C
	A	A	A	A	A	B	B	B	B
	A	A	A	A	A	D	D	D	D
	A	A	A	A	A	D	D	D	D
	A	A	A	A	A	D	D	D	D
	A	A	A	A	A	D	D	D	D
Non-Residential Built Form Area	A	A	A	A	A	D	D	D	D
					Setback for ground floor, second storey and third storey	Setback for the fourth storey and above			
A	R Codes table 2a and 2b;					R Codes table 2a and 2b;			
B	4.5m					6.5m			
C	6.5m					12.5			

Section 1 – Town Centres

	D	R Codes Table 5	R Codes Table 5
	<p>C1.2.5 Balconies are to be setback a minimum of 7.5 metres.</p> <p><i>Development Adjoining Rights of Way</i></p> <p>C1.2.66 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.</p> <p>C1.2.77 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.</p>		

Not Accepted

~~**N1.2.1** — Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.~~

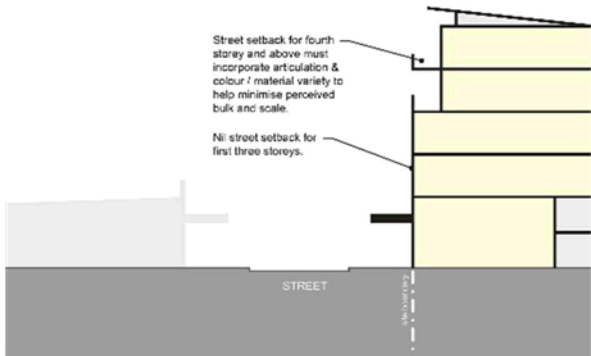


Figure C1.2.1 – Town Centre Street Setback

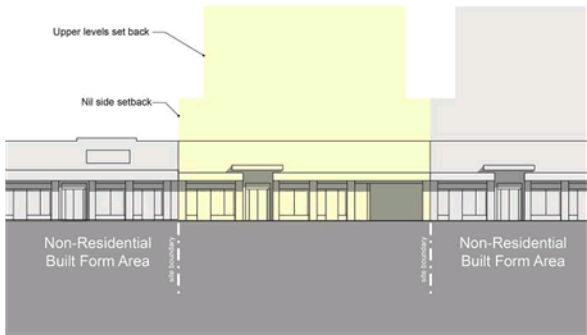


Figure C1.2.3 – Side boundary setbacks adjoining non-residential area

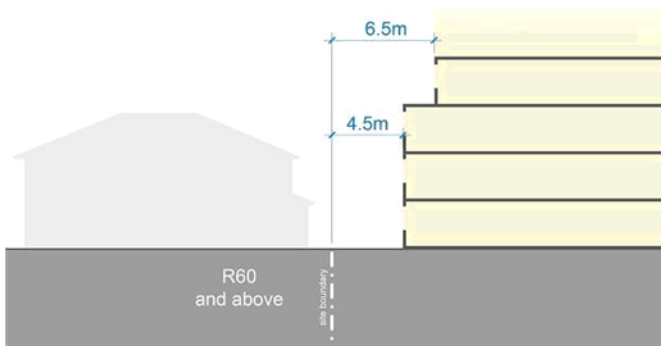


Figure C1.2.5 – Lot boundary setbacks adjoining properties coded R60 and above

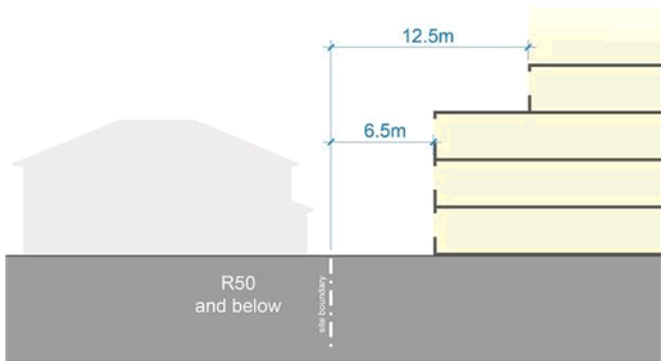


Figure C1.2.6 – Lot boundary setbacks adjoining properties coded R50 and below

1.3 Corner Sites

Design Principles & Local Housing Objectives	Deemed to Comply

Not Accepted

- ~~N1.3.1 Service areas or fire egress stairs located on or within 1m of the corner.~~
- ~~N1.3.2 Building entries that are significantly recessed back from the street corner, creating an under croft that takes activity away from the footpath.~~

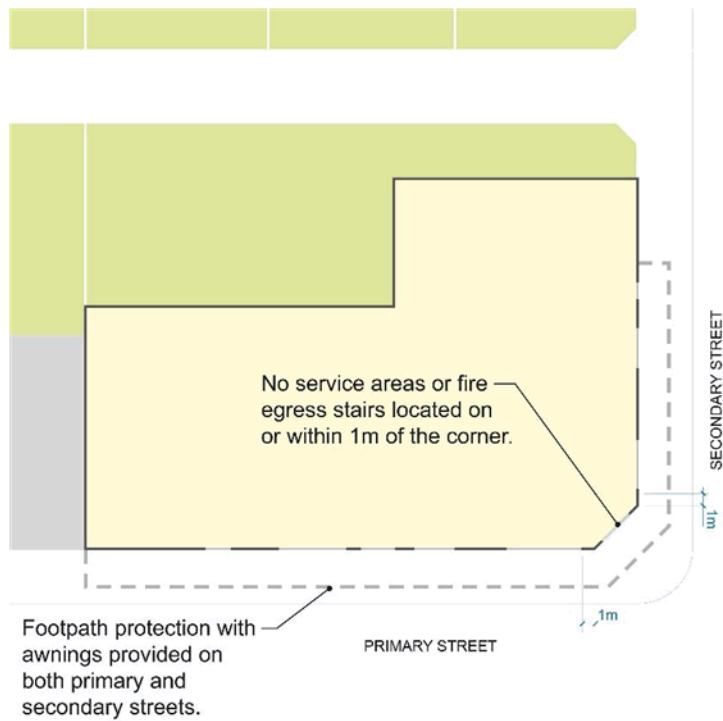


Figure C1.3 – Corner Sites

1.4 — Ground Floor Design

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
<u><i>Façade Design</i></u>	<u><i>Façade Design</i></u>
<u><i>Tenancy Size</i></u>	<u><i>Tenancy Size</i></u>
<u><i>Materials</i></u>	<u><i>Materials</i></u>

Not Accepted~~N1.4.1 — Unarticulated monotonous facades to the street.~~~~N1.4.2 — Floor to ceiling glazing, excluding doors.~~~~N1.4.3 — Street walls and fences which front the street.~~~~N1.4.4 — Glazing and/or tinting with 50% or lower visual permeability.~~~~N1.4.5 — Blank walls, dead ends and hidden recesses.~~~~N1.4.6 — Features or structures that can be used as natural ladders to gain access to higher levels, windows or doors.~~



Figure C1.4.9—Active Frontages to Link and Arcades

1.5—Awnings, Verandahs and Collonades

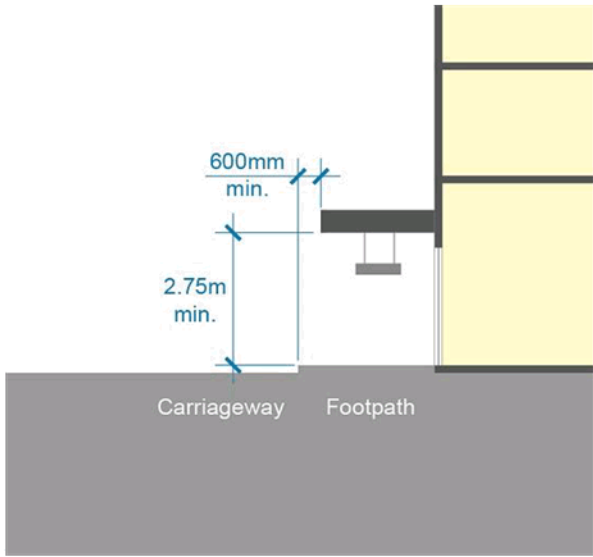
Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>

Not Accepted

~~N1.5.1 — Development in town centres that does not provide an awning.~~

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1.63 Building Design

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives provide guidance for development subject to Part 5 of the R Codes, and augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes, the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.6.1 Quality materials and detail that provide interest at a human-scale.	C1.3.1 <u>Commercial</u> Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
P1.63.12 Appropriate use of a variety of materials and finishes that complement elements of the existing local character whilst avoiding the use of faux (made as an imitation, fake or false) materials. Design which incorporates and retains elements of the existing local character and avoids faux materials.	C1.3.2 <u>Commercial</u> Development located on a corner lot shall address and emphasise the corner and provide active frontages on both street frontages.
P1.36.23 Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape. Articulation should be used to reduce scale and bulk.	C1.3.3 Service areas and vehicular access shall be: (a) Taken from the rear laneway or secondary street in the first instances; or (b) Collocated where taken from the primary street to maximise the width of active frontages.
P1.63.3 Fire boosters, mail boxes and external fixtures that are located to minimise the impact on the public realm.	C1.3.4 Fire boosters, mail boxes and external fixtures shall not be located on the ground floor façade.
P1.36.4 Development that achieves visual interaction with the vehicle and pedestrian approaches.	C1.63.15 <u>Commercial</u> Ground floor spaces shall have a maximum width between 7.5m to 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.
P1.36.5 Development which integrates and/or acknowledges the design elements of the street.	C1.3.6 <u>Commercial</u> Development shall provide a protective awning over the pedestrian footpath. (a) Façade depth shall be a minimum of 300mm to allow space for articulation of windows, and other detailing. (b)–
P1.3.16 Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.	

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<p>P1.3.27 Development expressed with strong visual elements that integrate with both street frontages.</p> <p>P1.3.38 Create cohesion of both street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with awnings.</p> <p>P1.3.49 Designed to address developments on the opposing street corner.</p> <p>P1.34.10 Development shall integrate with adjoining public spaces and provide building frontages that contribute to the liveliness, interest, comfort and safety of these public spaces.</p> <p>P1.34.211 Ground floor façade depths which provide robustness and space for detail.</p> <p>P1.34.312 Active frontage allowing uses to be clearly visible from the street.</p> <p>P1.34.413 Emphasise vertical articulation to break up building mass and highlight street level uses and details.</p> <p>P1.34.145 Development which retains traditional commercial facades where possible.</p> <p>P1.34.156 Contemporary active frontages which are designed with the core elements of traditional shopfront design.</p> <p>P1.34.167 Ground floor commercial spaces which increase engagement with the public realm with opening doors, windows and walls.</p>	<p>(c) C1.6.2 Fire boosters, mail boxes and external fixtures, shall be integrated into the building design.</p> <p>C1.63.37 Development shall identify key design elements in the local area and streetscape through an Urban Design Study and integrate and acknowledge these design elements where possible whilst avoiding the use of faux materials.</p> <p>Development which integrates and/or acknowledges the design elements of the street identified in the urban design study.</p> <p>C1.3.1 Buildings which are designed to address and emphasise the corner and provide uninterrupted activation of both street frontages.</p> <p>C1.3.2 Footpath protection with awnings provided on both primary and secondary streets.</p> <p>C1.4.1 Ground floor Façade depth of 300mm to allow space for window openings, seating ledges, the articulation of entries, openings, windows, sills, stall risers and other detailing.</p> <p>C1.34.28 Commercial Building facades visible from the public realm shall:</p> <p>(a) Incorporate a variety of materials, colours, textures and depths;</p> <p>(b) Not present a blank, monotonous, repetitious or dominant building treatment;</p> <p>(c) Incorporate architectural or functional elements integrated into the façade, rather than cosmetic or superficial attachments to the building;</p> <p>(d) Incorporate vertical articulation by using tall and narrow façade treatments;</p>
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<p>P1.34.817 Security measures which do not adversely detract from the streetscape.</p>	<p><u>(e) Incorporate articulation such as doorways, windows, seating ledges, sills, stall risers and other detailing;</u></p>
<p>P1.43.918 Adhere to the performance criteria of the Western Australian Planning Commissions, Designing Out Crime Planning Guidelines.</p>	<p><u>(f) Minimise use of shallow framings systems and thin wall/glazing systems;</u></p>
<p>P1.34.109 Regular entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.</p>	<p><u>(g) Integrate fire boosters, mail boxes and external fixtures into the building design or screen them so they appear as part of the façade; and</u> <u>(h) Integrate signage into the design and articulation on the ground floor.</u></p>
<p>P1.34.2044 Spaces which accommodate relevant and desirable uses.</p>	<p><u>Doorway articulation depth shall be between 500mm and 1m to clearly articulate entrances to buildings and tenancies.</u></p>
<p>P1.34.2142 Tenancies which maintain the regular spacing rhythm of the streetscape.</p>	<p>C1.34.932 <u>Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.</u></p>
<p>P1.34.2213 Development designed to be adaptive and cater for changing uses over time.</p>	<p>The design shall incorporate vertical articulation by using tall and narrow façade treatments.</p>
<p>P1.34.2314 All design elements and spaces within the development must have purpose, 'dead' spaces are not supported.</p>	<p>C1.34.10 <u>Where provided, windows, seating ledges, sills, stall risers and other detailing shall have 43—a minimum depth of 300mm.</u></p>
<p>P1.34.2415 High quality durable materials and textures used at street level which reference the surrounding context where possible.</p>	<p>Maximise the width of active frontage including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.</p>
<p>P1.34.2516 Detailed and/or sustainably sourced materials which are highly engaging to the pedestrian.</p>	<p>C1.4.54 Co-locate service areas and vehicular access to maximise the width of the active frontage.</p>
<p>P1.35.261 Provide a continuous network of pedestrian shelter along building frontages to encourage walking and to provide protection from the elements.</p>	<p>C1.34.1165 <u>Where provided, Sstall risers shall be to a minimum height of 450mm.</u></p>
	<p>C1.3.12 <u>Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.</u></p>

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<p>P1.35.272 Contribute to the legibility of a building and enhance building façade articulation.</p> <p>P1.35.283 Create a human scale space that encourages window shopping and outdoor trading and dining.</p> <p>P1.53.429 Be considered an integral part of the overall architecture of the development and considers the form of existing awnings.</p> <p>P1.35.305 Designed to allow unobstructed access to public spaces.</p> <p>P1.35.316 Design which is responsive to any existing and/or proposed verge trees.</p> <p>P1.35.327 The City may approve development which does not provide an awning where landscaping, which provides equal or greater coverage than an awning, is proposed.</p>	<p>C1.34.1376 Security measures shall be: (a) Located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses; (a)(b) Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street. Location of signage to be integrated into the design and articulation of the ground floor.</p> <p>C1.4.87 Where it is necessary to include fire boosters, mail boxes and external fixtures on the ground floor facade, these are to be screened or made to appear as part of the facade of the ground floor design to maximise the width of the active frontage.</p> <p>C1.4.98 Minimal use of shallow framing systems and thin wall/glazing systems.</p> <p>C1.4.109 Development which fronts a link or arcade must maximise active frontage.</p> <p>C1.4.110 Security measures located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses.</p> <p>C1.4.121 Security measures which are transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.</p> <p>C1.4.132 Ground floor spaces are to have a finished floor level to finished ceiling level height of minimum 3.5m.</p> <p>C1.4.143 Ground floor spaces with a width between 7.5m to 9m.</p>
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	<p>C1.34.1454 Ground floor tenancies within new mixed use and commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars and restaurants.</p> <p>C1.4.165 Ground floor glazing and/or tinting to be have a minimum of 70% visually permeable visible light transmission to provide unobscured visibility.</p> <p>C1.4.176 Use of contrasting materials. This may be in the form of contrasting texture, colour, pattern or material finish.</p> <p>C1.35.15 Where provided, Awnings shall be:</p> <ul style="list-style-type: none"> (a) verandahs and collonades must be a minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning verandah or collonade to accommodate under awning signage; (b) Be setback a minimum of 600mm from the face of kerb; (b) (c) Respond to any existing and/or proposed verge trees; (d) Respond to the height, depth and form of existing awnings on the subject and adjoining buildings; (e) Respond to the slope of the site; and (f) Integrated with the design of the façade <p>C1.5.2 Provide continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets.</p> <p>C1.5.3 Be setback a minimum of 600mm from the face of kerb.</p> <p>C1.5.4 Design into the awning, verandah or collonade the location of any existing and/or proposed verge tree/s.</p>
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	<p>C1.5.5 Integrate the design of the façade with the underside of the awning, verandah or colonnade.</p> <p>C1.5.6 Awnings and verandahs must be designed to be removable.</p> <p>C1.5.7 New awnings, verandahs or colonnades shall have regard to the height, depth and form of existing awnings and slope of the site.</p> <p>C1.35.816 Verandahs and colonnades are only permitted where they are constructed wholly within the lot boundaries of development site.</p> <p>Traditional materials found in development in the local area are to be integrated into the design and may include: Red brick; Limestone; and Timber.</p> <p>C1.6.4 The following contemporary materials may be integrated into the design: Exposed aggregate concrete; Terrazzo Ceramics; and Detailed precast concrete panels.</p>
	Not Accepted
	N1.6.1 Unarticulated monotonous facades to the street.
	N1.6.2 Reflective or tinted glass.

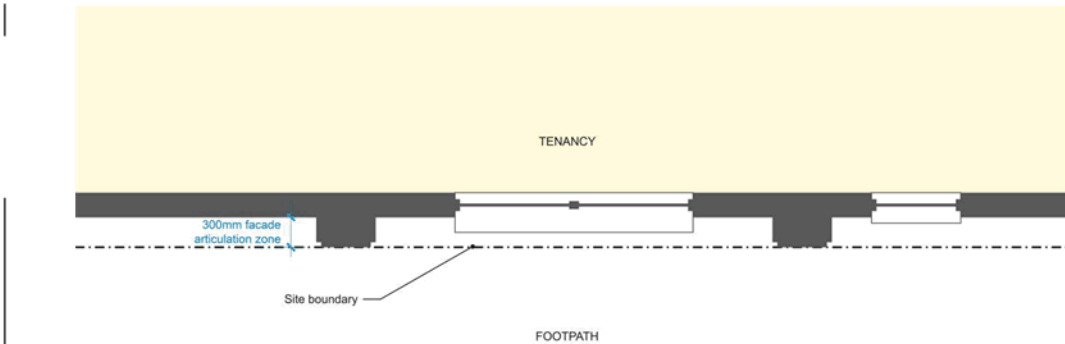
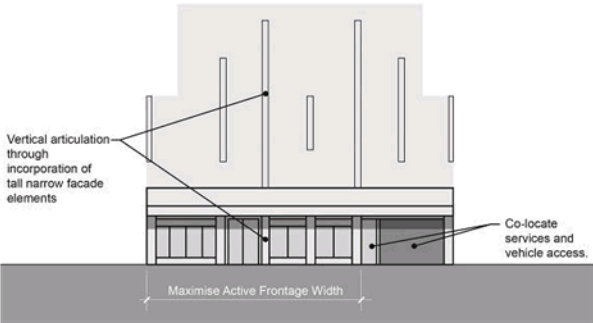


Figure C1.6.1 – Façade depth



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C1.3.34-2 & C1.43.48(d) – Town Centre Facades

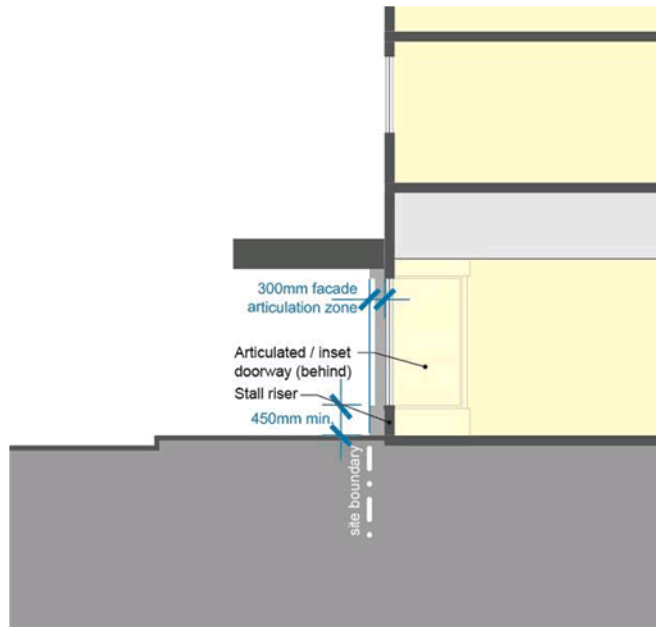


Figure C1.3.8, C1.3.9, C1.3.10 & C1.3.114 – Façade Design

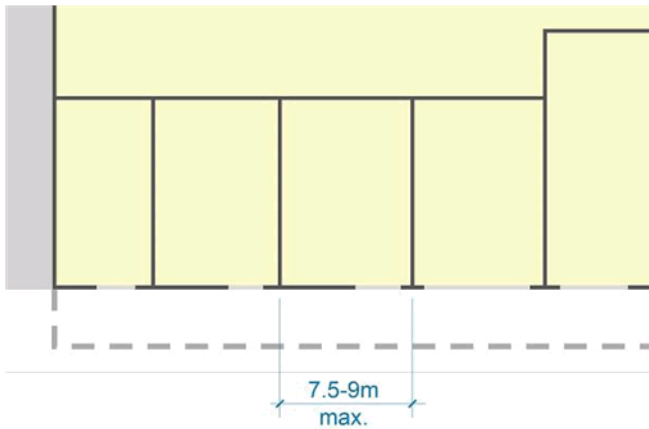


Figure C1.43.5.12 – Tenancy Size

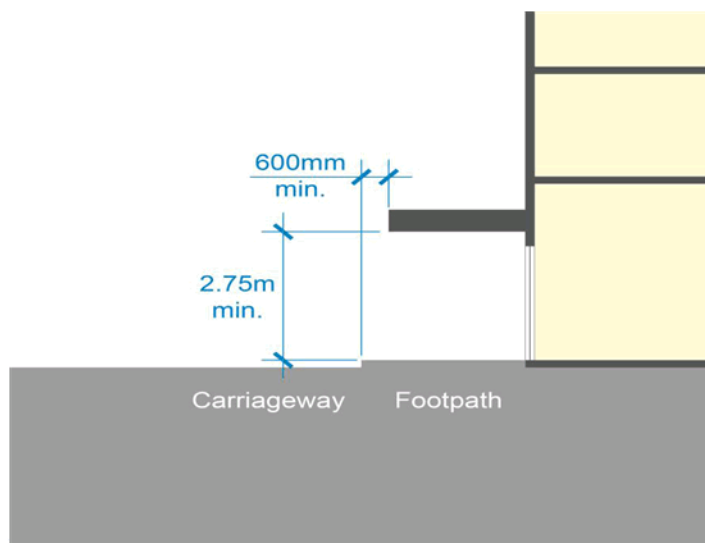


Figure C1.3.155 - Awnings

1.74 Landscaping

Design Principles & Local Housing Objectives	Deemed to Comply												
<p>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p>												
<p>P1.4.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p>	<p>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</p>												
<p>P1.4.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings</p>	<p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</p>												
<p>P1.4.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p>	<p>C1.4.1 Deep Soil Areas shall be provided in accordance with the following requirements: zones are to be provided as follows:</p>												
<p>P1.4.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p>	<table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Zone Areas (minimum % of site)</th></tr><tr><td><650m²</td><td>1m² 1m x 1m²</td><td>15% 12%</td></tr><tr><td>650m² – 1,500m²</td><td>1m² 13m x 1m²</td><td>15% 12%</td></tr><tr><td>>1,500m²</td><td>1m² 16m x 1m²</td><td>15% 12%</td></tr></table>	Site Area	Minimum Area & Minimum Dimensions	Deep Soil Zone Areas (minimum % of site)	<650m ²	1m ² 1m x 1m ²	15% 12%	650m ² – 1,500m ²	1m ² 13m x 1m ²	15% 12%	>1,500m ²	1m ² 16m x 1m ²	15% 12%
Site Area	Minimum Area & Minimum Dimensions	Deep Soil Zone Areas (minimum % of site)											
<650m ²	1m ² 1m x 1m ²	15% 12%											
650m ² – 1,500m ²	1m ² 13m x 1m ²	15% 12%											
>1,500m ²	1m ² 16m x 1m ²	15% 12%											
<p>P1.4.5 Development that offsets the impact of removing existing trees. Landscaping design which facilitates the retention of existing vegetation and deep soil zones.</p>	<p>NOTE: the minimum dimension for the area of deep soil zone is to be 4m</p>												
<p>P1.4.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p>	<p>C1.4.2 The required Deep Soil Area zone may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p>												
<p>P1.4.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>C1.4.3 Planting Areas shall be provided in accordance with the following requirements:</p>												

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		Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
		<650m ²	1m ² 1m x 1m	3%
		650m ² – 1,500m ²	1m ² 1m x 1m	3%
		>1,500m ²	1m ² 1m x 1m	3%
		<p>C1.4.43 At least 80%* of the lot boundary rear or side setback area at ground level shall be area is to be provided as canopy coverage at maturity.</p> <p>C1.7.4 A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.</p> <p>C1.7.5 A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.</p> <p>C1.4.546 Open air car parks, including access ways, shall are to have a minimum of 8060% canopy coverage at maturity.</p> <p>C1.4.67 All open-air parking areas shall are to be landscaped at a minimum rate of one tree per four car bays.</p> <p>C1.4.78 The perimeter of all open-air parking areas shall are to be landscaped by a planting strip with a minimum dimension of at least 1.5m width.</p>		

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	<p>C1.4.8 Existing trees shall be retained where they are:</p> <ul style="list-style-type: none">(a) Healthy specimens with ongoing viability; and(b) Species not included on an applicable weed register.
<p><u>4</u></p>	

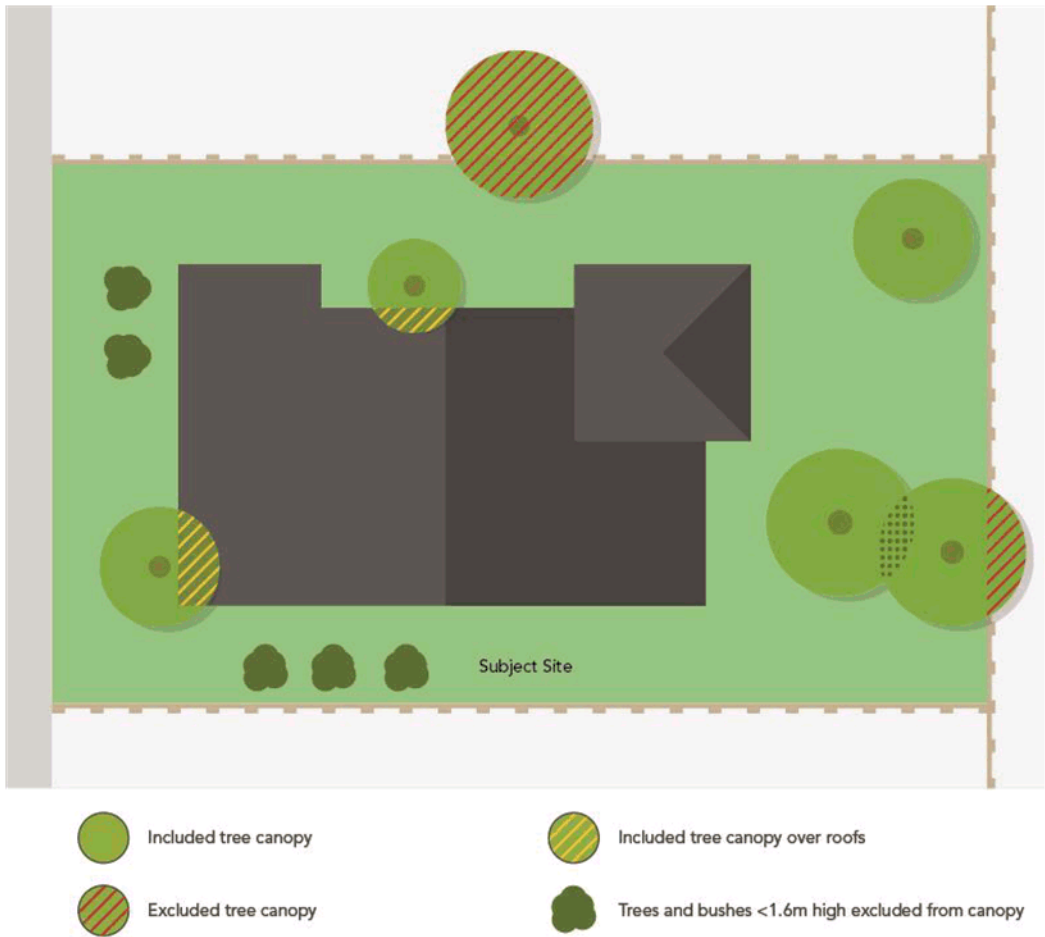


Figure C1.74.4

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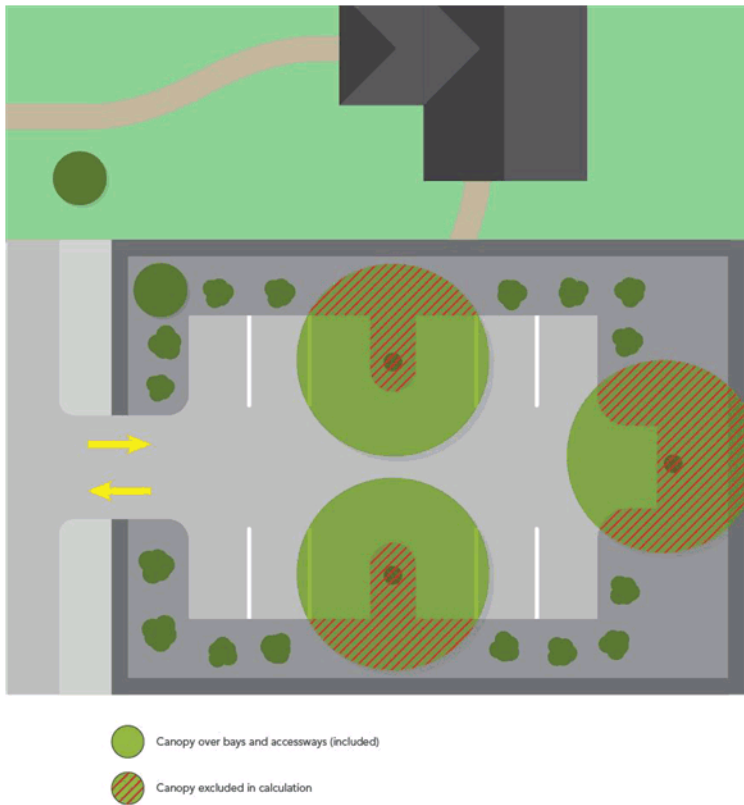


Figure C1.74.4

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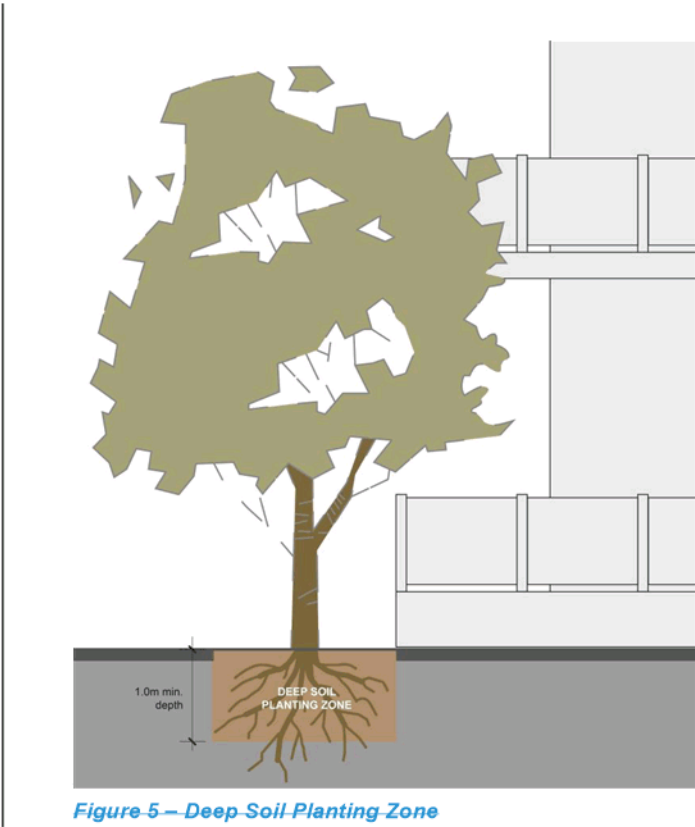


Figure 5 – Deep Soil Planting Zone

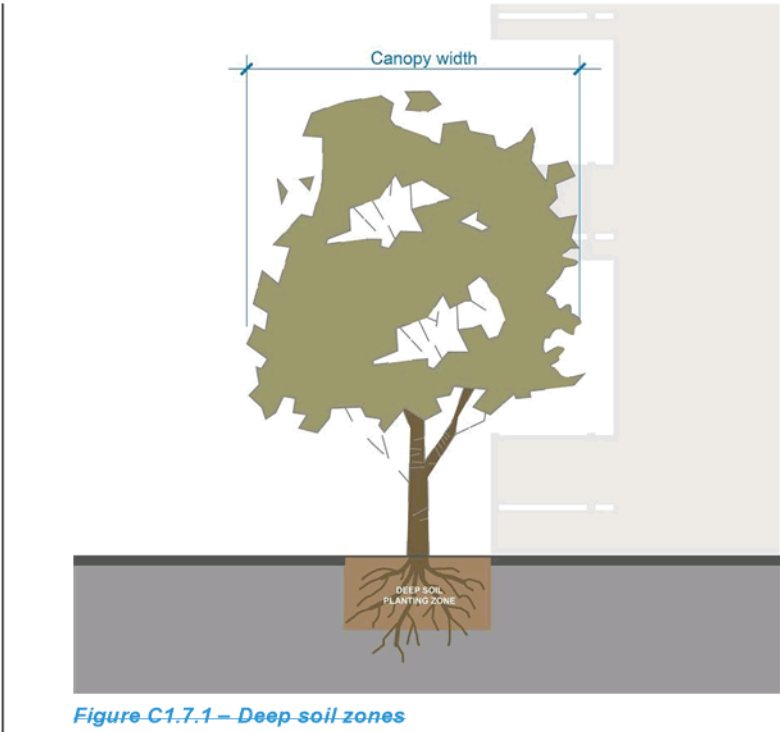


Figure C1.7.1 – Deep soil zones

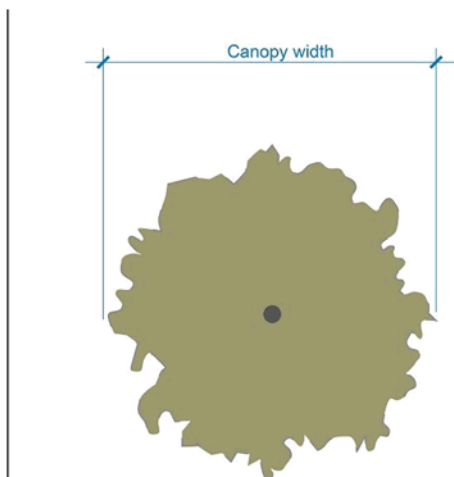


Figure 6 – Canopy Coverage

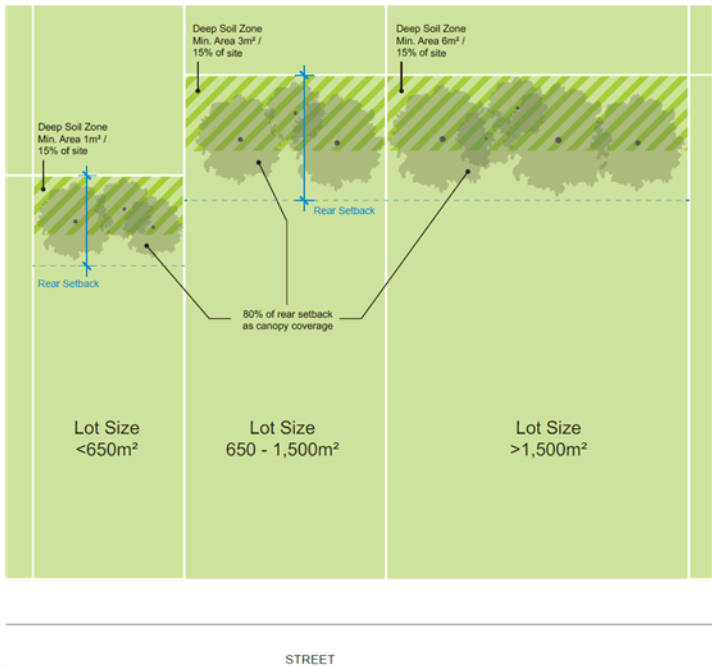


Figure 7—Town Centre Landscaping

1.85 Environmentally Sustainable Design

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes.</i></p>	<p><i>The following provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p>
<p><i>Where the R Codes apply to a development the following provisions augment the R Codes and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace <u>amend</u> the Deemed to Comply requirements in clause 5.3.29, 5.4.2, 5.4.4, 6.3.8, and 6.4.2 and 6.4.5 of the R Codes.</i></p>
<p>P1.5.1 Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.</p>	<p>CP1.85.1 Development shall incorporate<u>must demonstrate</u> that:</p>
<p>P1.5.2 Development that maximises use of light coloured materials to reduce heat retention.</p>	<p><u>Site planning principles that maximise solar passive design opportunities for both summer and winter</u></p>
	<p>(a) a. P1.8.1 It maximises passive solar heating, cooling, natural ventilation and light penetration to reduce energy consumption;</p>
	<p>(b) <u>Natural ventilation and daylight penetration to reduce energy consumption;</u></p>
	<p>(c) <u>Daytime areas with north-facing glazing to allow passive solar heating during winter;</u></p>
	<p>(a)(d) <u>Openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation;—</u></p>
	<p>(b)–</p>
	<p>(c)(e) <u>b. P1.8.2 It is capable of recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications; and–</u></p>
	<p>(d)–</p>
	<p>(f) c. P1.8.3 Climate moderation devices can be incorporated to reduce passive solar gain in summer and increase passive solar gain in winter.</p>

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	<p>(e) d. Flat roof structures are white.</p> <p>(f) —</p> <p>(g) e.P1.8.4That it is capable of achieving one of the environmental performance ratings shown in the below table, or their equivalent*.</p> <p>C1.5.2 12</p> <p><u>C1.5.32</u> Flat roof structures that are not visible from the street or adjacent properties shall be white.</p> <p><u>C1.5.34</u> 3 Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.6, unless an alternative is identified in the Urban Design Studybe light coloured.</p> <p><u>C1.5.45</u> 46 are to Development shall achieve one of the environmental performance ratings shown in the below table, or their equivalent*.</p>
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Accepted Frameworks	Rating	Specifications / compliance requirements	Minimum requirement to be achieved
Green Building Council of Australia's Green Star rating system		current Design and As-Built rating tool	5 star Green Star rating
or			
Life Cycle Assessment Methodologies		ISO 14044 "Environmental management – Life cycle assessment – Requirements and	Residential component: - Global warming potential of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time.

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	Guidelines” and EN15978 “Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.”	- Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time.
		Commercial component: - Global warming potential of the development over its lifetime to be reduced by 30% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 15% or more when compared to the average Australian code-compliant equivalent building built at the same time.
Or equivalent*		

*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.

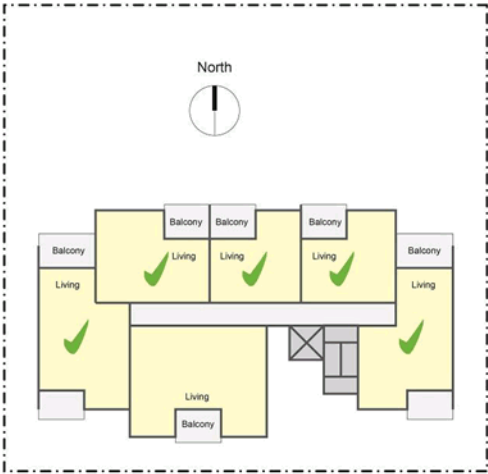
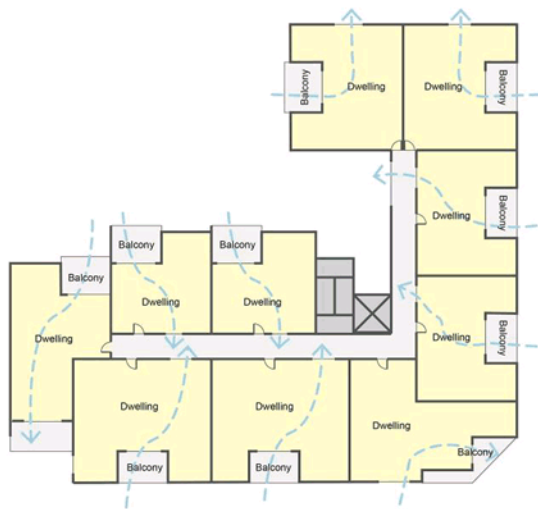


Figure C1.5.18-2 – Solar orientation



| Figure C1.5.18-3 – Cross Ventilation

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1.96 Pedestrian Access

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.2.3 and 6.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.1 and 6.2.1 C1.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.96.1 Ground floor levels which allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public realm.	C1.96.1 Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
P1.69.2 Pedestrian entrances shall be clearly identified into buildings to provide a well-designed and functional public realm interface for all users.	C1.69.2 Access for pedestrians which directly fronts the primary street.
P1.69.3 Pedestrian entrances need to be welcoming and legible and clearly differentiated for all use types.	C1.69.3 Developments shall distinguish residential entries from retail and other commercial entries.
P1.69.4 Levels which create a direct visual connection between passers-by and the internal occupants or users.	C1.69.4 Internal ground floor level to be at grade.
P1.69.5 Provide new pedestrian links to improve permeability in local areas.	C1.69.5 Design of balustrades to be integrated into the design of the development.
P1.69.6 Public pedestrian links are preferred over private access links.	C1.69.6 Ramps are not to exceed 50% of the active frontage.
P1.69.7 Open air, unenclosed laneways and courtyard/squares are preferred.	

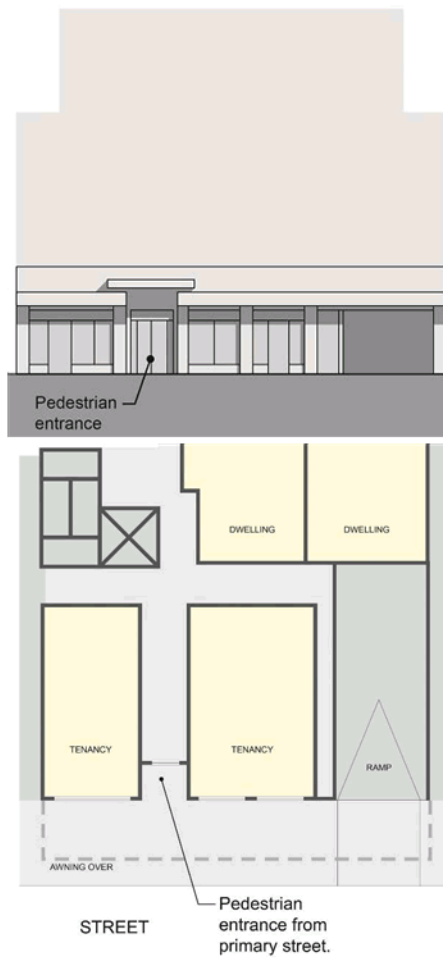


Figure C1.96 - Access

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1.107 Vehicle Access & Parking

Design Principles & Local Housing Objectives	Deemed to Comply
<p>Where the R Codes apply to a development the following <u>parking, vehicular access and parking design</u> provisions augment clauses 5.3.3, 5.3.54, 5.3.45, 6.3.3, 6.3.4 and 6.3.5 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.</p> <p>For all development that is not subject to the R Codes the following apply as Design Principles.</p> <p>P1.107.1 Vehicle access to and from site is to be safe, manageable and convenient.</p> <p>P1.740.2 Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.</p> <p>P1.170.3 Minimise breaks in the street wall to maximise active frontages.</p> <p>P1.107.4 Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.</p> <p>P1.107.5 Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.</p> <p>P1.107.6 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights of way, communal streets, crossovers, and footpaths.</p> <p>P1.740.7 Suitable end of trip facilities should be included in the initial design of the building.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p> <p><u>Vehicle Access</u></p> <p>C1.107.1 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists. <p>C1.107.2 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a <u>right</u> of way to make it trafficable is to be borne by the applicant.</p> <p>C1.107.3 Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.</p> <p>C1.107.4 Roller shutters and screens are to be visually permeable.</p> <p>C1.107.5 Onsite parking for a development shall be located beneath or at the rear of buildings.</p> <p>C1.107.6 In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.</p>

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<p>P1.107.8 Maximise the retention of existing mature vegetation through the location and design of vehicle access.</p> <p>P1.107.9 Car parking which is clearly differentiated for different use types and identifiable from the street.</p>	<p>C1.107.7 Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.</p> <p>C1.107.8 Existing trees must not be removed to provide for vehicle access.</p> <p><u>Crossovers</u></p> <p>C1.107.9 Each lot is to provide a maximum of four one crossover.</p> <p>C1.107.10 The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.</p> <p>C1.107.11 The location of crossovers should maximize the ability to provide on-street car parking spaces.</p> <p>C1.107.12 Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.</p> <p>C1.107.13 Crossovers must be setback a minimum of 0.5m from the lot boundary.</p>
<p>Not Accepted</p> <p>N1.10.1 Entirely opaque roller doors or screens.</p>	

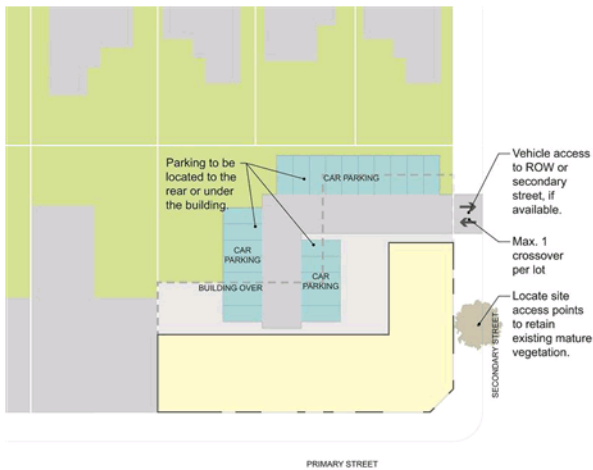
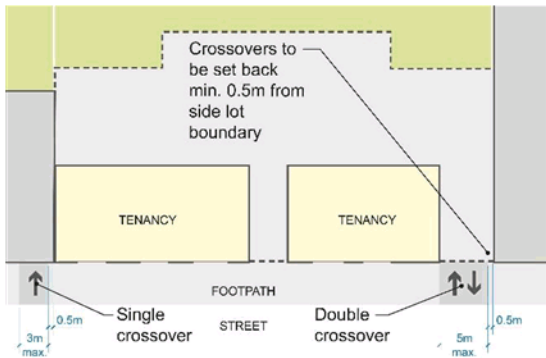


Figure C1.40Z – Vehicle Access and Parking



| Figure C1.407.9 – C1.407.13 - Crossovers

1.118 Service Areas & External Fixtures

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4, 5.4.5, 6.4.5 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P1.118.1 Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.</p> <p>P1.118.2 Developments should provide adequate waste storage facilities for each dwelling and/or commercial premises and this should be considered at the early stage of the design process.</p> <p>P1.118.3 New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C1.118.1 Development must comply with Western Power Corporation Easements and Restriction Zones.</p> <p>C1.118.2 External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.</p> <p>C1.118.3 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C1.118.4 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p><i>Where the R Codes apply to a development the following provisions augment clauses 5.4.5 C5.2 and 6.4.6 C6.2 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>

|		C1.118.5 Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.
|		C1.118.6 For any development a waste management plan must be provided which is to include information relating to the ability to adapt the waste storage spaces for any future increases in waste management requirements.

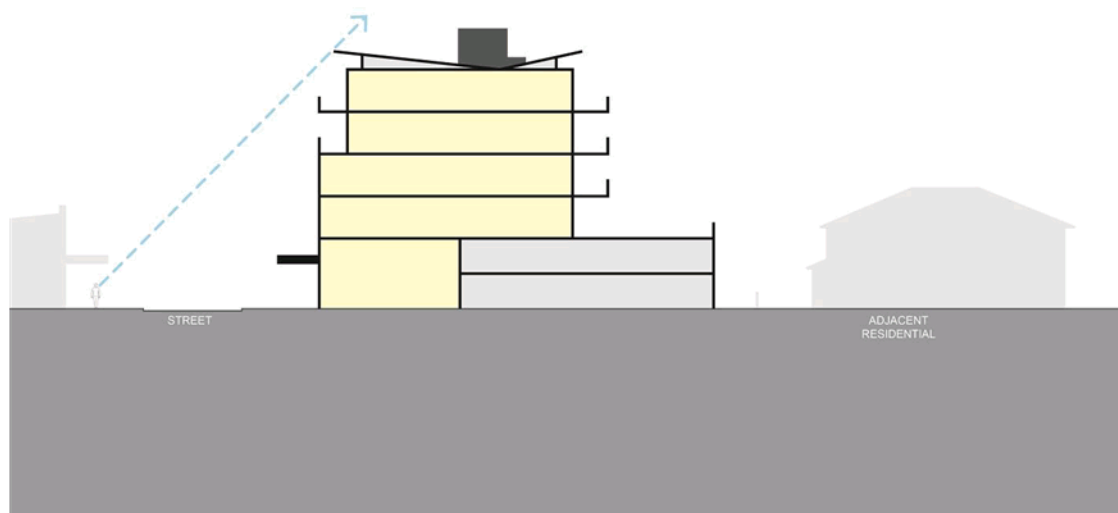


Figure C1.118 – External Fixtures

Section 2 – Activity Corridors

Part 2, Section 2 of this Policy applies to Activity Corridors as shown in Figure 1 – Built Form Areas.

Section 2 – Objectives

1. Improve the built form connection between the City's Town Centres – Design which provides connection between the City's Town Centres.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
11. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

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Section 2 – Activity Corridors

2.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P2.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.</p>	<p>C2.1.1 Development that is consistent with the building heights provided in Table 2 and Figure 2.</p>
<p>P2.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.</p>	<p>C2.1.2 External fixtures may extend beyond the maximum height in Table 2 and Figure 2 where they are not visible from the street or neighbouring properties.</p>
<p>P2.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p>	<p>C2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.</p>
<p>P2.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.</p>	
<p>P2.1.5 The City may approve development which exceeds the maximum height stated in Table 2 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.</p>	

TABLE 2: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 **Activity Corridor Development Requirements**

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 3 – Mixed Use

Part 2 Section 3 of this Policy applies to Mixed Use Areas as shown in Figure 1 – Built Form Areas.

Section 3 – Objectives

1. Provide for a variety of Built Form - built form which facilitates positive interaction between a mix of land uses and residential densities.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
11. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

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Section 3 – Mixed Use

3.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P3.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C3.1.1 Development that is consistent with the building heights provided in Table 3 and Figure 2.
P3.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C3.1.2 External fixtures may extend beyond the maximum height in Table 3 and Figure 2 where they are not visible from the street or neighbouring properties.
P3.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C3.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P3.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P3.1.5 The City may approve development which exceeds the maximum height stated in table 3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.	

TABLE 3: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						

Section 3 – Mixed Use

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North Perth						
Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

Section 3 – Mixed Use

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3.2 Mixed Use Development Requirements

- | [3.2.1](#) All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 4 – Transit Corridors

Part 2 Section 4 of this Policy applies to Transit Corridors as shown in Figure 1 – Built Form Areas.

Section 4 – Objectives

1. Provide for medium to high density residential development - built form which facilitates for the quality design of medium to high density development.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Reinforce and continue traditional design and character of established streetscapes - Materials and scale which fits within its context.
5. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
6. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
7. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
8. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
9. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

4.1 Building Size

- 4.1.1** Where Part 5 of the R Codes applies, and for all other development, no provisions apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.1.1 of the R Codes apply.

4.2 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P4.2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C4.2.1 Development that is consistent with the building heights provided in Table 4 and Figure 2.
P4.2.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C4.2.2 External fixtures may extend beyond the maximum height in Table 4 and Figure 2 where they are not visible from the street or neighbouring properties.
P4.2.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C4.2.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P4.2.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
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.	

TABLE 4: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

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Section 4 – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

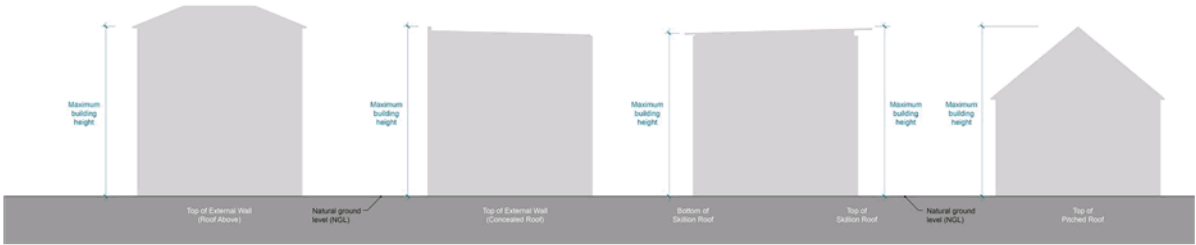


Figure C4.2.1 – Building Height and Measurement

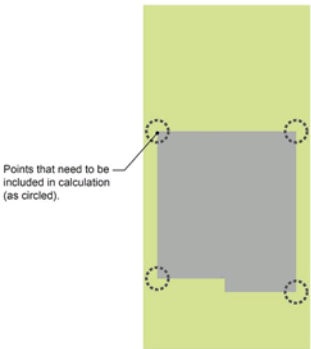


Figure 3 – Average Natural Ground Level Calculation

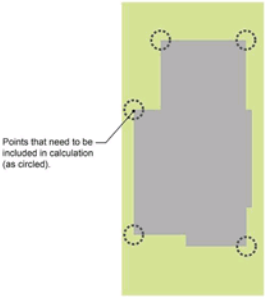


Figure 4 – Average Natural Ground Level Calculation

Section 4 – Transit Corridors

4.3 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P4.3.1 Development which incorporates design elements that reduce the impact of building bulk.</p> <p>P4.3.2 Development which maximises natural light access, natural ventilation, internal and external privacy.</p> <p>P4.3.3 Setbacks that facilitate the provision of landscaping.</p> <p>P4.3.4 Development which activates and addresses rights of way.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.1 Where Part 5 of the R Codes applies the primary and secondary street setback is as per Clause C5.2.1-2. Where Part 6 of the R Codes applies, and for all other development, the primary and secondary street setback is as per Clause 6.1.3 in the R Codes.</p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.2 Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.</p> <p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 C3.1, and 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.</i></p> <p>C4.3.3 Lot boundary setbacks are to be in accordance with the following tables:</p> <div data-bbox="1339 1150 1863 1203" style="border: 1px solid black; padding: 5px; text-align: center;"> Subject Property </div>

		R20	R30	R40	R50	R60	R80	R100+	R-AC3	No R-Code
Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C
		R30	A	A	B	B	C	C	C	C
		R40	A	A	A	B	B	C	C	C
		R50	A	A	A	A	B	B	C	C
		R60	A	A	A	A	B	B	B	B
		R80	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	D	D	D	D
		No R-Code	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area	A	A	A	A	D	D	D	D	D
		Setback for ground floor, second storey and third storey				Setback for the fourth storey and above				
		A	R Codes table 2a and 2b;				R Codes table 2a and 2b;			
		B	4.5m				6.5m			
		C	6.5m				12.5			

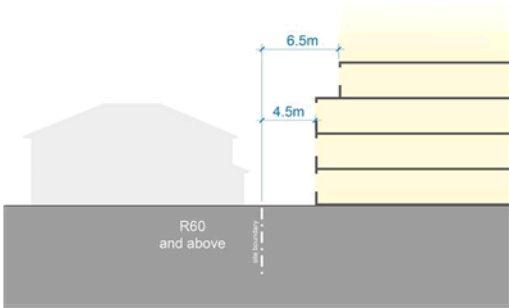
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Section 4 – Transit Corridors

		D	R Codes Table 5	R codes Table 5
			C4.3.4	Balconies are to be setback a minimum of 7.5 metres.
			C4.3.5	Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes apply to the development of walls up to two side boundaries.
			C4.3.76	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.
			C4.3.87	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.

Not Accepted

~~N4.3.1 — Non-compliance with lot boundary setback provisions where the site adjoins land coded R40 and below.~~



~~Figure C1.2.5—Lot boundary setbacks adjoining properties coded R60 and above.~~

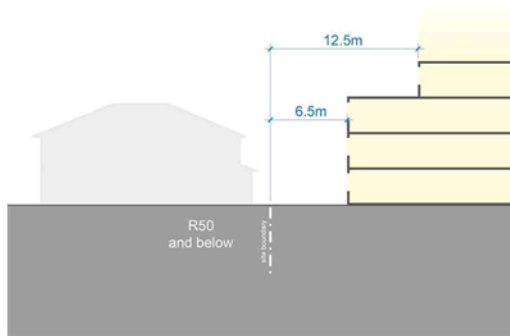


Figure C1.2.6 – Lot boundary setbacks adjoining properties coded R50 and below

4.4 Open Space

- 4.4.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 [and 5.1.5](#) of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.1.5 of the R Codes apply.

4.5 Street Surveillance

- 4.5.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.1 of the R Codes apply.

4.6 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P4.6.1 Front fences and walls which enable surveillance and enhance streetscape.</p>	<p>C4.6.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement</u>.</p>
<p>P4.6.2 Development which adds interest to the street and minimises blank facades.</p>	<p>C4.6.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>C4.6.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:</p>

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Section 4 – Transit Corridors

	<p>(a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and</p> <p>(b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.</p> <p>C4.6.4 Exposed boundary walls visible to the street are to incorporate the following design features:</p> <ul style="list-style-type: none"> • Indentations; • Varying heights; • Varying materials, colours and textures; or • Public artwork. <p>C4.6.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.</p> <p>C4.6.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p>
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| **Not Accepted**

| ~~N4.6.1 Street walls, fences and gates constructed from fibre cement are not acceptable.~~

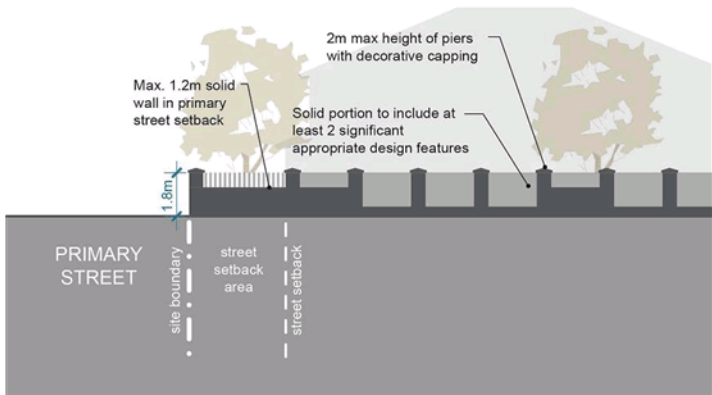


Figure C4.6 – Street walls and fences

4.7 Sight Lines

4.7.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.3 of the R Codes apply.

4.8 Building Appearance

4.8.1 ~~Part 2, Section 1, Clause 1.63 applies to all development. Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.4 of the R Codes apply.~~

4.9 Outdoor Living Areas

4.9.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.1 of the R Codes apply.

4.10 Landscaping

Design Principles & Local Housing Objectives	Deemed-To-Comply												
<p>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p>												
<p>P4.10.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p>	<p>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</p>												
<p>P4.10.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.</p>	<p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</p>												
<p>P4.10.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p>	<p>C4.10.1 Deep <u>Soil zone</u><u>Areas</u> are to be provided as follows<u>shall be provided in accordance with the following requirements:</u></p>												
<p>P4.10.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p>	<table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil <u>Zone</u> <u>Areas</u> (minimum % of site)</th></tr><tr><td><650m²</td><td><u>1m²</u> <u>1m x 1m²</u></td><td>15<u>12</u>%</td></tr><tr><td>650m² – 1,500m²</td><td><u>1m²</u> <u>1m x 13m²</u></td><td>15<u>12</u>%</td></tr><tr><td>>1,500m²</td><td><u>1m²</u> <u>1m x 16m²</u></td><td>15<u>12</u>%</td></tr></table>	Site Area	Minimum Area & Minimum Dimensions	Deep Soil <u>Zone</u> <u>Areas</u> (minimum % of site)	<650m ²	<u>1m²</u> <u>1m x 1m²</u>	15 <u>12</u> %	650m ² – 1,500m ²	<u>1m²</u> <u>1m x 13m²</u>	15 <u>12</u> %	>1,500m ²	<u>1m²</u> <u>1m x 16m²</u>	15 <u>12</u> %
Site Area	Minimum Area & Minimum Dimensions	Deep Soil <u>Zone</u> <u>Areas</u> (minimum % of site)											
<650m ²	<u>1m²</u> <u>1m x 1m²</u>	15 <u>12</u> %											
650m ² – 1,500m ²	<u>1m²</u> <u>1m x 13m²</u>	15 <u>12</u> %											
>1,500m ²	<u>1m²</u> <u>1m x 16m²</u>	15 <u>12</u> %											
<p>P4.10.5 <u>Development that offsets the impact of removing existing trees. Landscaping design which facilitates the retention of existing vegetation and deep soil zone</u></p>	<p><i>NOTE: the minimum dimension for the area of deep soil zone <u>area</u> is to be 1m</i></p>												
<p>P4.10.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p>	<p>C4.10.2 50% of the front setback to <u>shall</u> be provided as soft landscaping.</p>												

P4.10.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.

C4.10.3 Planting Areas shall be provided in accordance with the following requirements:

<u>Site Area</u>	<u>Minimum Area & Minimum Dimensions</u>	<u>Planting Area (minimum % of site)</u>
<u><650m²</u>	<u>1m²</u> <u>1m x 1m</u>	<u>3%</u>
<u>650m² – 1,500m²</u>	<u>1m²</u> <u>1m x 1m</u>	<u>3%</u>
<u>>1,500m²</u>	<u>1m²</u> <u>1m x 1m</u>	<u>3%</u>

C4.10.43 The required ~~dDeep sSoil Area~~zone may be reduced to ~~10~~¹²% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

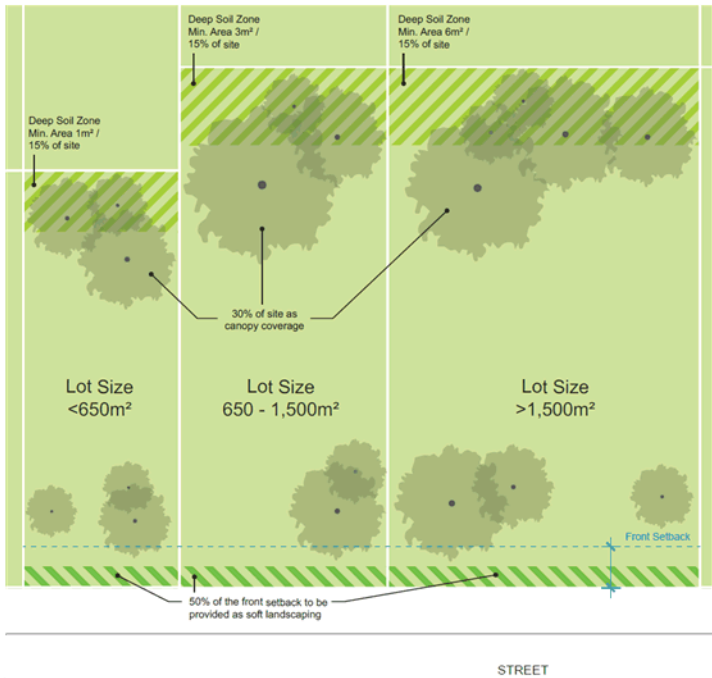
C4.10.45 At least 30%* of the site area is ~~to be~~ provided as canopy coverage ~~within~~ at maturity.

C4.10.5 ~~A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.~~

C4.10.6 ~~A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.~~

C4.10.76 Open air car parks, including accessways, ~~are to~~shall have a minimum of ~~80~~⁶⁰% canopy coverage at maturity.

	<p>C4.10.877 All open-air parking areas are to<u>shall</u> be landscaped at a <u>minimum</u> rate of one tree per four car bays.</p> <p>C4.10.988 The perimeter of all open-air parking areas are to<u>shall</u> be landscaped by a planting strip of at least<u>with a minimum dimension of 1.5m-width</u>.</p> <p>C4.10.99 Existing trees shall be retained where they are: <u>(a) Healthy specimens with ongoing viability; and</u> <u>(b) Species not included on an applicable weed register.</u></p>
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Section 4 – Transit Corridors

Figure 8 – Transit Corridor Landscaping

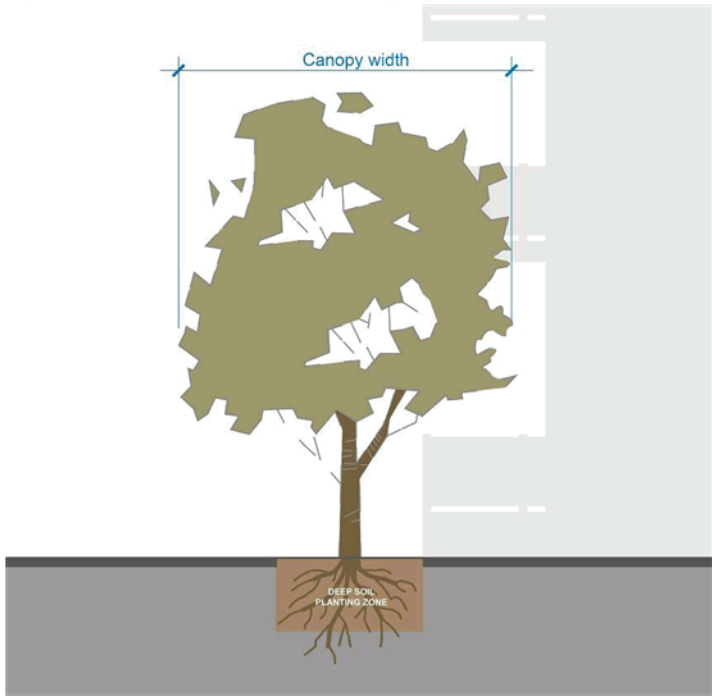
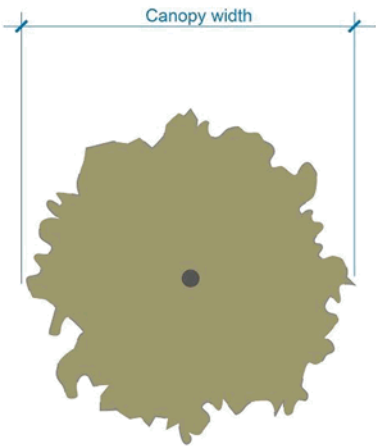


Figure C4.10.1 & C4.10.4 – Deep Soil & Canopy Width

Figure 6 – Canopy Coverage



4.11 Parking

4.11.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

4.12 Design of Car Parking Spaces

4.12.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

4.13 Vehicular Access

4.13.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

4.14 Site Works

4.14.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

4.15 Retaining Walls

4.15.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

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Section 4 – Transit Corridors

4.16 Stormwater Management

4.16.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

4.17 Visual Privacy

4.17.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

4.18 Solar Access for adjoining sites

4.18.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

4.19 Dwelling Size

4.19.1 Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.3 of the R Codes apply.

4.20 Outbuildings

4.20.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

4.21 External Fixtures, [Utilities and Facilities](#)

Design Principles	Deemed-to-Comply
<p>P4.21.1 Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.21.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C4.21.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C4.21.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

[Not Accepted](#)

N4.21.1 External fixtures are not permitted to protrude above the roofline.

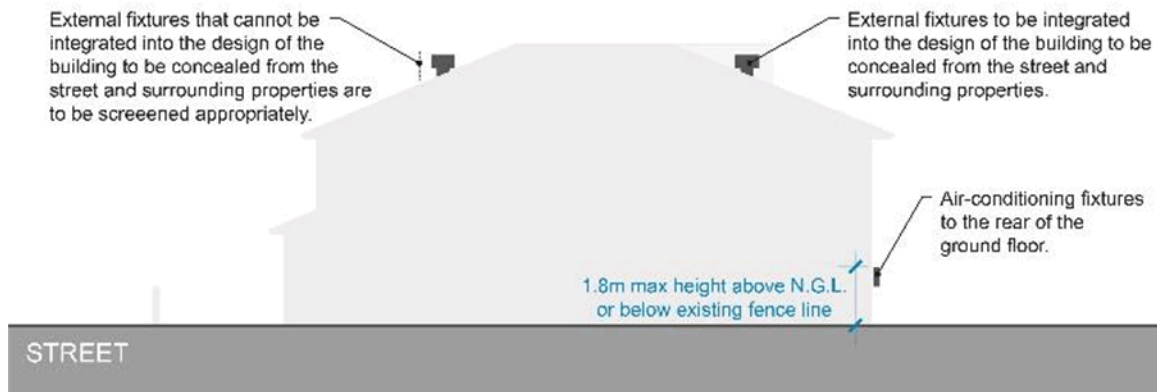


Figure C4.21 – External Fixtures

4.22 Utilities and Facilities

~~4.22.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.~~

4.22.3 Environmentally Sustainable Design

~~4.22.3.1 The Design Principles and Local Housing Objectives of Clause 1.85 of this Policy applies to development in the Transit Corridor Built Form Area. All Design Principles and Local Housing Objectives of clause 1.8 of Part 2 Section 1 of this Policy apply to all development with the exception of the erection or extension of single houses or grouped dwellings.~~

Section 5 - Residential

Part 2 Section 5 of this Policy applies to Residential Areas as shown in Figure 1 – Built Form Areas.

Section 5 - Objectives

1. Residential development - built form which facilitates the high quality design of low, medium and high density development.
2. Design that encourages interaction with the street and public spaces - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
3. Reinforce and maintains character of established streetscapes – Architecture and materials which fits within its context.
4. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
5. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
6. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
7. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

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5.1 Site Area

- 5.1.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

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5.2 Street Setback

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 i. 5.1.2 C2.1 ii and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p><u>Street setback</u></p> <p>C5.2.1 The primary street setback is to be the average of the five properties-dwellings adjoining either side lot boundary of the proposed development.</p> <p><u>Dual frontage</u></p> <p>C5.2.2 The above setback distances also apply to development which has an elevation to a road which does not intersect or adjoin the primary or secondary streets.</p>

5.3 Lot Boundary Setback

Design Principles <u>& Local Housing Objectives</u>	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replaces the Deemed to Comply requirements in clause 5.1.3 C3.2 and 6.1.4 C4.1 and 6.1.4 C4.3 of the R Codes.</i></p> <p>C5.3.1 <u>For all development subject to Part 5 of the R Codes Clause 5.1.3 C3.2 of the R Codes applies to walls and is acceptable up to two side boundaries. For all development subject to Part 6 of the R Codes Clause 6.1.4 C 4.3 applies to walls and is acceptable up to two side boundaries. Walls may be built up to two lot boundaries, where it does not affect two boundaries of the same lot, behind the street setback within the following limits and subject to the overshadowing provisions of Clause 5.23.</u></p> <ul style="list-style-type: none"> <u>i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;</u> <u>ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback;</u> <u>iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the</u>

length of the balance of the lot boundary behind the front setback; or

iv. ~~where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the development application.~~

Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses [5.1.3 C3.1](#), [5.1.3 C3.2](#), 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.

C5.3.2 Lot boundary setbacks are to be in accordance with the following tables:

		Subject Property									
		R20	R30	R40	R50	R60	R80	R100+	R-AC3	No R-Code	
Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C	C
		R30	A	A	B	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R-Code	A	A	A	A	A	D	D	D	D

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	Non-Residential Built Form Area	A	A	A	A	D	D	D	D	D
		Setback for ground floor, second storey and third storey				Setback for the fourth storey and above				
	A	R Codes table 2a and 2b;				R Codes table 2a and 2b;				
	B	4.5m				6.5m				
	C	6.5m				12.5				
	D	R Codes Table 5				R codes Table 5				

C5.3.3 Balconies are to be setback a minimum of 7.5 metres.

C5.3.2 Rear boundary setbacks for development adjoining R60 and above are:

- Ground floor, second and third storey is 4.5m; and
- fourth storey and above 6.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

C5.3.3 Rear boundary setbacks for development adjoining R50 and below are:

- Ground floor, second and third storey is 6.5m; and
- fourth storey and above 12.5m;

unless a balcony is proposed in which case the setback shall be as per Clause 5.4.1 C1.1 (i) and 6.4.1 C1.1 (i) of the R Codes for the code of the adjacent property.

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C5.3.44 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

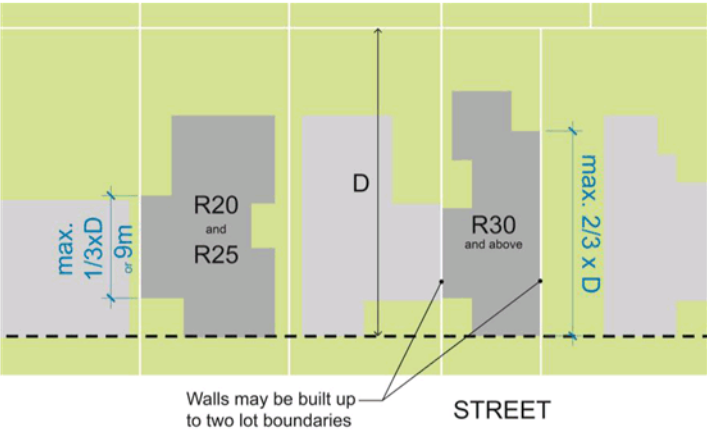


Figure 5.3 – Residential lot boundary setbacks

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5.4 Open Space

- 5.4.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.1.5 of the R Codes apply.

5.5 Communal Open Space

- 5.5.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.6 Building Height

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.6.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.</p>	<p>C5.6.1 Development that is consistent with the building heights provided in Table 5 and Figure 2.</p>
<p>P5.6.2 Design which is complimentary to existing developments.</p>	
<p>P5.6.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p>	
<p>P5.6.4 Design which minimises overlooking and overshadowing.</p>	
<p>P5.6.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.</p>	
<p>P5.6.6 The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.6.1 – P5.6.5.</p>	

TABLE 5: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey*	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

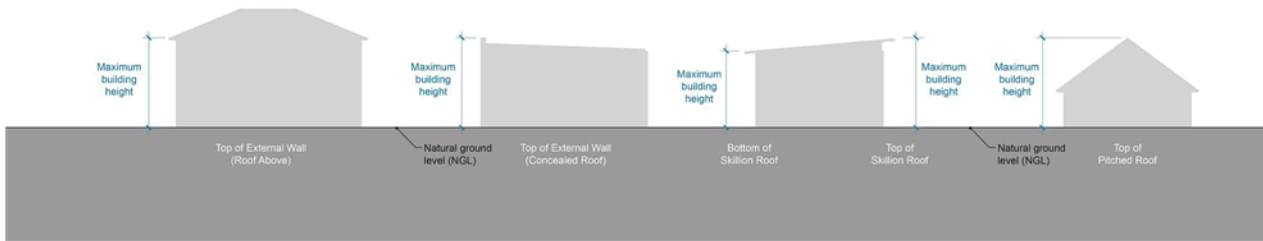


Figure C5.6.1 – Residential Building Heights

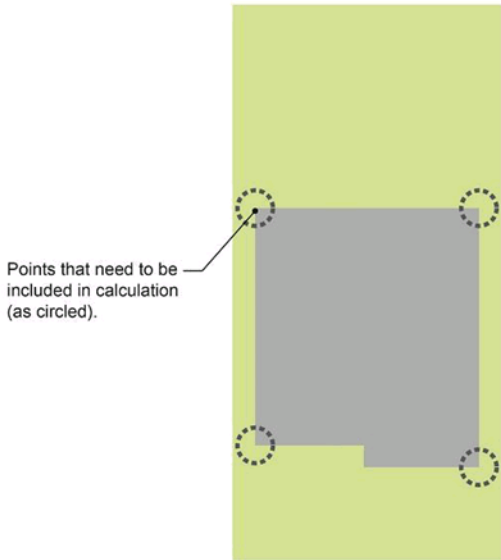
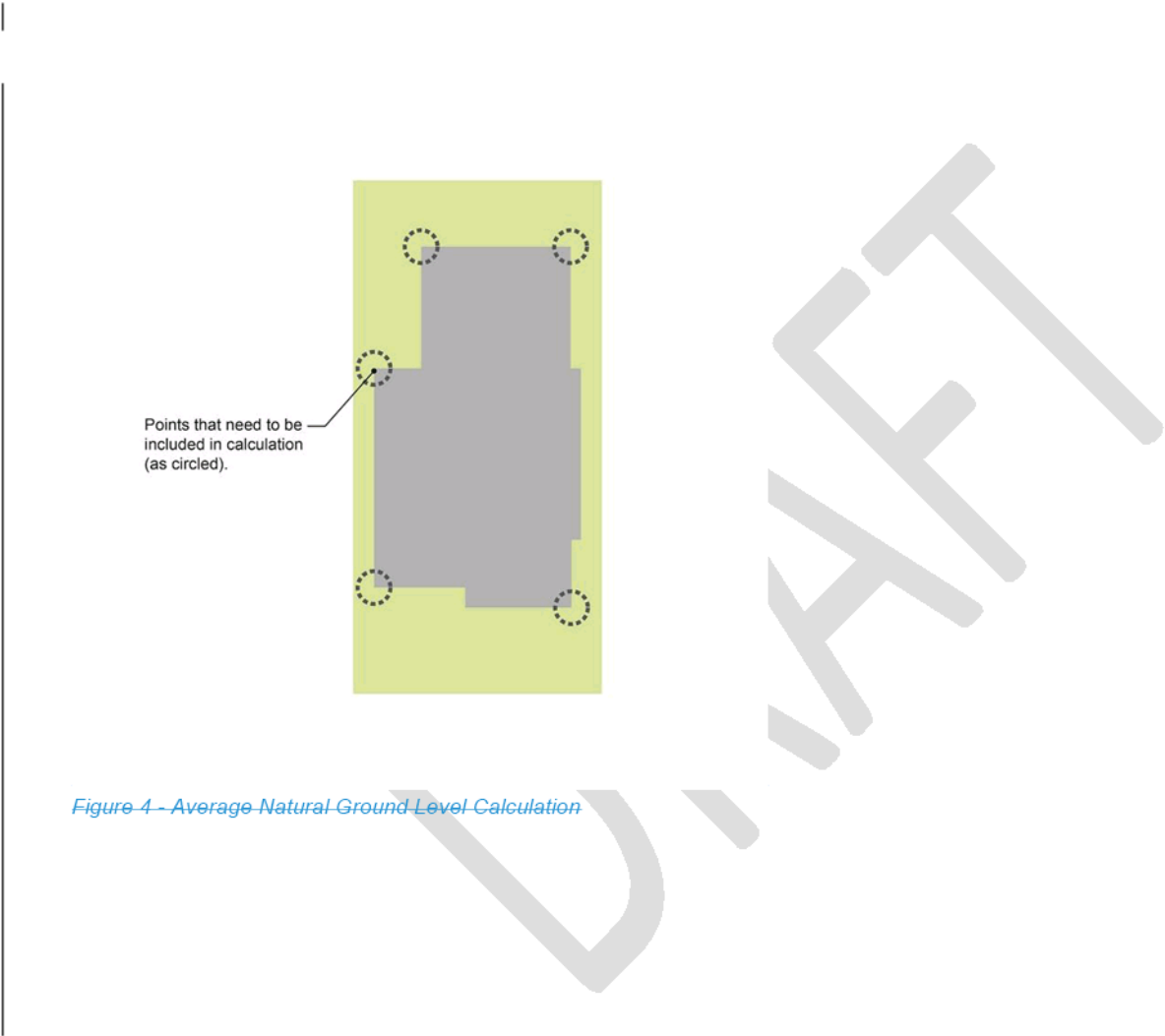


Figure 3 – Average Natural Ground Level Calculation



5.7 Setback of Garages and Carports

Design Principles & Local Housing Objectives <u>Objectives</u>	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Clause 5.2.1 C1.1, 5.2.1 C1.2 and 5.2.1 C1.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.7.1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>	<p>C5.7.1 Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.</p>
<p>P5.7.2 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.</p>	<p>C5.7.2 Garages are to be setback a minimum of 500mm behind the building line of the dwelling.</p>
	<p>C5.7.3 Carports shall be setback in accordance with Clause C5.2.1 of this Policy. This setback may be reduced in accordance with 5.2.1 C1.2 Clause 5.1.2 C2.1 iii of the R Codes.</p>
	<p>C5.7.4 Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p>
	<p>C5.7.5 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.</p>
	<p>C5.7.6 Carports shall allow light and ventilation to the major openings of the dwelling.</p>
	<p>C5.7.7 The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage</p>

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	(including strata lots) of the lot or six metres whichever is the lesser.
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Not Accepted

N5.7.1 — Roller doors and/or gates on any carports located within the street setback area which are not visually permeable.

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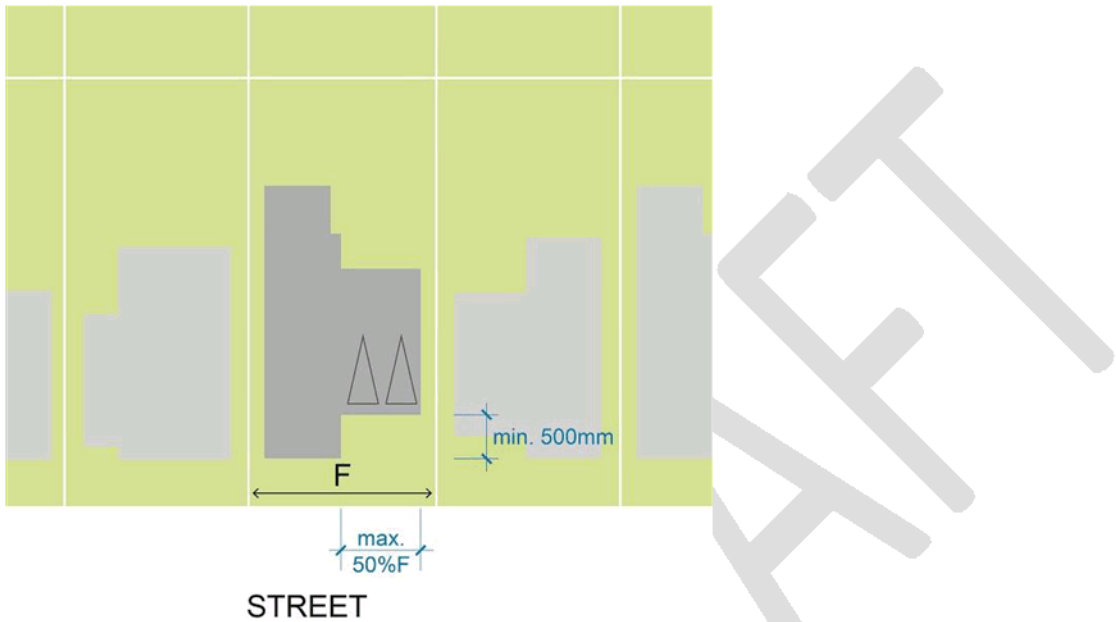


Figure C5.7.3 – Garage Street Setback

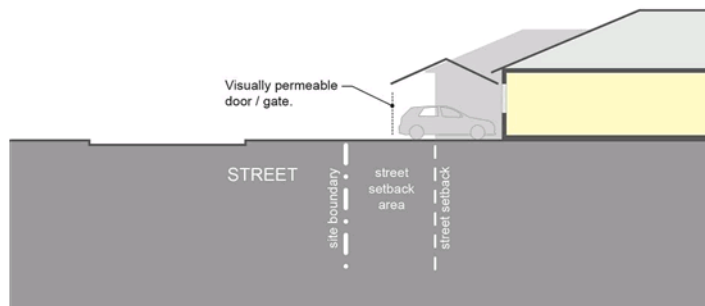


Figure C5.7.4 – Carports within Street Setback

5.8 **Garage Width**

- 5.8.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.2 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

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5.9 Street Surveillance

Design Principles & Local Housing Objectives	Deemed-to-Comply
P5.9.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.2 and 6.2.1 C1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.9.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling.</p> <p>Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.</p>

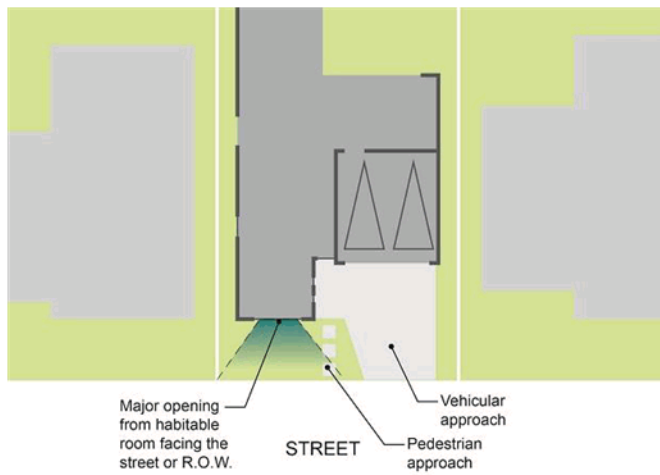


Figure C5.9.1 – Street Surveillance

5.10 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.10.2 Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.10.1 Street walls, fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area <u>excluding fibre cement and metal sheeting</u>.</p> <p>C5.10.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>C5.10.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences</p>

	<p>and gates to the primary streets where those streets are district distributor roads to be as follows:</p> <ul style="list-style-type: none"> (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level. <p>Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.</p> <p>C5.10.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p> <p><u>Note: Development with a visual truncation area shall give due regard to the City's Policy 2.2.6 – Truncations.</u></p>
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Not Accepted

~~N5.10.1 Street walls, fences and gates constructed from fibre cement are not acceptable in the primary street setback area.~~

~~N5.10.1 Street walls, fences and gates made of metal sheeting.~~

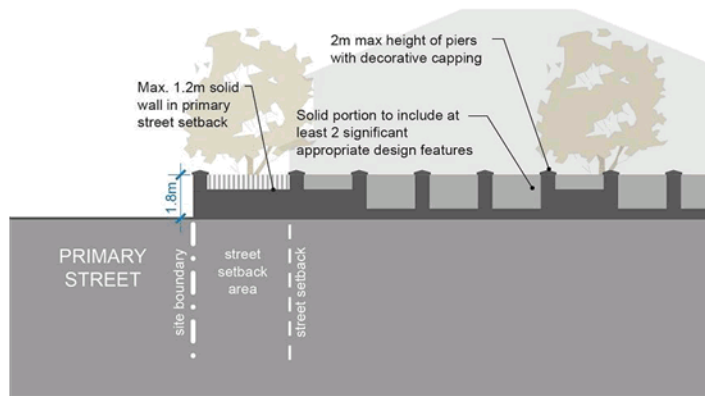


Figure C5.10 – Street Walls and Fences

5.11 Sight Lines

- 5.11.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.2.23 of the R Codes apply.

5.12 Building Appearance

- 5.12.1** Part 2, Section 1, Clause 1.63 applies to all development.

5.132 Appearance of Retained Dwelling

- 5.132.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.143 Outdoor Living Areas

- 5.143.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.3.1 of the R Codes apply.

5.154 Landscaping

Design Principles & Local Housing Objectives	Deemed-To-Comply												
<p>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</p> <p>P5.154.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p> <p>P5.154.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.</p> <p>P5.154.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p> <p>P5.154.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p> <p>P5.154.5 <u>Development that offsets the impact of removing existing trees.</u></p> <p>P5.154.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p> <p>P5.154.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</p> <p>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</p> <p>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</p> <p>New Dwellings</p> <p>C5.154.1 <u>Deep Soil zone Areas are to be provided as follows shall be provided in accordance with the following requirements:</u></p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Zone Areas (% of site)</th></tr><tr><td><650m²</td><td>1m² 1m x 1m²</td><td>1512%</td></tr><tr><td>650m² – 1,500m²</td><td>1m² 1m x 13m²</td><td>1512%</td></tr><tr><td>>1,500m²</td><td>1m² 1m x 16m²</td><td>1512%</td></tr></table> <p><i>NOTE: the minimum dimension for the area of deep soil zone area is to be 1m</i></p>	Site Area	Minimum Area & Minimum Dimensions	Deep Soil Zone Areas (% of site)	<650m ²	1m ² 1m x 1m ²	1512%	650m ² – 1,500m ²	1m ² 1m x 13m ²	1512%	>1,500m ²	1m ² 1m x 16m ²	1512%
Site Area	Minimum Area & Minimum Dimensions	Deep Soil Zone Areas (% of site)											
<650m ²	1m ² 1m x 1m ²	1512%											
650m ² – 1,500m ²	1m ² 1m x 13m ²	1512%											
>1,500m ²	1m ² 1m x 16m ²	1512%											

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Section 5 – Residential Areas

P5.15.8 Design which retains existing mature trees on site.

C5.15.4.2 Planting Areas shall be provided in accordance with the following requirements:

Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
<650m ²	1m ² 1m x 1m	3%
650m ² – 1,500m ²	1m ² 1m x 1m	3%
>1,500m ²	1m ² 1m x 1m	3%

C5.15.4.32 The required ~~Deep Soil Area~~ zone may be reduced to ~~10~~2% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.

C5.15.4.43 At least 30%* of the site area is to be provided as canopy coverage at maturity.

Multiple Dwellings

~~C5.15.~~In addition to Clauses C5.14.1 – C5.14.3 the following Clauses C5.14.5 – C5.14.9 also apply to the development of Multiple Dwellings.

~~C5.14.5~~ A Landscape Plan designed by a registered Landscape Architect is to be submitted to the City in conjunction with the Development Application.

~~C5.14.6~~ A Landscape Maintenance Schedule setting out the program of activities required to maintain the health and amenity of plantings for the life of the development is to

	<p>be prepared by the Landscape Architect responsible for the design and submitted to the City in conjunction with the Development Application.</p> <p><u>C5.154.754</u> Open air car parks, including access ways, are to shall have a minimum of 80<u>60</u>% canopy coverage at maturity.</p> <p><u>C5.154.658</u> All open-air parking areas for Multiple and Grouped Dwelling developments are to shall be landscaped at a rate of one tree per four car bays.</p> <p><u>C5.154.769</u> The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.</p> <p>The perimeter of all open-air parking areas are to be landscaped by a planting strip of at least 1.5m width.</p> <p><u>C5.154.87</u> Existing trees shall be retained where they are:</p> <ul style="list-style-type: none"> (a) Healthy specimens with ongoing viability; and (a) (b) Species not included on an applicable weed register. (b) <p><u>C5.15.9</u> The above landscaping provisions apply to additions and alterations that affect an existing Deep Soil Area, canopy cover or tree on the subject lot.</p> <p>Additions and Alterations to all buildings</p> <p><u>C5.14.108</u> Where any additions or alterations to a building is proposed, 30% of the front setback area is to be provided as canopy coverage within 5 years of development approval, unless an</p>
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	existing mature tree with equivalent coverage is retained anywhere on the site.
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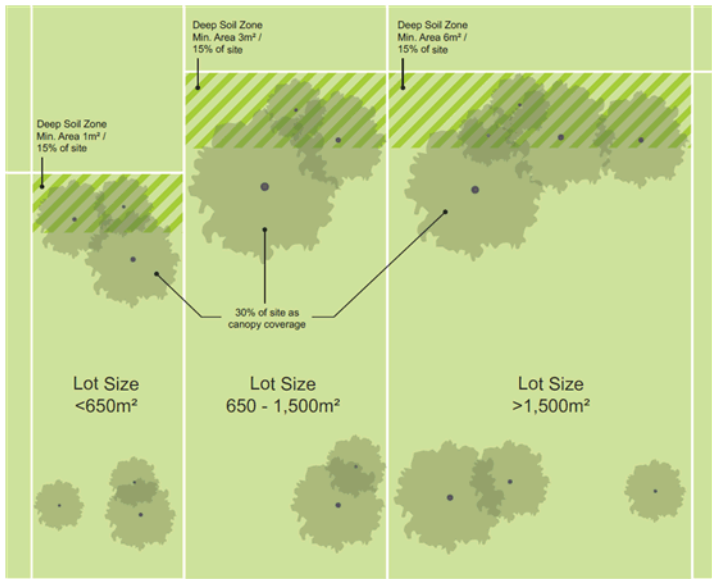
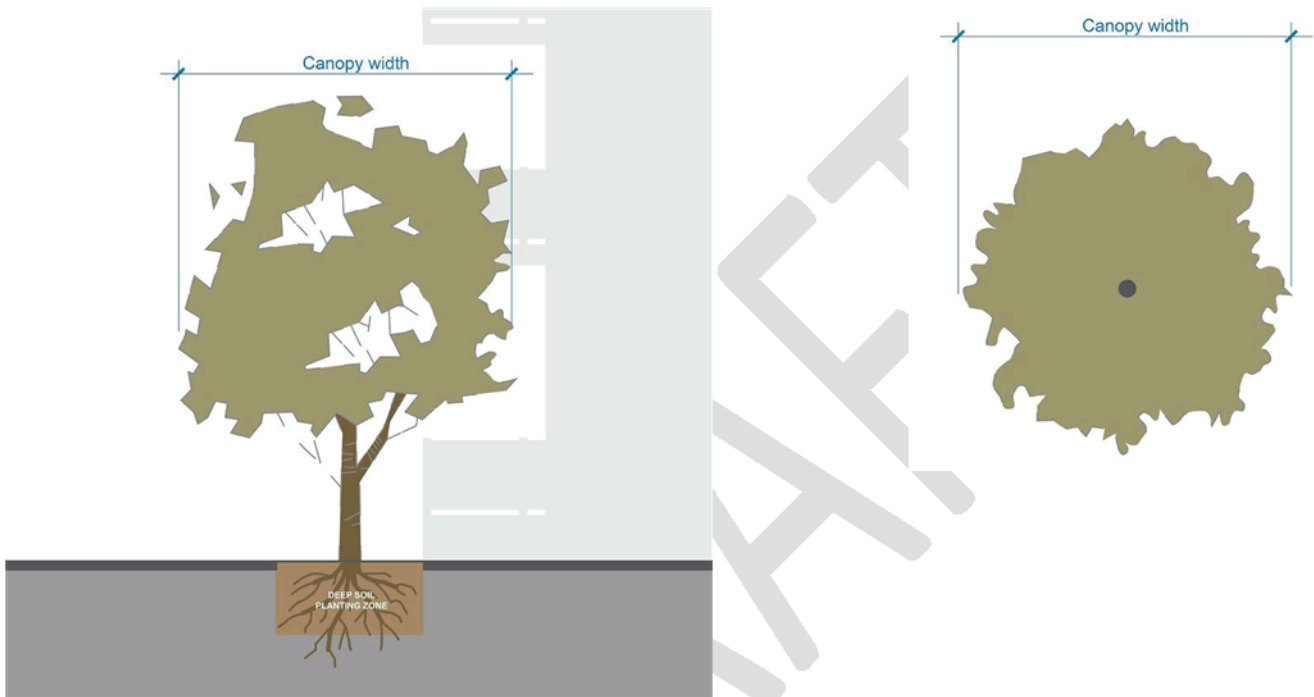


Figure 9 – Residential Landscaping



C5.14.1 & C5.14.3 – Deep Soil & Canopy Width

Figure 6 – Canopy Coverage

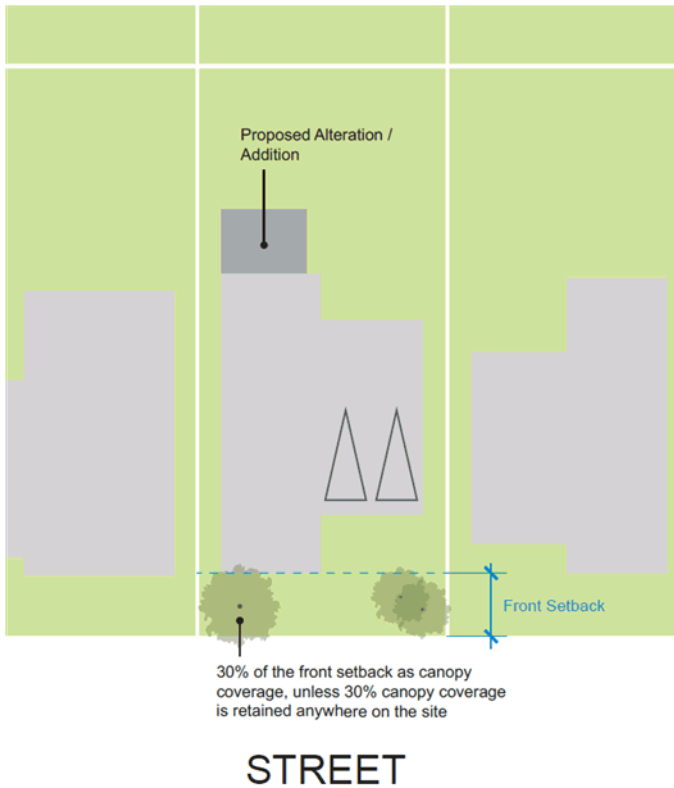


Figure C5.154.910 – Additions and Alterations

5.165 Parking

5.165.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

5.176 Design of Car Parking Spaces

5.176.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

5.187 Vehicular Access

5.187.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

5.198 Pedestrian Access

5.198.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.2019 Site Works

5.20.119 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

5.210 Retaining Walls

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5.210.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

5.224 Stormwater Management

5.224.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

5.232 Visual Privacy

5.232.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

5.243 Solar Access for Adjoining Sites

5.243.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

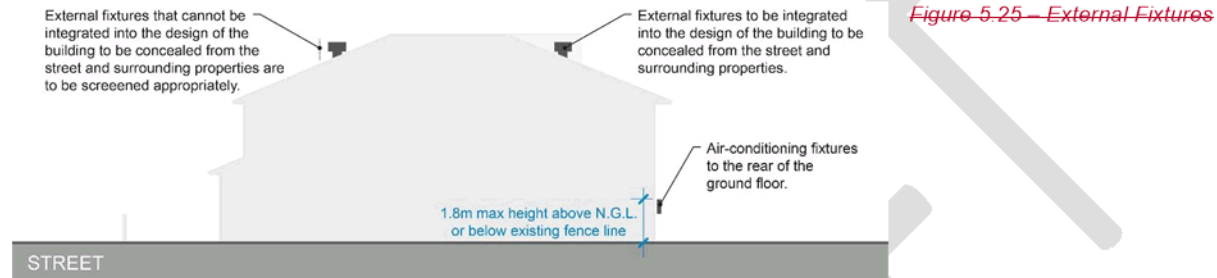
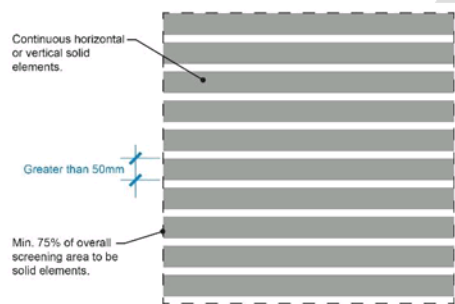
5.254 Outbuildings

5.253.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

5.265 External Fixtures, Utilities and Facilities

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4 and 6.4.65 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.265.1 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 <u>C4.3</u>, <u>C4.4</u>, 6.4.5 C5.3 and <u>6.4.5</u> C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.265.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> not visible from the street and surrounding properties; or integrated with the design of the building. <p>C5.265.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C5.265.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

Not Accepted

N5.25.1 External fixtures are not permitted to protrude above the roofline.*Figure 5.25 – External Fixtures**Figure 5.25 – External Fixtures**Figure C5.25.2 – Screening of External Fixtures*

Section 5 – Residential Areas

5.26 Utilities and Facilities

~~5.26.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.6 of the R Codes apply.~~

5.27 Ancillary Dwellings

5.27.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.28 Aged or Dependent Persons' Dwellings

In accordance with the City's Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings.

5.29 Single Bedroom Dwellings

5.29.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.3 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.30 Environmentally Sustainable Design

5.30.1 ~~The All Design Principles and Local Housing Objectives deemed to comply criteria of PC~~ Clause 1.5 clause 1.8.1 of Part 2 Section 4 of this Policy applies to development in the Residential Built Form Area to all development with the exception of the erection or extension of single houses or grouped dwellings.

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Section 5 – Residential Areas

5.31 Development on Rights of Way

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p>P5.31.1 Design Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.</p> <p>P5.31.2 Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.</p> <p>P5.31.3 <u>Development which provides suitable space for safe vehicle movement in the right of way.</u></p>	<p>P5.31.1 Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.</p> <p><u>Orientation</u></p> <p>C5.31.2 Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.</p> <p><u>Setbacks</u></p> <p><i>The following setback provision is subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p>C5.31.3 Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.</p> <p><u>Access</u></p> <p>C5.31.4 Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way is to <u>shall</u> be 1.5 metres.</p>

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	C5.31.5 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
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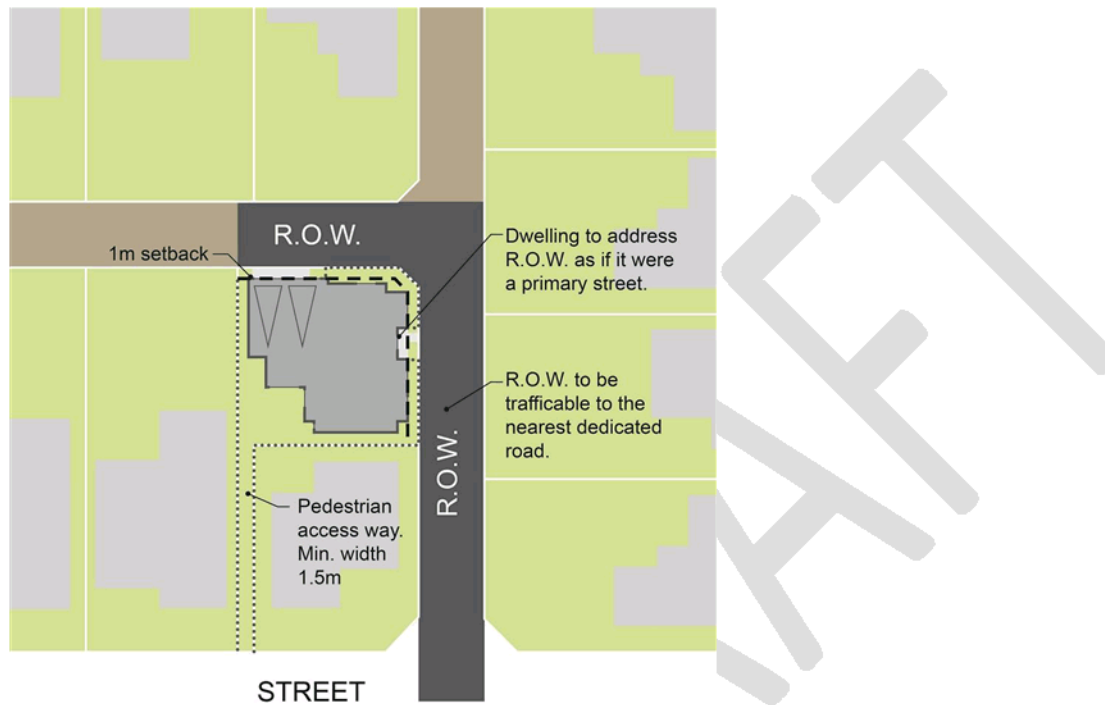


Figure 5.31 – Corner development on rights of way

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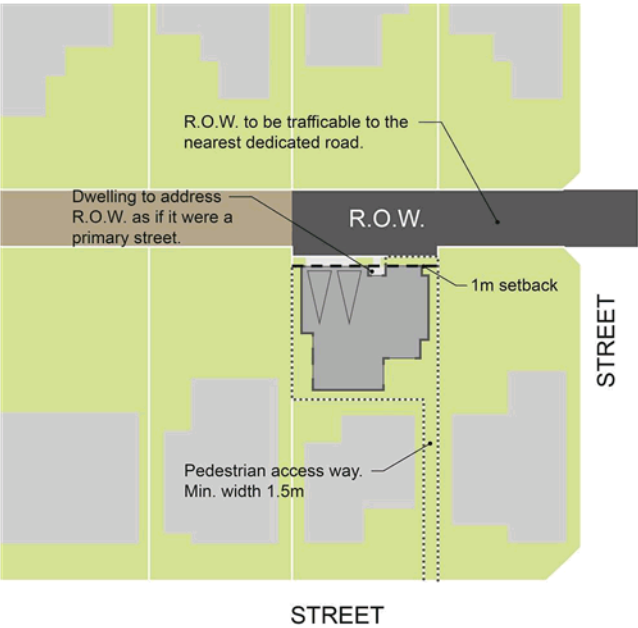


Figure 5.31 – Development on rights of way

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Appendix 1 – DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
POLICY NO. 7.1.1
BUILT FORM

POLICY NO. 7.1.1

BUILT FORM

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PART 1 – PRELIMINARY

POLICY DEVELOPMENT

This Policy has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

PURPOSE & APPLICATION

The purpose of this Policy is to provide guidance on development in the City of Vincent. This Policy applies to all development applications in the City of Vincent.

POLICY OBJECTIVES

Context

1. Development which integrates land use, public space and the form of the built environment.
2. Ensure development is respectful of local and historic context.
3. Preserve and reinterpret established built form and social character.
4. Facilitate redevelopment while maintaining and enhancing amenity.

Design

5. To facilitate good quality and well-designed development, including both buildings and landscaping.
6. Development which facilitates activity and vibrancy.
7. Contribute to and bridges between planning and design specialties.
8. Encourage development that incorporates the principles of Crime Prevention through Environmental Design.
9. To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.

Sustainability

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10. High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.
11. Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.

Movement

12. Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.

Housing

13. To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.
14. A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the City of Vincent local planning policy framework. Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails. Where this Policy is inconsistent with an adopted Local Development Plan, Activity Centre Plan or Structure Plan, the adopted Local Development Plan, Activity Centre Plan or Structure Plan prevails.

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (e.g. Character Retention Area Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

DEFINITIONS

Active Frontage	A ground floor space where there is visual engagement between those in the street and those on the ground floors of buildings.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.
Awning	A roof like structure attached to a building to provide shelter.
Building Height	As per the R Codes.

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Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions, but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> .
Deep Soil Area	Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.
External Fixtures	As per the R Codes.
Landscaping	<p>As per the R Codes with additional clarification on "any other such area approved of by the decision-maker as landscaped area" to be defined as:</p> <p>Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.</p>
Natural Ground Level	As per the R Codes.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footings.
Planting Area	An area with a minimum soil depth of 1m that supports growth of medium to large canopy trees.
Primary Street	As per the R Codes.
R Codes	Refers to State Planning Policy 3.1: Residential Design Codes (as amended).
Secondary Street	As per the R Codes.

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Skillion Roof	A mono-pitch roof form.
Soft Landscaping	An area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots, artificial turf, green walls and porous paving areas.
Stall Riser	The part of a shop front below a window.
Streetscape Design Elements	Features of the street including, colour palette, texture, scale, materials and roof pitch.
Streetscape	The visual elements of a street including the road, adjoining buildings, foot paths, street furniture, trees and open spaces that combine to form the street's character.
Verandah	As per the R Codes.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	As per the R Codes.

APPLICATION OF POLICY & DEVELOPMENT STANDARDS

1. Application

- 1.1. Part 2, Section 1 of this Policy applies to applications for development in the areas identified as town centre areas on Figure 1, pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.2. Part 2, Section 2 of this Policy applies to applications for development in the areas identified as activity corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.3. Part 2, Section 3 of this Policy applies to applications for development in the areas identified as mixed use areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.4. Part 2, Section 4 of this Policy applies to applications for development in the areas identified as transit corridor areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.5. Part 2, Section 5 of this Policy applies to applications for development in the areas identified as residential areas on Figure 1 pursuant to Schedule 2, Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 1.6. Development in the areas identified as reserves on Figure 1 are not subject to the provisions of this Policy.

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-
- 1.7. Development on sites zoned Regional Centre, District Centre, Local Centre and Commercial are to be guided by the R-AC3 provisions of the R Codes for multiple dwelling or commercial development and R80 for the development of single houses or grouped dwellings or commercial premises in the residential built form area.

2. Development Standards

- 2.1. Applications for development that comply with the relevant Deemed to Comply policy provisions are considered to be acceptable and will therefore be approved.
- 2.2. Applications for development that seek departure from the Deemed to Comply policy provisions may be deemed to be acceptable where the following occurs:
- 2.2.1 The applicant applies for assessment against the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
- 2.2.2 The applicant provides adequate justification against those Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme;
- 2.2.3 Where required by the City's Policy 4.2.13 – Design Advisory Committee (DAC), the applicant presents the development to the DAC to review and provide comment to the City regarding whether the application meets the relevant Design Principles contained within the Policy and Appendix 1 and Local Housing Objectives; and
- 2.2.4 The City will assess and determine at its discretion that the outcome will achieve the relevant Design Principles, Local Housing Objectives, Policy Objectives and Objectives of the local planning scheme.

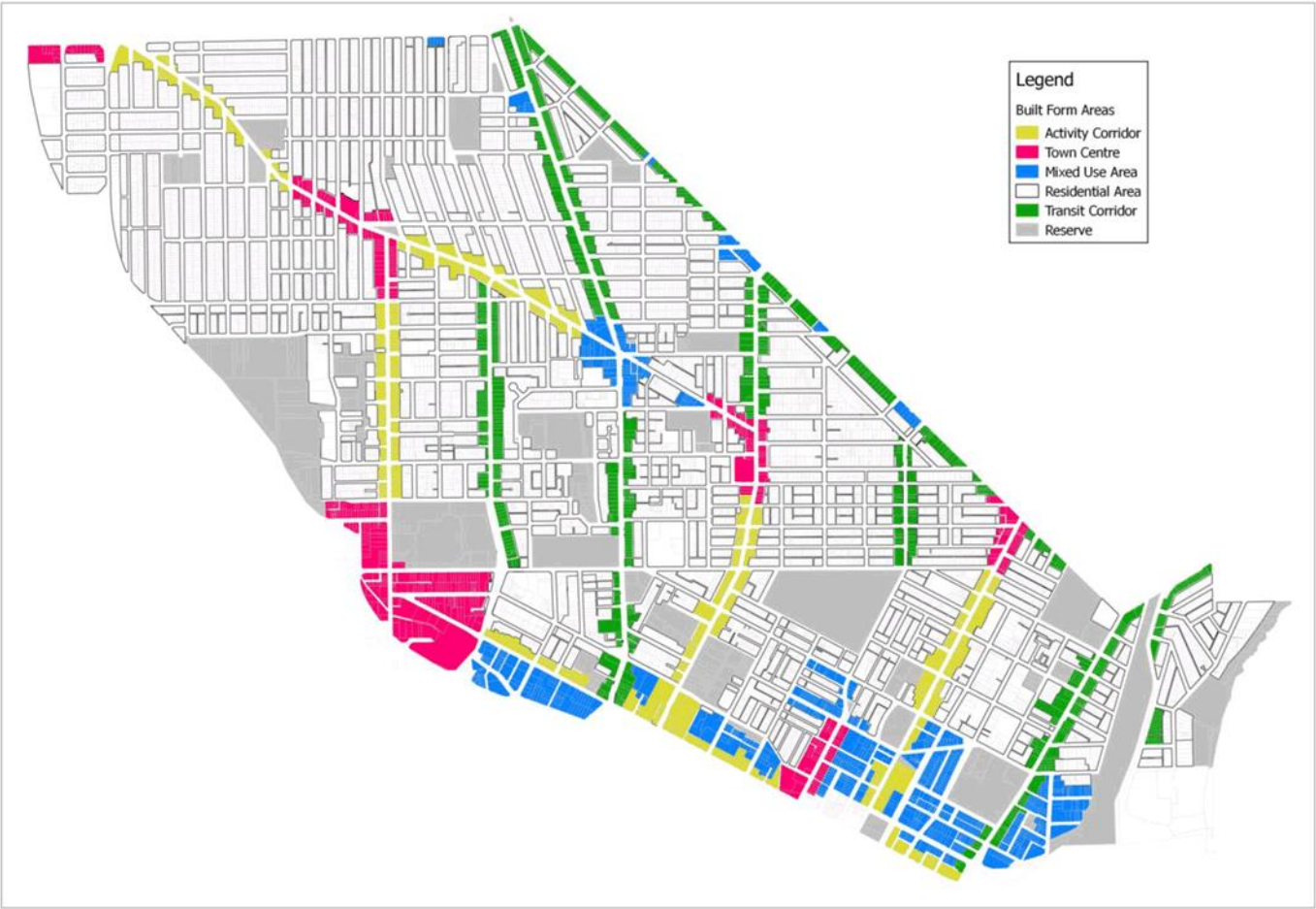


FIGURE 1 – BUILT FORM AREAS



FIGURE 2 – BUILDING HEIGHTS

PART 2 - POLICY PROVISIONS

Section 1 – Town Centres

Part 2, Section 1 of this Policy applies to Town Centres as shown in Figure 1 – Built Form Areas.

Section 1 – Objectives

1. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes.
2. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Establish well-connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
5. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
6. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
7. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
8. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
9. Development which is sustainable – Design buildings to maximise passive heating and cooling and minimise energy use and emissions.
10. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

1.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C1.1.1 Development that is consistent with the building heights provided in Table 1 and Figure 2.
P1.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C1.1.2 External fixtures may extend beyond the maximum height in Table 1 and Figure 2 where they are not visible from the street or neighbouring properties.
P1.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C1.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P1.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P1.1.5 The City may approve development which exceeds the maximum height stated in Table 1 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P1.1.1 – P1.1.4.	

TABLE 1: Building Height – Town Centres

Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Leederville	In accordance with the Leederville Masterplan, and where no height is stated the maximum is to be 6 storeys, with the exception of the below requirements.: Vincent Street – 5 storeys Carr Place – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Vincent Street – 5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
	Carr Place – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
North Perth	Fitzgerald Street – 6 storeys Angove Street – 4 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
	Angove Street – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

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Location	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Perth	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Lawley / Highgate	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Mount Hawthorn	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Glendalough	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m

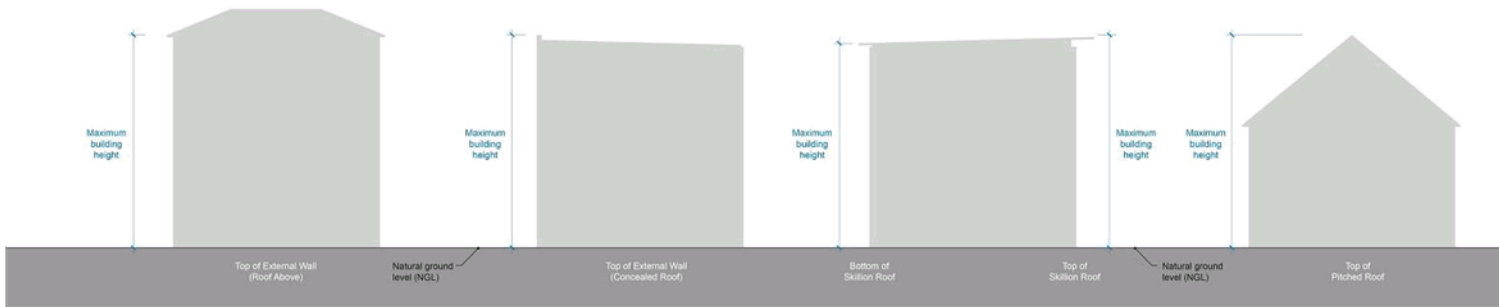


Figure C1.1.1 – Building Height Measurement

1.2 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P1.2.1 Development which incorporates design elements that reduce the impact of building bulk.</p>	<p>C1.2.1 Primary and secondary street setback is nil.</p>
<p>P1.2.2 Development which maximises natural light access, natural ventilation and, internal and external privacy.</p>	<p><u>Lot Boundary Setbacks Adjoining Non-Residential Built Form Areas</u></p>
<p>P1.2.3 Setbacks that facilitate the provision of landscaping.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P1.2.4 Development which activates and addresses rights of way.</p>	<p>C1.2.2 Minimum side boundary setbacks for the first two storeys is nil.</p>
<p>P1.2.5 Street setbacks that facilitate the provision of useable open space, alfresco dining opportunities and landscaping which contributes to canopy coverage.</p>	<p>C1.2.3 Side boundary setbacks for development three storeys and above and rear boundary setbacks are to be in accordance with Table 5 of the R Codes.</p>
	<p><u>Lot Boundary Setbacks Adjoining Residential Built Form Areas</u></p>
	<p>C1.2.4 Lot boundary setbacks in accordance with the following tables:</p>

			Subject Property								
			R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code
Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C	C
		R30	A	A	B	B	C	C	C	C	C
		R40	A	A	A	B	B	C	C	C	C
		R50	A	A	A	A	B	B	C	C	C
		R60	A	A	A	A	A	B	B	B	B
		R80	A	A	A	A	A	D	D	D	D
		R100+	A	A	A	A	A	D	D	D	D
		No R-Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area		A	A	A	A	A	D	D	D	D

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		Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A		R Codes table 2a and 2b;	R Codes table 2a and 2b;
B		4.5m	6.5m
C		6.5m	12.5
D		R Codes Table 5	R Codes Table 5
<p>C1.2.5 Balconies are to be setback a minimum of 7.5 metres.</p> <p><u>Development Adjoining Rights of Way</u></p> <p>C1.2.6 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.</p> <p>C1.2.7 Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.</p>			

1.3 Building Design

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives provide guidance for development subject to Part 5 of the R Codes; and augment the Design Principles in clause 6.2.4 of the R Codes. For all development that is not subject to the R Codes, the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.3.1 Appropriate use of a variety of materials and finishes that complement elements of the existing local character whilst avoiding the use of faux (made as an imitation, fake or false) materials.	C1.3.1 Commercial Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
P1.3.2 Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improves the amenity of adjoining properties and the streetscape.	C1.3.2 Commercial Development located on a corner lot shall address and emphasise the corner and provide active frontages on both street frontages.
P1.3.3 Fire boosters, mail boxes and external fixtures that are located to minimise the impact on the public realm.	C1.3.3 Service areas and vehicular access shall be: (a) Taken from the rear laneway or secondary street in the first instances; or (b) Collocated where taken from the primary street to maximise the width of active frontages.
P1.3.4 Development that achieves visual interaction with the vehicle and pedestrian approaches.	C1.3.4 Fire boosters, mail boxes and external fixtures shall not be located on the ground floor façade.
P1.3.5 Development which integrates and/or acknowledges the design elements of the street.	C1.3.5 Commercial Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.
P1.3.6 Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.	C1.3.6 Commercial Development shall provide a protective awning over the pedestrian footpath.
P1.3.7 Development expressed with strong visual elements that integrate with both street frontages.	C1.3.7 Development shall identify key design elements in the local area and streetscape through an Urban Design

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P1.3.8	Create cohesion of both street frontages and contribute to a comfortable pedestrian environment by addressing each frontage with awnings.		Study and integrate and acknowledge these design elements where possible whilst avoiding the use of faux materials.
P1.3.9	Designed to address developments on the opposing street corner.	C1.3.8	Commercial Building facades visible from the public realm shall: (a) Incorporate a variety of materials, colours, textures and depths; (b) Not present a blank, monotonous, repetitious or dominant building treatment; (c) Incorporate architectural or functional elements integrated into the façade, rather than cosmetic or superficial attachments to the building; (d) Incorporate vertical articulation by using tall and narrow façade treatments; (e) Incorporate articulation such as doorways, windows, seating ledges, sills, stall risers and other detailing; (f) Minimise use of shallow framings systems and thin wall/glazing systems; (g) Integrate fire boosters, mail boxes and external fixtures into the building design or screen them so they appear as part of the façade; and (h) Integrate signage into the design and articulation on the ground floor.
P1.3.10	Development shall integrate with adjoining public spaces and provide building frontages that contribute to the liveliness, interest, comfort and safety of these public spaces.		
P1.3.11	Ground floor façade depths which provide robustness and space for detail.		
P1.3.12	Active frontage allowing uses to be clearly visible from the street.		
P1.3.13	Emphasise vertical articulation to break up building mass and highlight street level uses and details.		
P1.3.14	Development which retains traditional commercial facades where possible.		
P1.3.15	Contemporary active frontages which are designed with the core elements of traditional shopfront design.	C1.3.9	Where provided, doorways shall have a depth between 500mm and 1.5m to clearly articulate entrances to commercial buildings and tenancies.
P1.3.16	Ground floor commercial spaces which increase engagement with the public realm with opening doors, windows and walls.	C1.3.10	Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.
P1.3.17	Security measures which do not adversely detract from the streetscape.	C1.3.11	Where provided, stall risers shall be a minimum height of 450mm.

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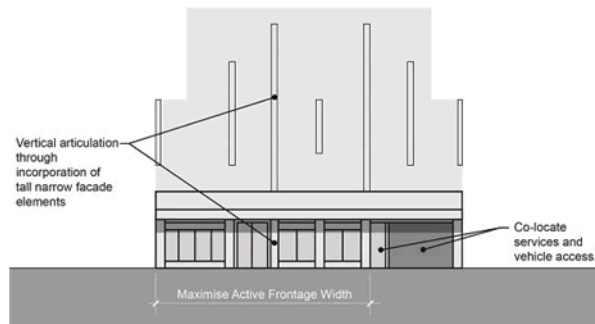
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<p>P1.3.18 Adhere to the performance criteria of the Western Australian Planning Commissions, Designing Out Crime Planning Guidelines.</p> <p>P1.3.19 Regular entrances with attractive, open and operable shopfronts, which increase the interest and engagement of pedestrians and improve walkability and vibrancy.</p> <p>P1.3.20 Spaces which accommodate relevant and desirable uses.</p> <p>P1.3.21 Tenancies which maintain the regular spacing rhythm of the streetscape.</p> <p>P1.3.22 Development designed to be adaptive and cater for changing uses over time.</p> <p>P1.3.23 All design elements and spaces within the development must have purpose, 'dead' spaces are not supported.</p> <p>P1.3.24 High quality durable materials and textures used at street level which reference the surrounding context where possible.</p> <p>P1.3.25 Detailed and/or sustainably sourced materials which are highly engaging to the pedestrian.</p> <p>P1.3.26 Provide a continuous network of pedestrian shelter along building frontages to encourage walking and to provide protection from the elements.</p> <p>P1.3.27 Contribute to the legibility of a building and enhance building façade articulation.</p>	<p>C1.3.12 Commercial Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.</p> <p>C1.3.13 Security measures shall be: (a) Located and installed internally behind the glazing line or recessed between elements in the façade such as columns or doorway recesses; (b) Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.</p> <p>C1.3.14 Ground floor tenancies within new mixed use and commercial buildings shall provide an acoustic report which demonstrates that they are capable of attenuating noise for a range of land uses including high intensity uses such as small bars and restaurants.</p> <p>C1.3.15 Where provided, awnings shall be: (a) A minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage; (b) Be setback a minimum of 600mm from the face of kerb; (c) Respond to any existing and/or proposed verge trees; (d) Respond to the height, depth and form of existing awnings on the subject and adjoining buildings; (e) Respond to the slope of the site; and (f) Integrated with the design of the façade</p> <p>C1.3.16 Verandahs and collonades are only permitted where they are constructed wholly within the lot boundaries of development site.</p>
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<p>P1.3.28 Create a human scale space that encourages window shopping and outdoor trading and dining.</p> <p>P1.3.29 Be considered an integral part of the overall architecture of the development and considers the form of existing awnings.</p> <p>P1.3.30 Designed to allow unobstructed access to public spaces.</p> <p>P1.3.31 Design which is responsive to any existing and/or proposed verge trees.</p> <p>P1.3.32 The City may approve development which does not provide an awning where landscaping, which provides equal or greater coverage than an awning, is proposed.</p>	
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C1.3.3 & C1.3.8(d) – Town Centre Facades

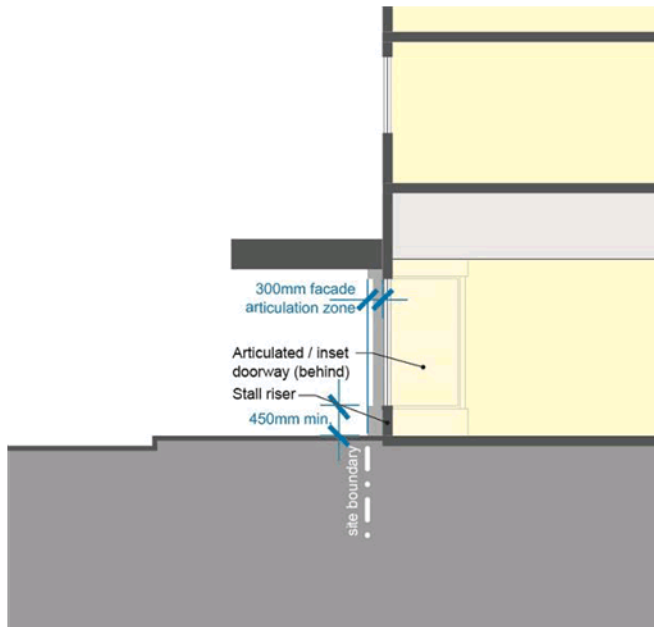


Figure C1.3.8, C1.3.9, C1.3.10 & C1.3.11 – Façade Design

1.4 Landscaping

Design Principles & Local Housing Objectives	Deemed to Comply															
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</i></p>															
<p>P1.4.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p> <p>P1.4.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings</p> <p>P1.4.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p> <p>P1.4.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p> <p>P1.4.5 Development that offsets the impact of removing existing trees.</p> <p>P1.4.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p> <p>P1.4.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>C1.4.1 Deep Soil Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Areas (minimum % of site)</th></tr><tr><td><650m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>650m² – 1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>>1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr></table> <p>C1.4.2 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p> <p>C1.4.3 Planting Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr></table>	Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)	<650m ²	1m ² 1m x 1m	12%	650m ² – 1,500m ²	1m ² 1m x 1m	12%	>1,500m ²	1m ² 1m x 1m	12%	Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)
Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)														
<650m ²	1m ² 1m x 1m	12%														
650m ² – 1,500m ²	1m ² 1m x 1m	12%														
>1,500m ²	1m ² 1m x 1m	12%														
Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)														

		<650m ²	1m ² 1m x 1m	3%
		650m ² – 1,500m ²	1m ² 1m x 1m	3%
		>1,500m ²	1m ² 1m x 1m	3%

C1.4.4 At least 80%* of the lot boundary setback area at ground level shall be provided as canopy coverage at maturity.

C1.4.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.

C1.4.6 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.

C1.4.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.

C1.4.8 Existing trees shall be retained where they are:
(a) Healthy specimens with ongoing viability; and
(b) Species not included on an applicable weed register.

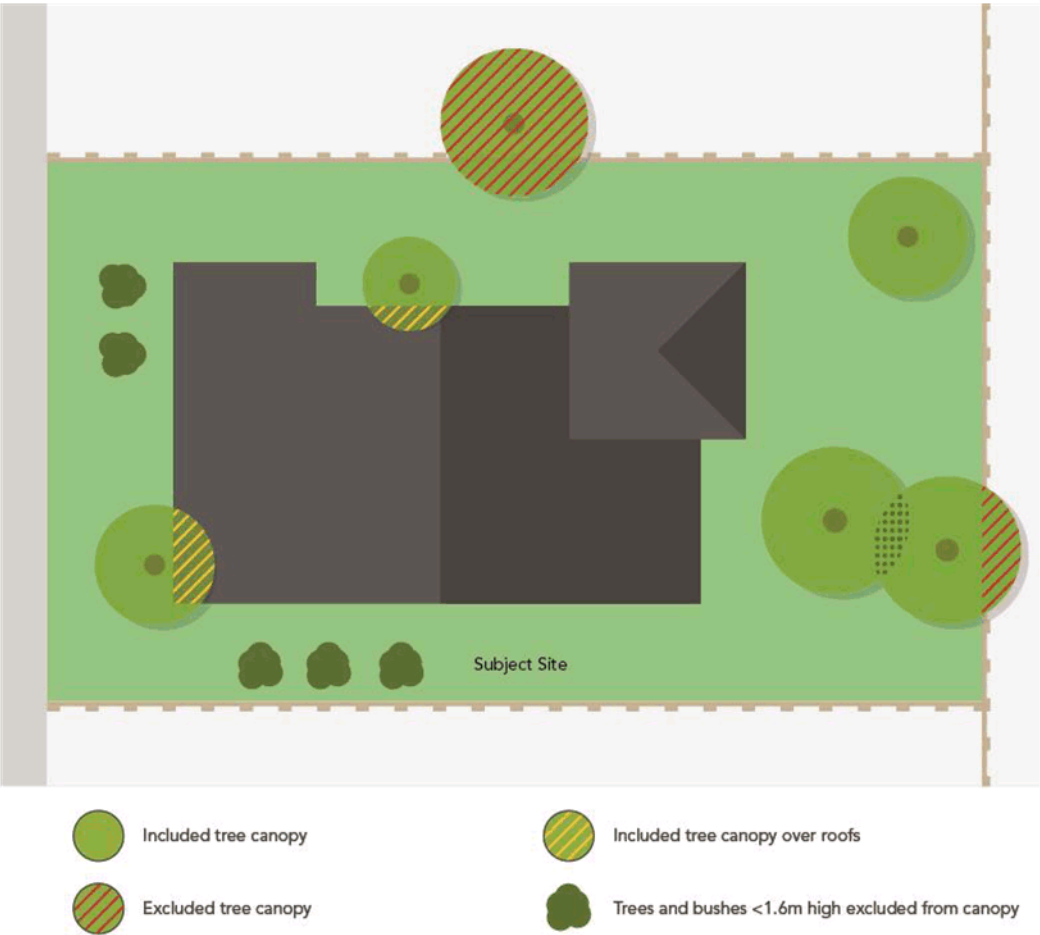


Figure C1.4.4

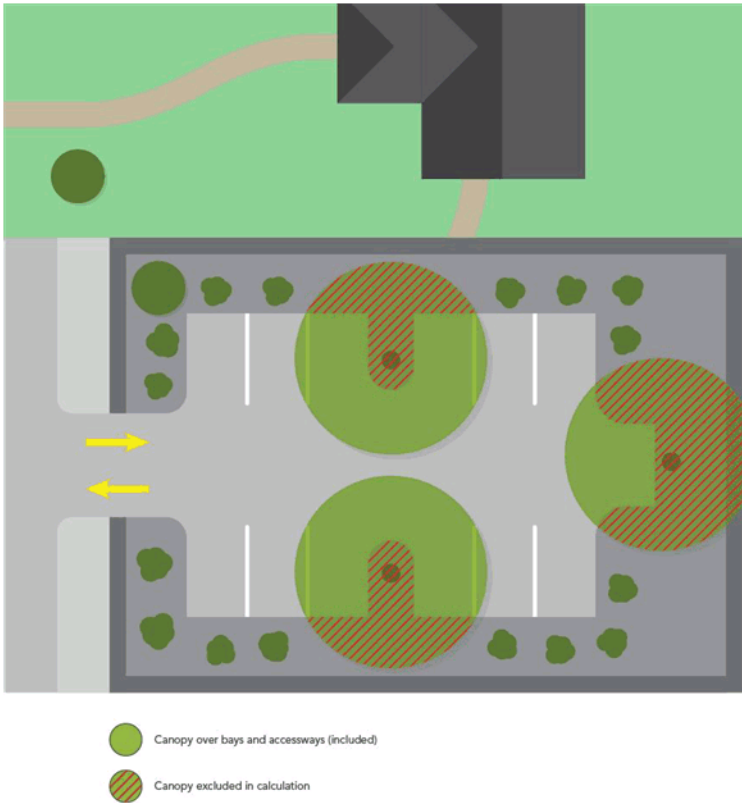


Figure C1.4.4

1.5 Environmentally Sustainable Design

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes.</i></p> <p><i>Where the R Codes apply to a development the following provisions augment the R Codes and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.</i></p> <p>P1.5.1 Development that considers the whole of life environmental impact of the building and incorporates measures to reduce this impact.</p> <p>P1.5.2 Development that maximises use of light coloured materials to reduce heat retention.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions amend the Deemed to Comply requirements in clause 5.3.9, 5.4.2, 5.4.4, 6.3.8, 6.4.2 and 6.4.5 of the R Codes.</i></p> <p>C1.5.1 Development shall incorporate:</p> <ul style="list-style-type: none"> (a) Site planning principles that maximise solar passive design opportunities for both summer and winter; (b) Natural ventilation and daylight penetration to reduce energy consumption; (c) Daytime areas with north-facing glazing to allow passive solar heating during winter; (d) Openable windows and/or ceiling fans to habitable rooms or occupied spaces that allow natural and cross ventilation; (e) Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications; and (f) Climate moderation devices to reduce passive solar gain in summer and increase passive solar gain in winter. <p>C1.5.2 Flat roof structures that are not visible from the street or adjacent properties shall be white.</p>

	<p>C1.5.3 Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.6, unless an alternative is identified in the Urban Design Study.</p> <p>C1.5.4 Development shall achieve one of the environmental performance ratings shown in the below table, or their equivalent*.</p>
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Accepted Frameworks	Rating	Specifications / compliance requirements	Minimum requirement to be achieved
Green Building Council of Australia's Green Star rating system		current Design and As-Built rating tool	5 star Green Star rating
or			
Life Cycle Assessment Methodologies		ISO 14044 "Environmental management – Life cycle assessment – Requirements and Guidelines" and EN15978 "Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method."	<p>Residential component:</p> <ul style="list-style-type: none"> - Global warming potential of the development over its lifetime to be reduced by 50% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 25% or more when compared to the average Australian code-compliant equivalent building built at the same time. <p>Commercial component:</p> <ul style="list-style-type: none"> - Global warming potential of the development over its lifetime to be reduced by 30% or more when compared to the average Australian code-compliant equivalent building built at the same time. - Water use of the development over its lifetime to be reduced by 15% or more when compared to the average Australian code-compliant equivalent building built at the same time.

*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.

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Section 1 – Town Centres

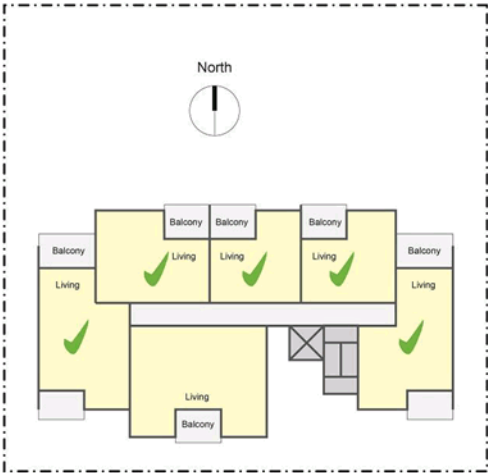


Figure C1.5.1 – Solar orientation

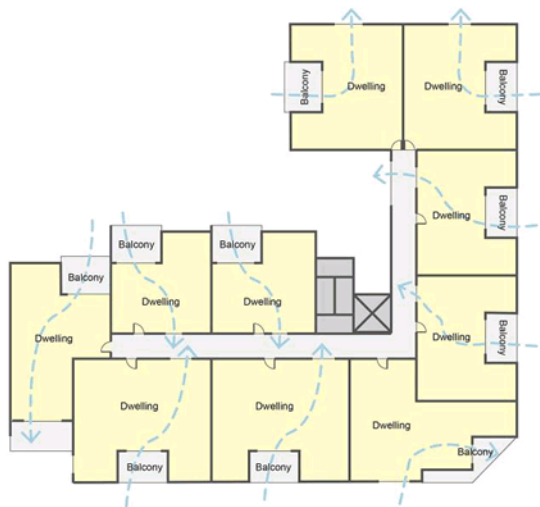


Figure C1.5.1 – Cross Ventilation

1.6 Pedestrian Access

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.2.3 and 6.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.1 and 6.2.1 C1.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P1.6.1 Ground floor levels which allow dignified and equitable accessibility and unobstructed activity to flow between the development and the public realm.	C1.6.1 Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
P1.6.2 Pedestrian entrances shall be clearly identified into buildings to provide a well-designed and functional public realm interface for all users.	C1.6.2 Access for pedestrians which directly fronts the primary street.
P1.6.3 Pedestrian entrances need to be welcoming and legible and clearly differentiated for all use types.	C1.6.3 Developments shall distinguish residential entries from retail and other commercial entries.
P1.6.4 Levels which create a direct visual connection between passers-by and the internal occupants or users.	C1.6.4 Internal ground floor level to be at grade.
P1.6.5 Provide new pedestrian links to improve permeability in local areas.	C1.6.5 Design of balustrades to be integrated into the design of the development.
P1.6.6 Public pedestrian links are preferred over private access links.	C1.6.6 Ramps are not to exceed 50% of the active frontage.
P1.6.7 Open air, unenclosed laneways and courtyard/squares are preferred.	

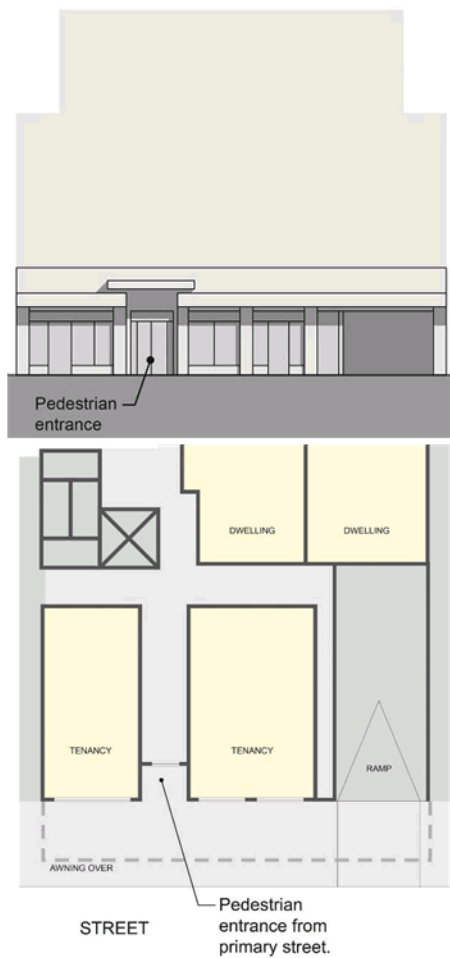


Figure C1.6 - Access

Section 1 – Town Centres

1.7 Vehicle Access & Parking

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Where the R Codes apply to a development the following provisions augment clauses 5.3.3, 5.3.4, 5.3.5, 6.3.3, 6.3.4 and 6.3.5 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p><i>For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><u>Vehicle Access</u></p>
<p>P1.7.1 Vehicle access to and from site is to be safe, manageable and convenient.</p>	<p>C1.7.1 Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists.
<p>P1.7.2 Pedestrian priority and safety is to be ensured by minimising the number, location and design of vehicle crossovers.</p>	
<p>P1.7.3 Minimise breaks in the street wall to maximise active frontages.</p>	
<p>P1.7.4 Service areas, loading bays and vehicle entrances should gain access from the Secondary Street or right of way where ever possible.</p>	<p>C1.7.2 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.</p>
<p>P1.7.5 Minimise visual impact of car parking and supporting infrastructure from the primary or secondary streets.</p>	<p>C1.7.3 Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.</p>
<p>P1.7.6 Unobstructed sight lines provided at vehicle access points to ensure safety and visibility along vehicle access ways, streets, rights of way, communal streets, crossovers, and footpaths.</p>	<p>C1.7.4 Roller shutters and screens are to be visually permeable.</p>
<p>P1.7.7 Suitable end of trip facilities should be included in the initial design of the building.</p>	<p>C1.7.5 Onsite parking for a development shall be located beneath or at the rear of buildings.</p> <p>C1.7.6 In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.</p>

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Section 1 – Town Centres

<p>P1.7.8 Maximise the retention of existing mature vegetation through the location and design of vehicle access.</p>	
<p>P1.7.9 Car parking which is clearly differentiated for different use types and identifiable from the street.</p>	<p>C1.7.7 Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.</p>
	<p>C1.7.8 Existing trees must not be removed to provide for vehicle access.</p>
	<p><u>Crossovers</u></p>
	<p>C1.7.9 Each lot is to provide a maximum of one crossover.</p>
	<p>C1.7.10 The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.</p>
	<p>C1.7.11 The location of crossovers should maximize the ability to provide on-street car parking spaces.</p>
	<p>C1.7.12 Where a crossover meets a pedestrian path there must be clear communication of pedestrian priority.</p>
	<p>C1.7.13 Crossovers must be setback a minimum of 0.5m from the lot boundary.</p>

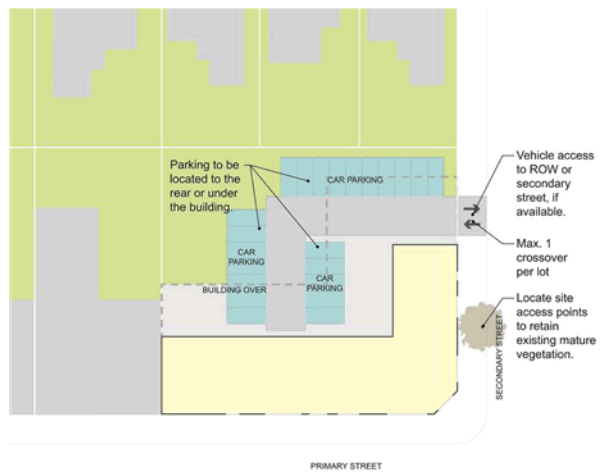


Figure C1.7 – Vehicle Access and Parking

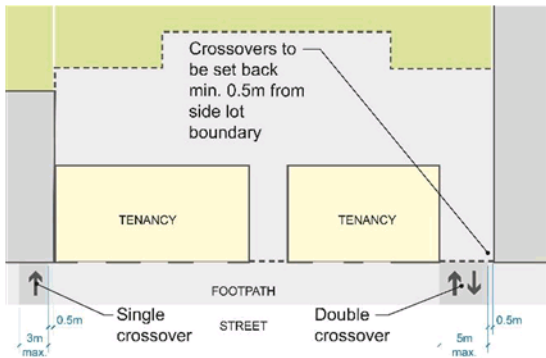


Figure C1.7.9 – C1.7.13 - Crossovers

1.8 Service Areas & External Fixtures

Design Principles & Local Housing Objectives	Deemed to Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4, 5.4.5, 6.4.5 and 6.4.6 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P1.8.1 Service areas and external fixtures shall be easily maintained, adequate and attractive and should be incorporated into the overall design of buildings and support renewable energy initiatives.</p> <p>P1.8.2 Developments should provide adequate waste storage facilities for each dwelling and/or commercial premises and this should be considered at the early stage of the design process.</p> <p>P1.8.3 New development should consider the undergrounding of power supply in order to improve the streetscape and provide space for increased landscaping, canopy coverage and development.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C1.8.1 Development must comply with Western Power Corporation Easements and Restriction Zones.</p> <p>C1.8.2 External fixtures are required to be concealed from the street and surrounding properties, located on the roof, basement or at the rear of the development.</p> <p>C1.8.3 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C1.8.4 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p><i>Where the R Codes apply to a development the following provisions augment clauses 5.4.5 C5.2 and 6.4.6 C6.2 and apply as local housing objectives pursuant to Clause 7.3.1(b) of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>

	<p>C1.8.5 Where there is an increased waste requirement, an area for waste management must be provided in accordance with the City's Waste Requirement Guidelines.</p> <p>C1.8.6 For any development a waste management plan must be provided which is to include information relating to the ability to adapt the waste storage spaces for any future increases in waste management requirements.</p>
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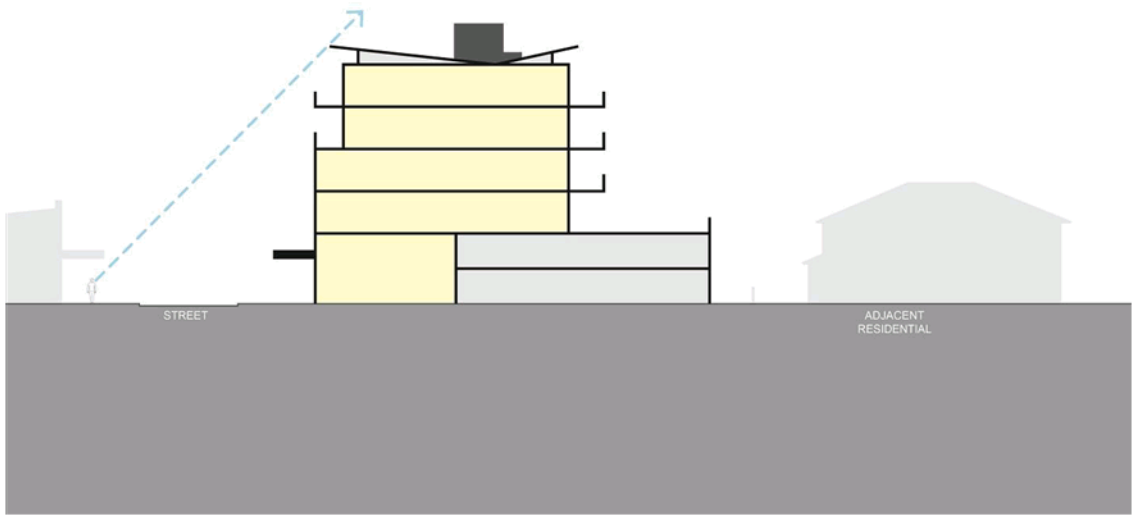


Figure C1.8 – External Fixtures

Section 2 – Activity Corridors

Part 2, Section 2 of this Policy applies to Activity Corridors as shown in Figure 1 – Built Form Areas.

Section 2 – Objectives

1. Improve the built form connection between the City's Town Centres – Design which provides connection between the City's Town Centres.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
11. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

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Section 2 – Activity Corridors

2.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P2.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C2.1.1 Development that is consistent with the building heights provided in Table 2 and Figure 2.
P2.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C2.1.2 External fixtures may extend beyond the maximum height in Table 2 and Figure 2 where they are not visible from the street or neighbouring properties.
P2.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C2.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P2.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P2.1.5 The City may approve development which exceeds the maximum height stated in Table 2 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P2.1.1 – P2.1.4.	

TABLE 2: Building Height – Activity Corridors

Activity Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Oxford Street	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Scarborough Beach Road	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Newcastle St to Vincent St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Fitzgerald Street (Vincent St to Raglan Road)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Newcastle Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Beaufort Street (Newcastle St to Lincoln St)	5 storeys	16.4m	17.4m	16.4m	17.4m	19.4m
Beaufort Street (Lincoln St to Walcott St)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m

2.2 Activity Corridor Development Requirements

2.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 3 – Mixed Use

Part 2 Section 3 of this Policy applies to Mixed Use Areas as shown in Figure 1 – Built Form Areas.

Section 3 – Objectives

1. Provide for a variety of Built Form - built form which facilitates positive interaction between a mix of land uses and residential densities.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Ensure that buildings contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside.
4. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
5. Establish better connected, weather protected spaces - Protect pedestrians under awnings and increase activation along both north-south and east-west directions.
6. Reinforce and continue traditional design and character of established streetscapes - Materials, scale, awnings and appropriately designed outdoor alfresco areas.
7. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
8. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
9. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
10. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
11. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

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Section 2 – Activity Corridors

3.1 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Sections 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P3.1.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C3.1.1 Development that is consistent with the building heights provided in Table 3 and Figure 2.
P3.1.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C3.1.2 External fixtures may extend beyond the maximum height in Table 3 and Figure 2 where they are not visible from the street or neighbouring properties.
P3.1.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C3.1.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P3.1.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
P3.1.5 The City may approve development which exceeds the maximum height stated in table 3 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P3.1.1 – P3.1.4.	

TABLE 3: Building Height – Mixed Use Areas

Mixed Use Area	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Area bounded by Newcastle St, Loftus St, Mitchell Freeway and Charles St	7 storeys	22.6m	23.6m	22.6m	23.6m	25.6m
Area bounded by Carr St, Charles St, Newcastle St and Fitzgerald St	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Between Fitzgerald St and William St	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Brisbane St						
Bulwer St						
Charles St						
Green St						
Walcott St						
William St						
Between William St and Lord St						
North Perth						

Area bounded by Summers St, Lord St, Graham Farmer Freeway and East Parade (Except where defined below)	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
Edward St South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Edward St North	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Caversham South	8 storeys	25.7m	26.7m	25.7m	26.7m	28.7m
Caversham North	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton South	10 storeys	31.9m	32.9m	31.9m	32.9m	34.9m
Cheriton North	12 storeys	38.1m	39.1m	38.1m	39.1m	41.1m

3.2 Mixed Use Development Requirements

3.2.1 All development requirements of Section 1 – Town Centres applies with the exception of Clause 1.1.

Section 4 – Transit Corridors

Part 2 Section 4 of this Policy applies to Transit Corridors as shown in Figure 1 – Built Form Areas.

Section 4 – Objectives

1. Provide for medium to high density residential development - built form which facilitates for the quality design of medium to high density development.
2. Improve all street level ground floor spaces - The relationship of building design and uses to the adjacent public domain is vital to ensure attractive, interesting, pedestrian friendly outcomes;
3. Design which encourages active participation by the public - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
4. Reinforce and continue traditional design and character of established streetscapes - Materials and scale which fits within its context.
5. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
6. Design for change – New development should be flexible to respond to future changes in use, lifestyle and demography.
7. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
8. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
9. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

4.1 Building Size

- 4.1.1 Where Part 5 of the R Codes applies, and for all other development, no provisions apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.1.1 of the R Codes apply.

4.2 Building Height

Design Principles & Local Housing Objectives	Deemed to Comply
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>	<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>
P4.2.1 Height that is situated on a site to minimise amenity impacts to neighbouring properties and the streetscape.	C4.2.1 Development that is consistent with the building heights provided in Table 4 and Figure 2.
P4.2.2 Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C4.2.2 External fixtures may extend beyond the maximum height in Table 4 and Figure 2 where they are not visible from the street or neighbouring properties.
P4.2.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	C4.2.3 The lowest point of a skillion roof is to be a maximum of the 'Top of external wall (roof above)' height stated in Part 1 of this policy.
P4.2.4 Design which minimises overlooking and overshadowing where it impacts residential development.	
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.	

TABLE 4: Building Height – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
Loftus Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street: Between Newcastle St and Carr St						
West side and lots fronting Newcastle	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East side	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Charles Street (Carr Street to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R80 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Fitzgerald Street (Angove St to Walcott St)	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
Walcott Street	3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m
Lord Street	6 storeys	19.5m	20.5m	19.5m	20.5m	22.5m
East Parade	R60 – 3 storeys	10.2m	11.2m	10.2m	11.2m	13.2m

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Section 4 – Transit Corridors

Transit Corridors	Maximum No. of Storeys	Maximum Building Height				
		Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
	R100 – 4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m
William Street (Vincent St to Walcott St)	4 storeys	13.3m	14.3m	13.3m	14.3m	16.3m

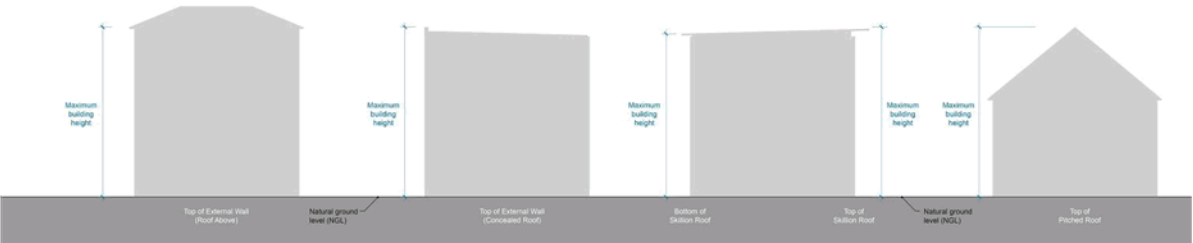


Figure C4.2.1 – Building Height and Measurement

4.3 Setbacks

Design Principles & Local Housing Objectives	Deemed to Comply	
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2, 5.1.3, 6.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P4.3.1 Development which incorporates design elements that reduce the impact of building bulk.</p> <p>P4.3.2 Development which maximises natural light access, natural ventilation, internal and external privacy.</p> <p>P4.3.3 Setbacks that facilitate the provision of landscaping.</p> <p>P4.3.4 Development which activates and addresses rights of way.</p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.1 Where Part 5 of the R Codes applies the primary and secondary street setback is as per Clause C5.2.1. Where Part 6 of the R Codes applies, and for all other development, the primary and secondary street setback is as per Clause 6.1.3 in the R Codes.</p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions are considered local planning policy provisions for the purpose of clause 6.2.4 C4. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.3.2 Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.</p> <p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.3 and 6.1.4 of the R Codes.</i></p> <p>C4.3.3 Lot boundary setbacks are to be in accordance with the following tables:</p> <table><tr><th>Subject Property</th></tr></table>	Subject Property
Subject Property		

		R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code
Neighbouring Property	Residential Built Form Area	R20	A	B	B	C	C	C	C	C
		R30	A	A	B	B	C	C	C	C
		R40	A	A	A	B	B	C	C	C
		R50	A	A	A	A	B	B	C	C
		R60	A	A	A	A	A	B	B	B
		R80	A	A	A	A	A	D	D	D
		R100+	A	A	A	A	A	D	D	D
		No R-Code	A	A	A	A	A	D	D	D
	Non-Residential Built Form Area	A	A	A	A	D	D	D	D	D
		Setback for ground floor, second storey and third storey					Setback for the fourth storey and above			
A		R Codes table 2a and 2b;					R Codes table 2a and 2b;			
B		4.5m					6.5m			
C		6.5m					12.5			

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Section 4 – Transit Corridors

	D	R Codes Table 5	R codes Table 5
	C4.3.4	Balconies are to be setback a minimum of 7.5 metres.	
	C4.3.5	Clause 5.1.3 C3.2 and 6.1.4 C4.3 of the R Codes apply to the development of walls up to two side boundaries.	
	C4.3.6	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
	C4.3.7	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	

4.4 Open Space

- 4.4.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.1.4 and 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.1.5 of the R Codes apply.

4.5 Street Surveillance

- 4.5.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.1 of the R Codes apply.

4.6 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P4.6.1 Front fences and walls which enable surveillance and enhance streetscape.</p>	<p>C4.6.1 Street walls, fences and gates are to be of a style and materials compatible with those of the development on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement.</p>
<p>P4.6.2 Development which adds interest to the street and minimises blank facades.</p>	<p>C4.6.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>C4.6.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences and gates to the primary streets where those streets are district distributor roads to be as follows:</p>

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	<p>(a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and</p> <p>(b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level.</p> <p>C4.6.4 Exposed boundary walls visible to the street are to incorporate the following design features:</p> <ul style="list-style-type: none"> • Indentations; • Varying heights; • Varying materials, colours and textures; or • Public artwork. <p>C4.6.5 Any proposed vehicular or pedestrian entry gates shall be visually permeable.</p> <p>C4.6.6 Walls and fences on the side boundaries, only within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p>
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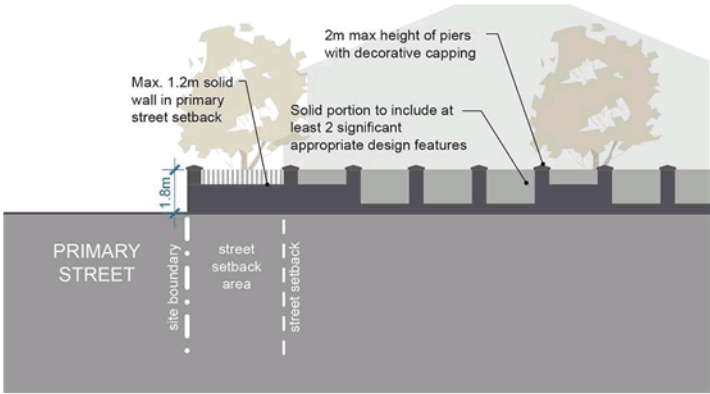


Figure C4.6 – Street walls and fences

4.7 Sight Lines

- 4.7.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.2.3 of the R Codes apply.

4.8 Building Appearance

- 4.8.1** Part 2, Section 1, Clause 1.3 applies to all development.

4.9 Outdoor Living Areas

- 4.9.1** Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.1 of the R Codes apply.

4.10 Landscaping

Design Principles & Local Housing Objectives	Deemed-To-Comply																								
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</i></p>																								
<p>P4.10.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p> <p>P4.10.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.</p> <p>P4.10.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p> <p>P4.10.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p> <p>P4.10.5 Development that offsets the impact of removing existing trees.</p> <p>P4.10.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p> <p>P4.10.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>C4.10.1 Deep Soil Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Areas (minimum % of site)</th></tr><tr><td><650m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>650m² – 1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>>1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr></table> <p>C4.10.2 50% of the front setback shall be provided as soft landscaping.</p> <p>C4.10.3 Planting Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr><tr><td><650m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>650m² – 1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>>1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr></table>	Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)	<650m ²	1m ² 1m x 1m	12%	650m ² – 1,500m ²	1m ² 1m x 1m	12%	>1,500m ²	1m ² 1m x 1m	12%	Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)	<650m ²	1m ² 1m x 1m	12%	650m ² – 1,500m ²	1m ² 1m x 1m	12%	>1,500m ²	1m ² 1m x 1m	12%
Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (minimum % of site)																							
<650m ²	1m ² 1m x 1m	12%																							
650m ² – 1,500m ²	1m ² 1m x 1m	12%																							
>1,500m ²	1m ² 1m x 1m	12%																							
Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)																							
<650m ²	1m ² 1m x 1m	12%																							
650m ² – 1,500m ²	1m ² 1m x 1m	12%																							
>1,500m ²	1m ² 1m x 1m	12%																							

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	<650m ²	1m ² 1m x 1m	3%
	650m ² – 1,500m ²	1m ² 1m x 1m	3%
	>1,500m ²	1m ² 1m x 1m	3%
<p>C4.10.4 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.</p> <p>C4.10.5 At least 30%* of the site area is provided as canopy coverage at maturity.</p> <p>C4.10.6 Open air car parks, including accessways, shall have a minimum of 60% canopy coverage at maturity.</p> <p>C4.10.7 All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays.</p> <p>C4.10.8 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.</p> <p>C4.10.9 Existing trees shall be retained where they are: (a) Healthy specimens with ongoing viability; and (b) Species not included on an applicable weed register.</p>			

4.11 Parking

4.11.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

4.12 Design of Car Parking Spaces

4.12.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

4.13 Vehicular Access

4.13.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

4.14 Site Works

4.14.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

4.15 Retaining Walls

4.15.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

4.16 Stormwater Management

4.16.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

4.17 Visual Privacy

4.17.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

4.18 Solar Access for adjoining sites

4.18.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

4.19 Dwelling Size

4.19.1 Where Part 5 of the R Codes applies no provisions apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.3 of the R Codes apply.

4.20 Outbuildings

4.20.1 Where Part 5 of the R Codes applies all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

4.21 External Fixtures, Utilities and Facilities

Design Principles	Deemed-to-Comply
<p>P4.21.1 Where Part 5 of the R Codes applies all Design Principles of clause 5.4.4 of the R Codes apply. Where Part 6 of the R Codes applies, and for all other development, all Design Principles of clause 6.4.5 of the R Codes apply.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, 5.4.4 C4.4, 6.4.5 C5.3 and 6.4.5 C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C4.21.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C4.21.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C4.21.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

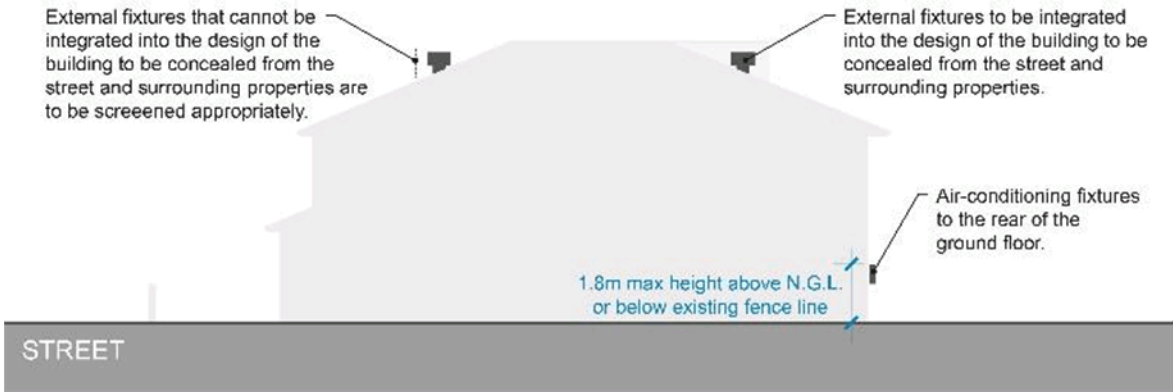


Figure C4.21 – External Fixtures

4.22 Environmentally Sustainable Design

4.22.1 Clause 1.5 of this Policy applies to development in the Transit Corridor Built Form Area.

Section 5 - Residential

Part 2 Section 5 of this Policy applies to Residential Areas as shown in Figure 1 – Built Form Areas.

Section 5 - Objectives

1. Residential development - built form which facilitates the high quality design of low, medium and high density development.
2. Design that encourages interaction with the street and public spaces - The built form should have a positive influence on improving public health by improving walkability and interest for pedestrians.
3. Reinforce and maintains character of established streetscapes – Architecture and materials which fits within its context.
4. Encourage active built form - Design buildings for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures. Encourage direct street level pedestrian access wherever possible.
5. Provide natural amenity and landscaping – New development should provide areas of deep soil which support healthy plant and tree growth and contribute to the City's tree canopy, reducing urban heat islands, and providing natural beauty and amenity to residents and visitors.
6. Development which is sustainable – Design buildings with suitable building orientation to maximise passive heating and cooling and minimise energy use and emissions.
7. Ensure buildings are designed with privacy in mind at the early stages, avoiding the need to retrofit excessive screening.

5.1 Site Area

- 5.1.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

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5.2 Street Setback

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.2 and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.2.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.1.2 C2.1 i, 5.1.2 C2.1 ii and 6.1.3 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><u>Street setback</u></p> <p>C5.2.1 The primary street setback is to be the average of the five dwellings adjoining either side lot boundary of the proposed development.</p> <p><u>Dual frontage</u></p> <p>C5.2.2 The above setback distances also apply to development which has an elevation to a road which does not intersect or adjoin the primary or secondary streets.</p>

5.3 Lot Boundary Setback

Design Principles & Local Housing Objectives				Deemed-to-Comply																																																				
<i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.3 and 6.1.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i>				<i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i>																																																				
P5.3.1 Development which preserves and enhances the visual character of the existing streetscape by considering building setbacks.				<i>The following setback provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i>																																																				
				<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provision replaces the Deemed to Comply requirements in clause 5.1.3 C3.2 and 6.1.4 C 4.3 of the R Codes.</i>																																																				
				C5.3.1 For all development subject to Part 5 of the R Codes Clause 5.1.3 C3.2 of the R Codes applies to walls and is acceptable up to two side boundaries. For all development subject to Part 6 of the R Codes Clause 6.1.4 C 4.3 applies to walls and is acceptable up to two side boundaries.																																																				
				<i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.3 C3.1, 6.1.4 C4.1 and 6.1.4 C4.2 of the R Codes.</i>																																																				
				C5.3.2 Lot boundary setbacks are to be in accordance with the following tables:																																																				
				<table><tr><th colspan="2"></th><th colspan="9">Subject Property</th></tr><tr><th colspan="2"></th><th>R20</th><th>R30</th><th>R40</th><th>R50</th><th>R60</th><th>R80</th><th>R100+</th><th>R – AC3</th><th>No R-Code</th></tr><tr><th rowspan="2">Neighbouring Residential</th><th>R20</th><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr><tr><th>R30</th><td>A</td><td>A</td><td>B</td><td>B</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr></table>												Subject Property											R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code	Neighbouring Residential	R20	A	B	B	C	C	C	C	C	C	R30	A	A	B	B	C	C	C	C	C
		Subject Property																																																						
		R20	R30	R40	R50	R60	R80	R100+	R – AC3	No R-Code																																														
Neighbouring Residential	R20	A	B	B	C	C	C	C	C	C																																														
	R30	A	A	B	B	C	C	C	C	C																																														

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	R40	A	A	A	B	B	C	C	C	C
	R50	A	A	A	A	B	B	C	C	C
	R60	A	A	A	A	A	B	B	B	B
	R80	A	A	A	A	A	D	D	D	D
	R100+	A	A	A	A	A	D	D	D	D
	No R-Code	A	A	A	A	A	D	D	D	D
	Non-Residential Built Form Area	A	A	A	A	D	D	D	D	D

	Setback for ground floor, second storey and third storey	Setback for the fourth storey and above
A	R Codes table 2a and 2b;	R Codes table 2a and 2b;
B	4.5m	6.5m
C	6.5m	12.5
D	R Codes Table 5	R codes Table 5

C5.3.3 Balconies are to be setback a minimum of 7.5 metres.

C5.3.4 Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.

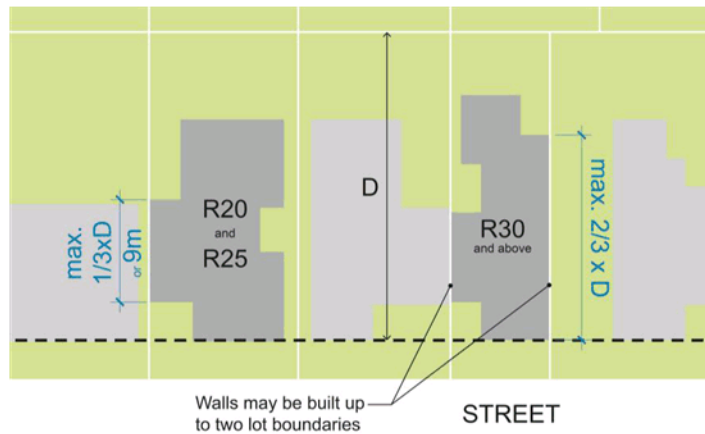


Figure 5.3 – Residential lot boundary setbacks

5.4 Open Space

- 5.4.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.1.5 of the R Codes apply.

5.5 Communal Open Space

- 5.5.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.1.5 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.6 Building Height

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.1.6 and 6.1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.6.1 Buildings which respond and contribute to neighbourhood context and streetscape character, and do not overwhelm or dominate existing development.</p>	<p>C5.6.1 Development that is consistent with the building heights provided in Table 5 and Figure 2.</p>
<p>P5.6.2 Design which is complimentary to existing developments.</p>	
<p>P5.6.3 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.</p>	
<p>P5.6.4 Design which minimises overlooking and overshadowing.</p>	
<p>P5.6.5 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk and scale.</p>	
<p>P5.6.6 The City may approve development which exceeds the maximum height stated in table 5 where it is stipulated in an approved Local Development Plan, Activity Centre Plan or Structure Plan and addresses Design Principles P5.6.1 – P5.6.5.</p>	

TABLE 5: Building Height – Residential Area

Maximum No. of Storeys as per Figure 2	Maximum Building Height				
	Top of external wall (roof above)	Top of external wall (concealed roof)	Bottom of skillion roof	Top of skillion roof	Top of pitched roof
1 storey*	3m	4m	3m	4m	6m
2 storeys	6m	7m	6m	7m	9m
3 storeys	9m	10m	9m	10m	12m
4 storeys	12m	13m	12m	13m	15m
5 storeys	16m	17m	16m	17m	18m

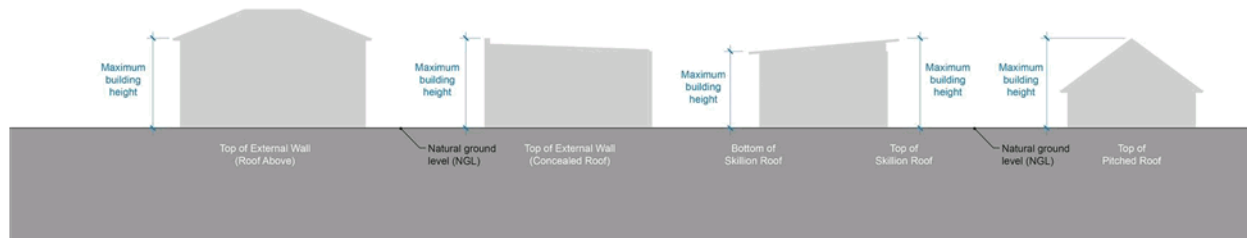


Figure C5.6.1 – Residential Building Heights

5.7 Setback of Garages and Carports

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.1 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in Clause 5.2.1 C1.1, 5.2.1 C1.2 and 5.2.1 C1.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p>
<p>P5.7.1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.</p>	<p>C5.7.1 Vehicular access to car parking, carports and garages from the street are subject to compliance with clause 5.3.5 of the R Codes.</p>
<p>P5.7.2 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks and design.</p>	<p>C5.7.2 Garages are to be setback a minimum of 500mm behind the building line of the dwelling.</p>
	<p>C5.7.3 Carports shall be setback in accordance with Clause C5.2.1 of this Policy. This setback may be reduced in accordance with Clause 5.1.2 C2.1 iii of the R Codes.</p>
	<p>C5.7.4 Garages and carports must match the existing dwellings predominant colour, scale and materials and must be complementary and subservient to the dwelling.</p>
	<p>C5.7.5 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.</p>
	<p>C5.7.6 Carports shall allow light and ventilation to the major openings of the dwelling.</p>
	<p>C5.7.7 The total width of any carport within the street setback area is not to exceed 50 per cent of the frontage (including strata lots) of the lot or six metres whichever is the lesser.</p>

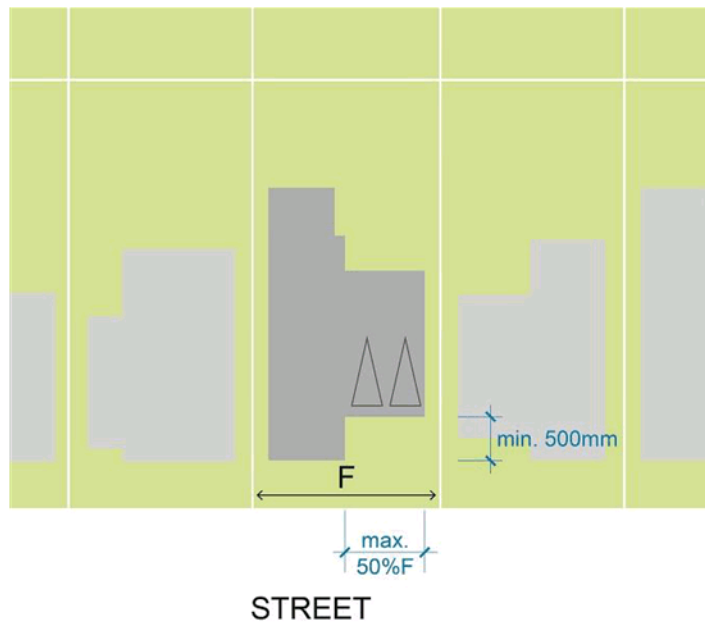


Figure C5.7.3 – Garage Street Setback

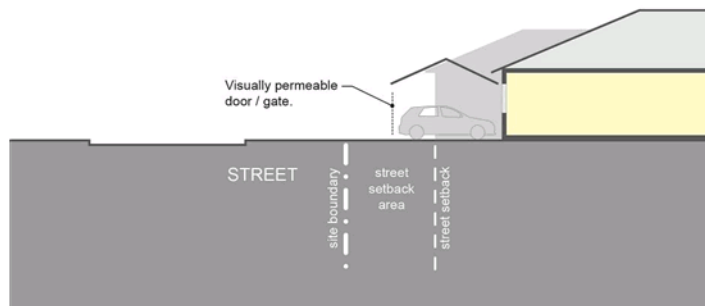


Figure C5.7.4 – Carports within Street Setback

5.8 Garage Width

- 5.8.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.2 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

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5.9 Street Surveillance

Design Principles	Deemed-to-Comply
P5.9.1 Where Part 5 of the R Codes applies, and for all other development, all Design Principles of clause 5.2.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles of clause 6.2.1 of the R Codes apply.	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.2.3 C3.2 and 6.2.1 C1.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.9.1 The primary street elevation of the dwelling is to address the street and shall include the main entry (front door) to the dwelling.</p> <p>Sites which abut a right-of-way and do not designate another primary street shall address the right-of-way as though it were its primary street for the purposes of this clause.</p>

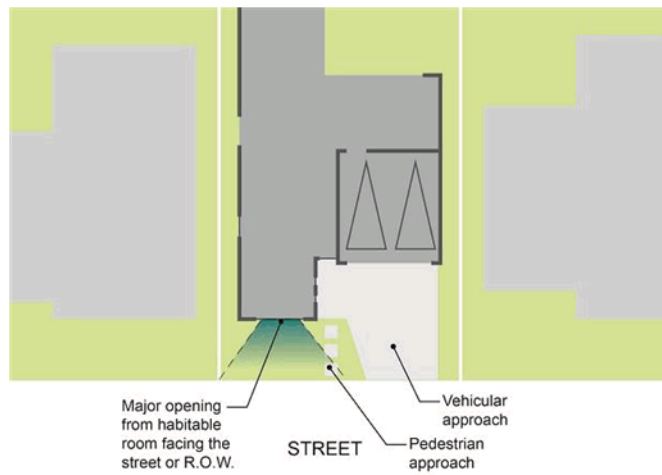


Figure C5.9.1 – Street Surveillance

5.10 Street Walls and Fences

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.10.2 Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.2.4 and 6.2.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.10.1 Street walls, fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement and metal sheeting.</p> <p>C5.10.2 Street walls, fences and gates within the primary street setback area, including along the side boundaries, and front walls and fences to new dwellings fronting a right of way or dedicated road to be as follows:</p> <ul style="list-style-type: none"> (a) Maximum height of 1.8 metres above the natural ground level; (b) Maximum height of piers with decorative capping to be 2 metres above the natural ground level; (c) Maximum height of solid portion of wall to be 1.2 metres above adjacent footpath level and are to be visually permeable above 1.2 metres; (d) Posts and piers are to have a maximum width 400 millimetres and a maximum diameter of 500 millimetres; and (e) The distance between piers should not be less than the height of the piers except where pedestrian gates are proposed. <p>C5.10.3 Street walls, fences and gates to secondary streets, behind the primary street setback line, or walls, fences</p>

	<p>and gates to the primary streets where those streets are district distributor roads to be as follows:</p> <ul style="list-style-type: none"> (a) Solid portion of wall may increase to a maximum height of 1.8 metres above adjacent footpath level provided that the wall or fence has at least two significant appropriate design features (to the satisfaction of the City of Vincent) to reduce the visual impact – for example, significant open structures, recesses and/or planters facing the road at regular intervals and varying materials, finishes and/or colours; and (b) Maximum height of piers with decorative capping to be 2 metres above adjacent footpath level. <p>Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.</p> <p>C5.10.4 Walls, fences and gates on the side boundaries within the primary street setback area, constructed from metal sheeting are permitted provided they meet all other requirements relating to height, provide adequate sight lines and are not a side boundary fence facing a secondary street.</p> <p>Note: Development with a visual truncation area shall give due regard to the City's Policy 2.2.6 – Truncations.</p>
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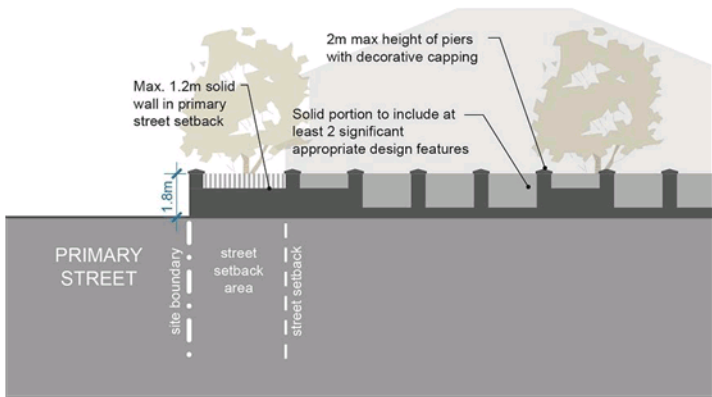


Figure C5.10 – Street Walls and Fences

5.11 Sight Lines

- 5.11.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.2.3 of the R Codes apply.

5.12 Building Appearance

- 5.12.1** Part 2, Section 1, Clause 1.3 applies to all development.

5.13 Appearance of Retained Dwelling

- 5.13.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.2.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.14 Outdoor Living Areas

- 5.14.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of Clause 6.3.1 of the R Codes apply.

5.15 Landscaping

Design Principles & Local Housing Objectives	Deemed-To-Comply												
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.3.2 and 6.3.2 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p>	<p><i>For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p><i>The following landscaping provisions are subject to the approval of the Western Australian Planning Commission pursuant to Clause 7.3.2 of the R Codes.</i></p> <p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clause 5.3.2 and 6.3.2 of the R Codes.</i></p>												
<p>P5.15.1 Landscaping is to be designed to reduce the impact of development on adjoining residential zones and public spaces.</p>													
<p>P5.15.2 Landscaping should provide increased urban air quality, tree and vegetation coverage and a sense of open space between buildings.</p>													
<p>P5.15.3 The integration of sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community.</p>													
<p>P5.15.4 The provision of landscaping that will make an effective and demonstrated contribution to the City's green canopy to reduce the impact of the urban heat island effect.</p>	<p>C5.15.1 Deep Soil Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Deep Soil Areas (% of site)</th></tr><tr><td><650m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>650m² – 1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr><tr><td>>1,500m²</td><td>1m² 1m x 1m</td><td>12%</td></tr></table>	Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (% of site)	<650m ²	1m ² 1m x 1m	12%	650m ² – 1,500m ²	1m ² 1m x 1m	12%	>1,500m ²	1m ² 1m x 1m	12%
Site Area	Minimum Area & Minimum Dimensions	Deep Soil Areas (% of site)											
<650m ²	1m ² 1m x 1m	12%											
650m ² – 1,500m ²	1m ² 1m x 1m	12%											
>1,500m ²	1m ² 1m x 1m	12%											
<p>P5.15.5 Development that offsets the impact of removing existing trees.</p>													
<p>P5.15.6 Landscaping at the rear of the property should not negatively impact on the use and activation of a right of way.</p>													
<p>P5.15.7 Open air car parks should be appropriately landscaped to provide adequate shading and reduce the impact on adjoining properties.</p>	<p>C5.15.2 Planting Areas shall be provided in accordance with the following requirements:</p> <table><tr><th>Site Area</th><th>Minimum Area & Minimum Dimensions</th><th>Planting Area (minimum % of site)</th></tr><tr><td></td><td></td><td></td></tr></table>	Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)									
Site Area	Minimum Area & Minimum Dimensions	Planting Area (minimum % of site)											

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P5.15.8 Design which retains existing mature trees on site.	<650m ²	1m ² 1m x 1m	3%
	650m ² – 1,500m ²	1m ² 1m x 1m	3%
	>1,500m ²	1m ² 1m x 1m	3%
	C5.15.3 The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained.		
	C5.15.4 At least 30%* of the site area is provided as canopy coverage at maturity.		
	C5.15.5 Open air car parks, including access ways, shall have a minimum of 60% canopy coverage at maturity.		
	C5.15.6 All open-air parking areas for Multiple and Grouped Dwelling developments shall be landscaped at a rate of one tree per four car bays.		
	C5.15.7 The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m.		
	C5.15.8 Existing trees shall be retained where they are: (a) Healthy specimens with ongoing viability; and (b) Species not included on an applicable weed register.		
	C5.15.9 The above landscaping provisions apply to additions and alterations that affect an existing Deep Soil Area, canopy cover or tree on the subject lot.		

5.16 Parking

- 5.16.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.3 of the R Codes apply.

5.17 Design of Car Parking Spaces

- 5.17.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.4 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.4 of the R Codes apply.

5.18 Vehicular Access

- 5.18.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.5 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.5 of the R Codes apply.

5.19 Pedestrian Access

- 5.19.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply criteria of clause 5.3.6 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.20 Site Works

- 5.20.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.7 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.6 of the R Codes apply.

5.21 Retaining Walls

- 5.21.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.8 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.7 of the R Codes apply.

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5.22 Stormwater Management

- 5.22.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.3.9 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.3.8 of the R Codes apply.

5.23 Visual Privacy

- 5.23.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.1 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.1 of the R Codes apply.

5.24 Solar Access for Adjoining Sites

- 5.24.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.2 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.2 of the R Codes apply.

5.25 Outbuildings

- 5.25.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.4.3 of the R Codes apply. Where Part 6 of the R Codes applies all Design Principles and Deemed to Comply criteria of clause 6.4.4 of the R Codes apply.

5.26 External Fixtures, Utilities and Facilities

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p><i>Pursuant to Clause 7.3.1(b) of the R Codes, the following Local Housing Objectives augment the Design Principles in clause 5.4.4 and 6.4.5 of the R Codes. For all development that is not subject to the R Codes the following apply as Design Principles.</i></p> <p>P5.26.1 Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale and design.</p>	<p><i>Pursuant to Clause 7.3.1(a) of the R Codes, the following provisions replace the Deemed to Comply requirements in clauses 5.4.4 C4.3, C4.4, 6.4.5 C5.3 and C5.4 of the R Codes. For all development that is not subject to the R Codes the following apply as Deemed to Comply provisions.</i></p> <p>C5.26.1 External fixtures are permitted where they are:</p> <ul style="list-style-type: none"> • not visible from the street and surrounding properties; or • integrated with the design of the building. <p>C5.26.2 If external fixtures cannot be integrated into the design of the building to be concealed from the street and surrounding properties they will be required to be screened as follows:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal opaque material more than 50mm in width, occupying a minimum of three quarters of the total surface area in aggregate; or • a surface offering equal or more obstruction to view which does not compromise ventilation. <p>C5.26.3 For single houses and grouped dwellings, air conditioning fixtures are to be placed at the rear of the ground floor. The highest point of the air conditioning fixture is to be a maximum 1.8 metres above natural ground level or below the existing fence line.</p>

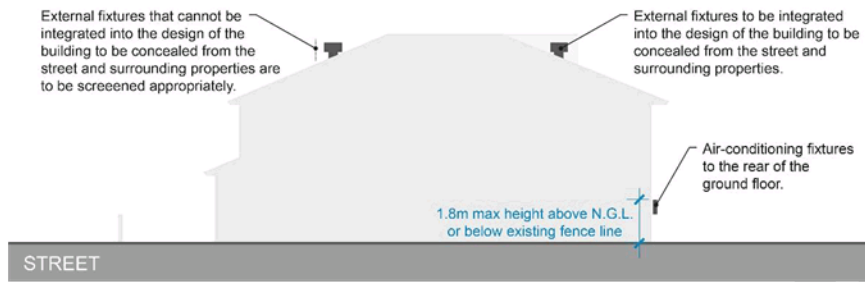


Figure 5.25 – External Fixtures

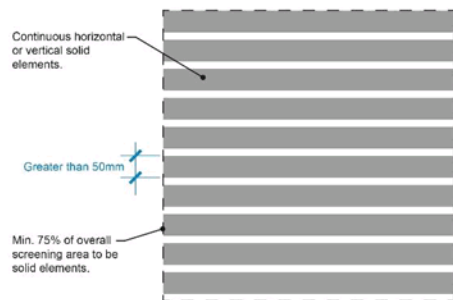


Figure C5.25.2 – Screening of External Fixtures

5.27 Ancillary Dwellings

- 5.27.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.1 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.28 Aged or Dependent Persons' Dwellings

In accordance with the City's Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings.

5.29 Single Bedroom Dwellings

- 5.29.1** Where Part 5 of the R Codes applies, and for all other development, all Design Principles and Deemed to Comply requirements of clause 5.5.3 of the R Codes apply. Where Part 6 of the R Codes applies no provisions apply.

5.30 Environmentally Sustainable Design

- 5.30.1** Clause 1.5 of this Policy applies to development in the Residential Built Form Area.

5.31 Development on Rights of Way

Design Principles & Local Housing Objectives	Deemed-to-Comply
<p>P5.31.1 Development which appropriately addresses rights of way to facilitate spaces which are welcoming and safe for residents and visitors.</p> <p>P5.31.2 Development which provides appropriate pedestrian access to a dedicated road with suitable space for service areas and waste management.</p> <p>P5.31.3 Development which provides suitable space for safe vehicle movement in the right of way.</p>	<p>P5.31.1 Development on rights of ways is to be in accordance with the Western Australian Planning Commission's Planning Bulletin 33 Rights of Way or Laneways in Established Areas – Guidelines.</p> <p><u>Orientation</u></p> <p>C5.31.2 Where a dwellings' primary street frontage is a right of way, or where no primary street or secondary street frontage exists, it is to be oriented to address the right of way using clearly defined entry points and major openings as if it were a primary street.</p> <p><u>Setbacks</u></p> <p>C5.31.3 Development must be setback 1 metre from a right of way. If the site is subject to right of way widening, the setback is measured from the new lot boundary after the widening is applied.</p> <p><u>Access</u></p> <p>C5.31.4 Each lot that does not have direct frontage to a dedicated road is to be provided with a pedestrian access way to a dedicated road. The width of the pedestrian access way shall be 1.5 metres.</p> <p>C5.31.5 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.</p>

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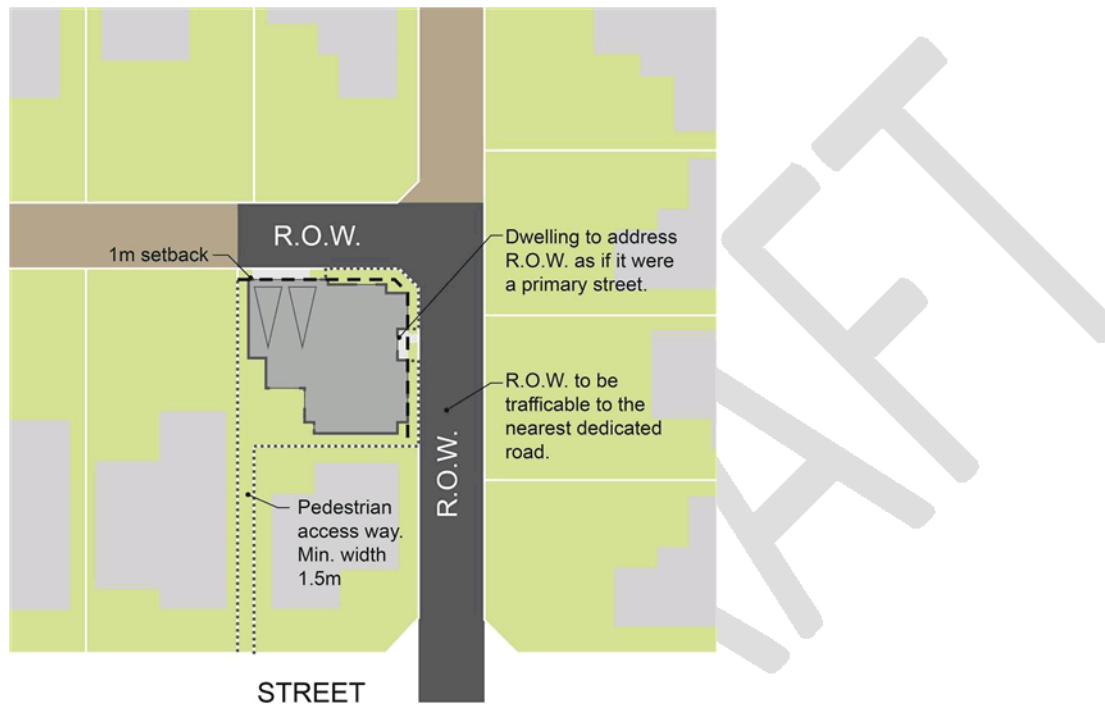


Figure 5.31 – Corner development on rights of way

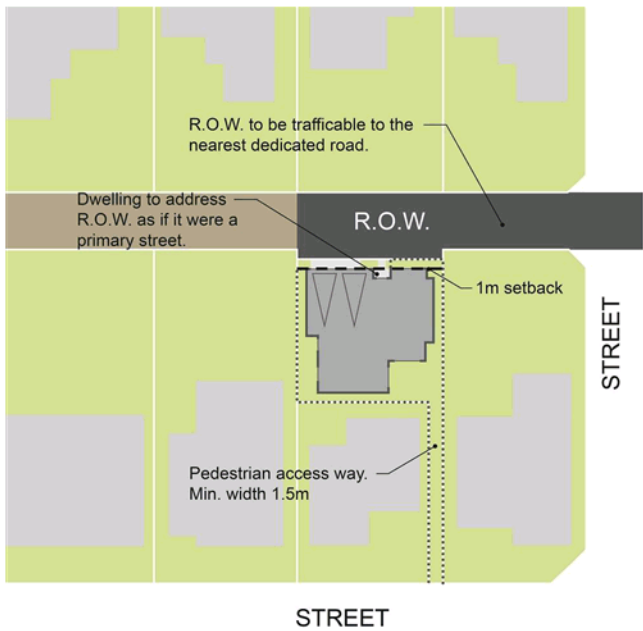


Figure 5.31 – Development on rights of way

Appendix 1 – DESIGN PRINCIPLES

1. Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

The distinctive characteristics of a local area include its prominent natural and built features, the overall qualities of its built environment, significant heritage elements, as well as social, economic and environmental conditions.

Good design responds intelligently and sensitively to these factors, interpreting rather than replicating existing features and enhancing the identity of the area, including the adjacent sites, streetscape and neighbourhood.

Good design also responds positively to the intended future character of an area. It delivers appropriate densities that are consistent with projected population growth, and are able to be sustained by existing or proposed transport, green networks and social infrastructure.

Consideration of local context is particularly important for sites in established areas that are undergoing change or identified for change.

2. Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Good landscape design protects existing environmental features and ecosystems, enhances the local environmental context and regenerates lost or damaged ecosystem functionality, where possible. It balances consideration of environmental factors such as water and soil management, ground conditions, solar access, microclimate, tree canopy, habitat creation and preservation of green infrastructure with social, cultural and economic conditions.

Good landscape design employs hard and soft landscape and urban design elements to create external environments that interact in a considered manner with built form, resulting in well-integrated, engaging places that contribute to local identity and streetscape character.

Good landscape design provides optimal levels of external amenity, functionality and weather protection while ensuring social inclusion, equitable access and respect for the public and neighbours. Well-designed landscape environments ensure effective establishment and facilitate ease of long term management and maintenance.

3. Built form and scale

Good design provides development with massing and height that is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Good design achieves an appropriate built form by responding to its site, as well as surrounding built fabric, in a considered manner, mitigating negative impacts on the amenity of neighbouring properties and public realm.

Good design considers the orientation, proportion, composition, and articulation of built form elements, to deliver an outcome that is suited to the building's purpose, defines the public domain, respects important views, contributes to the character of adjacent streetscapes and parks, and provides a good pedestrian environment at ground level.

4. Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to deliver optimum benefit and performing well over the full life-cycle.

Designing functional environments involves ensuring that spaces are suited to their intended purpose and arranged to facilitate ease of use and good relationships to other spaces. Good design provides flexible and adaptable spaces, to maximise utilisation and accommodate appropriate future requirements without the need for major modifications.

Good build quality is achieved by using good quality and robust materials, finishes, elements and systems. Projects should be well-detailed, resilient to the wear and tear expected from its intended use, and easy to upgrade and maintain.

Good design accommodates required services in an integrated manner, without detriment to the overall design outcome.

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Sustainable buildings utilise passive environmental design measures that respond to local climate and site conditions by providing optimal orientation, shading, thermal performance and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the whole life-cycle of the project.

Other sustainable design measures include the use of sustainable construction materials, recycling, material re-use, harnessing of renewable energy sources, appropriate water management. Good design considers the ease with which sustainability initiatives can be maintained and managed.

Sustainable landscape and urban design adheres to established principles of water-sensitive urban design, and minimises negative impacts on existing natural features and ecological processes, as well as facilitating green infrastructure at all project scales.

6. Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, contributing to living and working environments that are comfortable and productive.

Good design provides internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook. Delivering good levels of internal amenity also includes the provision of appropriate levels of acoustic protection and visual privacy, adequate storage space, and ease of access for all.

Well-designed external spaces provide welcoming, comfortable environments that are universally accessible, with effective shade as well as protection from unwanted wind, rain, traffic and noise. Good design mitigates negative impacts on surrounding buildings and places, including overshadowing, overlooking, glare, reflection and noise.

7. Legibility

Good design results in buildings and places that are legible, with clear connections and memorable elements to help people find their way around.

Good urban design makes places easy to navigate, with recognisable routes, intersections and landmarks while being well-connected to existing movement networks. Sightlines are well-considered, with built form responding to important vantage points.

Within buildings, legibility is served by a clear hierarchy of spaces with identifiable entries and clear wayfinding. Externally, buildings and spaces should allow their purpose to be easily understood, and provide clear distinction between public and private spaces.

Good design provides environments that are logical and intuitive, at the scale of building, site and precinct.

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Safety and security is promoted by maximising opportunities for passive surveillance of public and communal areas and providing clearly defined, well-lit, secure access points that are easily maintained and appropriate to the purpose of the development.

Good design provides a positive, clearly defined relationship between public and private spaces and addresses the need to provide optimal safety and security both within a development and to adjacent public realm.

Designing for safety also involves mitigating any potential occupational safety and health hazards that might result from a development during its construction, maintenance and operation.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

Good design encourages social engagement and physical activity in an inclusive manner, enabling stronger communities and improved public health outcomes.

In residential developments, good design achieves a mix of dwelling types, providing housing choice for different demographics, living needs and household budgets, and facilitating ageing-in-place.

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

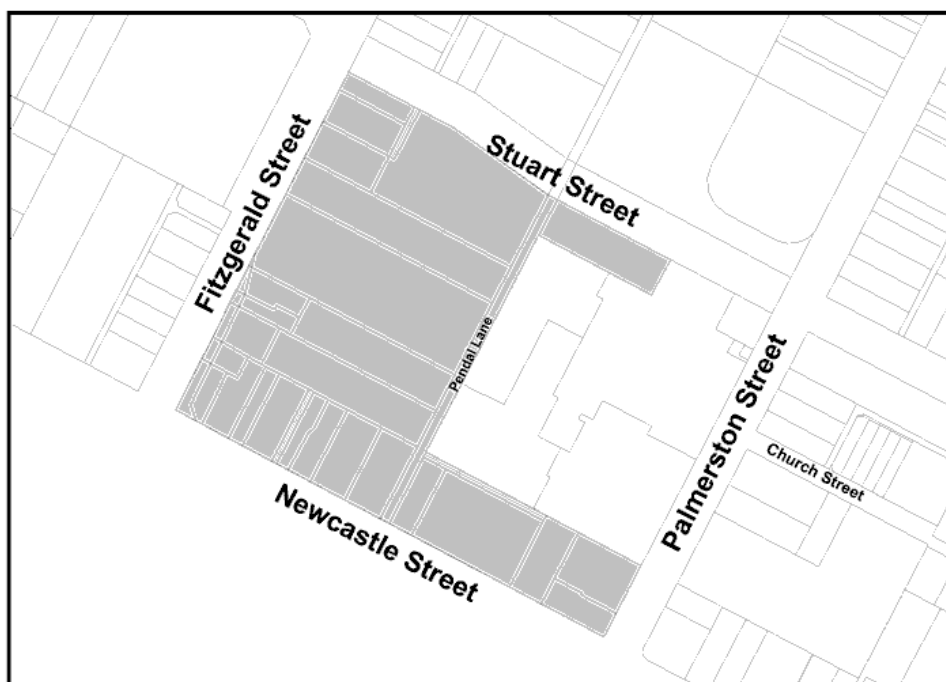
Good design resolves the many competing challenges of a project into an elegant and coherent outcome. A well-conceived design concept informs all scales, from the articulation of building form through to materiality and detail, enabling sophisticated, integrated responses to the complexities of local built form and landscape character.

In assessing design quality, consideration of aesthetics should not be limited to style and appearance; it should also account for design integrity, creativity, conceptual coherence and cultural relevance in a proposal.

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APPENDIX NO. 16

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**1. INTRODUCTION**

These Guidelines apply to all land within the development area bounded by Fitzgerald, Newcastle (all lots between Palmerston and Fitzgerald Streets) and Stuart Streets and Pendal Lane, Perth.

The Guidelines aim to provide developers and landowners with direction to design and construct development of a high calibre and intensity of use befitting of the land's location and suitability.

2. CONTEXT

The half street block bounded by Fitzgerald, Newcastle (all lots between Palmerston and Fitzgerald Streets) and Stuart Street and Pendal Lane covers an area just over 2 hectares. It is characterised by a variety of semi-industrial and commercial uses fronting Newcastle Street and Fitzgerald Street and backing onto Pendal Lane. The opposing side of Pendal Lane accommodates the Maltings development and a number of former industrial buildings retrofitted for residential apartments (these properties are not included in the development area). Traditionally, the local area has been characterised by large scale industrial activities with sporadic residential properties.

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3. KEY CHARACTERISTICS

- Transitional area containing blighted, underdeveloped properties.
- Newcastle Street, until recently, was a major east-west thoroughfare of the central business district.
- Recent upgrading of the area as a result of the Graham Farmer Freeway, streetscape works, refurbishment of heritage places and the construction of new commercial, residential and mixed-use developments within *New Northbridge*.
- Newcastle Street marks the boundary between the City of Vincent and the City of Perth.

4. OPPORTUNITIES

- Significant and rapid development has occurred in *New Northbridge* contributing to an improved amenity and confidence in inner-city development.
- Establish development that reinforces a gateway into the City of Vincent.
- A number of large underutilised properties apt for redevelopment.
- Proximity to the Perth central business district, public transport and road networks.
- High demand for high-quality, inner-city living.
- Growing need for diverse housing types close to services and infrastructure.
- The removal of adverse uses from the inner city as a result of centrally located industrial uses relocating to outer industrial areas.
- The new role of Newcastle Street effectively discourages heavy haulage vehicles and cross-city traffic.
- Proximity and outlook to Robertson Park - ability to draw on openness afforded by its size and proximity to the area.
- Design standard, form and impetus of recent development.
- Encourage the provision of affordable housing.
- Encourage the use of 'green building' technology.

5. THE RELATIONSHIP WITH OTHER DOCUMENTS

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes of Western Australia and any relevant Council Policies.

Where requirements are inconsistent, these Guidelines are to take precedence over other documents and Policies.

6. DEVELOPMENT OBJECTIVES

The Guidelines aim to achieve the following objectives:

- i) To facilitate good quality and well-designed buildings for residential, commercial and mixed-use purposes.
- ii) To maximise the use and enjoyment of the excellent public open space afforded in the area.

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- iii) To maximise the opportunities afforded by the area's proximity to the central business district, major public transport routes, road networks and gateway to the City of Vincent.
- iv) To create a premier example of robust building forms catering to a variety of uses within a pleasant inner-urban environment.
- v) To create a mixed-use environment where the amenity of all users is respected and considered.
- vi) To build on the sense of place evidenced by the area's history and cultural diversity.
- vii) To encourage the use of 'green building' techniques and the provision of 'affordable housing'.

7. DESIGN FEATURES

These Guidelines will achieve the above objectives by considering the following design features:

SITE PLANNING

- i) **Subdivision** - Unlike the surrounding residential areas, the subdivisional pattern of this street block is characteristically industrial, irregular in pattern with large lots. The ownership of property favours clusters of lots; hence there is scope for diversity in the types of development across the street block. The City of Vincent encourages the amalgamation of lots to facilitate effective, rational and optimised development. Some lots fronting Fitzgerald Street are still affected by a Metropolitan Region Scheme road widening reservation and the extent of the road widening reservation would need to be confirmed with the Western Australian Planning Commission.
- ii) **Density and Mix** - The street block is located within a transitional area characterised by a wide variety of uses. The City of Vincent recognises the opportunity available to develop this area with higher density development, consistent with development occurring south of Newcastle Street. As such, the City of Vincent is seeking higher density development commensurate with an R160 density. The remaining semi heavy industrial and intensive commercial service uses are expected to relocate and be replaced by appropriate contemporary inner-city uses. New development and change of use applications will require active ground floor uses. These will be characterised by:
 - Residential commensurate with R160 density;
 - Mixed use within the area zoned Residential/Commercial, with a minimum 66 per cent residential (commensurate with R160 density) and compatible commercial and non-residential uses, such as offices and consulting rooms;
 - Contemporary robust buildings, containing a variety of housing types to meet differing household types;
 - Opportunity for affordable housing; and
 - Shops, restaurants and other active and interactive uses commensurate with the locale, within the area zoned Commercial along Newcastle Street.

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- iii) **Height and Massing** - The wide reserve of Fitzgerald Street, the openness of Robertson Park and the adjacent Maltings development support building height to a maximum of 43 storeys adjacent to the primary streets. A minimum height of two storeys to the primary streets is considered appropriate. The Council may consider greater development heights up to a maximum of six storeys, particularly on those lots with frontage to both Fitzgerald Street and Pandal Lane provided the greater height is positioned towards the centre of the lot, to ensure consistency with building forms in the immediate surrounding area, and acceptable levels of amenity can be maintained at adjoining lots. It is considered appropriate for those developments that extend above 3 storeys for the fourth storey to be setback a minimum of 10 metres from Fitzgerald Street, and any building height above 4 storeys a minimum of 30 metres from Fitzgerald Street.

Development is to incorporate significant vertical and horizontal articulation on the rear elevations, particularly those adjacent to Pandal Lane to ensure that there is no undue impact on the amenity of the adjacent properties and to ensure that a safe environment for pedestrians is maintained along Pandal Lane.

The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights will be considered in these instances. Buildings are to define corners by building to the street alignment and create landmark features. Corners may be emphasised by greater scale or differing geometries relative to surrounding development. This may include chamfering, curving, additional height, varying roof forms, verandahs, balconies or other design elements which accentuate corners.

- iv) **Plot Ratio** - Plot ratio provisions for residential development are to be generally in accordance with R160 pertaining to the Residential Design Codes however, the City of Vincent may consider variations. Non-residential floorspace is not subject to plot ratio provisions in this respect.
- v) **Connectivity and Legibility** - All buildings are to provide active frontages to all street frontages including Pandal Lane. Particular attention is to be given to all Pandal Lane frontages to encourage liveliness and interest and as a safe, shared pedestrian-motor vehicle thoroughfare to Newcastle Street. The use of functional balconies and terraces and major windows to overlook the laneway, along with development above garages to ensure additional activity is strongly encouraged.

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- vi) **Façade and Interface** - Buildings are to have nil setbacks to the front, side and rear boundaries and the Fitzgerald Street road widening line. All new developments are to have a nil setback to Stuart Street. Openings are to be provided to all levels facing the primary street, Pendal Lane and rights of way. Buildings fronting onto primary streets, including Pendal Lane where appropriate, are to provide pedestrians with weather protection over the footpath (awnings). It is desirable that buildings facing Stuart Street take full advantage of views over the park with balconies to the residential components. Balconies to commercial uses may be considered where their use will not unduly impact on the amenity of the area or adjacent residential uses. Nil setbacks to all other boundaries.

Building facades are to be articulated and detailed (broken into distinct visual elements). The public faces of buildings are to be detailed in order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk. The creation of expansive blank walls and featureless glazing is prohibited. Pedestrian entrances must be clearly visible from the street.

- vii) **Vehicle and Pedestrian Access** - The street block provides vehicular access from the primary streets of Fitzgerald (restricted), Newcastle and Stuart Streets, Pendal Lane (dedicated road) and two rights of way. Vehicular access from Pendal Lane or a right of way is strongly encouraged, and in such instances the length of Pendal Lane adjacent to the subject land is to be widened by at least one (1) metre through a road widening or a legal agreement or a grant of access easement with the City of Vincent being a party at the development approval stage, or a road widening at the subdivision stage. This will facilitate safer vehicular access and promote a more pedestrian-friendly environment along Pendal Lane.

In those instances where vehicle access is only available from the primary street, the access way is to be unobtrusive; car parking is not permitted within the front setback area. Pedestrian access is to be gained from the primary streets and Pendal Lane.

- viii) **Car Parking** - Car parking bays are to be provided in accordance with the Town Planning Scheme, the City's Policy relating to Parking and Access and the Residential Design Codes. The City of Vincent may consider variations to car parking requirements given the accessibility to public transport and where it is considered that a lesser provision will not impact on the amenity of the area.
- ix) **High Quality Design and Function** - The use of highly qualified practitioners for architectural and urban design is strongly encouraged given the expectation for architectural diversity in innovative, contemporary development in this area. The resultant development should be robust, with well-designed buildings facilitating flexible spaces adaptive to a range of uses and housing types. Buildings should have a rich visual character with reference made to the local character, heritage and features by complementary or contrasting design.

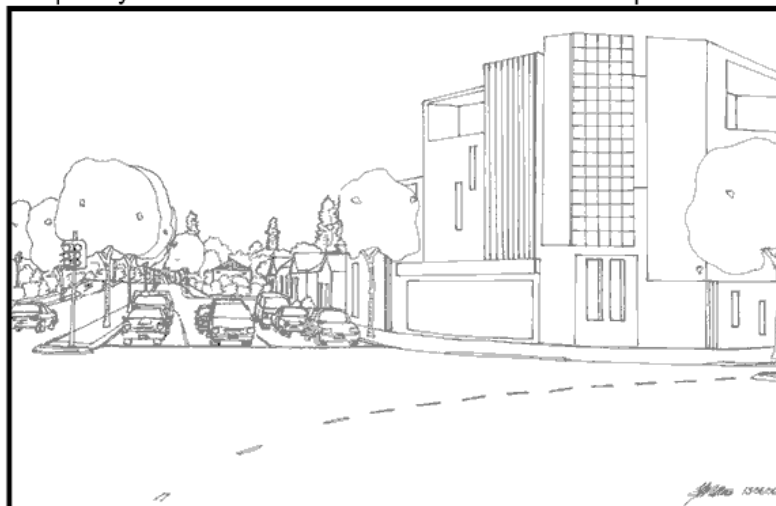
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The key principles of Crime Prevention through Environmental Design (CPTED) including the Office of Crime Prevention's 'Designing Out Crime' are to be employed in all new developments to reduce the opportunity for crime and to improve the public's perception of safety in the area.

- x) **Total Open and Personal Outdoor Space and External Amenities** - Open space provision is to be generally in accordance with Residential R160 pertaining to the Residential Design Codes however, the City of Vincent may consider variations in the context of the development's proximity to Robertson Park. The provision of private open space for all residential dwellings is to be highly functional, well-designed and where possible, located to capture views and sunlight. A minimum balcony dimension of 2.4 metres is required to ensure maximum functionality.
- xi) **Landscaping and Public Art** - High quality landscaping is to be provided to all hard and soft areas. The City of Vincent's Percent for Art Policy will apply.
- xii) **Sound Attenuation and Proximity to Commercial and Entertainment Uses** - A development objective is to facilitate good quality and well-designed buildings for residential, commercial and mixed-use purposes. In doing so, it is acknowledged that certain measures may need to be taken to minimise any adverse effect on amenity, particularly residential.

In this respect, the City of Vincent's Sound Attenuation Policy is to be referred to.

- xiii) **Location of General Plant** - General Plant, such as air-conditioning, garden sheds, lift structures, television antennas, bins, hot water storage tanks, rain water tanks, satellite dishes and the like are to be adequately concealed and screened from the street or public view.



Indicative Sketch - Newcastle Street corner of Fitzgerald Street

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- xiv) **Affordability** - Affordable housing opportunities are to be encouraged in this location due to the proximity of the central city, access to support services and employment. The City of Vincent encourages the development of diverse affordable housing opportunities including but not limited to, public housing (including shared-equity arrangements), community housing, boarding houses, public/private development partnerships and private developments.

The Council may consider additional density bonuses over and above Residential R160 where affordable housing is proposed and complies with any City of Vincent Policy or Strategy relating to Affordable Housing.

- xv) **Environment Sustainability** - Developers will be required to demonstrate a high quality of environmental design that addresses issues such as building orientation, passive solar design, natural ventilation, shading, insulation, grey-water recycling sensitive to the high water table and energy and water efficient appliances.

Prior to the issue of a Building Licence, applicants are to demonstrate the above to the satisfaction of the City of Vincent by submitting an independent environment sustainability assessment report by a Green Star Accredited Professional not directly involved in the design team. The report should assess the development proposals consideration of but not limited to the above environmental design issues. The City of Vincent may vary this requirement if it is considered appropriate given the scale and nature of a development.

- xvi) **Access** - Universal design is to be an integral component of the planning and *design* process. It should not be seen as an afterthought or as compromising other aspects of the overall design.

All development is required to comply with the Disability Standards for Access to Premises (Premises Standard).

- xvii) **Bin Stores** - Due to the narrowness of Pendal Lane it is considered appropriate for any new development on land adjacent to Pendal Lane to provide a bin store that is designed for optimum bin manoeuvring and collection access from Pendal Lane. The bin store is to be located along the rear boundary for convenient collection and bins are to be kept in the store at all times, except when they are collected.

All development is to comply with the City of Vincent's Technical Services' requirements relating to bin stores along Pendal Lane.

APPENDIX NO: 18

**DESIGN GUIDELINES FOR WILLIAM STREET, BETWEEN BULWER AND
NEWCASTLE STREETS, PERTH****1. INTRODUCTION**

It is the intention of these Guidelines to rejuvenate the area along William Street (all lots between Bulwer and Newcastle Streets, including corner lots to the north of Bulwer Street), to reposition the area (between Brisbane and Newcastle Streets) as a Town Centre, and to strengthen its role as a vibrant cultural precinct.

There is an opportunity for this area to become a gateway to the city, by providing a cohesive transition between predominantly residential development which characterises the area to the north of Bulwer Street and inner urban and city-like development that assumes the area south of Brisbane Street.

These Guidelines aim to provide developers and landowners with direction to design and construct development that is of a high calibre and intensity of use befitting of the street's prestigious location and suitability.

2. CONTEXT

The area subject of these Guidelines includes all lots along William Street, between Bulwer and Newcastle Streets (including corner lots to the north of Bulwer Street), Perth.

The area is unique in that elements of the past have continued to live in the present through an array of land uses and built forms. There is a recognised need however, for redevelopment along William Street to re-establish the area as a Town Centre where diverse land uses and built form can fuse to create a hub cognisant of the past but welcoming the future.

William Street is a gateway into the Perth Central Business District (CBD) from the northern and eastern suburbs. Accordingly, development along this gateway needs to be of a standard and class representative of a national capital. In recent times development along this section of William Street has largely been 'second placed' to properties within the City of Perth south of Newcastle Street. As a result, development of this area has been limited, resulting in low scale uses, minimal investment and sporadic development. William Street is currently characterised by single and two-storey, unassuming and largely unkempt buildings. With the exception of a few landmark historic buildings the majority of buildings lack any architectural style and contribute little to the streetscape.

Interest, amenity and convenience are, and will continue to be provided by proximity to the Northbridge entertainment area and easy access to retail and economic activity in the Central Business District. Attracting more people to live in the area will help to strengthen the social and economic elements within the community and facilitate the provision of a wider range of improvements.

Stylish built form, strong urban design, rich cultural heritage, strategic placement to the Central Business District and distinctive topography are key characteristics of this area that provide great opportunity for this portion of William Street to become a leader in innovative development.

The Vincent Vision 2024 identified the area subject to these Guidelines as a Town Centre. The vision statement for this area is as follows:

"Perth Town Centre has evolved through sensitive and creative planning to become an eclectic mix of housing, community, artistic and entertainment uses. All areas are revitalized, vibrant and multicultural. It has retained its rich character and heritage links, whilst embracing the very best of modern design. Pedestrian amenity has been maximized and provides strong interaction".

These Guidelines are based on the Guiding Principles as identified in Vincent Vision 2024 relating to the Perth Town Centre.

3. KEY CHARACTERISTICS

- Proximity to the Perth Central Business District (CBD).
- Distinctive topography providing views to the CBD.
- Landmark buildings with cultural and heritage value.
- Inconsistent architectural styles.
- Degraded and neglected streetscape.
- Varied street setbacks.
- One-way traffic across a wide road reserve.
- Low density, single and two storey commercial development.

4. OPPORTUNITIES

The rapid development in New Northbridge and surrounding inner city suburbs has resulted in a myriad of opportunities being presented to this area. Key opportunities have been identified as follows:

- Establish and support new business and residential growth in the area.
- A number of vacant and underutilised properties apt for redevelopment.
- Proximity to the Perth Central Business District, public transport and road networks.
- High demand for high-quality, inner-city residential and office buildings.
- Growing need for diverse housing types close to services and infrastructure.
- Marketing the unique view of the Central Business District.
- The new role of William Street as a Town Centre that offers a range of services and activities.
- Support and nurture cultural difference within the area.
- Utilise and expand the role the Technical and Further Education City Campus (TAFE) may play in attracting new customers to the area.
- Encourage the provision of affordable housing and use of 'green building' technology.
- Optimise sustainable development opportunities.
- Encourage higher density residential and commercial development.
- Establish landmark sites that are unique to the area.
- Increase the role of William Street as a tourist destination.

5. THE RELATIONSHIP WITH OTHER DOCUMENTS

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes of Western Australia and any relevant Council Policies.

6. DEVELOPMENT OBJECTIVES

These Guidelines aim to achieve the following objectives:

- i) To maximise the opportunities afforded by the area's proximity to the Perth Central Business District, major public transport routes, road networks and gateway to the City of Vincent.
- ii) To provide clear guidance to landowners and developers with respect to development requirements for William Street.
- iii) To provide car parking requirements which are cognisant of the unique nature and range of uses existing and those attracted to the area.
- iv) To give consideration to maximum building heights along William Street in view of the unique topography and uninterrupted vista to the Perth Central Business District.
- v) To provide design responses to those places which have been identified as having cultural heritage value and are listed on the City of Vincent Municipal Heritage Inventory/ Heritage List and the State Register of Heritage Places.

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- vi) To provide detailed building responses for those lots currently vacant along William Street.
- vii) To maximise opportunities for redevelopment of undercapitalised/underdeveloped properties.
- viii) To have regard to the City of Vincent's Affordable Housing Strategy.
- ix) To encourage the principles of sustainability and 'green building' techniques.
- x) To create premier examples of robust building forms of good quality and design, catering to a variety of uses within a unique inner-urban environment.
- xi) To build on the sense of place evidenced by the area's history and cultural diversity.
- xii) To ensure the provision of awnings, along William Street in any new or redeveloped property.

7. BUILT FORM GUIDELINES

These Guidelines will apply to all new developments, and will achieve the above objectives by considering the following design features:

SITE PLANNING

i) Density and Mix

Newcastle Street to Brisbane Street

The street block is characterised by a variety of uses which are indicative of the development of Northbridge over time. The City of Vincent recognises the opportunities available to develop this area with higher density development. William Street was identified as a 'Town Centre' in Vincent Vision 2024 and accordingly, will continue to form an extension to Northbridge with shops, restaurants and other interactive uses continuing to be the predominant uses, cementing the physical link between Northbridge and the surrounding residential areas. The area is currently zoned Commercial, however, uses listed in the Commercial and District Centre Zones under the City of Vincent Town Planning Scheme No.1 are to be developed with particular encouragement of shops, office, restaurants and residential uses. Any residential development will be commensurate with R100 density of the Residential Design Codes, however the Council may consider an increase in density of development up to R 160 provided acceptable levels of amenity can be maintained at adjacent lots and the development achieves the above development objectives to a high standard.



Figure 1: Indicative Streetscape Sketch

Brisbane Street to Bulwer Street

The subject area contains a variety of commercial uses and mixed-use development incorporating residential development is strongly encouraged. The City of Vincent recognises the opportunities available to improve the amenity of the area through the redevelopment of under-utilised or vacant sites into an area with higher density mixed-use development that contributes to an improved amenity and confidence in inner-city living. Compatible land uses such as shops, offices and other interactive uses are encouraged to be located on the ground floor to assist in creating a bustling and vibrant street environment.

Residential development will be commensurate with R100 density and should be strategically integrated and well positioned. Affordable housing is strongly encouraged, in particular, the provision of multiple dwellings above commercial uses, and the Council may consider an increase in density of development where such housing is achieved. In addition, an increase in density of development may also be considered by the Council where the applicant has demonstrated that sustainable design and/or affordable housing have been incorporated into the proposal. Density bonuses up to R 120 will only be considered where acceptable levels of amenity can be maintained at adjacent lots.

The area within these Guidelines will be characterised by robust buildings with high amenity and quality, containing a variety of uses with buildings being designed to have a long-term life with adaptability for a range of uses over time. All new development will be required to have active ground floor uses.

Mixed-use developments proposing the integration of (or close relationship between) work place and residence are to be favoured where acceptable levels of residential amenity can be maintained.

ii) Open Space and Outdoor Living Area

Open space provision is to be generally in accordance with Residential R100 under the Residential Design Codes. The provision of private open space for all residential dwellings is to be highly functional, well-designed and where possible, located to capture the unique views to the Central Business District and sunlight.

iii) Height and Massing

Newcastle Street to Brisbane Street

The wide reserve of William Street, the area's direct link to the Central Business District and the accommodating topography allowing vistas to Perth, support building height rising to a maximum of 43 storeys adjacent to the primary streets and up to 64 storeys within the site. It is considered appropriate for the fourth storey of all developments to be setback a minimum of 5 metres from the primary street. A minimum height of two storeys to the primary street is considered appropriate. This maximises opportunities for redevelopment of undercapitalised and underdeveloped properties within the area. The staggering of storeys of development is encouraged at all times to ensure that there is no undue impact on adjacent properties.

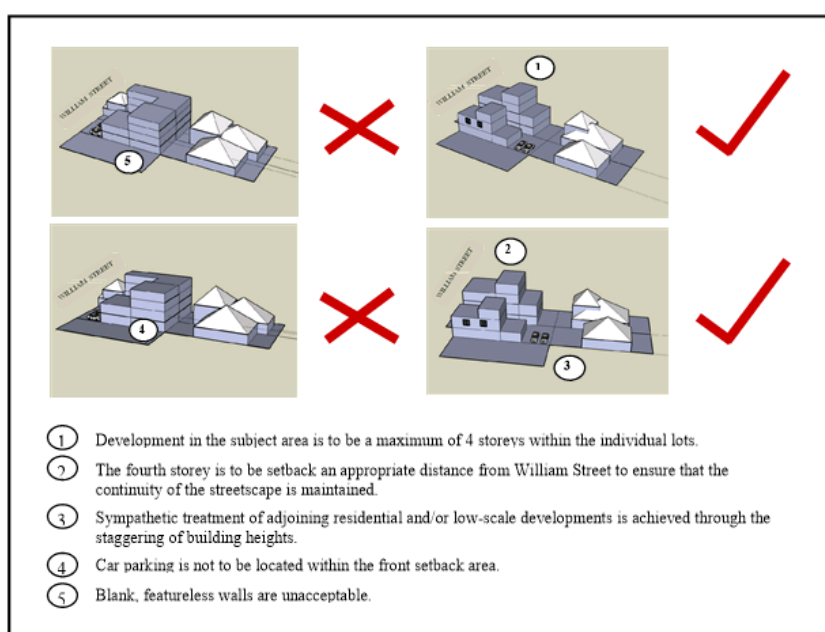


Figure 2: Examples of Appropriate Building Envelopes

The opportunity to create landmarks on corner sites will be encouraged and promoted, with development at greater heights being considered in these instances. Buildings are to define corners by building to the street alignment to create landmark features. Special treatment of corner locations through varying architecture and design is encouraged and may take the form of, but not be limited to the following:

- Chamfering;
- Curving;
- varying roof forms; and
- verandahs, balconies and cantilevered canopies.

CITY OF VINCENT PLANNING AND BUILDING POLICY MANUAL
APPENDIX NO. 18
DESIGN GUIDELINES FOR WILLIAM STREET, BETWEEN BULWER AND NEWCASTLE STREETS, PERTH

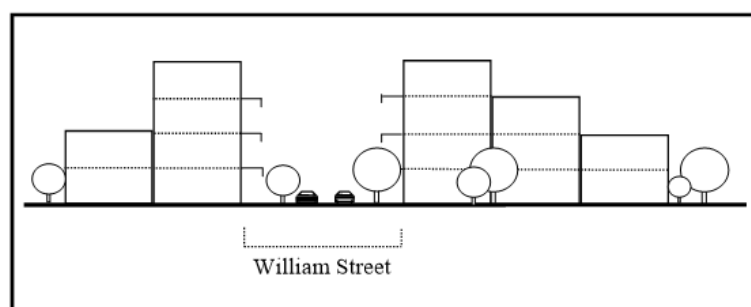


Figure 3: Potential Height Treatment for Corner Lots Only

Brisbane Street to Bulwer Street

Due to the unique topography and the vista along William Street towards Perth CBD there is an opportunity for higher density development. A building height to a maximum of **43** storeys to Bulwer and William Streets and up to **64** storeys within the site is encouraged. The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights may be considered by the Council provided acceptable levels of amenity can be maintained at adjoining lots.

The corner lots at the intersection of Bulwer Street and William Street (Nos. 181-189 Bulwer Street, No. 493, No. 478 and Nos. 480-486 William Street), are significant landmark sites. Future development of these sites should contribute significantly to the activation of the area, while also being sensitive to any residential and low scale development of adjacent properties to ensure that the future amenity of the streetscape is promoted and maintained.

iv) Architectural Style

a) Colours and Materials

Building colours and materials are to be lively and at a uniformly high quality. Reference being made to local culture, heritage and character through building form, materials and design is encouraged. Existing styles within the area include, but are not limited to Inter-War Art Deco and Federation Art Nouveau.

Blank, featureless walls are unacceptable as they detract from the visual amenity of the area and create unsafe environments.

b) Roof Forms

Roof forms are to be proportioned and detailed to harmonise with the streetscape. The height of fascias are to vary at a minimum of every 7 – 12 metres to ensure the provision of visual articulation along the streetscape. The use of the roof space is also encouraged in the form of lofts, roof top gardens, outdoor living spaces, and the like.

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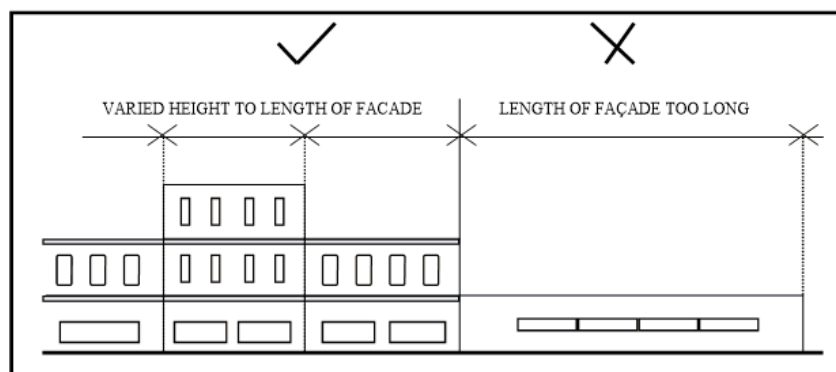
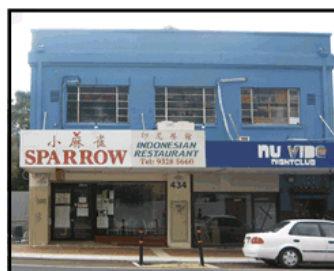


Figure 4: Examples of Façade Treatment - Sketches

Any buildings that have an existing façade that is deemed worthy of retention by the City of Vincent are to be retained where possible and incorporated into redevelopment proposals. Such properties include:

- No. 323 William Street (corner Newcastle Street) Northbridge;
- Nos. 342 – 344 William Street, Perth;
- No. 397 William Street, Perth;
- Nos. 427-429 William Street, Perth;
- Nos. 434 – 438 William Street, Perth; and
- Nos. 464-466 William Street, Perth.



No. 434-438 William Street, Perth



No. 342-344 William Street, Perth

Figure 5: Examples of Façade Treatment – Photographs

v) Façade and Interface

a) Setbacks

Buildings are to have nil setbacks to the front, side and rear boundaries with interfaces and facades to William Street being interconnected with the streetscape to ensure active street frontages and encouragement of pedestrian activity. Corner sites are to provide an interactive urban edge to all frontages.

b) Street Front Openings

Openings to ground floors fronting William Street are to be recessed by 0.5 metre from the front building to ensure varied front façades and visible pedestrian access ways.

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A minimum of 40 per cent of the wall area facing a street, at ground and first floor levels are to be glazed.

A lesser percentage of glazing to wall area for additional storeys may be considered, providing the design meets with the objectives of these Guidelines.

Glazing may be in the form of smaller windows in a regular pattern or larger shop fronts offset by wall panels. West-facing glazing is to be protected by appropriate solar screening devices.

Traditionally, the windows and doors of buildings along William Street and the immediately surrounding area are of a vertical, rectangular format. Therefore, windows and door openings to new developments should have a vertical emphasis.

External and internal visually impermeable roller shutters, doors and grilles, and security bars are not permitted.

c) Awnings

Awnings are to be provided over the footpath for the entire length of William Street to provide pedestrians with weather protection. Awnings are to have a minimum clearance of 2.75 metres from the footpath level.

d) Pedestrian Access

Pedestrian (or customer) entrances from the street are to be mandatory for all buildings. Secondary pedestrian entrances may be provided from rear or side car parking areas.

The use of architectural treatments (such as punctuated rooflines, porticos, public art and facade treatments) are to clearly identify the location of entrances.

e) Non-Residential/Residential Development Interface

It is important to protect the character and enhance the amenity of residential areas where non-residential development is immediately adjacent. Non-residential development immediately adjacent to residential areas is to comply with the City of Vincent Policy relating to Non-Residential/Residential Development Interface.

vi) Vehicle Access and Car Parking

William Street provides limited vehicular access and vehicle crossovers. Vehicle access to properties is to be provided from secondary streets, laneways and rights-of-way where possible. Where vehicle access is available only from William Street, the crossover is to be unobtrusive.

Car parking is not permitted within the street setback area. Car parking bays are to be provided in accordance with the City of Vincent Policy relating to Parking and Access and the Residential Design Codes.

The City of Vincent may consider variations to car parking requirements where it is considered that a lesser provision will not unduly impact on the amenity of the area, and the surrounding residential area.

vii) Heritage

William Street accommodates a number of places of cultural heritage significance identified on the City of Vincent Municipal Heritage Inventory (MHI)/Heritage list, including:

- No. 323 William Street (corner Newcastle Street) Northbridge;
- Nos. 397 William Street, Perth;
- Nos. 427-429 William Street, Perth; and
- Nos. 452 – 460 William Street, Perth.



Shop/Houses at Nos. 452 –
460 William Street, Perth



Perth Mosque at Nos. 427 –
429 William Street, Perth

Figure 6: Examples of Heritage Buildings along William Street - Photographs

The development of sites that adjoin the MHI listed properties are to have regard to the design and materials of the adjoining heritage buildings and should be developed in a manner that is sensitive to the building fabric, use and activity of such buildings. Any development of a MHI listed property or development of a site adjoining an MHI listed property is to have due consideration to the City of Vincent Policy relating to Heritage – Development Guidelines. If a heritage listed building is the subject of alterations, additions or redevelopment, developers are to seek advice from the Heritage Council of WA where the place is on the State Register and the City of Vincent where the place is on the City of Vincent's Municipal Heritage Inventory/Heritage List. Engaging recognised heritage professionals is highly recommended for works involving heritage listed properties.

viii) Services

a) Signage

All signage is to comply with the City of Vincent Policy relating to Signs and Advertising.

b) Bin Storage

Areas for bin storage are not to be visible from the street or adjacent residential properties.

c) External Fixtures

Any external fixtures such as antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, are not to be visible from the street, and should be integrated into the design of the building.

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ix) Environmental Sustainability

All new buildings are to demonstrate a high quality of environmental design that addresses issues such as building orientation, energy efficiency, water sensitive design, passive solar design, natural ventilation and shading.

Prior to the issue of a Building Licence, applicants are to submit a Green Star report demonstrating to the City of Vincent how sustainable measures have been incorporated into the proposed design. New office buildings will have a minimum Green Star rating of 4 Stars. The City of Vincent may vary this requirement if it is considered appropriate given the limited scale and nature of a development.

x) Affordability

Affordable housing opportunities are to be encouraged in this location due to the proximity of the central city, access to support services and employment. The City of Vincent encourages the development of diverse affordable housing opportunities including but not limited to, public housing (including shared-equity arrangements), community housing, boarding houses, public/private development partnerships and private developments.

The City of Vincent may consider additional density bonuses over and above Residential R100 where affordable housing is proposed and complies with the City of Vincent Policy and Strategy relating to Affordable Housing.

xi) Landscaping and Public Art

High quality landscaping is to be provided to help enrich William Street and contribute to the creation of a sense of place in the local environment. The City of Vincent Policy relating to Percent for Public Art will apply to new developments, where applicable.

xii) Safer Design

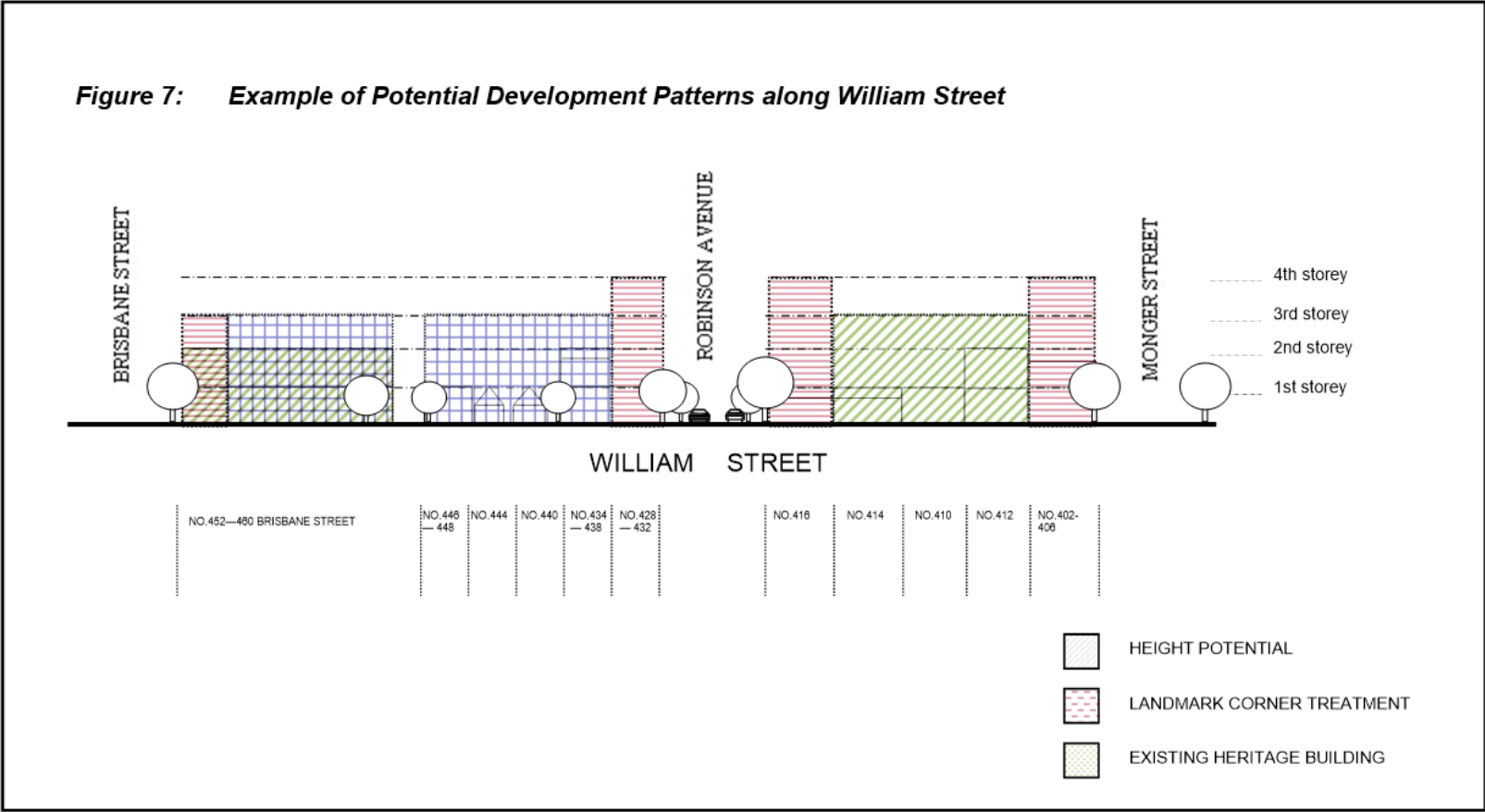
The key principles of Crime Prevention through Environmental Design (CPTED) including the Office of Crime Prevention's 'Designing Out Crime' are to be employed in all new developments to reduce the opportunity for crime and to improve the safety within the area.

xiii) Amalgamation

The subdivisional pattern of the area bounded by the Guidelines is characterised by regular lot widths with majority of the lots having an average lot size of 480 square metres. The City of Vincent encourages the amalgamation of lots to facilitate effective, rational and optimised development.

xiv) Sound Attenuation

Future mixed-use and commercial developments are not to have an undue impact on surrounding residential developments. It is considered appropriate for certain measures to be taken to minimise any undue effect on the amenity of any nearby residential developments. In this respect, the City of Vincent's Sound Attenuation Policy is to be referred to.



10 ENGINEERING

10.1 CITY OF VINCENT GREENING PLAN 2018-2023

TRIM Ref: D18/111110

Author: Sarah Hill, Project Officer - Parks & Environment

Authoriser: Andrew Murphy, Director Engineering

Attachments: 1. Survey Report - Draft Greening Plan Consultation [↓](#) 
2. Draft Greening Plan 2018 - 2023 - with track changes [↓](#) 

RECOMMENDATION:

That Council;

1. **NOTES** the community submissions received in relation to the Draft Greening Plan 2018-2023 as shown in Attachment 1;
2. **ADOPTS** the Greening Plan 2018-2023 with minor amendments as shown in Attachment 2; and
3. **ADVISES** all respondents of its decision.

PURPOSE OF REPORT:

To consider the results of the recent community consultation and to seek Councils adoption of the City of Vincent Greening Plan 2018-2023.

BACKGROUND:

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

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

Council, at its meeting on 26 June 2018 approved for advertising the Draft Vincent Greening Plan 2018-2023.

DETAILS:

In accordance with Council's decision at its 26 June 2018 meeting and the City's Policy No. 4.1.5 – Community Consultation, the Draft Greening Plan 2018-2023 was advertised public comment for a period of 21 days between 3 July and 1 August 2018.

A survey was carried out using the City's Engagement HQ (EHQ) website and this was promoted to the wider community through the City's social media channels and under the consultation section of the City's website.

At the close of the consultation period, a total of six responses were received through the EHQ website. In addition, three external submissions were also received. A detailed summary of the EHQ survey responses and external submissions is included in **Attachment 1**.

Administration is not proposing any changes to the Draft Greening Plan 2018-2023 based on the feedback received from the community. However, specific suggestions received to assist in achieving targets and actions within the Plan have been noted and will be investigated further.

In addition to the community consultation, Administration has further reviewed the proposed Five Year Implementation Plan and is proposing to make several modifications to the Implementation Plan for Objective

4. These changes recognise and incorporate recent policy work being undertaken by the Development Services directorate since the Draft Greening Plan was adopted for advertising as well as incorporating the need for investigation for certain initiatives/tasks.

Details of these changes are provided in **Attachment 2**.

CONSULTATION/ADVERTISING:

The consultation was undertaken in accordance with the City's Policy No. 4.1.5 – Community Consultation. A detailed summary of the responses is included in **Attachment 1**.

LEGAL/POLICY:

Nil

RISK MANAGEMENT IMPLICATIONS:

Low: The Greening Plan has been successful in enhancing the design and cohesion of greening projects within the City. The plan assists and will continue to assist the City in taking steps towards environmentally sustainable practices and landscape installations. The revised plan represents a low risk to the City.

STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Plan 2013-2023*, Objective 1.1 states:

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

1.1.3 *Take action to reduce the City's environmental impacts and provide leadership on environmental matters.*

1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.*

1.1.6 *Enhance and maintain the City's parks, landscaping and the natural environment".*

SUSTAINABILITY IMPLICATIONS:

In accordance with the City's *Sustainable Environment Strategy 2011-2016*, Objective 6 states:

"Re-establish, conserve and enhance floral and faunal biodiversity, native vegetation, green spaces and green linkages within the City".

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications arising directly from this report.

COMMENTS:

The review of the Greening Plan has allowed for a holistic overview of its success since adoption in 2014. The review has identified that good progress has been made towards achieving some of the targets and action in the original document, but also that there are a number of areas that require further investigation and action.

These areas have now been identified and included in the draft Greening Plan 2018-2023. In addition Administration has sought the expertise of the Environmental Advisory Group as well as the input of Elected Members on a number of occasions.

It is therefore recommended that Council adopts the draft Greening Plan 2018-2023, as shown in **Attachment 2**.

Survey Responses

03 July 2018 - 01 August 2018

Greening Plan Consultation

The City of Vincent

Project: Greening Plan 2018 - 2023



VISITORS					
27					
CONTRIBUTORS			RESPONSES		
6			6		
6	0	0	6	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login:

Email:

Responded At: Jul 13, 2018 12:42:09 pm

Last Seen: Jul 13, 2018 04:12:15 am

IP Address: 127.0.0.1

Q1. Were you aware that the City has a Greening Plan and what it aims to achieve? No

Q2. Do you support the objectives outlined in the draft Greening Plan? Yes

Q3. Do you have any comments to make about the objectives of the draft Greening Plan?

not answered

Q4. Do you support the targets and actions outlined in the draft Greening Plan? Yes

Q5. Do you have any comments to make about the targets and actions of the draft Greening Plan?

not answered

Q6. Do you have any ideas or suggestions of projects to assist the City on delivering the Greening Plan Objectives?

not answered

Q7. Any further comments?

not answered

Respondent No: 2

Login:

Email:

Responded At: Jul 20, 2018 08:13:42 am

Last Seen: Jul 20, 2018 00:04:00 am

IP Address: 127.0.0.1

Q1. Were you aware that the City has a Greening Plan and what it aims to achieve? Yes

Q2. Do you support the objectives outlined in the draft Greening Plan? Yes

Q3. Do you have any comments to make about the objectives of the draft Greening Plan?
not answered

Q4. Do you support the targets and actions outlined in the draft Greening Plan? Yes

Q5. Do you have any comments to make about the targets and actions of the draft Greening Plan?
not answered

Q6. Do you have any ideas or suggestions of projects to assist the City on delivering the Greening Plan Objectives?
I'm concerned that subdivision policies mean the loss of mature trees.

Q7. Any further comments?

I would like Vincent to lead the way on limiting herbicide use. Our public parks and especially children's playgrounds and dog exercise areas should be herbicide free zones. There is mounting evidence of health problems related to herbicide exposure and this is a public health issue.

Respondent No: 3

Login:

Email:

Responded At: Jul 24, 2018 12:24:31 pm

Last Seen: Jul 24, 2018 04:08:40 am

IP Address: 127.0.0.1

Q1. Were you aware that the City has a Greening Plan and what it aims to achieve? No

Q2. Do you support the objectives outlined in the draft Greening Plan? Yes

Q3. Do you have any comments to make about the objectives of the draft Greening Plan?

not answered

Q4. Do you support the targets and actions outlined in the draft Greening Plan? Yes

Q5. Do you have any comments to make about the targets and actions of the draft Greening Plan?

not answered

Q6. Do you have any ideas or suggestions of projects to assist the City on delivering the Greening Plan Objectives?

street/area specific species - to ensure consistency of planning. Street specific objects - get all residents in street behind it
- agree to street scape put in underground powerlines -- this will have a significant impact on height of canopy more than anything else you can do

Q7. Any further comments?

not answered

Respondent No: 4

Login:

Email:

Responded At: Jul 30, 2018 11:49:17 am

Last Seen: Jul 30, 2018 03:23:45 am

IP Address: 127.0.0.1

Q1. Were you aware that the City has a Greening Plan and what it aims to achieve? Yes

Q2. Do you support the objectives outlined in the draft Greening Plan? Yes

Q3. Do you have any comments to make about the objectives of the draft Greening Plan?
not answered

Q4. Do you support the targets and actions outlined in the draft Greening Plan? Not sure

Q5. Do you have any comments to make about the targets and actions of the draft Greening Plan?

One of the major blocks to achieving a level of canopy which will result in temperature lowering on streets, verge and adjacent land and houses, is the poor outcomes for good growth of street trees due to overhead powerlines. The Plan notes that "Undergrounding of powerlines appears to be some decades away for Vincent. " It would appear that this is the key to really advancing canopy cover at street level, where there is so much concrete, paving and built environment. The canopy map of Vincent show clearly on the limited streets where power is underground, that the canopy has flourished and works well to cool the area. Can Vincent not address this directly with Western Power and the Government, commence a roll-out plan to place all lines underground across Vincent. In the long run you would achieve better outcomes and the costs associated with increased heat, poor canopy cover, yearly lopping and insulated bundling would be alleviated.

Q6. Do you have any ideas or suggestions of projects to assist the City on delivering the Greening Plan Objectives?

Be clearer in by laws about parking on green verges. Vehicles regularly parking on green spaces compacts the soil, damaging grasses and plants but also tree roots. Disallow any use of synthetic "lawn" and wall matting on new developments (houses, apartments and commercial builds) and any verges. The heat trapped and radiated from this matting is very high. It adds nothing to the green environment.

Q7. Any further comments?

not answered



Respondent No: 5

Login:

Email:

Responded At: Jul 30, 2018 14:48:02 pm

Last Seen: Jul 30, 2018 06:23:29 am

IP Address: 127.0.0.1

Q1. Were you aware that the City has a Greening Plan and what it aims to achieve? No

Q2. Do you support the objectives outlined in the draft Greening Plan? Yes

Q3. Do you have any comments to make about the objectives of the draft Greening Plan?

not answered

Q4. Do you support the targets and actions outlined in the draft Greening Plan? Yes

Q5. Do you have any comments to make about the targets and actions of the draft Greening Plan?

I support highly ambitious targets and actions in this plan. The Greening Plan has important links to community wellbeing and belonging that cannot be underestimated in terms of its broader benefits.

Q6. Do you have any ideas or suggestions of projects to assist the City on delivering the Greening Plan Objectives?

Inclusion of community awareness and capacity building actions to support biodiversity efforts and greening. This should include awareness activities on how to support biodiversity within our existing public spaces and biodiversity zones, as well as in private dwellings (e.g. maintaining beehives, bee friendly plants, supporting local avian wildlife, etc.). This should take principles of behaviour change to move from pre-contemplation stage through to action & maintenance.

Q7. Any further comments?

Please consider planting some big beautiful plane trees outside my apartment on Brisbane Street opposite Lucky's! Haha, it's sweltering in the summer and would make me so happy! :P

Respondent No: 6

Login:

Email:

Responded At: Aug 01, 2018 13:05:10 pm

Last Seen: Aug 01, 2018 04:19:35 am

IP Address: 127.0.0.1

Q1. Were you aware that the City has a Greening Plan and what it aims to achieve? Yes

Q2. Do you support the objectives outlined in the draft Greening Plan? Yes

Q3. Do you have any comments to make about the objectives of the draft Greening Plan?

Generally OK but some are a bit too vague. Perhaps they could be shortened to be more concise and clear

Q4. Do you support the targets and actions outlined in the draft Greening Plan? Not sure

Q5. Do you have any comments to make about the targets and actions of the draft Greening Plan?

some are not specific enough. 1. You could also make it a requirement under the City's Planning Application regulations and requirements, that any tree which is greater in height than 2 metre requires an approval from the City for it to be cut down or top pruned. The Ku-ring-gai Chase Council in suburban Sydney has had such a local provision in place for many years and the suburb has considerable canopy cover including tall remnant Eucalypts in streets AND in back and front yards of houses. 2. For Vincent planting ONLY local WA native species which are found on the relevant landform (eg. Karrakatta sands, wetlands, Bassendean sands, transition zones) should be used. This should apply especially to trees and medium shrubs. Being in a biodiversity hotspot but with almost zero remnant vegetation left in Vincent, this is essential in order to provide wildlife linkages and to encourage local fauna species especially small birds. 3. There should not be any planting at all by Vincent of deciduous trees. This was made clear as a recommendation from the workshop the City held. Notably attendees did not get provided with any summary of the workshops findings and feedback. Your tree selection tool is not available to the public. 4. Inclusion of providing foraging habitat for our iconic endangered species of black cockatoos: Carnaby's Cockatoo and the Forest Red-tailed Black Cockatoo and other small local bird species should be included - especially in large parks where there is plenty of space for more trees and canopy cover. Marri, Euc. rudis, Jarrah, Tuart, Banksia menziesii, B. attenuata, and B. prionotes are all great foraging habitat for Cockatoos. 5. Use only local native species in Vincent. 6. Develop and run programs to get more local residents and especially children and oldies out into their local parks and reserves. Foster this objective with pop-up coffee/tea vans at all big reserves.

Q6. Do you have any ideas or suggestions of projects to assist the City on delivering the Greening Plan Objectives?

1. The City's environmental and horticultural staff need improved knowledge and understanding of local species and good garden design for public areas. 2. Plant ONLY local native tree species as street trees. 3. Do not plant deciduous trees on streets as they provide a problematic annual leaf drop which adds nutrients and solids to drains which eventually go to wetlands and/or the Swan River. 4. Plant low shrubs around the base of trees in parks and reserves rather than bare earth, woodchips or grass. This has been found to be the best by studies done by Prof Giles Hardy of Murdoch University. 5. STOP USING GLYPHOSATE in the City Of Vincent. It DOES HAVE A RESIDUAL, is toxic to humans (causes cancer) and children as well as adults should not be exposed to it. There is plenty of scientific literature to support this position. Glyphosate should not be used in all parks and reserves. Hand weeding around new plantings is the best. 6. Give residents more information about use of local species and good design for planting road verges. 7. Feral species: Cull Rainbow Lorikeets at their roost sites, remove old Palm trees that especially attract these Lorikeets as well as rats.

Q7. Any further comments?

It is disappointing that advice from those in the community who have expert horticultural, environmental, and catchment management knowledge and expertise are often ignored and at times belittled. There is great expertise and knowledge in community members of the Wildflower Society and those who run their Nursery at the Landsdale Farm School and live in Vincent and nearby.

Additional Responses Received Outside of the City's Engagement HQ Website: Respondent 7

Page 4. Objective 4

The following could be included:

Encourage, incentivize and provide support for private land owners to plant trees and native vegetation on their properties

P 12. Objective 1

"The targets and actions for privately owned land are more closely aligned to those of Objective 5 (Greening New Development) as they all involve influencing the choices and behaviours of private land owners. Unlike vegetation on public land which is at the City's discretion. All involve influencing the choices and behaviours of private land owners. Unlike vegetation on public land which is at the City's discretion.

Achieving this should be one of the most important outcomes of the GP

P 13. Objective 2

"included targets for creating and maintaining a biodiversity monitoring program. Given the resourcing requirements, the value of such a program is questionable in a highly urbanised setting that has few pockets of remnant vegetation and no intact ecological communities"

Consider working with schools as development targets – pupils to monitor their own backyards and verges as school projects and share results with Council. There could be a great deal of community pride in knowing the biodiversity on offer in Vincent

P 14. Objective 6

No significant gaps identified.

I don't agree with this and think a lot more can be done e.g. through a more pro-active Council outreach initiative, including trying to harness the practical capacity and motivation of community members e.g. this might include working with all those who have participated in the Adopt a Verge programme and starting a Community newsletter on Vincent's and the Community's Greening activities and initiatives. The newsletter could be used to publicise opportunities and incentives to participate in programmes etc. Content opportunities are endless- what is council doing – Adopt a Verge, Adopt a Tree, Plant Sales, Ecozoning etc, stories from the community, upcoming events and hands on activities, stories from other cities. The newsletter could be also be informative and educative about Waste and Energy policies, initiatives and opportunities. "Vincent - The Green and Sustainable City"

P 19. Engagement

"Effective community engagement is essential for the success of every aspect of the Greening Plan across both public and private domains. The City will therefore need to continue its engagement efforts across all segments of the community.

Over the next five years there will be a strong focus on communicating the benefits of urban vegetation and tree canopy. A variety of incentives and support mechanisms to assist property owners with planting, maintenance and retention will need to be developed and implemented "

Very important - but what will this look like in action and how will it be done? Passive communication by Council with the community is not likely to work well. Resources for Outreach and development of methods could be budgeted for this.

Community groups whose activities align with the objectives of the Greening Plan will continue to be important partners in both the identification and delivery of greening projects and in the dissemination of greening knowledge and inspiration to the wider community. The City will continue to support and collaborate with such groups to maximise community benefit. Excellent – but how will this be done?

Page 23. Objective 4: Greening Private Land and New Development

"Privately owned land accounts for 66% of the Vincent local government area. Infill development in this domain has been the main contributor to decline in Vincent's tree canopy and vegetation cover. The recent introduction of policy provisions to preserve and increase tree canopy and soft landscaping in new developments is one mechanism through which the City aims to reverse this trend. Other approaches will require proactive engagement and advocacy with landowners and state government as set out in the targets and actions below.

Targets:

- Tree canopy cover of 12% on privately owned land by 2050 (interim target: 7.53% by 2023 based on 2019 mapping data, up from 6.81% in 2014)
- Reduced loss of tree canopy cover on privately owned land compared to each previous five-yearly imaging cycle
- Increased tree planting compared to each previous five-yearly imaging cycle
- Compliance with the tree retention, deep soil zone and tree canopy provisions of the City's Built Form Policy 7.1.1
- Increased planting of trees and other vegetation on privately owned land

Actions:

- Educate the community on the benefits of trees and soft landscaping. A more hands on approach is recommended, incentivisation e.g. provision of say 1 to 3 trees for each property willing to plant in their gardens. Initiate a family tree in your backyard programme with a prize winners competition etc
- Support and advise residents in choosing appropriate tree and landscaping species. Part of the above
- Engage and educate developers on the value of trees and soft landscaping to developments
- Advise developers in choosing appropriate tree and landscaping species
- Use available planning instruments to mandate and incentivise the retention or reinstatement of vegetation
- Investigate incentives for encouraging tree retention by property owners outside the development approval process ". Yes, but what kind of incentives? A carrot and stick approach – a charge for every sqm of canopy of trees removed. Funds raised to go toward promoting and paying for greening activities.

- Advocate for changes to state planning legislation and policy to facilitate protection of both trees on privately owned land and their owners against tree-related liability (Part of the above -until there is an impact on developers bottom line, there will be no changes)
- Review the Built Form Policy canopy requirements to determine if the current canopy requirements are sufficient to achieve the identified target of 12% in the private domain.

P 24 Objective 5: Greening the Community.

This is excellent and for me the most important and difficult part of the Greening Plan

The Vincent community remains the City's single greatest resource for greening the urban landscape (Agreed). Since the adoption of Greening Plan 2014 the City has encouraged and supported its community's greening efforts and aspirations through a variety of projects, programs and initiatives. Community interest in urban greening has in turn continued to grow.

To reap the highest possible social and environmental benefits of trees and urban vegetation, the City will continue to educate, inspire and resource its community to pursue the possibilities and fulfil the potential inherent in urban greening. How will this be done, what resources and staffing will be devoted to this and how? The approach and quality of outreach by Council and partnerships with the community will be key here.

Targets:

- A community that is empowered to contribute to and actively participate in the greening of Vincent. Yes
- A number of (At least one) community-driven greening projects per year delivered by the community with financial and in-kind support from the City. Partnerships between Business, the City and community to be fostered

Actions:

- Provide effective communication, education and networking opportunities centred on urban greening. How? – will one or more staff members with experience in this area be appointed for this so a more hands on, "doorknocking type of approach" can be adopted
- Invite community input and participation in City driven greening initiatives. Use a Greening Vincent newsletter for this
- Invite the community to nominate greening projects and initiatives to be delivered by the City. Yes
- Support the community to deliver greening projects and initiatives through financial and in-kind support from the City. How – give examples, past and future?

P 47 Comments on Appendix 2 Implementation Plan

Initiatives detailed under each of the 5 objectives are all good.

It would be useful to set a 6th Objective or alternatively a cross cutting theme which runs across all the objectives:

Education and Outreach into the community – a dedicated staff member could be appointed for this purpose. While expensive and a form of "software", which an audit will find difficult to quantify, experience shows the development value of this approach. The objective could also overlap with Waste and Energy policies and initiatives. As detailed earlier – a newsletter focussing on achievements and possibilities for community taking leadership in making Vincent a shining example of a Green and Sustainable City. "Vincent's Waste Warriors", "Green Leaders", "Energy Savers" etc

Additional Responses Received Outside of the City's Engagement HQ Website: Respondent 8

Overall, I think that the document is well written and easy to read but is a bit repetitious in places. I do have some concerns.

- Objectives 1 (canopy cover) and 2 (biodiversity and habitat) are not mutually exclusive. The danger is that there may be a focus just on increasing canopy size without considering the actual contribution that canopy makes to biodiversity and habitat.

I would suggest that increasing the canopy by exclusively planting London Planes would meet objective 1 but would be detrimental to objective 2.

The danger in focussing too much on Objective 1 is reinforced by the nominated target for Objective 2 – just listing the contribution from eco-zoning. Good tree selection also has a great potential, possibly greater, to effect biodiversity and habitat.

Notionally this could be addressed by introducing something like an 'effective biodiversity canopy measure' where each species is given an index value ranging from 0 to 1 (e.g. London Plane = 0.2; Marri = 1). The canopy area is multiplied by the index to give an effective value for that species.

$$\text{Effective Biodiversity Canopy} = \sum (\text{canopy area species}_i * \text{biodiversity index}_i)$$

This is what you might do if the canopy figures can be provided on a street by street basis, given that the species should be known for each street.

I am not saying that this is what should be adopted, just that this is the logical way that you would address the interrelated nature of the two objectives.

- The report has dropped the ball with regards to trees in car parks. The Built Form Policy requires private developers to provide trees in parking areas yet the city does not prioritise matching these requirements in a meaningful way.

The city's car parks are often in town centres and are generally a scar on the landscape. The report also says how it is difficult to increase greenery in these town centres because of a lack of opportunity, yet the carparks provide an ideal opportunity.

The sooner the city starts, the sooner the trees will contribute to shading and beautifying these ugly spaces. Not only will it improve the town centres, it will demonstrate to the public (community and developers) that the city walks the walk, not just talks the talk.

The implementation plan for Objectives 1 and 3 are not consistent. Both show 'no cost' for carpark planting, which implies that the plantings will just be opportunistic or token, rather than a fully-fledged commitment. This should show a start in 2018/19 and should put significant funds on the first two years so the job is completed sooner than later. There may be an argument that funds could be transferred from the tree planting program; or even... suspend street tree pruning for one year and divert the funds into planting trees in car parks.

- The report has also dropped the ball on underground power. The biggest change that any street sees when power is put underground is the marked increase in canopy.

The strategy should make this point rather than just accepting council's lack of action as a fait accompli. There should be something in the action plan other than investigating what can be done under powerlines – get rid of the power lines. There should be an estimate of how much the canopy can be increased if power lines are put underground. Perhaps expressed the other way around – the failure to put power underground is reducing Vincent's canopy by x%.

- It seems strange that canopy reviews have to take place 3-4 years after the fact (e.g. the 2023 review is based on 2019 figures). There should be an action plan to try and get review data made available on a more timely, or more frequent basis.

Perhaps this could be done on a sector wide basis though WALGA or the state government's environment agency.

- The report has lots of statistics that are expressed as areas in some instances, and percentages in others. It is hard to get a good overview, particularly as they are often interrelated. I'm a numbers person but I couldn't get a feel of what is going on because the statistics are fragmented.

In my mind it would be better to have a table that showed columns for 'before', 'after', and percentage change. Just one table.

- While the mention of the tree selection tool is reassuring there is no visibility into what criteria are used to select trees, and what weighting is given to each. While biology, ecology etc. are shown in the sample, there is no indication if the sample is complete (e.g. is impact on human health taken into account). Additionally, the 'complete set' is useless as it is not readable when expanded.

I think that the section could be rewritten so that it reads less like a user manual and has more focus on what it is trying to achieve by listing the criteria that are used and how the weighting is assigned to each.

In terms of the weighting, it is interesting to note that in the sample given, in most cases the community workshop

weighting is contrary to CoV internal weighting (i.e. in most cases if the community was lower than the base, the internal CoV was higher than the base, and vica versa).

- On page 4 it expands on the habitat and biodiversity objective by talking about height. Is that correct? In any case the target on page 21 is just about eco- zoning (i.e. primarily understorey). I suppose I'm thrown by 'height'.
- On page 16 it says that some local natives are struggling under present conditions. The same would apply to exotics.
- On page 17 it talks about using lighter colour schemes in the public domain. What about trialling painting laneways a very light colour – it doesn't have to be a light grey.
- On page 20 one of the actions is to select trees to maximise cover. It should not be at the expense of biodiversity and habitat.
- On page 21 the only measurable target for biodiversity/habitat is work done on eco-zoning. Tree selection can also contribute.
- On page 22 it says the eventual target is 80 canopy coverage of car parks, presumably by 2050. A specific target should be included in the targets section and it should be a short term interim target, not a 2050 target.
- On page 23 it says the target is a reduced loss of tree canopy. It should be an increase.
- On page 23 it suggests investigating incentives for encouraging tree retention. Great idea but a bit vague and is not carried forward to the Implementation Plan on page 50. I think it may be more than 'trees of significance'
- On Page 51 it says plant sales cost \$35,000. I thought it was more like \$15,000.

Additional Responses Received Outside of the City's Engagement HQ Website: Respondent 9

On page 8 in describing "The Present" the Plan states "The City has restored ..." and then lists works at Smith's Lake and Robertson Park. These two projects were community initiated and completed in partnership with other organisations (including the Water Corporation and the Claise Brook Catchment Group Inc). However the way it is written implies the City was solely responsible for these restoration projects.

While the Plan notes that the City has very little remnant vegetation, what does remain should be valued and protected. This includes a grove of trees on Loftus Street, trees at Hyde Park, a single tree in Robertson Park, probably/possibly trees on the river foreshore and possibly trees in other locations. These should be identified and protected from further interference. (relevant to Objective 2)

Key considerations – another important consideration should be included relating to the environmental impact of species selection. Some species will have a higher biodiversity value because they provide habitat for native fauna. Some species can have a neutral or negative impact on biodiversity such as through providing habitat for feral species, which then outcompete native fauna, or because they pollute the environment, such as waterways and wetlands, to the detriment of the native fauna and food chain/web. This needs to be explicitly explained so that species selections to achieve other objectives, such as increased canopy cover is not at the detriment of achieving better biodiversity outcomes (Objective 2). [As examples date palms and Indian coral trees support the non-native rainbow lorikeet to the detriment of the native ring-necked parrot; Deciduous soft-leaved exotic trees, planted near stormwater drainage pollute waterways with a heavy leaf fall in Autumn, to the detriment of the native macro-invertebrates which are a necessary part of a healthy food chain.]



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VINCENT'S GREEN VISION

What is the City of Vincent Greening Plan?

The City of Vincent Greening Plan (Greening Plan) is a pathway to delivering on our responsibility to protect, enhance and effectively manage our natural and built environment.

The Greening Plan focuses on opportunities to increase overall tree canopy cover, create more liveable neighbourhoods and foster biodiversity. These opportunities are sought on both public and privately owned land.

The objectives of Greening Plan 2018-2023 are:

1. INCREASE CANOPY COVER ON PUBLIC LAND

Increasing tree canopy cover on land managed by the City of Vincent.

2. ENHANCE HABITAT AND PROMOTE BIODIVERSITY

Increasing the diversity and overall height of trees and other vegetation; and

Linking areas of existing habitat and biodiversity through new habitat plantings across the City.

3. GREENING THE TOWN CENTRES

Improving the amenity of Vincent's Town Centres and reducing the urban heat island effect through trees and other vegetation.

4. GREENING PRIVATE LAND AND NEW DEVELOPMENT

Developing mechanisms to encourage the retention of existing tree canopy;

Requiring the incorporation of tree canopy, green infrastructure and vegetation cover in new developments; and

Advocating for changes to state planning legislation and policy to facilitate protection of existing tree canopy on privately owned land.

5. GREENING THE COMMUNITY

Increasing community awareness of the social and environmental benefits of trees and green spaces; and

Inviting and supporting community involvement in greening activities.

Greening Plan 2018-2023

What is the purpose of the Greening Plan?

Implementation of the Greening Plan will provide numerous environmental, social and economic benefits, including:

- more liveable neighbourhoods;
- enhanced community well-being;
- removal of atmospheric carbon to counteract human-induced climate change;
- mitigation of the urban heat island effect;
- increased biodiversity;
- improved air quality and overall environmental health;
- storm and ground water quality improvements; and
- a community that is empowered to undertake greening activities.

Greening Plan 2018-2023 will provide guidance and direction to the City's strategic planning, parks, environmental and community partnerships teams and programs. It will also inform the City's community about the types of greening activities they can expect to see in the future and about opportunities to get involved.

INTRODUCTION

Strategic Context

All local governments are required to have a plan for the future. This takes the form of a Strategic Community Plan, which is an overarching document, informed by extensive community consultation. It sets the strategic direction for the entire organisation and is supported by a number of informing strategies and plans. One of these is the Greening Plan. The Greening Plan comes under the umbrella of the City's Sustainable Environment Strategy, which addresses all aspects of environmental sustainability in the City of Vincent. The Sustainable Environment Strategy also informs the City's Public Open Space Strategy which in turn has close links with the Greening Plan.

The relationship between the Greening Plan and other strategic documents is represented in figure 1. Together these strategies and plans inform the City's four year Corporate Business Plan and Annual Budget.

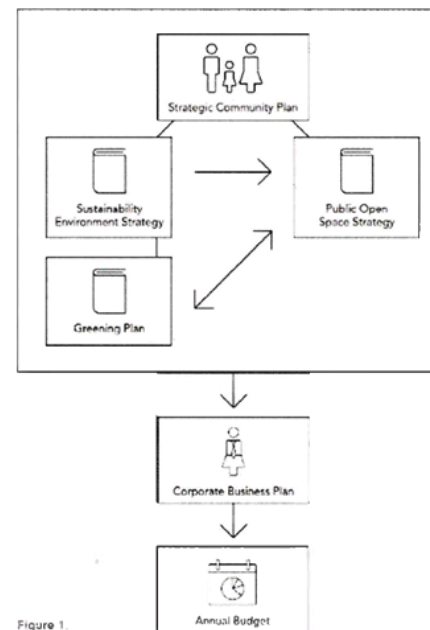


Figure 1.

Our Green Past

Historically the landscape that comprises the City of Vincent local government area consisted of a series of lakes and wetlands. Many of these were interconnected, forming a chain of water bodies that ultimately drained into the Swan River via Claise Brook in East Perth.

From the 1850s, prompted by repeated flooding and associated health concerns for a growing population, the wetlands were progressively filled in to make way for development, industry and market gardens.

The gold boom period of the 1890s in particular, brought exponential population growth that resulted in large scale subdivision and property development.

The post-World War Two period brought a further wave of population growth, with associated land reclamation for residential development and recreational uses.

In line with the popular landscape design trends of the time, the majority of our City's parks and reserves were designed in the European style. This meant open grassed areas, scattered trees (often of European origin) and very little mid or lower storey planting.

By 1966 an estimated 75% (200,000 hectares) of the wetlands of the Swan Coastal Plain had been lost. In the City of Vincent, this figure is estimated to be closer to 99%. Today, along with its wetlands, our City has lost nearly all of its remnant native vegetation.

The Present

Well in advance of adopting its first Greening Plan in 2014, the City recognised the importance of urban green space, tree canopy cover, native habitat and biodiversity. By 2007 the City had put in place policy provisions to protect and maintain its street tree canopy and by 2011 the City had commenced its eco-zoning program, aimed at revegetating underutilised grassed areas in parks and reserves with native understorey plants, thereby converting them into native gardens that provide food and habitat for local fauna.

The City has also restored a number of sites including former wetlands and river foreshore to a state resembling pre-European settlement.

Smith's Lake has been converted from a concrete and lawn-edged lake to a natural wetland setting, with a fringing vegetation of native species. This provides habitat for frogs and invertebrates and nesting sites for water birds, whilst reducing the nutrient inflow to the water body.

A seasonal wetland has been created in Robertson Park, heavily vegetated with native species and featuring a lake known locally as Little Boojoormelup.

Hyde Park lakes have undergone major restoration to provide secure habitat for waterbirds and aquatic animals and at the same time reduce groundwater extraction and improve water quality.

A number of restoration projects have been carried out at Banks Reserve including foreshore restoration projects (2007 and 2018) and the restoration of Walters Brook completed in 2014. Bio-engineering techniques including revegetation using local native species were used to stabilise the river foreshore whilst increasing the amenity, biodiversity and habit in the area.

Beyond the ecological value of native fauna and flora, urban vegetation provides significant health and wellbeing benefits to human inhabitants of cities. Perhaps most important among these is the mitigation of the urban heat island effect. The loss of urban vegetation in Vincent over the past century has brought into sharp focus the value of this important environmental service.

Long-lived woody plant species such as trees and large shrubs act as carbon sinks, mitigating human-induced climate change. They also moderate some of the unavoidable impacts of climate change such as increasingly powerful storm events by diffusing strong winds, slowing and filtering storm water run-off and reducing soil erosion.

In the baseline year of 2009, the City of Vincent local government area had 11.7% of its total area covered by urban tree canopy. Of this, 41% was located on privately owned land and therefore vulnerable to ongoing urban development. Between 2009 and 2014, 43,733 m² of this canopy was lost to subdivision and urban infill.

Land owned or managed by the City accounts for one third of Vincent's local government area and in the baseline year of 2009 held 59% of the City's tree canopy. By 2014, this had increased by 62,993m² as a result of the City's dedicated tree planting, maintenance and protection efforts.

The tree canopy gained in the public realm between 2009 and 2014 managed to offset the loss of trees on privately owned land, resulting in a small growth in overall canopy cover across the City to 11.9%.

Local governments in Western Australia currently have little power to protect trees and other vegetation on privately owned land. However the City has sought to harness the planning instruments available to local government to incentivise the retention of existing mature trees on development sites and to mandate the planting of new trees once development is completed. Policy provisions to this effect were introduced in 2017 as part of the City's new Built Form Policy (Policy No. 7.1.1). The effects of these policy provisions are expected to manifest within the next Greening Plan review period.

Our Green Future

The City will continue to develop and deliver programs to grow tree canopy and increase habitat and biodiversity in the public domain.

However, land managed by the City is finite and space for additional plantings will eventually run out. When all available public land is fully planted and those trees reach maturity, our city will still fall short of achieving its 20% overall canopy target by 2050 unless the current loss of trees on privately owned land can be reversed.

To arrest the loss of tree canopy on privately owned land, the City will need to leverage the power it has to incentivise the retention of existing vegetation on development sites and to mandate the planting of additional trees and shrubs after development is completed. This will be achieved through effective engagement with developers and related industry professionals.

To achieve an increase in canopy cover on privately owned land, the City will need to go further. Property owners and residents will need to be engaged in a shared sense of ownership and responsibility for greening Vincent. This will require ongoing community education and the resourcing of related support programs and activities.

Further action to protect and grow tree canopy on privately owned land will require changes to the Western Australian Planning and Development Act and state planning policy. The City will continue to advocate to the Western Australian Government to bring about such changes and to open the way for local governments to implement mechanisms for tree protection and canopy growth that are currently not available to them.

Review of Greening Plan 2014

In July 2014 the City adopted its first Greening Plan. This identified six key objectives corresponding to the City's top greening priorities:

1. Increasing Tree Canopy
2. Enhancing Habitat and Promoting Biodiversity
3. Greening, Enlarging and Enhancing Public Open Space
4. Greening the Five Town Centres
5. Greening New Development
6. Greening the Community

For each of these objectives Greening Plan 2014 identified relevant targets and actions. Appendix 1 provides an overview of how the City has performed in delivering on these objectives, targets and actions to date.

Greening Plan 2014-2022

HOW WE DEVELOPED GREENING PLAN 2018-2023**Gaps and opportunities**

Development of Greening Plan 2018-2023 started with the review of Greening Plan 2014. Gaps and opportunities revealed themselves as the City assessed its actions and their outcomes against the Greening Plan objectives and targets set in 2014.

A summary of these gaps and opportunities, and how they are to be addressed in Greening Plan 2018-2023 is presented below:

Gaps and Opportunities in Greening Plan 2014	How they will be addressed in Greening Plan 2018-2023
Objective 1 – Increasing Tree Canopy	
<p>Objective 1 in Greening Plan 2014 addressed tree canopy generally. It did not differentiate between canopy on privately owned and City-managed land.</p> <p>Given the observed trend in canopy loss and gain across the two domains, and current barriers to tree protection on privately owned land, the City must acknowledge that the potential canopy cover on private and public land is likely to be very different, targets and actions for these two domains must by necessity be separated.</p> <p>The targets and actions for privately owned land are more closely aligned to those of Objective 5 (Greening New Development) as they all involve influencing the choices and behaviours of private land owners. Unlike vegetation on public land which is at the City's discretion.</p>	<p>Objective 1 in Greening Plan 2018-2023 will address only City-managed (public) land. Privately owned land will be addressed under Objective 4 – Greening Private Land and New Development.</p>
<p>The single long-term canopy target set for 2050 makes it difficult to assess how the City is tracking toward that target in the short to medium term.</p>	<p>Going forward, five-yearly interval targets will be set to enable more effective tracking of progress.</p>

Gaps and Opportunities in Greening Plan 2014	How they will be addressed in Greening Plan 2018-2023
Objective 2 – Enhancing Habitat and Promoting Biodiversity	
Objective 2 included targets for creating and maintaining a biodiversity monitoring program. Given the resourcing requirements, the value of such a program is questionable in a highly urbanised setting that has few pockets of remnant vegetation and no intact ecological communities.	Acknowledging that the City is starting from a very low ecological baseline, targets and actions for Objective 2 will focus on protecting and expanding known areas of biodiversity. This will be achieved through greenway linkages and through a growing diversity of future plantings across the city that will provide opportunity for adaptation and survival of both flora and fauna in a changing climate.
Objective 3 – Greening, Enlarging and Enhancing Public Open Space	
Public open space (POS) encompasses a great deal more than the green components of parks, reserves and Town Centres. Many aspects of enlarging and enhancing POS therefore fall outside the remit of a greening plan. These include consideration of active versus passive recreation zones and upgrades to infrastructure and equipment to cater for changing local demographics. Recognising the importance of addressing POS in a strategic and comprehensive way, the City is developing a separate POS Strategy. Greening Plan 2018-2023 will inform this Strategy in relation to the future greening of POS.	<p>There will be no objective relating specifically to POS in Greening Plan 2018-2023. Targets and actions related to the greening of POS will be included under Objectives 1, 2, 3 and 5 of the Greening Plan.</p> <p>Due to the deletion of the POS section, Objectives 4, 5 and 6 from Greening Plan 2014 will become Objectives 3, 4 and 5 respectively in Greening Plan 2018-2023.</p>
Objective 4 – Greening the Five Town Centres	
While the City currently recognises five Town Centres, there is potential for these to grow in number during the implementation period of Greening Plan 2018-2023.	The title of this objective has been changed to allow for the addition of further Town Centres and reporting of related greening activities in future.
Greening Plan 2014 set an unquantified target of a “year-on-year increase” in Town Centre plantings.	Greening Plan 2018-2023 will set a measurable canopy cover target for Town Centres. To enable tracking of progress toward 2050, five-yearly interval targets will also be included.

Gaps and Opportunities in Greening Plan 2014	How they will be addressed in Greening Plan 2018-2023
Objective 5 – Greening New Development	
As discussed under Objective 1 above, the potential for canopy cover on private land versus public land is likely to be very different. Targets and actions for these two domains should therefore be separated.	Tree canopy on privately owned land will be addressed under Objective 4 of Greening Plan 2018-2023 and this Objective will now be renamed ' <i>Greening Private Land and New Development</i> '.
Having implemented the available planning instruments to protect trees and vegetation on development sites, the City must now shift its focus to education and advocacy to protect trees that are not currently captured within the development approval process.	A new set of actions will be added relating to engagement of land owners, developers and State Government in the protection of trees and vegetation on privately owned land.
Objective 6 – Greening the Community	
No significant gaps identified.	Minor adjustments to wording only.

Key considerations***Competing land uses***

In the context of a rapidly densifying urban landscape, the City must consider competing functions in the allocation of limited public land. This includes providing safe pedestrian access and cycle ways, sporting fields and passive recreational areas in addition to habitat and canopy plantings. The City is also obliged to preserve traditional planting schemes in parks covered by heritage conservation plans. These do not tend to align with the Greening Plan vision of native species and dense understorey habitat plantings.

Innovative, multi-functional public domain landscaping is the solution for delivering amenity, recreational opportunities, habitat and biodiversity all in one package.

Competition for root and canopy space

The *Utility Providers Code of Practice* provided by Main Roads Western Australia sets out the standard allocation of space in road reserves. This imposes limitations on the location of trees and precludes their planting entirely in some cases. Sometimes the location and depth of underground utilities do not match the available technical drawings, resulting in necessary changes to planting plans.

The City is now using root barriers and redirectors to minimise potential conflict with underground utilities and will continue to investigate further technologies and alternative solutions into the future.

Above ground powerlines, buildings and existing trees also limit canopy space.

Western Power requires a minimum clearance of 2.5 metres to the side, and 2 metres below powerlines. There is no vegetation allowed above powerlines. This limits street tree canopy size significantly on the majority of Vincent's roads and also reduces shade density.

Undergrounding of powerlines appears to be some decades away for Vincent. The City is investigating alternative solutions such as insulated bundling of overhead power cables, which could allow tree canopy to grow around them.

In Town Centres, buildings abutting the footpath and awnings that reach to the curb are desirable as they create an embracing human-scale environment. They also limit street tree canopy spread, which is essential for counteracting the urban heat island effect created by the predominance of thermal mass in Town Centres. Ideally, tall canopy trees would fill the space above the street, but when trees must be pruned hard on one side to accommodate building facades, they can become unstable and fail to thrive. Wherever possible, the City plants tall, spreading canopy trees in the centre to Town Centre streets to avoid this competition from buildings.

Increased density of plantings to achieve greater canopy cover also increases competition between trees above and below ground. Careful considering is given to mature tree canopy size and root system extent when planning tree densities and spacing. The City's new Tree Selection Tool (see Appendix 3 and further description below) will be instrumental in informing such decisions going forward.

Changing environmental conditions

Modified soil and microclimate plus changing macroclimatic conditions require consideration when selecting plants for greening projects. Some local native species are already struggling under present conditions and may no longer be suitable for large scale planting in future.

Street trees are a particular challenge. Extensive areas of impervious paving and root zone compaction limit the opportunity for rainwater infiltration to root zones. Extreme heat events of increasing duration are combining with lengthy dry periods and declining access to ground water to severely limit plant growth and survival. A broader range of Australian and exotic species suited to Perth's future climatic conditions (including fruit and nut trees) will need to be considered for future habitat and amenity functions.

To facilitate the best possible choice of tree for each type of streetscape and planting environment the City has developed a Tree Selection Tool (see Appendix 3). The Tool will be used by the City's Administration to select trees for planting in the public domain and also to advise developers on suitable species to meet the City's canopy cover requirements for new developments. Maximising biodiversity and canopy coverage are key selection factors within the Tool, which is based on a master list of trees that are proven performers in the local environment, but can also draw upon a trial list of trees that are yet to be tested under local conditions. Depending on the project and planting scenario, the tool can be asked to generate recommendations from either the master list or trial list. Once tested, it is likely that a number of trial list trees will move onto the master list and may become important for the City in future.

A spin-off from the development of the Tool has been the *Choosing a Tree for your Property* guide. It provides a list of trees suitable for Vincent gardens, describes their key features and shares handy hints for ensuring planting success.

Availability of tree species

There are a number of tree species that the City intends to trial in future, but which are not yet readily available in commercial cultivation. Careful planning, pre-ordering and project timing will be required to ensure that such trees are available and ready for planting at the right time.

Trees are not only a mitigator of the urban heat island effect but also its victim. Extended heat waves stress and kill trees just as they do people. As our climate continues to warm the City will need to place increasing focus on identifying heat islands and seek additional ways to reduce them. This may include shade structures, choosing lighter colour schemes in the public domain and using planning instruments to require similar measures in private developments.

There are currently only two areas of heat vulnerability identified within Vincent, both located on State Government controlled land and both in the vicinity of East Perth Station. The City has little influence over planting in these areas but will advocate to the relevant state agencies to priorities these areas for future greening.

Timing of projects and coordination of resources

The Greening Plan is coordinated within the City's infrastructure provision activities, ensuring space for trees, landscape treatments and water sensitive urban design. The practice of green infrastructure crosses many disciplines including planning, engineering, place management, sustainability, parks/environment and community engagement. Since the adoption of Greening Plan 2014, teams and individuals from across the City's directorates have come together in collaborative teams to deliver successful green infrastructure projects in accordance with a five year Implementation Plan.

An updated five year Implementation Plan for Greening Plan 2018-2023 (see Appendix 2) sets out the schedule of works for the projects and programs that will deliver on the updated greening targets. Ongoing management and maintenance of completed projects is factored into the parks team's annual operating budgets and service unit plans. In addition, a Street Tree Master Plan (see Appendix 4) has been developed to prioritise streets for new plantings based on the need for shade and the status of existing street trees.

Water limitations

Ground water allocation is strictly limited and the City works hard to priorities water use for its most vital functions, which include the establishment of street trees and public space plantings. Wherever possible, hardy water wise species are chosen and the new Tree Selection Tool will further assist in this regard.

As water allocations are expected to reduce further, the City is starting to explore alternative fit-for-purpose water sources to supplement its irrigation. Water sensitive urban design and other opportunities to obtain additional water supplies through industry and government collaboration will need to be explored.

Greening Plan 2018-2023

To this end, the City is undertaking a benchmarking process using the Water Sensitive Cities Index. This will identify gaps and opportunities in the City's approach to dealing with water in the landscape and lay the groundwork for the City to maximise the capture, use and local infiltration of environmental water.

Lifecycle of trees

All trees have a natural lifecycle involving the stages of growth, maturity and decline. Identification and classification of individual trees and their wider context (ecosystems) is imperative. Enhanced understanding of the trees within the City will lead to higher quality management techniques which will, in time, lead to the improved care, value and amenity of urban vegetation.

The work carried out to date in creating the City's Tree Selection Tool has gone some way to provide answers about the characteristics of a range of tree species and their expected performance within the local context. As trees are trialled over the coming years, further information about local performance will be added to the Tool to grow the body of knowledge that will inform tree selection and care into the future.

Data collection and analysis

Measurement of vegetation and tree canopy cover relies on the use of existing mapping technologies. The review of Greening Plan 2014 was informed by aerial imaging obtained through Landgate's Urban Monitor project¹ and by heat island mapping obtained through 2020 Vision².

Additional imaging and measurement technologies will be employed as they become available, including technologies that may enable modelling and projection of future vegetation and canopy cover based on policy settings and expected development.

Targets set within the Greening Plan will continue to be tracked and performance measured to ensure that its objectives are being achieved.

Vegetation imagery will continue to be collected and mapped every five years to monitor changes. Updated heat island imaging will also be sought.

In order to keep abreast of best practice in the regional and wider context, the greening plans, policies and programs of other relevant authorities will continue to be monitored.

¹ <https://www.environment.gov.au/system/files/resources/23952ac8-31d4-44b0-bad6-3a4179f4e3bb/files/urban-monitor-final-report.pdf>

² http://2020vision.com.au/media/162690/wsattg_wa_fa3.pdf

Engagement

Effective community engagement is essential for the success of every aspect of the Greening Plan across both public and private domains. The City will therefore need to continue its engagement efforts across all segments of the community.

Over the next five years there will be a strong focus on communicating the benefits of urban vegetation and tree canopy. A variety of incentives and support mechanisms to assist property owners with planting, maintenance and retention will need to be developed and implemented.

To halt the loss of tree canopy to new development, the City will need to ramp up efforts to engage with developers and property industry professionals. The City's Built Form Policy would form the basis of this engagement and be supported by the Tree Selection Tool, which assists with appropriate tree selection for maximum tree canopy and long-term tree survival in development settings.

The City will also need to continue working closely with Town Centre stakeholders to meet their needs whilst achieving the City's greening objectives. Each Town Centre's individual character and function will need to be respected, through appropriate species selection and choice of installations.

Community groups whose activities align with the objectives of the Greening Plan will continue to be important partners in both the identification and delivery of greening projects and in the dissemination of greening knowledge and inspiration to the wider community. The City will continue to support and collaborate with such groups to maximise community benefit.

The City will also need to maintain its collaborative and advocacy efforts with the Western Australian Government to inform and bring about changes in regulation to further increase the protection of trees.

3. GREENING PLAN 2018-2023

Objective 1: Increase Canopy Cover on Public Land

Tree canopy cover is defined as foliage that is 2.5 meters or higher above the ground and therefore provides overhead shade for people and for the surfaces and materials that people interact with in the environment.

A lack of tree canopy in built up urban centres creates a heat island effect, resulting in temperatures at ground level that are significantly hotter during summer than in nearby 'leafy' areas.

In recognition of this, cities around the world are increasing urban tree planting. Targets for urban canopy cover internationally range from 17 to 34%. Best practice for urban residential and light commercial areas is 25%.

Taking into consideration local factors such as a drying and warming climate, declining access to groundwater and competition for space both above and below ground, the following targets and actions have been created.

Targets:

- Tree canopy cover of 35% on public land by 2050 (interim target: 23.33% by 2023 based on 2019 mapping data)
- Net increase in canopy cover of 1.88% compared to each previous imaging cycle (imaging to be completed every five years)
- Net year-on-year increase in street tree numbers – 100 trees on average per year (current number ~13,000)
- 51 kilometres of greenways established by 2050 (interim target: 26.5 kilometres by 2023, building on 25 kilometres of greenway planting completed between 2014 and 2018)

Actions:

- Plant more trees than are lost or removed
- Complete 1.5 kilometres of additional greenway planting per year
- Select trees to maximise overall canopy cover for each planting area
- Implement quality pruning & management techniques to maximise the canopy of each individual tree

Objective 2: Enhance Habitat and Promote Biodiversity

The ecological health of urban areas is a function of the abundance and diversity of local flora and fauna. The healthier the natural environment, the more environmental services it can provide, and the better the health and well-being of its local community. Improving urban ecosystems provides both environmental and social benefits to a city.

By protecting, enhancing and expanding out from the City's existing pockets of biodiversity, the abundance of locally-indigenous plants and animals can be increased across Vincent. Birds, invertebrates, frogs and small reptiles such as skinks are the main groups of fauna most likely to benefit from the City's planting activities.

Targets:

- Net year-on-year increase in native habitat plantings to continue until 2050 (4,000m² of eco-zoning on average per year, building on 49,549m² of eco-zoning completed by 2018)
- Net year-on-year increase in the variety of native habitat plants on the City's planting list

Actions:

- Identify existing areas of biodiversity value
- Preserve, enhance and expand existing areas of biodiversity value through supplementary planting
- Connect existing areas of biodiversity value through additional planting of biodiversity linkages across the City
- Prioritise the preservation & improvement of native habitat and biodiversity in all greening activities

Objective 3: Greening the Town Centres

Our City's Town Centres are well established urban hubs of vibrant shopping and recreational activity. Since the adoption of Greening Plan 2014 they have also been the focus of intensive greening activity, with the aim of transforming these built up areas into green recreational hubs. As a result, each Town Centre's unique character is now being further enhanced through sensitively integrated greening projects.

The City's Parks and Engineering Services will continue to work closely with Place Managers and Town Teams to identify and prioritise the location, nature and extent of greening activities to maximise function, amenity and environmental benefits. Where appropriate, Town Centre greening activities will continue to extend beyond Town Centre boundaries to adjacent commercial and mixed use zones.

Town Centres are comprised of intermeshed public and private spaces and through their built-up nature tend to limit the space available for tree canopy. This has been taken into consideration in setting of the following targets, which are intermediate between the canopy cover targets for public and private land.

Targets:

- Average Tree canopy cover of 20% for the Town Centres by 2050 (interim target: 9.7% by 2023 based on 2019 mapping data, up from 8% in 2014)
- Year-on-year enhancement, enlargement or addition of amenity plantings in each of the Town Centres

Actions:

- Select trees and amenity plantings based on the functional needs of each Town Centre and in consultation with relevant stakeholders
- Proactively engage with and provide technical advice to stakeholders involved in greening activities
- Develop a program of tree planting in City-managed open air car parks to achieve ~~80%~~ 60% tree canopy cover in accordance with the City's Built Form Policy 7.1.1

Objective 4: Greening Private Land and New Development

Privately owned land accounts for 66% of the Vincent local government area. Infill development in this domain has been the main contributor to decline in Vincent's tree canopy and vegetation cover. The recent introduction of policy provisions to preserve and increase tree canopy and soft landscaping in new developments is one mechanism through which the City aims to reverse this trend. Other approaches will require proactive engagement and advocacy with landowners and state government as set out in the targets and actions below.

Targets:

- Tree canopy cover of 12% on privately owned land by 2050 (interim target: 7.53% by 2023 based on 2019 mapping data, up from 6.81% in 2014)
- Reduced loss of tree canopy cover on privately owned land compared to each previous five-yearly imaging cycle
- Increased tree planting compared to each previous five-yearly imaging cycle
- Compliance with the tree retention, deep soil zone and tree canopy provisions of the City's Built Form Policy 7.1.1
- Increased planting of trees and other vegetation on privately owned land

Actions:

- Educate the community on the benefits of trees and soft landscaping
- Support and advise residents in choosing appropriate tree and landscaping species
- Engage and educate developers on the value of trees and soft landscaping to developments
- Advise developers in choosing appropriate tree and landscaping species
- Use available planning instruments to mandate and incentivise the retention or reinstatement of vegetation
- Investigate incentives for encouraging tree retention by property owners outside the development approval process
- Advocate for changes to state planning legislation and policy to facilitate protection of both trees on privately owned land and their owners against tree-related liability
- Review the Built Form Policy canopy requirements to determine if the current canopy requirements are sufficient to achieve the identified target of 12% in the private domain.

Objective 5: Greening the Community

The Vincent community remains the City's single greatest resource for greening the urban landscape. Since the adoption of Greening Plan 2014 the City has encouraged and supported its community's greening efforts and aspirations through a variety of projects, programs and initiatives. Community interest in urban greening has in turn continued to grow.

To reap the highest possible social and environmental benefits of trees and urban vegetation, the City will continue to educate, inspire and resource its community to pursue the possibilities and fulfil the potential inherent in urban greening.

Targets:

- A community that is empowered to contribute to and actively participate in the greening of Vincent
- At least one community-driven greening project per year delivered by the community with financial and in-kind support from the City

Actions:

- Provide effective communication, education and networking opportunities centred on urban greening
- Invite community input and participation in City driven greening initiatives
- Invite the community to nominate greening projects and initiatives to be delivered by the City
- Support the community to deliver greening projects and initiatives through financial and in-kind support from the City

APPENDICES

Appendix 1 – Review of Greening Plan 2014 – What We Have Achieved

Objective 1: Increasing Tree Canopy

Targets set in Greening Plan 2014 relating to tree canopy and vegetation cover:

Targets	Outcomes
Increase Vincent's overall tree canopy cover from 11.7% to 20% by 2050.*	<p>Between the baseline** year of 2009 (figure 2) and follow-up mapping in 2014 (figures 3 and 4), overall net canopy gain for the City was 0.2%</p> <ul style="list-style-type: none"> Canopy cover on land managed by the City increased by 62,993m² – expressed as a percentage, this was a 1.58% increase from 19.87% in 2009 to 21.45% in 2014 Canopy cover on privately owned land decreased by 43,733m² – expressed as a percentage, this was a 0.58% loss from 7.39% in 2009 to 6.81% in 2014 <p>Note: At the time of review, the latest vegetation data available to the City was for the year 2014.</p>
<p>Measurable net increase in vegetation and canopy cover compared to each previous imaging cycle.</p> <p>(Vegetation includes, grass, ground covers, shrubs and trees)</p>	<p>Total vegetation appeared to decrease by 1.99% between 2009 (figure 5) and 2014 (figure 6), but some of this decrease turned out to be an artefact of the mapping technology</p> <ul style="list-style-type: none"> Around one third of the apparent vegetation loss was recorded on land managed by the City. However, closer examination of the vegetation maps (figure 7) revealed much of this "loss" to be areas of dry turf in the City's parks and reserves. These did not register as vegetation and because there were significantly more dry patches in 2014 compared with 2009, and this was reflected as vegetation loss. Some of the vegetation loss on City-managed land was real. This

Targets	Outcomes
	<p>was associated with works such as the Hyde Park Lakes restoration project and the City's eco-zoning program. At the time of vegetation mapping in 2014, these work sites simply had not yet been covered over by newly planted vegetation.</p> <ul style="list-style-type: none"> • Around two thirds of overall vegetation loss occurred on privately owned land. Examination of the vegetation maps revealed this to be is largely due to infill development and the associated clearing of previously established gardens.
Net year-on-year increase in street tree numbers	<p>Since the adoption of Greening Plan 2014, on average 358 new street trees have planted by the City each year. In 2018 the number of street trees in Vincent is approximately 13,000. The continuous increase in street tree numbers and the associated canopy growth will be reflected in future canopy mapping.</p>

*Using 30 years as the average time required for tree maturation, it was estimated that an intensive tree planting program could achieve the targeted canopy cover by 2050. The rate of tree loss on privately owned land however was vastly underestimated, as revealed by the five-year follow-up mapping data. Local governments have limited power to prevent tree loss on private property in the current regulatory environment. This means that a concerted education and advocacy campaign will be required if the 20% overall canopy target is to be achieved.

** Greening Plan 2014 used 2009 as the baseline year against which progress on tree canopy cover and vegetation changes were to be measured. There were two reasons for the choice of baseline year.

- 1) 2009 was the latest year for which detailed city-wide vegetation mapping was available.
- 2) Prior to and during the development of the Greening Plan the City had already commenced a range of greening projects and programs. The baseline of 2009 would allow for the outcomes of these earlier greening activities to be captured, measured and reported in subsequent reviews.



Figure 2: Tree Canopy 2009

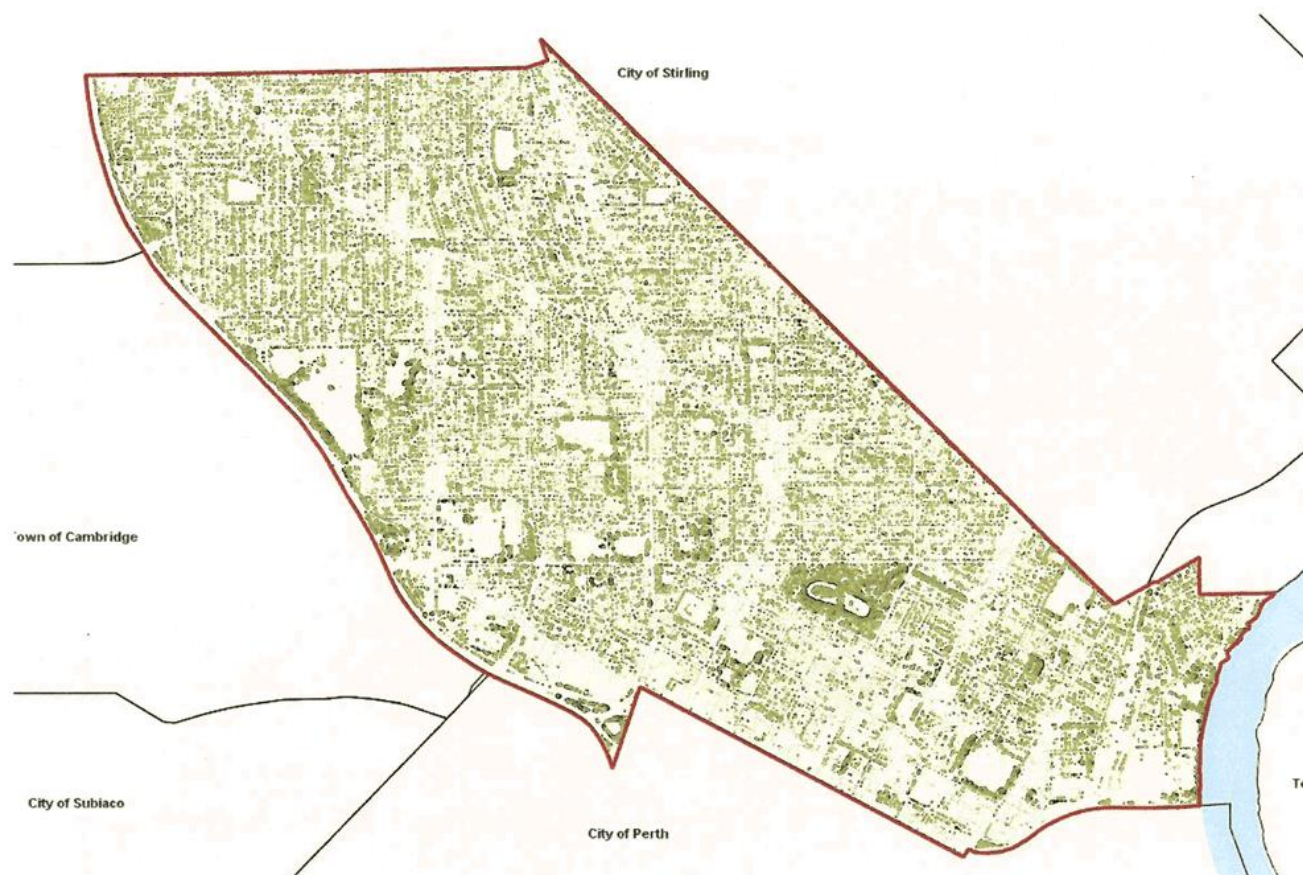


Figure 3: Tree canopy 2014

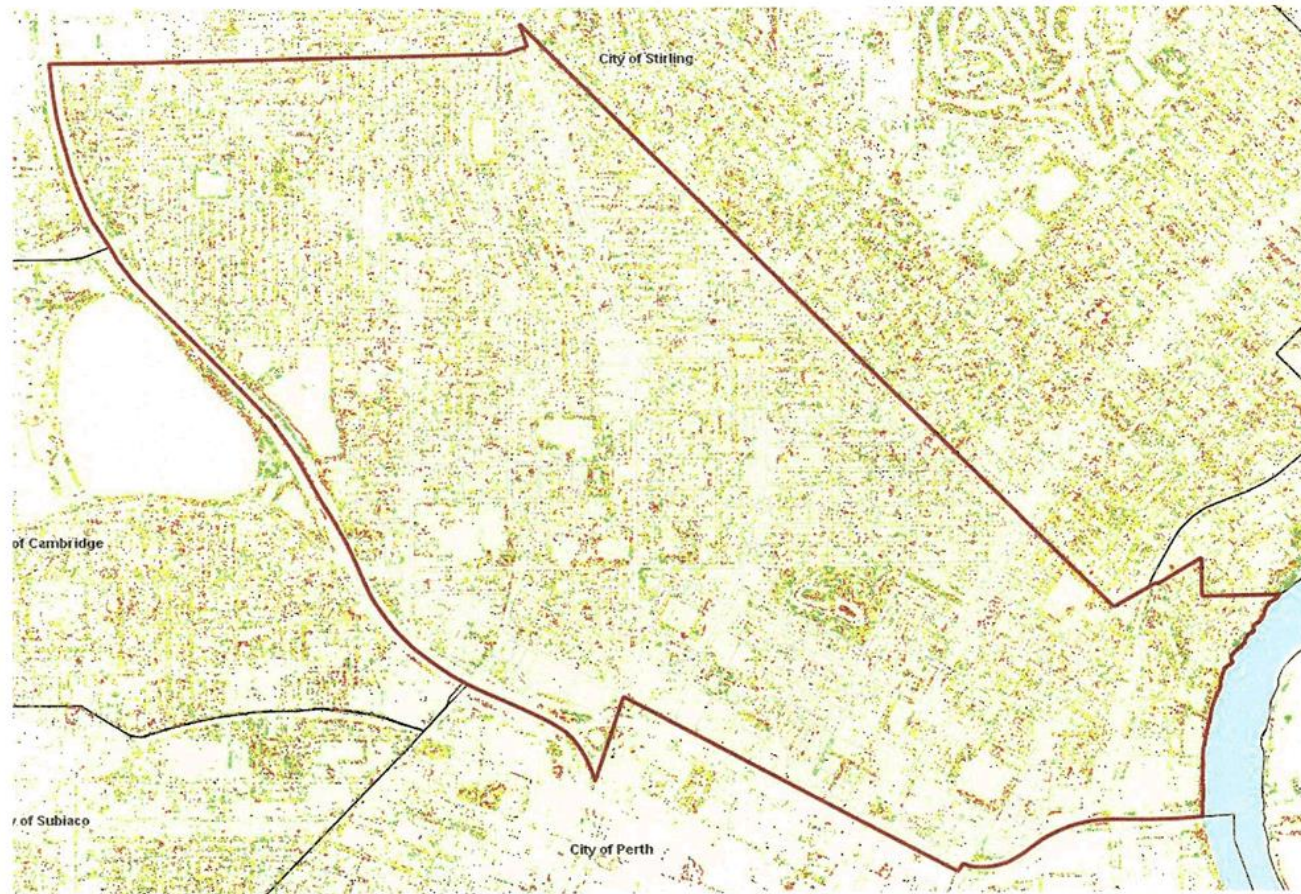


Figure 4: Tree Canopy change 2009 to 2014 (Red = loss, Green = gain, Yellow = no change)

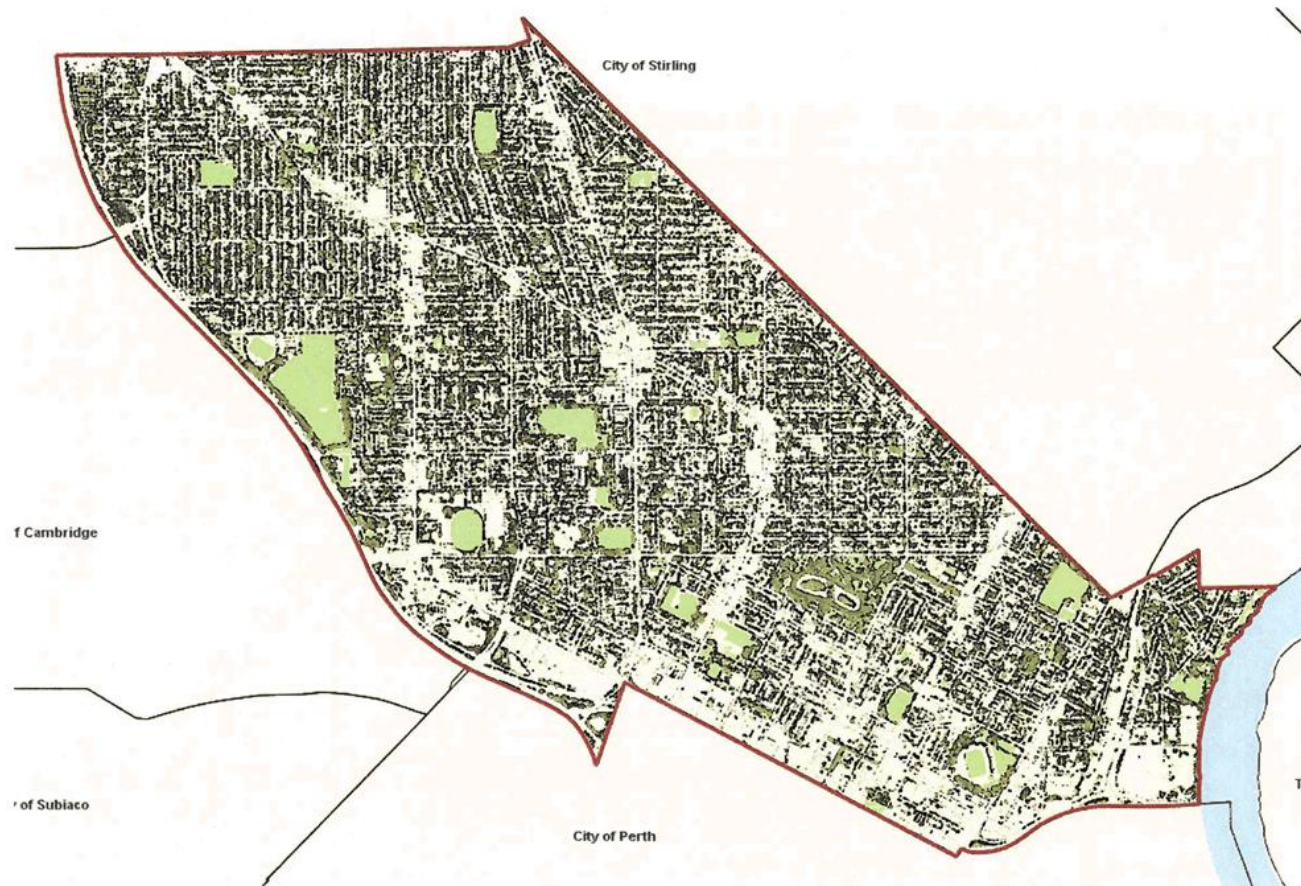


Figure 5: Total vegetation 2009



Figure 6: Total vegetation 2014

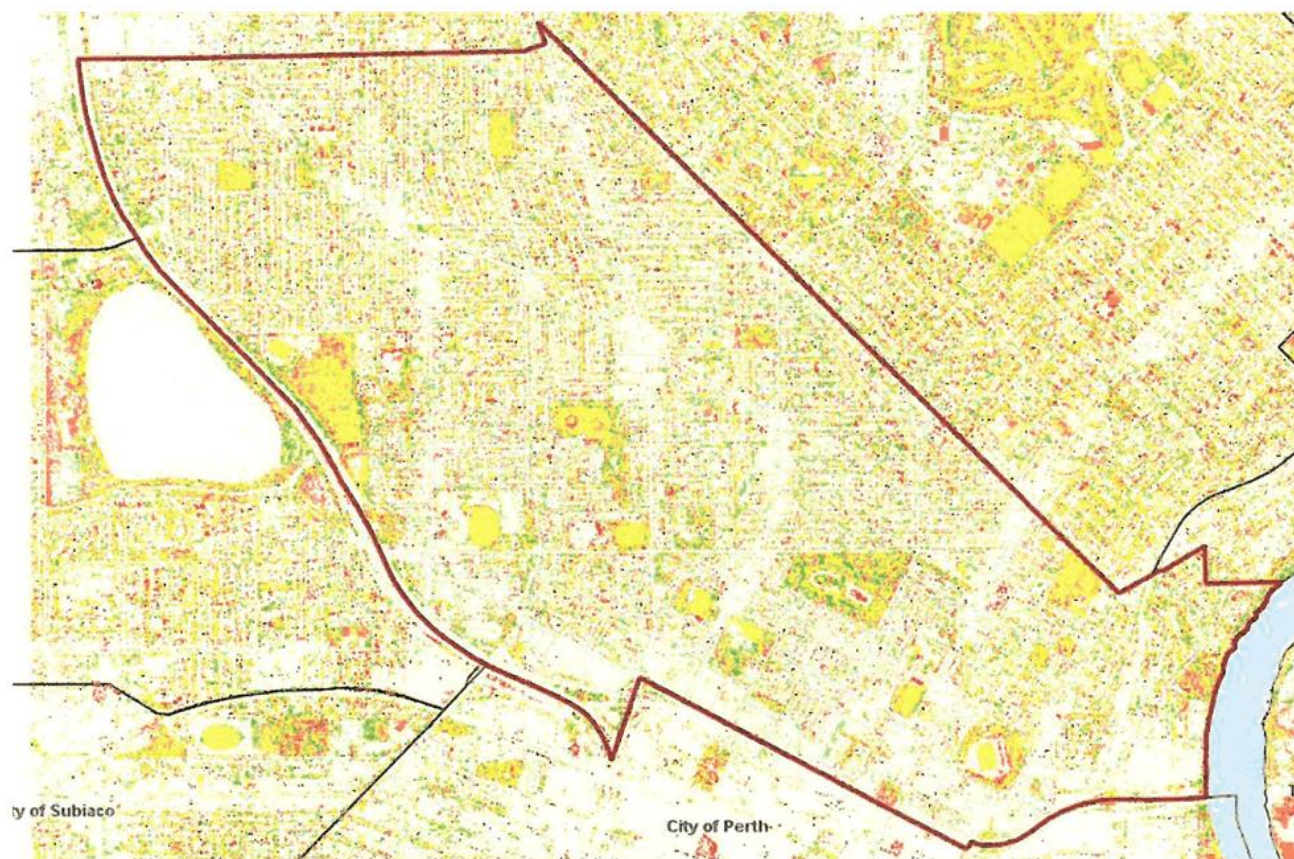


Figure 7: Change in total vegetation 2009 to 2014
(Red = loss, Green = gain, Yellow = no change)

Actions identified in Greening Plan 2014 to deliver on canopy cover and vegetation targets	Actions delivered between 2014 and 2018
Plant more trees than are lost or removed	Tree planting activities – yearly planting of additional trees in newly determined locations across the City, including reserves and residential verges.
	Street tree replacement activities – ongoing identification and replacement of street trees that have been damaged, removed or have significantly declined.
Undertake quality pruning and management techniques of trees within the City	Tree enhancement activities – improved pruning and management practices have been implemented across the City to support the health and longevity of trees on public land.
Support the community in undertaking planting initiatives	Annual National Tree Day event – thousands of native habitat plants planted across the City's parks and reserves.
Facilitate the retention of trees in new developments	Built Form Policy (Policy No. 7.1.1) adopted in early 2017 includes an incentive for the retention of existing trees on development sites.
Support tree retention efforts	Adopt a Tree program – supports residents to take ownership and care for street trees.
	Trees of Significance Register – the City has continued to add trees to the register of protected trees and to support property owners in the care and management of these trees.
	Advice for tree owners – Parks Officers regularly provide information and advice to property owners in relation to tree species, health and management issues.

Objective 2: Enhancing Habitat and Promoting Biodiversity

Targets we set in Greening Plan 2014 relating to habitat and biodiversity:

Targets	Outcomes
Establish a community-based biodiversity monitoring program by 2016	Investigation into the processes and systems required to establish such a biodiversity program revealed that the City did not have the required resources. Additional resources could not be spared and existing staff capacity was therefore allocated to the delivery of more readily achievable Greening Plan targets.
Create a basic Biodiversity Baseline by 2017 and continue to add meaningful indicators as they emerge over subsequent years	This target was linked to and directly dependent upon the above target and therefore also not delivered. These two targets have been reconsidered in Greening Plan 2018-2023.
Achieve a year-on-year increase in native habitat plantings until 2050	19,595m ² of native habitat planting was completed through the City's eco-zoning program prior to the adoption of Greening Plan 2014. Between 2014 and 2018 a further 29,610m ² of native habitat was planted - averaging 4,726m ² of habitat planting per year.
Year-on-year increase in the variety of native habitat plants on the City's planting list	It is standard practice for the City's Parks Team to source and trial the latest available native plant species and cultivars each planting season. This helps to grow the biodiversity of the City's plant palette and protect against changing conditions in future.

Greening Plan 2018-2023

Actions identified in Greening Plan 2014 to deliver on habitat and biodiversity targets	Actions delivered between 2014 and 2018
Identify key species and locations for biodiversity monitoring	Hyde Park turtle study – the western long-necked turtle (<i>Chelodina colliei</i>) was identified as a key species in Hyde Park and a population study was completed in partnership with the University of Western Australia. Further study into the population is currently underway with a view to identifying mechanisms for protection into the future.
Establish a community-based biodiversity monitoring program and support the community to contribute to biodiversity monitoring	Not delivered, as explained above.
Embed the preservation and improvement of native habitat into all greening activities	Standard operating practice – the City's Parks Team gives preference to native plant species for all amenity plantings as a matter of standard practice.
	Establishing quality native landscaped areas – the City's Parks Team have established a practice of creating micro parks on disused verges and medians to form pockets of biodiversity and create a chain of "biodiversity islands" that serve local fauna, connect people with nature and improve the walkability of local streets.
	Twice yearly Native Plant Sales – provide subsidised native plants for residents to encourage and facilitate the establishment of native gardens and verges.
	Adopt a Verge Program – incentivises and assists residents to create native verge gardens and thereby contribute links to the chain of "biodiversity islands" being established by the City.
Increase the density of food and habitat plants of native fauna	Eco-zoning – a key greening activity that increases the density of food and habitat plants for native fauna in parks and reserves throughout Vincent.
	Micro-park projects (as described above) – increase the density of food and habitat plants throughout Vincent.
	Town Centre amenity planting – increasing the density and quality of landscaping in and around Town Centres has been a key focus between 2014 and 2018.
Enhance and contribute to greenways	Careful tree selection – the City's team of horticulture staff considers local conditions and context for each greenway planting, choosing the most appropriate species to maximise tree health and longevity. This selection process is now supported by the City's new Tree Selection

Actions identified in Greening Plan 2014 to deliver on habitat and biodiversity targets	Actions delivered between 2014 and 2018
	Tool (see Appendix 3), especially developed for this purpose. A preference for native species and prioritisation of biodiversity are key considerations built into the tool.
	Water sensitive urban design – engineering measures such as flush curbing, planted swales and stormwater infiltration pits are contributing to the health and biodiversity of the City's greenways.

Objective 3: Greening, Enlarging and Enhancing Public Open Space (POS)

Targets we set in Greening Plan 2014 relating to Public Open Space:

Targets	Outcomes
Establish 30 new greenways (51 kilometres) by 2050 – annual Greenway plantings averaging 1.5km	Between 2014 and 2018 a total of 25km of Greenway plantings was completed (figure 8) – an average of 6.2km per year.
In addition to Greenway plantings convert suitable areas of underutilised public land to community-use green space	Between 2014 and 2018 six community-use green space projects and seven on-road Parklets were completed – a total of 3,223m ² of new public green space.
Maintain the area of public open space at or close to the target set by the WAPC	<p>Despite the City's best efforts, rapid population growth between 2014 and 2018 outstripped the growth of green POS:</p> <ul style="list-style-type: none"> • In 2014 the City had 3.37ha of green POS per 1,000 residents • In 2018 the City had 2.82ha of green POS per 1,000 residents

Greening Plan 2014 2022



Figure 8: Proposed and completed greenway plantings

Actions identified in Greening Plan 2014 to deliver on POS targets	Actions delivered between 2014 and 2018
Plant additional trees and understorey vegetation in public open space	Eco-zoning – this ongoing program has focused on restoring areas of POS within the City through revegetation, rehabilitation and the reintroduction of native species to parks and reserves.
Acquire additional land for new public open space	New POS creation – land that was previously disused or not accessible to the public has been transformed into POS. This has included a section of road (Hyde Street), a fenced storm water sump, a laneway and several areas of barren road reserve and hard stand.
Increase quality, useability, amenity and function of public open space	Park and reserve upgrades – new nature play areas, improved parks infrastructure, accessibility upgrades, new public facilities, enhanced drainage and more natural landscaping.
Involve the community in assessing and prioritising proposed greenway locations	Resident notifications – while greenway locations were predetermined within Greening Plan 2014, residents living on streets designated as greenways are notified in advance of planting and their feedback is taken into consideration.
Involve the community in identifying and prioritising areas of public land for conversion to green space	Community ideas invited – calls for community budget submissions and community participation in the City's Environmental Advisory Group have resulted in a number of new green space projects.

Greening Plan 2014-2022

Objective 4: Greening the Five Town Centres

Targets we set in Greening Plan 2014 relating to Town Centres:

Targets	Outcomes
Meet the needs and expectations of the occupants and users of Vincent's five Town Centres identified through ongoing consultation and engagement	In 2014 the City created two new Place Manager roles to work closely with Town Centre stakeholders (Town Teams). A series of Place Plans are being created in collaboration with the Town Teams to deliver place-based initiatives to meet the needs and expectations of the Town Centre occupants and users.
Achieve a measureable year-on-year increase in Town Centre plantings	<p>Prior to the adoption of Greening Plan 2014, the only Town Centre with a measureable increase in vegetation was William Street (figure 9), with a tree canopy increase of 39% resulting from street tree planting by the City in 2007.</p> <p>The other four Town Centres all experienced an overall tree canopy decline between 2009 and 2014. This was primarily due to the removal of trees on privately owned land. The average tree canopy cover across the City's five Town Centres was 8% in 2014, down from 9% in 2009.</p> <p>At the time of review the latest vegetation maps available to the City were for the year 2014. Objective measurement of new plantings between 2014 and 2018 will therefore be presented in the next review period. However, the City's planting records for 2014 to 2018 show:</p> <ul style="list-style-type: none"> • An average of 80 new street trees planted across the City's Town Centres each year • 1,374m² of green public open space created in Town Centres, including seven Parklets • 117 planter boxes installed • 34 additional trees planted in public car parks

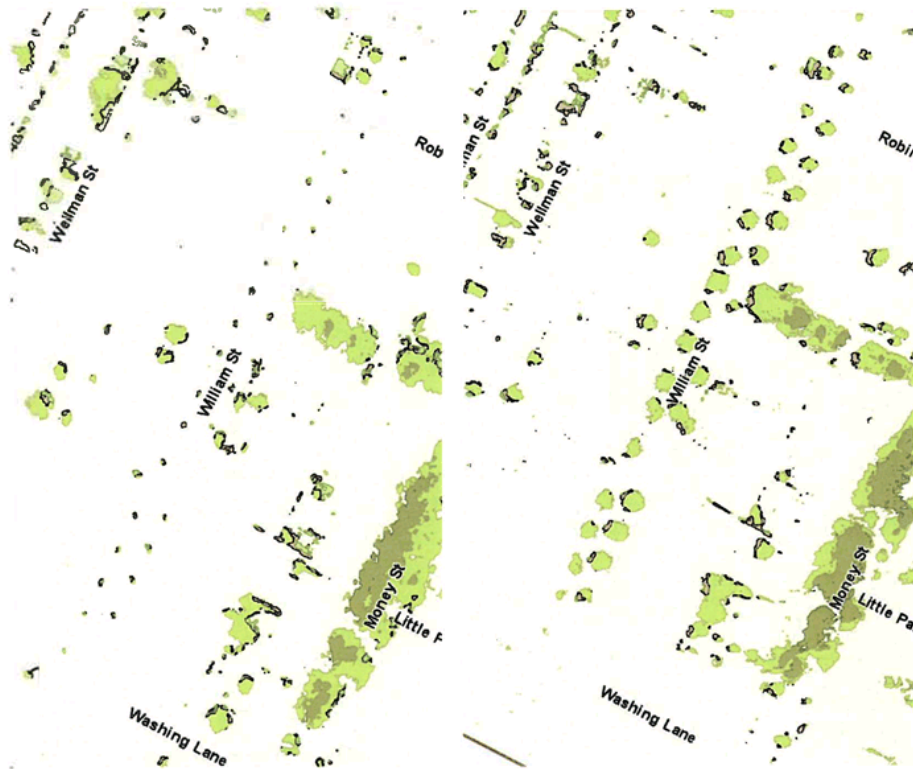


Figure 9: William Street 2009 on the left versus William Street 2014 on the right

Actions identified in Greening Plan 2014 to deliver on Town Centre targets	Actions delivered between 2014 and 2018
Support the character, vibe and individuality of each Town Centre	Creative planting installations – the City's Place Managers and Parks Team have worked with the Town Teams to investigate and implement new plantings that enhance the amenity and unique character of each Town Centre.
Prioritise the use of native vegetation options	Preference for native plants – it has become standard practice for the City's Parks Team to preference native plant species.
Proactively engage with and provide technical advice to stakeholders engaged with greening activities	Place Plans – each Town Centre's Place Plan captures the greening activities identified in collaboration with the Town Team.
	Support and guidance – businesses seeking to install garden beds, planter boxes and Parklets receive technical assistance and support from the City's Place Managers and Parks Team.

Objective 5: Greening New Development

Targets we set in Greening Plan 2014 relating to new development:

Targets	Outcomes
Retention, reinstatement and where possible increase of vegetation cover on privately owned land	<p>Between the baseline year of 2009 and the adoption of the City's Greening Plan in 2014, 139,071m² (1.87%) of vegetation was lost from privately owned land.</p> <p>Following the adoption of the Greening Plan in 2014, the City commenced work on its Built Form Policy (Policy No. 7.1.1). This was adopted in early 2017 and contains provisions aimed at halting and reversing vegetation loss due to development. As the Policy came into effect so late in the current mapping cycle, its impacts are likely to become apparent only in the next vegetation mapping period, recorded after 2019.</p>
Incorporation of innovative green infrastructure into the design of new developments, particularly where high density limits the site area available for in-ground plantings	<p>The City's Built Form Policy requires landscaping to be sustainable and integrated with the building design. This prompts inclusion of green infrastructure such as green roofs/walls, balcony gardens, productive communal gardens and planted light wells.</p>

Actions identified in Greening Plan 2014 to deliver on greening new developments	Actions delivered between 2014 and 2018
Engage and educate developers on the value of trees and gardens to developments	<p>Property Industry Workshop – during the development of the City's Built Form policy in 2015 the City hosted a workshop for industry representatives that focused on the importance of tree canopy and quality green space in private developments.</p> <p>Stakeholder consultation – the local development industry was invited to participate in discussion sessions as the City developed its new landscaping requirements through 2015 and 2016.</p>
Amend planning policies to increase and tighten requirements for the provision of green space in new developments	Built Form Policy – adopted in early 2017, this Policy superseded a number of earlier planning policies and prescribed additional landscaping requirements including minimum tree canopy cover and planting area.
Use available planning instruments to mandate the retention or reinstatement of existing vegetation	<p>Protection of verge trees – the City has continued to exercise its power to mandate the retention and protection of verge trees during development.</p> <p>Advocacy for trees on private land – under current state planning legislation local governments do not have power to mandate the retention of vegetation on development sites. The City is advocating to the Western Australian Government to change this.</p>
Use available planning instruments to incentivise the retention or reinstatement of existing vegetation	Built Form Policy – provides an incentive for developers to retain existing trees on development sites, allowing a reduction in the deep soil zone requirement and a potential increase to the building footprint.
Seek opportunities to support private land owners to increase vegetation in and around their property	<p>Adopt a Verge and Adopt a Tree programs.</p> <p>Native Plant Sales – the subsidised sale of native plants to residents encourages additional planting and is supported by advice from the City's horticultural staff at the Sales as well as by phone upon request.</p>
Support, mandate or incentivise where possible the incorporation of green infrastructure within developments	Built Form Policy – requires new developments to provide landscaping, deep soil zones and tree canopy additional to what is required under state planning policy.

Greening Plan 2014-2022

Objective 6: Greening the Community

Targets we set in Greening Plan 2014 relating to greening our community:

Targets	Outcomes
Empower the community to contribute to the greening of Vincent	Since the adoption of Greening Plan 2014 a range of mechanisms have been implemented to empower the City's community to contribute to greening activities. These are detailed under the "Actions delivered" section that follows.
At least one community-driven greening project per year to be delivered by the community in a public space with financial and in-kind support from the City	This outcome has been successfully delivered for each of the years from 2014 to 2018. Examples of projects are provided in the "Actions delivered" section that follows.

Actions identified in Greening Plan 2014 to deliver on greening the community	Actions delivered between 2014 and 2018
Support and facilitate the community's green vision by inviting the community to nominate greening projects in the public domain	Verge and median micro-parks – a number of these have been established as a result of community nomination. Sump-to-park project – the conversion of a fenced stormwater sump in North Perth to a community open space followed an invitation to community members on the City's Environmental Advisory Group to nominate suitable projects.
Support the generation of new greening initiatives by the community through financial and in-kind support	Environmental Grants – grants offered on an annual basis to schools and community groups have led to the establishment of a number of native, productive and communal gardens. Support for community budget submissions – financial and in-kind support for community budget submissions has led to the creation of additional green space and the delivery of greening activities by the City's community. Adopt a Verge program – facilitates the creation of new verge gardens. Between 2014 and 2018, 412 verges have been transformed under this program.
Facilitate ongoing educational opportunities and community networking	Community workshops and presentations – numerous free, gardening focused workshops and presentations have provided education, inspiration and networking opportunities for community members.

Greening Plan 2014-2020

Actions identified in Greening Plan 2014 to deliver on greening the community	Actions delivered between 2014 and 2018
	<p>Native Plant Sales – horticulture staff at Plant Sales provide advice on the selection, planting and care of native species, empowering the community to create and maintain sustainable, biodiverse gardens.</p> <p>Greening Vincent Garden Competition – an annual event that recognises, celebrates and provides networking opportunities for the City's most prolific, skilled and environmentally responsible gardeners.</p>
Maintain effective communication channels with the community	Advertising, promotion and consultation – a range of communication channels is employed by the City to ensure that greening projects, initiatives and matters for consultation are effectively shared with the community.
Provide ongoing opportunity for community involvement in Council-driven greening activities	National Tree Day – this annual planting event gives all community members an opportunity to contribute to the growth of the City's tree canopy and biodiversity.

Appendix 2 – Implementation Plan 2018-2023

CITY OF VINCENT GREENING PLAN 2018-2023 – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	20/21	21/22	22/23	Comments
Objective 1. Increase Canopy Cover on Public Land									
Greening Plan – tree planting programs (3)	Parks	Engineering	Capital Budget	\$300,000	\$300,000	\$200,000	\$200,000	\$200,000	Annual budget can be adjusted as required to suit additional projects
Street tree replacement program	Parks		Existing Operational	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	Predominantly individual residential requests, not part of Greening Plan program
Investigate options to maximise canopy cover of trees located under power lines (3)	Parks	Engineering	No cost	✓					Revised pruning techniques, clearance allowances and/or modified infrastructure. Budget may need to be considered in subsequent years following outcome of investigation
Investigate options to increase canopy on public land through additional tree planting in car parks (3)	Parks	Engineering, Policy & Place	No cost	✓	✓	✓			Some car park tree planting projects included in Greening Plan planting program 2018 – 2022. Additional opportunities to be investigated and budgets can be adjusted as required
Report on net change in street trees planted each year	Parks		No Cost	✓	✓	✓	✓	✓	
Adopt a Tree program (5)	Parks			✓	✓	✓	✓	✓	Promotion of this program to be intensified
Report on net change in canopy cover from 2014-2019 (3) (4)	Parks	Policy & Place					\$5,000	✓	2019 data may become available sooner

Note: Some initiatives/tasks contribute to more than one objective and where this is the case they will be followed by numbers in brackets denoting their contribution towards other objectives

CITY OF VINCENT GREENING PLAN – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	20/21	21/22	22/23	Comments
Objective 2. Enhance Habitat and Promote Biodiversity									
Eco-zoning Program	Parks		Capital Budget	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	As per 15 year implementation program 2011-2025
Parks Replanting Program	Parks		Existing Operational	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	Annual program to infill previous plantings as required
Verge and median plantings (3)	Parks	Engineering	Existing Operational/ Additional Cost	TBD	TBD	TBD	TBD	TBD	Budget included for individual projects as required
Adopt a verge program (5)	Parks		Existing Operational	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	Honours student conducting thesis on the success and social aspects of this program
Adopt a verge "Fast Track Program" (5)	Parks		Existing Operational	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	
National Tree Day (5)	Parks			\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	Recently eco-zoned area planted up with community
Preference local native plants where possible for tree and understorey planting (1)	Parks		No Cost	✓	✓	✓	✓	✓	
Identify and add new local native plants to the City's planting lists as these species become commercially available.	Parks		No Cost	✓	✓	✓	✓	✓	New plants continually investigated/trialled and made available through local plant sales to the community

Note: Some initiatives/tasks contribute to more than one objective and where this is the case they will be followed by numbers in brackets denoting their contribution towards other objectives

CITY OF VINCENT GREENING PLAN – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	20/21	21/22	22/23	Comments
Objective 3. Greening the Town Centres									
Establish Town Centre tidy teams to better manage and maintain existing green spaces within Town Centres	Engineering Directorate		Existing Operation	✓	TBD	TBD	TBD	TBD	Initial team to be established using existing staff and resources
Continue engagement and ongoing consultation with Town Teams to identify and prioritise Town Centre greening activities	Policy & Place	Parks	Existing Operational	✓	✓	✓	✓	✓	Place Managers regularly meet with business owners. Parks representatives allocated to each Town Team
Investigate options to increase canopy in Town Centres through additional tree planting in car parks (1)	Parks	Policy & Place	No Cost		✓	✓			Some car park tree planting projects included in Greening Plan planting program 2018 – 2022
Encourage business owners to maintain existing planter boxes and facilitate the implementation of planter boxes for new businesses	Policy & Place	Parks	No Cost	✓	✓	✓	✓	✓	Program has been implemented with some success
Encourage businesses to install new parklets	Policy & Place	Parks	No Cost	✓	✓	✓	✓	✓	Greenery must be incorporated into the design of every parklet

Note: Some initiatives/tasks contribute to more than one objective and where this is the case they will be followed by numbers in brackets denoting their contribution towards other objectives

CITY OF VINCENT GREENING PLAN – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	20/21	21/22	22/23	Comments
Objective 4. Greening Private Land and New Development									
Provide support to landowners to increase canopy cover on and around their property (5)	Parks	Approvals Development & Design	Existing Operational	✓	✓	✓	✓	✓	Advice, donation of mulch and plants. Provision of native tree stock suitable for private lots at Local Plant sales. Planning advice, and Built Form Policy guidance
Maintain the City's Trees of Significance Inventory and continue to mandate retention and support maintenance of significant trees implement the City's Trees of Significance Assistance Fund	Policy & Place	Parks	Existing Operational	✓	✓	✓	✓	✓	
Investigate the options available to the City to require a development approval for the removal of significant vegetation and Rreview the City's current approach to Trees of Significance Policy to 1) clarify its intent, and 2) investigate options for simplifying and incentivising the nomination of trees for inclusion	Policy & Place	Parks	Existing Operational	✓	✓				Budget may need to be considered for subsequent years following investigations
Implement the recommendations of the above investigation	Policy & Place		Existing Operational	✓	✓				Implementation timeframe and cost to be confirmed
Amend the Built Form Policy to update the landscaping provisions and submit to the Western Australian Planning Commission for approval	Policy & Place		Existing Operational	✓					
Continue to enforce retention of street trees in the development process	Approvals Development & Design	Parks	Existing Operational	✓	✓	✓	✓	✓	
Investigate the reasons for tree canopy loss on privately owned land	Policy & Place	Parks	Additional Cost		✓				
Following the above investigation, Rreview the canopy requirements within the Built Form Policy with the view of increasing canopy requirements for grouped dwellings,	Policy & Place		Existing Operational	✓	✓				

new single dwellings and extensions to support the retention and increase of tree canopy in the private domain									
Develop a marketing campaign informed by the above research to address and counteract the loss of trees on privately owned land to educate private land owners and developers on the importance and benefits of trees	Policy & Place	Marketing/ Parks	Existing Operational		✓				Budget allocation will need to be included following development of the campaign
Roll out a marketing campaign to address and counteract the loss of trees on privately owned land educate private land owners and developers on the importance and benefits of trees	Policy & Place	Marketing/ Parks	Additional cost			TBD			Specific budget to be determined following investigations in consultation with Marketing
Advocate for changes to State Legislation and State Planning Policies to facilitate tree protection	Policy & Place		Existing Operational	✓	✓	✓	✓	✓	

Note: Some initiatives/tasks contribute to more than one objective and where this is the case they will be followed by numbers in brackets denoting their contribution towards other objectives

CITY OF VINCENT GREENING PLAN – FIVE YEAR IMPLEMENTATION PLAN									
Initiative/task	Responsible Team	Support Team/s	Cost	18/19	19/20	20/21	21/22	22/23	Comments
Objective 5. Greening the Community									
Annual Greening Vincent Garden Competition (2) (4)	Parks	Marketing	Existing Operational	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	Very popular annual competition that has been running since Vincent's inception
Native Plant sales (2) (4)	Parks		Existing Operational	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	April and August of each year
Environmental Grants Program	Parks		Existing Operational	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	Annually
Environmentally Focused Workshops (2) (4)	Parks	Policy & Place, Waste	Existing Operational	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	Includes composting/worm farming and Waterwise workshops
Community Budget Submissions (1) (2) (3) (4)			Additional Cost	TBD	TBD	TBD	TBD	TBD	Specific budgets to be included as required following submission assessment

Note: Some initiatives/tasks contribute to more than one objective and where this is the case they will be followed by numbers in brackets denoting their contribution towards other objectives

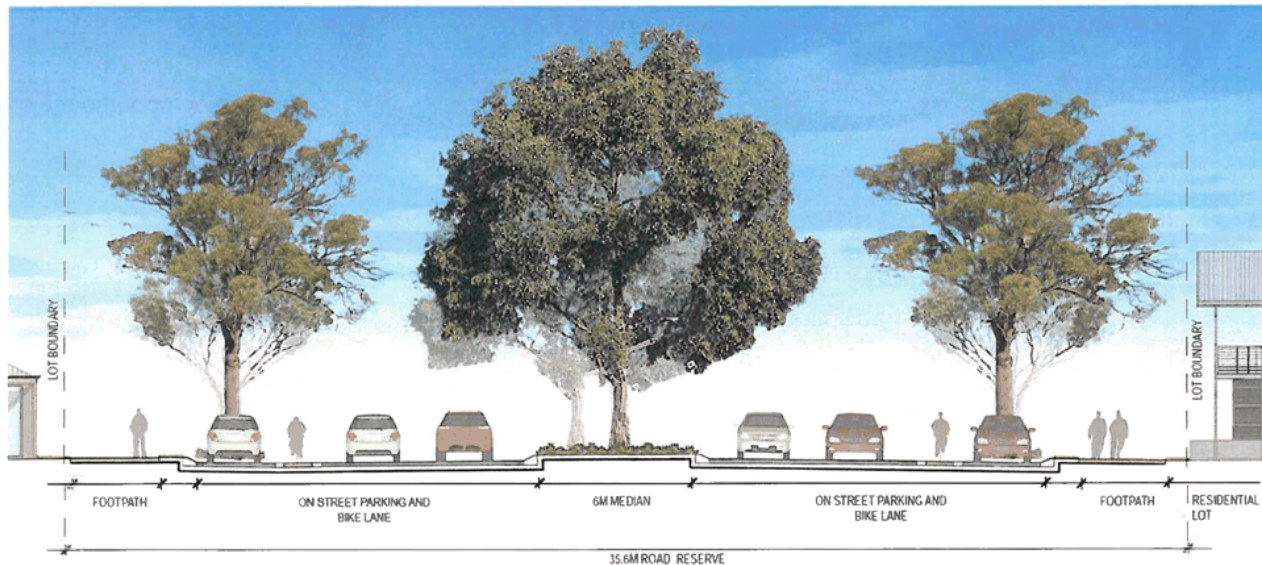
Appendix 3 – Tree Selection Tool

To facilitate the best choice of tree for each type of streetscape and planting environment the City has developed a Tree Selection Tool. Below is an overview of what it is, how it works and what it looks like.

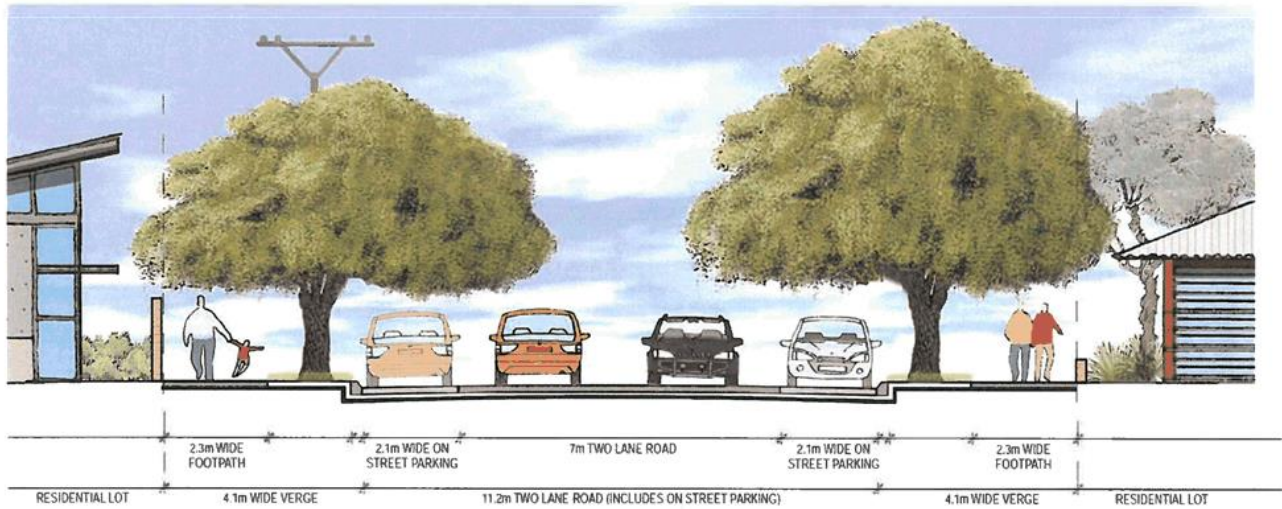
The Tree Selection Tool is essentially a database that has been populated with information about the City's various streetscapes and other key planting scenarios, as well as a comprehensive set of trees, their key features and growing requirements.

Each streetscape and planting scenario has specifications related to road reserve width, footpaths and central medians.

Examples of streetscape typologies identified within the tool:

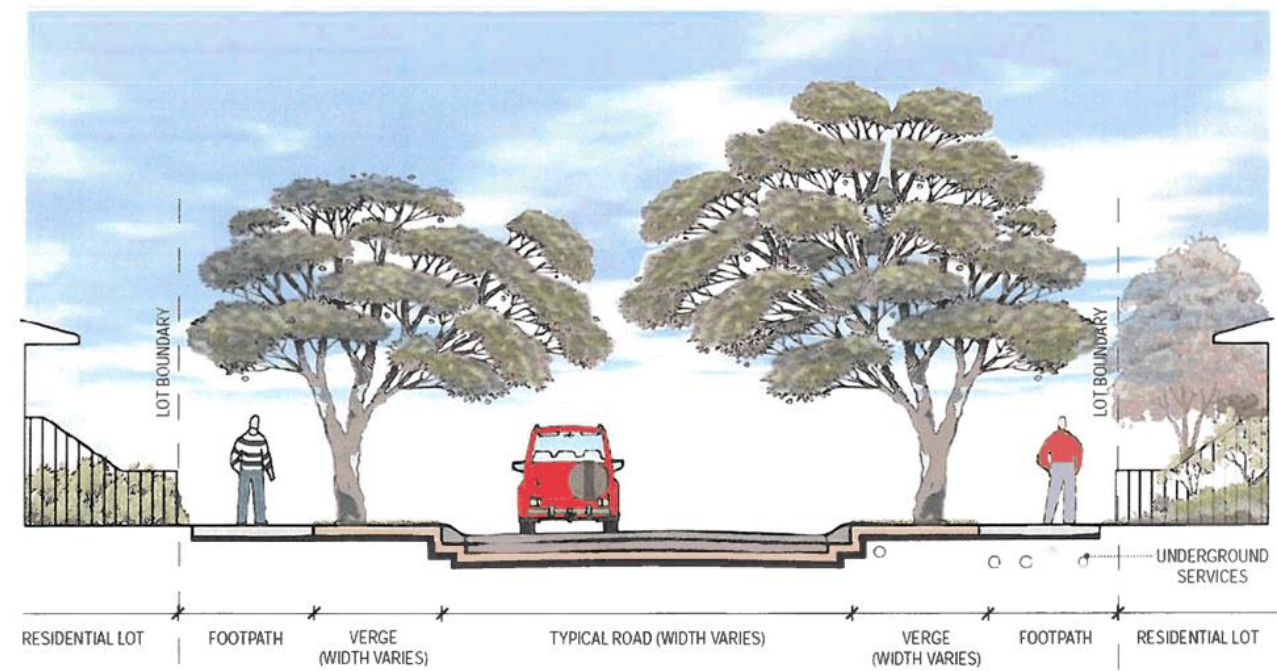


Boulevard



Neighbourhood Street

Planning Plan 2018-2022



Local Street

Crossing Plan 2018 2022

The first step in using the Tool is to select the correct streetscape typology or planting scenario:

Streetscape typology

1. Boulevards

2. Minor Boulevards

3. Neighbourhood Streets

4. Minor Neighbourhood ...

5. Local Avenues

6. Local Streets

7. Laneways

Parks

Private Developments

This can be refined further by specifying particular features such as the presence of overhead powerlines, shade from adjacent buildings or compacted soil.

Suitable under powerlines

no

yes

(blank)

Suitable near footpaths

no

yes

Suitable in building shade

no

yes

(blank)

Suitable for compacted soil

no

yes

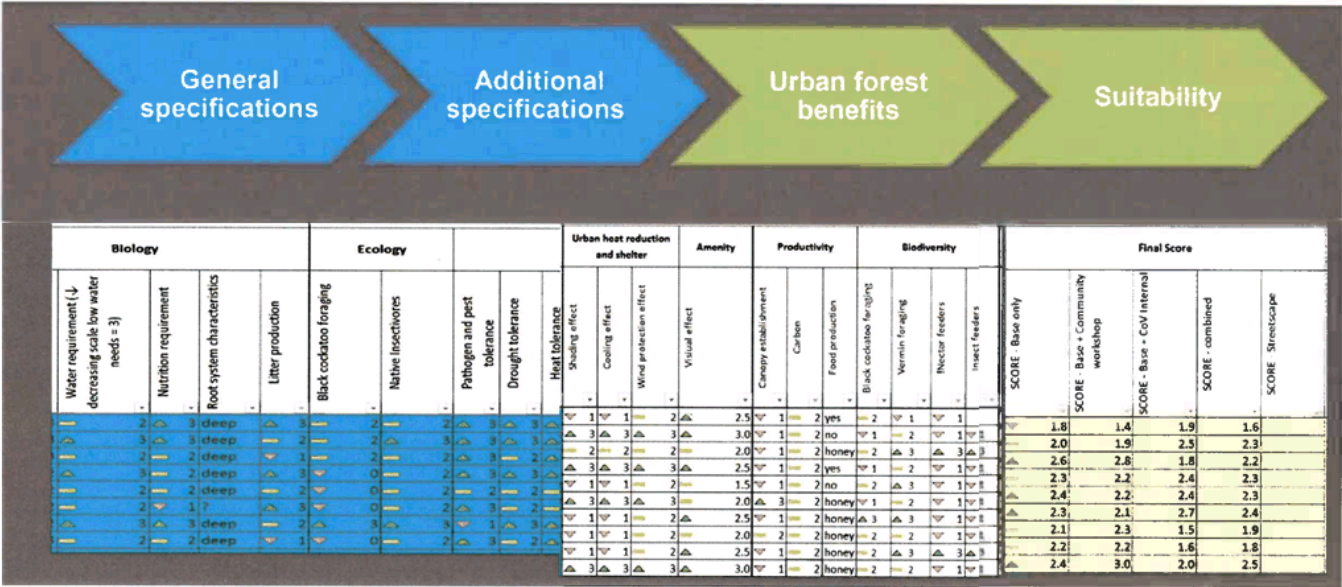
The Tool can be directed to draw trees from either a master list of locally proven trees, or from a trial list of trees that are yet to be tested in the local environment but could become important in future as both macro and microclimatic conditions change.



Trees from the trial list may be chosen in instances where only a small number of trees are needed and where failure will not pose a significant risk to the City or its community.

The Tool sorts trees for suitability in each planting scenario in the following order:

- 1) General tree specifications – what are the tree's growing requirements and how likely is it to survive in this location
- 2) Additional specifications – ecological function (food and habitat for fauna) and ability to adapt to changing conditions
- 3) Urban forest benefits – urban heat reduction and shelter, amenity, productivity and contribution to biodiversity



The above image is just a small snapshot of the specifications used in the tool, the complete set is shown below:

Based on the above considerations, the Tool produces a shortlist of recommendations which looks like this:

Rank	Species
1	<i>Eucalyptus gomphocephala</i>
2	<i>Corymbia eximia</i>
3	<i>Angophora costata</i>
4	<i>Corymbia maculata</i>
5	<i>Platanus x acerifolia</i>

This outcome can be further refined based on specific functional need, for example a tree planted close to the north-facing windows of a building (as may occur in a Town Centre setting) should ideally be deciduous to allow for passive solar gain to the building in winter. The tool therefore allows for the specific selection of deciduous trees.

This might change the Tool's recommendation to:

Rank	Species
1	<i>Celtis mississippiensis</i>
2	<i>Koelreuteria bipinnata</i>
3	<i>Liquidamber styraciflua</i>
4	0
5	0

It also allows for the selection of other specific types of foliage and for local native, Australian and exotic trees:

Origin (native / non-...

Australian native

Exotic

Local/near to

Type

Deciduous

Sclerophyllous

Evergreen - Coniferous

Evergreen- Broadleaf

Appendix 4 – Street Tree Master Plan 2018

In 2017 the City completed an audit of its streetscapes to identify the streets that are in greatest need of new tree plantings based on the need for shade and improved walkability. The Street Tree Master Plan shown below was created as a result. It prioritises streets based on the urgency and degree of planting required.



Greening Plan 2018-2022

10.2 DRAFT WASTE STRATEGY 2018-2023 PUBLIC CONSULTATION FEEDBACK

TRIM Ref: D18/117962

Author: Kylie Hughes, Coordinator Waste and Recycling Strategy

Authoriser: Andrew Murphy, Director Engineering

Attachments: 1. Survey Report - Draft Waste Strategy Consultation [↓](#) 
2. Draft Waste Strategy 2018 - 2023 - with track changes [↓](#) 

RECOMMENDATION:

That Council:

1. **NOTES** the community submissions received in relation to the Draft Waste Strategy 2018-2023 as shown in Attachment 1;
2. **ADOPTS** the Waste Strategy 2018-2023 with minor amendments as shown in Attachment 2; and
3. **ADVISES** all respondents of its decision.

PURPOSE OF REPORT:

To consider the results of the recent community consultation on the City's Draft Waste Strategy 2018-2023 and to seek Council's adoption of the Strategy.

BACKGROUND:

At the Ordinary Meeting of Council held on 26 June 2018, Council approved the Draft Waste Strategy 2018-2023 for public comment for 21 days in accordance with the City's Policy No. 4.1.5 – Community Consultation.

DETAILS:

In accordance with Council's decision at its 26 June 2018 meeting and the City's Policy No. 4.1.5 – Community Consultation, the Draft Waste Strategy 2018-2023 was advertised for public comment for a period of 21 days between 2 July and 31 July 2018. A survey was carried out using the City's Engagement HQ website and this was promoted to the wider community through the City's social media channels and under the consultation section of the City's website.

Administration is not proposing any changes to the Draft Waste Strategy based on the feedback received from the community.

CONSULTATION/ADVERTISING:

The consultation was undertaken in accordance with the City's Policy No. 4.1.5 – Community Consultation and a detailed summary of the responses are included in **Attachment 1**.

The City's Waste Strategy consulted on the three underpinning components of the Waste Strategy:

- 1) City Aims
- 2) City Approaches
- 3) City Vision

The Waste Strategy 2018 – 2023 had four responses and a summary of the responses were as follows:

City Aims:

The Draft Strategy proposed the following aims and feedback was invited from the community on the extent of agreement with the below responses required:

AIM	RESPONSE
Achieve zero waste to landfill	50% Strongly agree 25% Somewhat agree 25% Strongly disagree
Increase community engagement	50% Strongly agree 50% Somewhat agree
Improve long-term planning	75% Strongly agree 25% Somewhat agree
Provide cost effective, sustainable, and contemporary waste services	75% Strongly agree 25% Somewhat agree
Work in collaboration, both locally and regionally	75% Strongly agree 25% Somewhat agree

City Approaches:

The Draft Strategy proposed four overarching approaches and feedback was invited from the community on the extent of agreement with the following preferential rankings resulting based on the responses received:

	APPROACHES	RESPONSE
1.	Application of the "Waste Hierarchy" in all projects	50% Somewhat agree 25% Strongly agree 25% neither agree or disagree
2.	Working towards zero waste to landfill throughout the implementation	25% Strongly agree 25% Somewhat agree 25% Somewhat disagree 25% Neither agree or disagree
3.	Investigating opportunities for Circular Economy (local solutions for waste management)	50% Neither agree or disagree 25% Strongly agree 25% Somewhat agree
4.	Considering the carbon emissions which result from the management of waste in the City	50% Neither agree or disagree 25% Strongly agree 25% Somewhat disagree

City Vision:

75% of respondents agreed with the Waste Strategy's Vision of sending zero waste to landfill by 2028, with the balance not agreeing.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Low: The Waste Strategy will establish a plan for increasing resource recovery whilst reducing waste sent to landfill as well as overall waste generation. The strategy will assist the City in taking steps to achieve cost-effective, sustainable and contemporary waste services.

STRATEGIC IMPLICATIONS:

At its Ordinary Meeting held on 6 March 2018, Council endorsed six key priorities derived from the Imagine Vincent Strategic Community Plan (SCP) management exercise. These priorities were subsequently included in the Draft SCP adopted by Council for advertising on 24 July 2018. One of those key priorities is 'Enhanced

Environment', as the City aims to make the best use of our natural resources for the benefit of current and future generations. The proposed Waste Strategy will contribute to the achievement of this priority.

SUSTAINABILITY IMPLICATIONS:

Finalisation and implementation of the Draft Waste Strategy 2018 - 2023 will provide guidance to the City for implementation of waste minimisation measures that will support the City to achieve its vision of sending 'Zero Waste to Landfill'.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications arising directly from the report.

COMMENTS:

The results of the public consultation support the City's approach to managing its waste. It is therefore recommended that Council adopts the Draft Waste Strategy 2018 - 2023 as shown in **Attachment 2**.

Survey Responses

02 July 2018 - 31 July 2018

Waste Strategy 2018 – 2023

The City of Vincent

Project: Waste Strategy 2018 – 2023



VISITORS					
20					
CONTRIBUTORS			RESPONSES		
4			4		
4	0	0	4	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login:

Email:

Responded At: Jul 13, 2018 12:24:34 pm

Last Seen: Jul 13, 2018 04:12:15 am

IP Address: 127.0.0.1

Q1. The City is proposing the following aims in the strategy. Please provide feedback if you agree or disagree with each of the Aims.

Achieve zero waste sent to landfill	Somewhat agree
Increase community engagement	Somewhat agree
Improve long-term planning	Somewhat agree
Provide cost effective, sustainable and contemporary waste services	Somewhat agree
Work in collaboration, both locally and regionally	Somewhat agree

Q2. Please rank the aims of the strategy in order of importance (1 being the most important)

1. Provide cost effective, sustainable and contemporary waste services
2. Improve long-term planning
3. Achieve zero waste sent to landfill
4. Increase community engagement
5. Work in collaboration, both locally and regionally

Q3. If you do not agree with a proposed aim, please use this space to tell us why.

not answered

Q4. The City is proposing the following approaches in the draft strategy. Please tell us if you agree or disagree with each approach.

Application of the 'Waste Hierarchy' in all projects	Somewhat agree
Working towards zero waste to landfill throughout the implementation	Somewhat agree
Investigating opportunities for Circular Economy (local solutions for waste management)	Neither agree or disagree
Considering the carbon emissions which result from the management of waste in the City	Neither agree or disagree

Q5. Please rank the above approaches in order of importance (1 being the most important)

1. Application of the 'Waste Hierarchy' in all projects
2. Working towards zero waste to landfill throughout the implementation
3. Investigating opportunities for Circular Economy (local solutions for waste management)
4. Considering the carbon emissions which result from the management of waste in the City

Q6. If you do not agree with a proposed approach, please use this space to tell us why.

not answered

Q7. Do you agree that the City's vision of sending Yes
zero waste to landfill by 2028 is the correct
one?

Q8. Please use the space below to provide any other comments you wish to make.

not answered



Respondent No . 2

Login:

Email:

Responded At: Jul 17, 2018 20:54:38 pm

Last Seen: Jul 17, 2018 12:23:00 pm

IP Address: 127.0.0.1

Q1. The City is proposing the following aims in the strategy. Please provide feedback if you agree or disagree with each of the Aims.

Achieve zero waste sent to landfill	Strongly disagree
Increase community engagement	Strongly agree
Improve long-term planning	Strongly agree
Provide cost effective, sustainable and contemporary waste services	Strongly agree
Work in collaboration, both locally and regionally	Strongly agree

Q2. Please rank the aims of the strategy in order of importance (1 being the most important)

1. Provide cost effective, sustainable and contemporary waste services
2. Improve long-term planning
3. Increase community engagement
4. Work in collaboration, both locally and regionally
5. Achieve zero waste sent to landfill

Q3. If you do not agree with a proposed aim, please use this space to tell us why.

Aside from the aim of 'zero waste to landfill', all of the above aims should be a given and inherent within any waste management strategy. That said I agree that progress towards these objectives (apart from the landfill target being zero) should be tracked and reported. The only aim above with a stated target is the landfill target. All aims should have an 'as measured by' target.

Q4. The City is proposing the following approaches in the draft strategy. Please tell us if you agree or disagree with each approach.

Application of the 'Waste Hierarchy' in all projects	Strongly agree
Working towards zero waste to landfill throughout the implementation	Somewhat disagree
Investigating opportunities for Circular Economy (local solutions for waste management)	Somewhat agree
Considering the carbon emissions which result from the management of waste in the City	Somewhat disagree

Q5. Please rank the above approaches in order of importance (1 being the most important)

1. Application of the 'Waste Hierarchy' in all projects
2. Working towards zero waste to landfill throughout the implementation
3. Investigating opportunities for Circular Economy (local solutions for waste management)
4. Considering the carbon emissions which result from the management of waste in the City

Q6. If you do not agree with a proposed approach, please use this space to tell us why.

Very little information is provided about any of these approaches beyond a basic general definition / description. No attempt is made to give any local context to these proposed approaches.

Q7. Do you agree that the City's vision of sending No
zero waste to landfill by 2028 is the correct
one?

Q8. Please use the space below to provide any other comments you wish to make.

I strongly believe this stretch target is unreasonable given the starting landfill rate, and particularly given this strategy cover a five year period with the first year being devoted to actually exploring, developing the first four projects (with no target dates / timetable) given for the remaining six projects. A zero target seems well beyond the current level of exploration of the city, and unreasonable to expect residents to support given no information is yet available about what strategies may need to be adopted. A far better stretch target would be 85% (roughly equivalent to the assessed proportion of organics and recyclables)



Respondent No: 3

Login:

Email:

Responded At: Jul 17, 2018 21:39:54 pm

Last Seen: Jul 17, 2018 13:18:58 pm

IP Address: 127.0.0.1

Q1. The City is proposing the following aims in the strategy. Please provide feedback if you agree or disagree with each of the Aims.

Achieve zero waste sent to landfill	Strongly agree
Increase community engagement	Somewhat agree
Improve long-term planning	Strongly agree
Provide cost effective, sustainable and contemporary waste services	Strongly agree
Work in collaboration, both locally and regionally	Strongly agree

Q2. Please rank the aims of the strategy in order of importance (1 being the most important)

1. Achieve zero waste sent to landfill
2. Improve long-term planning
3. Provide cost effective, sustainable and contemporary waste services
4. Work in collaboration, both locally and regionally
5. Increase community engagement

Q3. If you do not agree with a proposed aim, please use this space to tell us why.

not answered

Q4. The City is proposing the following approaches in the draft strategy. Please tell us if you agree or disagree with each approach.

Application of the 'Waste Hierarchy' in all projects	Somewhat agree
Working towards zero waste to landfill throughout the implementation	Strongly agree
Investigating opportunities for Circular Economy (local solutions for waste management)	Strongly agree
Considering the carbon emissions which result from the management of waste in the City	Strongly agree

Q5. Please rank the above approaches in order of importance (1 being the most important)

1. Application of the 'Waste Hierarchy' in all projects
2. Working towards zero waste to landfill throughout the implementation
3. Investigating opportunities for Circular Economy (local solutions for waste management)
4. Considering the carbon emissions which result from the management of waste in the City

Q6. If you do not agree with a proposed approach, please use this space to tell us why.

not answered

Q7. Do you agree that the City's vision of sending Yes
zero waste to landfill by 2028 is the correct
one?

Q8. Please use the space below to provide any other comments you wish to make.

I like the waste hierarchy. For the consultation it could be good to add an image to show this within the survey. I know it is in the draft strategy but could be useful - thanks. Re: 5.2 project 2 Bulk waste. I think these collections are good but so many useful items go out. Perhaps local "buy nothing" and other item swapping groups could be promoted more. Bulk collections are old school but useful although maybe make it too easy to hoard and dispose of items. If it wasn't so easy would people avoid collecting junk. Thanks.



Respondent No: 4

Login:

Email:

Responded At: Jul 31, 2018 11:33:29 am

Last Seen: Jul 31, 2018 03:21:21 am

IP Address: 127.0.0.1

Q1. The City is proposing the following aims in the strategy. Please provide feedback if you agree or disagree with each of the Aims.

Achieve zero waste sent to landfill	Strongly agree
Increase community engagement	Strongly agree
Improve long-term planning	Strongly agree
Provide cost effective, sustainable and contemporary waste services	Strongly agree
Work in collaboration, both locally and regionally	Strongly agree

Q2. Please rank the aims of the strategy in order of importance (1 being the most important)

1. Work in collaboration, both locally and regionally
2. Improve long-term planning
3. Increase community engagement
4. Provide cost effective, sustainable and contemporary waste services
5. Achieve zero waste sent to landfill

Q3. If you do not agree with a proposed aim, please use this space to tell us why.

not answered

Q4. The City is proposing the following approaches in the draft strategy. Please tell us if you agree or disagree with each approach.

Application of the 'Waste Hierarchy' in all projects	Neither agree or disagree
Working towards zero waste to landfill throughout the implementation	Neither agree or disagree
Investigating opportunities for Circular Economy (local solutions for waste management)	Neither agree or disagree
Considering the carbon emissions which result from the management of waste in the City	Neither agree or disagree

Q5. Please rank the above approaches in order of importance (1 being the most important)

1. Application of the 'Waste Hierarchy' in all projects
2. Working towards zero waste to landfill throughout the implementation
3. Considering the carbon emissions which result from the management of waste in the City
4. Investigating opportunities for Circular Economy (local solutions for waste management)

Q6. If you do not agree with a proposed approach, please use this space to tell us why.

Don't really know enough for my ranking to be of value.

Q7. Do you agree that the City's vision of sending Yes
zero waste to landfill by 2028 is the correct
one?

Q8. Please use the space below to provide any other comments you wish to make.

Current waste disposal is too complicated and the community confused despite education campaigns. Households need to separate waste between two bins, home composting, take to library, take to transfer station, store for 12 months until kerbside collection. Ask any resident and they will have a different view of correct disposal. I am very concerned that the City is not promoting that household waste is composted, and therefore needs to be free of contaminants. Recent media releases say "If your waste goes to landfill" which implies that Vincent household waste goes to landfill, which it doesn't. I think the media releases, by use of the tiny word, "if" might be technically correct but are misleading.

Summary of Additional Responses Received Outside of the City's Engagement HQ Website:

- Respondent 5:** Requirement for retention of a bulk verge service with the added capabilities of increased resource recovery; Improvement in waste education; Cost differentiation of smaller bins to larger bins.
- Respondent 6:** Disagrees with "Vision" should be "Cost effective, sustainable waste service"; The Waste Hierarchy should be positioned at the front and accompanied with an iteration of its significance; Improved education on identification and disposal methods of Household Hazardous Waste (HHW) is required; Ensure full explanations are provided for waste acronyms and terminology.
- Respondent 7:** In support of investigating organics recovery and the Better Bins System



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Acronyms, Terms and Descriptions

Acronym or Term	Description
C&D	Construction & Demolition
CBP	Corporate Business Plan
CDS	Container Deposit Scheme
CoP	City of Perth
CoS	City of Stirling
CoV	City of Vincent
DER	Department of Environmental Regulation
EPR	Extended Producer Responsibility
E-waste	Electronic waste
FOGO	Food Organic Green Organic
HHW	Household Hazardous Waste
MGB	Mobile Garbage Bin (240L household sized wheeled bins)
MRB	Mobile Recycling Bins (240L household sized wheeled bins)
MRC	Mindarie Regional Council
MRF	Materials Recovery Facility
MSW	Municipal solid waste. MSW is the solid waste generated from domestic (household) premises and local government activities
MUD	Multi-Unit Development
RRF	Resource Recovery Facility
SCP	Strategic Community Plan
WALGA	Western Australia Local Government Association
WARR Act	Waste Avoidance and Resource Recovery Act 2007

2.2 Sources of the City's Waste

Waste management is a fundamental area of responsibility for local government. The City of Vincent receives waste through the following services:

- Kerbside collections for domestic rubbish and recycling;
- Vergeside collections of domestic bulk hard waste (junk) including white goods, metals, electronic waste (E-waste) and mattresses; and
- Vergeside collections of domestic green (garden) waste.
- Management of illegally dumped waste
- On-demand paid collection for mattresses
- Periodic drop-off locations for specific waste streams including Household Hazardous Waste (HHW)
- Waste and recycling bins in public spaces and street litter bins
- Provision of waste services at City and community events
- Managing the City's corporate waste
- Commercial rubbish and recycling collections

Main Sources of City Waste	Tonnage 2016/17	% Diverted From Landfill
Rubbish – green lid bin	12,782	29%
Recycling – yellow lid bin	3,750	82%
Bulk hard waste (junk)	670	15%
Bulk green waste	493	100%
Street litter bins	318	0%
Events	2,204	39%
Totals	20,317	7,841 or 39%

Figure 2.1 Breakdown of waste tonnages and diversion for 2016/17

2.3 Kerbside Collections for Domestic Rubbish (Green Lid Bin)

The City's rubbish is collected and transported for disposal either to landfill or to the Resource Recovery Facility (RRF) in Neerabup. The RRF is a composting facility where all organic components of the waste collected in the (green lid) rubbish bins, is extracted and processed into a soil conditioner end-product. The residual (non-organic) waste is then transported to Tamala Park Landfill Site in Mindarie. If rubbish is collected in a vehicle that is unable to unload at the RRF, the waste is sent directly to Tamala Park Landfill site. In 2016/17 the City diverted 39% of its rubbish bin from landfill through the RRF.

2.4 Kerbside Collections for Domestic Recycling (yellow lid bin)

Residents are provided with a co-mingled recycling service for dry recyclables including paper, cardboard, liquid paperboard (juice and milk cartons), glass, steel, aluminium and plastics. All recyclable waste collected is transported to a Materials Recovery Facility (MRF) for processing. Once sorted into separate waste streams, the individual waste streams are sold and distributed to several reprocessing manufacturers both nationally and internationally.

2.5 Vergeside Bulk Hard Waste (Junk)

Residents receive a bulk hard waste collection service once a year providing residents with the opportunity to dispose of those items that cannot be collected through the weekly MGB or MRB kerbside services. There is currently no limit on the volume of waste that can be presented on the verge. There are some restrictions as to what residents can dispose of via this service e.g. construction and demolition (C&D) bricks, rubble, sand, cement, hazardous waste such as asbestos, tyres, HHW and organics are not permitted. Residents are provided two weeks' notice prior to the commencement of the annual scheduled collection.

Residents are advised to present E-waste, mattresses, scrap metal and white goods separate on the verge to the rest of the bulky hard waste. These items should be presented separately so they can be easily removed for recycling and reprocessing, whereas the remainder of the bulky waste is disposed of at the Tamala Park landfill. There is currently a modest 15% recovery rate with around 650 tonnes disposed to landfill each year from this service.

2.6 Vergeside Green Waste (Garden)

Bi-annual greens only verge collection is provided to residents to recover the bulky green waste that cannot be placed into the MGB as part of the weekly kerbside collection. The City has traditionally provided reusable garden bags for residents to place loose leaves into. Up to four bags per household are provided with residents required to collect and return them to City. The verge green waste is removed and transported to Balcatta Transfer Station, from which it is transported and reprocessed into a mulch end-product. There is currently 100% recycling recovery rate for this service with zero waste to landfill.

2.11 Event Bins

The City of Vincent hosts several events within its Town Centre locations such as "Street and Laneways" and "Light up Leederville". Event organisers are required to contact the City to discuss waste management prior to the festival, where all interested partners including Rangers, Health and the Waste and Recycling team meet to discuss suitable arrangements. In previous years the City has been predominantly responsible for the management of waste generated at events held in the City. More recently the City has contracted waste collections for larger events generating an organics recovery rate of 39%. Resource recovery is improving with some events using voluntary organisations that assist in pre-sorting the waste prior to removal from site.

2.12 Corporate Waste

The City has a responsibility to lead by example in how it manages the waste generated through its daily operations. The City acknowledges the necessity of addressing its waste in line with the Waste Hierarchy; minimising the overall amount of waste produced as well as maximising resource recovery and diverting waste from landfill. This responsibility is seen as business as usual not requiring a specific project and measures will continue to be introduced throughout the strategy.

In 2017, Beatty Park Leisure Centre with guidance from the City's Waste and Recycling Team introduced a Waste Management Plan to increase its overall waste diversion from landfill. Historically, Beatty Park Leisure Centre had zero waste recovery sending all of its waste to landfill. The City, in conjunction with the operational collections from the City of Perth has introduced co-mingled recycling, cardboard and food organic waste recovery. A two-step approach was adopted firstly targeting waste generated by staff and then focussing on resource recovery in the public space areas. Successful implementation of this initiative has observed a reduction of up to 50% of the waste sent to landfill from the Leisure Centre.

Corporate and public space recycling is also available for the collection of light globes, ink cartridges and household batteries and mobile phones at the City's Library and Administration buildings.

The City's Parks service recover green waste during pruning and parks/reserves/open spaces/verge management. This clean green waste is diverted from landfill, with a 100% recycling recovery rate and zero waste to landfill.

There is also significant waste generated through the City's civil construction works. The City carries out a range of civil engineering works including roadworks, drainage, car park constructions and footpath replacements. There is a significant resource recovery whereby old asphalt removed during road improvement works and resurfacing, is stored in the non-stock area of the depot and reused in construction as a base material. This is a sustainable approach to construction works across the City, preventing the use of virgin limestone, reducing waste and minimising costs for purchasing and disposal of materials.

3.1 Demographics and Waste

The City of Vincent population forecast for 2018 is 37,812 and is forecast to grow by nearly 37% to 51,726 by 2036. In addition, residential development forecasts assume the number of dwellings in the City will increase by an average of 388 dwellings per annum from today's 16,953 to 24,707 by 2036 also.

The City has a number of property types from smaller townhouses to multi-residential developments. This variation in property type requires specific attention when assessing how the service may be delivered. Continued growth in development and population means the City must consider the implications on its waste services. High-density developments in particular present challenges to the City including: limited storage space for bins, increased frequency of collections, access issues and special collection fleet requirements. Shared bins in communal bin stores also increase contamination in the yellow lid recycling bin and leads to frequent illegal dumping of material that cannot be deposited in a bin.

The City also has a strong diversity of culture and language thus requiring specific attention as to how waste awareness messaging, education and communications be delivered in the City to ensure positive waste management and behaviour changes.

3.2 Alternative Waste Treatment

The City currently processes its' rubbish through the RRF where possible, before landfill. The City currently has no alternative to landfilling its waste when it comes to the bottom of the Waste Hierarchy.

4. Overarching Vision Aims, Approach and Targets

4.1 Vision

The City has a vision to achieve zero waste landfill by 2028.

4.2 Aims and Approach

The City has identified a series of themes that must be considered, addressed and applied continuously throughout the implementation of this Strategy and the associated Projects. These themes have been identified as overarching Aims and Approaches to deliver the Strategy:

The City aims to achieve:

1. Zero waste to landfill through maximising recovery and avoidance
2. Engaged and informed community
3. Long-term planning to maximise opportunity
4. Cost effective, sustainable and contemporary waste services
5. Working in collaboration, locally and regionally

5. Projects

The following 10 Projects will enable the City to improve the existing landfill diversion rate of 39% as well as guide the City in its vision of zero waste to landfill by 2028:

No.	Project
1	Recovery of Organic Material Food and Green Options Appraisal
2	Bulk Hard Waste (junk) Service Options Appraisal
3	Improving Collection and Waste Recovery in Multi-Unit Developments (MUDs)
4	Regional and Cross Boundary Collaborative Partnership Working
5	Research into Alternative Waste Treatment Options
6	Waste and Recycling Education, Awareness, and Promotional Programs
7	Develop Business Systems for Waste Services for Accurate Records and Reporting
8	Commercial Waste Collections Options Appraisal
9	Separate Waste Charge Options Appraisal
10	Advocacy and lobbying for Change to State and Federal Waste Legislation and Policy

5.2 Project 2: Bulk Hard Waste (Junk) Service Options Appraisal

Project 2: Bulk Hard Waste (junk) Service Options Appraisal								
Project Driver Summary: Current 15% recovery is low								
Project Status	Project Start	Completion Date	Waste Hierarchical Position	Avoidance	Reuse and repurposing	Recycling and composting	Recovery prior to final disposal	Other Comments
New	2018	June 2019		✓	✓	✓		Future campaigns will promote reuse, repurposing and avoidance


Project Driver: The existing bulk hard waste (junk) verge collection is considered now to be an “old-fashioned” method of collection. Residents are permitted to place all unwanted items or waste (with some restrictions as described in section 2.4), on the verge but with no limit on volume. A number of alternative methods of collecting bulk hard waste have been trialled in neighbouring Councils, with a significant improvement in waste recovery and decrease in waste sent to landfill. The Cities of Joondalup and Stirling have transitioned from the existing method used by the City of Vincent, to an on-demand means of collection, increasing their waste recovery and subsequent diversion from landfill, by up to 50%. The City currently sends around 620 tonnes of waste to landfill per annum with only a small percentage of 15% recovery through source segregation on the verge. There are a number of alternative methods of collection that the City could consider, that will improve waste recovery, reduce waste to landfill but also help to reduce the amount of waste placed for collection. To achieve the City’s vision of zero waste to landfill by 2028, the City will undertake an options appraisal to assess alternative means of collection that are suitable for our community.

Figure 5.2

	Year	Tonnage
Annual tonnage sent to landfill through the CoV Bulk Hard Waste (junk) collection service	2014/15	610
	2015/16	648
	2016/17	570
	2017/18	620
	Total	2,448

Figure 5.3

A verge during a bulk verge collection, as per method used by the City of Vincent



5.4 Project 4: Regional and Cross Boundary Collaborative Partnership Working

Project 4: Regional and Cross Boundary Collaborative Partnership Working								
Project Driver Summary: Economies of scale and better practice solutions								
Project Status	Project Start	Completion Date	Waste Hierarchical Position	Avoidance	Reuse and repurposing	Recycling and composting	Recovery prior to final disposal	Other Comments
Current/ Ongoing	2017	Ongoing		✓	✓	✓		
<p>Project Driver: The City recognises the benefits of working in collaboration with other Councils and organisations. The City has committed in this Strategy to provide its ratepayers with the most cost effective, sustainable and contemporary waste services". Collaboration and cross boundary working in Local Government, particularly in the waste and recycling industry has the potential:</p> <ul style="list-style-type: none"> - To identify solutions to shared issues (cross-boundary) - To explore economies of scale - Develop consistent approach in a region <p><i>The City is currently involved in the following Collaborative Partnership Initiatives:</i></p> <ul style="list-style-type: none"> - Investigating and developing better practice solutions for waste management in MUDs with City of Perth, City of Stirling and WALGA - Vergeside Collection Working Group WALGA - Shared service with the City of Perth trialling food waste collections in the City of Vincent - Regional education campaigns through Mindarie Regional Council (MRC) e.g. Face your Waste, No Glass Campaign <p>A consistent regional approach to waste and recycling could provide far greater clarity to all that use these waste services across the Perth region. The City aspires to work collaboratively with a view to improve consistency. This is especially critical for the purpose of waste education; what can be recycled and how it should be recycled to ensure maximised recovery rates as well as public understanding and participation.</p>								

5.6 Project 6: Waste and Recycling Education, Awareness, and Promotional Programs

Project 6: Waste and Recycling Education, Awareness and Promotional Programs								
Project Driver Summary: Essential for behaviour change and increased participation of community								
Project Status	Project Start	Completion Date	Waste Hierarchical Position	Avoidance	Reuse and repurposing	Recycling and composting	Recovery prior to final disposal	Other Comments
Current/ Ongoing	2018	Ongoing		✓	✓	✓		Future campaigns will promote reuse, repurposing, avoidance and reduction of contamination in bins

Project Driver: The compositional analysis audit undertaken by MRC (described above) indicated a "contamination rate" of 29.5%, where potential recyclable waste was disposed of in the MGB instead of the MRB. Recycling streams identified as contamination of MGB in MRC Audit extracted as the green segment (Figure 5.4). Typically, within a yellow lid recycling bin, there is a contamination rate of 15 – 20%. This is a clear indication that the City must increase engagement to ensure a well-informed Vincent community. The City will work to educate and embed waste awareness continuously through Project 6 whilst driving behaviour higher up the waste hierarchy to achieve waste avoidance and recovery. This Project will identify specific waste streams found in the bins that require alternative means of collection or drop-off including textiles and clothing, E-waste and HHW. The City will engage with residents to identify barriers, improve awareness and provide solutions to recover these items and divert them from landfill.

Waste Type	Weight (kg)	Proportion (%)
Recyclables	1546.7	29.5
Organics	2922.1	55.7
Textiles	149.9	2.9
Hazardous	14.7	0.3
Inert (construction & demolition)	261.8	4.9
Medical, sanitary, nappies	275.2	5.2
Other (miscellaneous)	77.6	1.5

Figure 5.4 Proportions of recyclable waste in a representative CoV rubbish truck (one load)

5.8 Project 8: Commercial Waste Collections Options Appraisal

Project 8: Commercial Waste Collections Options Appraisal								
Project Driver Summary: Need to review service provision and to consider a separate waste charge								
Project Status	Project Start	Completion Date	Waste Hierarchical Position	Avoidance	Reuse and repurposing	Recycling and composting	Recovery prior to final disposal	Other Comments
Current/ Ongoing	2018	June 2019		✓		✓		Future campaigns to assist waste behaviour in businesses could include food waste reduction initiatives.
<p>Project Driver: The City recognises its statutory obligation in accordance with the WARR Act to manage MSW. The City currently provides a waste and recycling collection service inclusive of the businesses rateable charge, although this is not a statutory obligation of the WARR Act. Each rate-paying business has a bin capacity allowance, calculated using a historical method using the premises type and size. The City will investigate the value of providing the existing service in this capacity and review alternative options. Work undertaken by the City has determined a differentiation in commercial and domestic waste tonnage. This will provide transparency of the costs associated with each sector and waste management within the City.</p> <p>The City values its commercial sector and the businesses that underpin it and, is driven to ensure the best service provisions the City can offer are in place. In conjunction with the investigations into service provisions of the City for commercial customers, a waste education program as part of Project 6, will be developed to assist businesses in reducing waste and subsequent costs.</p> <p>An alternative charging mechanism could encourage a more conscientious waste behaviour, minimising waste collected and waste sent to landfill. Implementation of an alternative service charging mechanism could see significant cost benefits to the City.</p>								

5.10 Project 10: Advocacy and lobbying for Change to State and Federal Waste Legislation and Policy

Project 10: Advocacy and Lobbying for Change to State and Federal Waste Legislation and Policy								
Project Driver Summary: To actively encourage change in waste management in aspects out of the City's control								
Project Status	Project Start	Completion Date	Waste Hierarchical Position	Avoidance	Reuse and repurposing	Recycling and composting	Recovery prior to final disposal	Other Comments
Current/ Ongoing	2017	Ongoing		✓	✓	✓	✓	
<p>Project Driver: There are some areas of waste management that the City is unable to influence directly e.g. Producer Responsibility Schemes, Packaging Covenant. However, the City, alone or in conjunction with WALGA can still provide feedback and lobby for changes in the waste and recycling industry. This approach has been highly successful for the WA introduction of the Plastic Bag Ban and the Container Deposit Scheme (CDS).</p> <p>High-level decisions outside of the City's control such as the Plastic Bag Ban, will create changes in public perception and behaviour. These changes can have a positive impact on consumer thinking and its alignment with the waste hierarchy. The implementation of the Plastic Bag Ban in other countries such as the UK, has resulted in large scale consumer transition to avoiding and rethinking, using reusable bags or containers instead of single use bags.</p> <p>The City supports and will advocate for consistent waste messages to be delivered across the region. This could complement the City's work locally to improve awareness and participation.</p> <p>The City will continue to act individually and collaboratively to lobby for positive decision-making and changes in the waste industry at both State and Federal level. Such changes at State and Federal level will assist the City in achieving zero waste to landfill by 2028, by enabling, encouraging or imposing new/alternative approaches to waste production, manufacturing, management and disposal.</p>								

10.3 TREES LOCATED ON PRIVATE PROPERTY - CONSIDERATION OF INTRODUCING A LIMITED LOCAL LAW TO IMPOSE OBLIGATIONS ON AN OWNER TO PRUNE TREES OVERHANGING A NEIGHBOUR'S PROPERTY

TRIM Ref: D18/768
Author: Jeremy van den Bok, Manager Parks & Urban Green
Authoriser: Andrew Murphy, Director Engineering
Attachments: Nil

RECOMMENDATION:

That Council **DOES NOT PROCEED** with the introduction of a limited local law for the management of nuisance trees located on private property for the following reasons:

1. the creation of a limited local law transfers the responsibility for solving what is currently a civil dispute between neighbours, from the neighbours to the City; and
2. the City would require additional resource to enforce a new limited local law.

PURPOSE OF REPORT:

To consider the introduction of a limited local law which imposes obligations on an owner to take action in respect to trees on private property that are considered to be a nuisance to neighbours.

BACKGROUND:

Council at its meeting on 7 March 2017 considered a report relating to a review of the City of Vincent Local Laws under Section 3.16 of the *Local Government Act 1995* and resolved as follows (in part):

“REQUESTS Administration to prepare a report for Council to consider the introduction of a limited local law which imposes obligations on an owner to cut and remove branches overhanging a neighbour's property or to ensure a tree does not interfere with a person's use or enjoyment of their land, to be presented to Council in the 2017/18 financial year.”

The matter for consideration by Council is whether and to what extent the City wishes to intervene in matters relating to trees on private property. Powers already exist for the City to deal with trees that are deemed unsafe, while residents have access to common law provisions to deal with nuisance trees.

In terms of approaches available to the City, Council could:

1. Continue with its current position on private trees (provide guidance with no intervention);
2. Create a mechanism for a resident to serve notice on a neighbour in relation to a nuisance tree; and/or
3. Create a mechanism for the City to take action in relation to a nuisance tree

The level of enforcement that the City would wish to undertake in relation to options 2 and 3 is also something that would need to be considered.

DETAILS:

Administration receives requests on a weekly basis in regard to private tree issues and many of the queries relate to what owners can, and cannot, undertake with regard to 'nuisance' issues and/or pruning of a neighbour's tree(s).

Any queries are typically dealt with over the phone, with staff explaining what can and cannot be undertaken in regards to the pruning of private trees or otherwise, with residents and they are then referred to the Legal Aid W.A. website for further information.

Legal Aid W.A. provides a comprehensive guide on what problems may arise with neighbouring trees, how to get help to resolve these issues, and it also provides mediation services (subject to qualification) in respect to property matters.

Administration has considered the Council resolution and explored options for the introduction of a limited local law which imposes obligations on an owner to prune trees overhanging a neighbour's property. Legal advice received indicated that it was unlikely that local laws would be allowed to empower the City to serve notice on an owner in respect to a nuisance tree or empower the City to enter land and carry out the work to remove a nuisance. However, it may be possible for the City to justify a limited local law provision which imposes an obligation on a tree owner to ensure that a tree does not cause a nuisance thereby creating an offence should a landowner not comply.

Therefore, the first option considered was a possible local law which introduces a mechanism to allow a neighbour to give notice to a tree owner to remove any branch that overhangs the neighbour's property. The City's role would be confined to issuing infringements where a tree owner has not complied with the requests.

The benefits of this option are:

- 1) It sets out a clear and measurable responsibility (i.e. cut back the tree) along with a simple framework for resolving issues between neighbours; and
- 2) It limits the City's initial role in the process to determining whether or not a tree is overhanging and whether a notice has been complied with.

The risks with this option are:

- 1) It does not address the issue of "nuisance" trees where there is no overhanging e.g. trees with excessive leaf litter etc;
- 2) It is potentially contrary to the City's efforts to encourage tree ownership and increase tree canopy, due to the perceived additional responsibilities placed on tree owners; and
- 3) It creates an expectation that the City will enforce the requirement through infringement notices and prosecutions. This introduces an additional compliance role for the City to deal with and to resource.

The second option considered was a possible local law that sets up a more general responsibility for a tree owner to ensure that their tree does not cause a nuisance. It is modelled on a similar clause relating to smoke, dust, fumes etc (clause 55) in the City's Health Local Law. The key clause proposed might be as follows:

"A tree owner shall not cause or permit the escape of leaves, bark, needles, twigs, nuts, seeds and other plant litter from their tree in such quantity or of such a nature as to cause or to be a nuisance or such that it interferes with a person's use or enjoyment of their land."

The benefits of this option are:

- 1) The responsibility that is imposed is general enough to apply in a range of circumstances where genuine loss of amenity might be incurred by a neighbour.

The risks with this option are:

- 1) It is difficult to define and reach consensus on what may constitute "a nuisance" or whether a particular tree truly does interfere with a person's use or enjoyment of their land;
- 2) It obligates the City to be the arbiter of disputes arising from 1);
- 3) It creates an expectation that the City will enforce the requirement through infringement notices and prosecutions. This introduces an additional compliance role for the City to deal with and to resource; and
- 4) It is potentially contrary to the City's efforts to encourage tree ownership and increase tree canopy, due to the perceived additional responsibilities placed on tree owners.

CONSULTATION/ADVERTISING:

Should Council approve the introduction of a limited local law to deal with this matter, it will require advertising in accordance with the City's Policy 4.1.05 – Community Consultation and *Local Government Act 1995*, Section 3.12.

LEGAL/POLICY:

Local Governments have existing powers to deal with dangerous trees located on private property under Section 3.27 and Schedule 3.2 (clause 7) of the *Local Government Act 1995*. However, it is not given any powers with respect to 'nuisance trees' other than where they 'obstruct a thoroughfare'.

The Act empowers local governments to create Local Laws which are consistent with a Local Government's functions, however they are subject to disallowance by the Joint Standing Committee for Delegated Legislation (JSCDL).

The JSCDL historically has placed considerable emphasis on whether Local Law provisions go beyond that which is authorised or contemplated by the Act. In respect to nuisance trees, it is considered likely from the existence of the Act provisions for dangerous trees, that Local Laws would not be allowed to empower the City to serve notice on an owner in respect to a nuisance tree or empower the City to enter land and carry out the work to remove a nuisance. However, it may be possible for the City to justify a limited local law provision which imposes an obligation on a tree owner to ensure that a tree does not cause a nuisance, thereby creating an offence should a landowner not comply.

RISK MANAGEMENT IMPLICATIONS:

Low: There is currently a low risk to the City in relation to trees on private property as the City has adequate powers to deal with dangerous trees on private property and has exercised that power when appropriate and necessary.

STRATEGIC IMPLICATIONS:

In accordance with the City's *Strategic Community Plan 2013-2023*, Objective 1 states:

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

SUSTAINABILITY IMPLICATIONS:

In accordance with the City's *Sustainable Environment Strategy 2011 – 2016*, Objective 3 states:

"3.11 Require the retention of existing trees on street verges and encourage the retention of vegetation and trees on private lots."

FINANCIAL/BUDGET IMPLICATIONS:

Currently there are no significant financial implications to the City in relation to trees on private property, other than the time officers spend discussing and/or providing a service to the community by inspecting and providing advice on private tree(s).

If the City were to introduce a limited local law and exercise the powers provided there would likely be increased budget implications arising from investigation, enforcement and legal costs.

COMMENTS:

The City already has powers to deal with trees that are unsafe and residents have common law provisions to deal with nuisance trees.

The introduction of a limited local law would place the City in a central position in neighbour disputes about nuisance trees by potentially creating an offence for what is a recognised civil issue. The introduction of a local law would inevitably create an increased expectation that the City would intervene and exercise its powers transferring the responsibility for solving a neighbour dispute from the neighbours to the City. Intervention in these disputes will likely require additional resource depending on the number and complexity of issues raised.

It is therefore recommended that Council does not proceed with the introduction of a limited local law to impose obligations on an owner to prune trees overhanging a neighbour's property that may be deemed to represent a 'nuisance.'

10.4 RESPONSE TO PETITION - ALMA ROAD AND CLAVERTON STREETS, NORTH PERTH TRAFFIC CALMING

TRIM Ref: D18/120920

Author: Craig Wilson, Manager Asset & Engineering

Authoriser: Andrew Murphy, Director Engineering

Attachments:

1. Plan No. 3480-CP 01 - Layout 1 [↓](#) 
2. Traffic Data [↓](#) 
3. Plan No. 3481-CP-01 [↓](#) 

RECOMMENDATION:

That Council:

1. **RECEIVES** the report on the City's response to the Petition tabled at the Ordinary Meeting of Council on 1 May 2018 in regards the volume, speed and composition of non-local traffic using the local road network bounded by Leake, Vincent, Charles and View Streets, North Perth;
2. **NOTES:**
 - 2.1 that average daily traffic volumes and 85% speed are generally within the operating criteria in accordance with the Metropolitan Functional Road Hierarchy; and
 - 2.2 that there are two locations (Claverton Street and Leake Street) where intervention to reduce speed could be considered;
3. **APPROVES:**
 - 3.1 a mid-block single lane slow in Claverton Street, between Camelia and Alfonso Streets, as shown on Plan No. 3481-CP-01, Attachment 3;
 - 3.2 changing the on-road parking to the eastern side of Leake Street, between Grosvenor and Chelmsford Roads;
4. **AUTHORISES** the Director Engineering to determine the precise location and extent of the works described in 3.1 and 3.2 above, in consultation with affected adjacent landowners; and
5. **NOTES** that Administration will inform the petitioners of the Council's decision.

PURPOSE OF REPORT:

To advise Council of results of a traffic study undertaken in the area bounded by Leake, Vincent, Charles and View Streets, North Perth, in response to the petition tabled at the Ordinary Meeting of Council of 1 May 2018.

BACKGROUND:

At its Ordinary Meeting of Council of 1 May 2018 a 42 signature petition was tabled outlining, in general terms, residents' concerns about the speed, volume, composition and origins of traffic using the local road network bounded by Leake, Vincent, Charles and View Streets.

All of the streets within the 'cell' including that of Leake Street, are classified as Access Roads under the Metropolitan Functional Road Hierarchy. Access Roads, as are Local Distributors, are subject to the 50 kph urban speed. Access Roads have a maximum desirable volume of 3,000 vehicles per day while Local Distributors have a maximum desirable volume of 6,000 vehicles per day.

View Street is classified as a Local Distributor Road for which the maximum desirable traffic volume is up to 6,000 vehicles per day and is subject to a speed limit of 50 kph. Charles Street (Main Roads WA Primary

Distributor) and Vincent Streets (District Distributor A), in accordance with their classification, both carry in excess of 20,000 vehicles per day and are subject to a 60kph speed limit.

DETAILS:

The resident's petition spoke of their concerns about *'excessive volume and speed of some vehicles, including regular, daily (and night) use of some of our streets (particularly Alma Road) by heavy commercial vehicles.'*

They also raised concerns about 'rat runners' indicating that in their view it has been *'exacerbated by traffic network changes, such as turning restrictions on major roads.'*

In response to the petition the City has collected data in the following streets:

Access Roads:

- Leake Street, View Street to Vincent Street, in four midblock locations.
- Alma Road, Charles Street to Glebe Street, in five mid-block locations.
- Claverton Street, Charles Street to Leake Street, in three midblock locations.
- Camelia Street, Vincent Street to Alma Road, in two midblock locations.
- Alfonso, Persimmon and Vine Streets, in one midblock location.

All of the above streets were well within the 3,000 vehicles per day. The peak commercial traffic volume recorded was 3.4% of the daily total traffic in Camelia Street*, Claverton Street to Vincent Street, while the majority, including that of Alma Road, were below 3%.

*This equates to 12 vehicles of the total of daily average of 353 vehicles.

Given that the urban speed limit is 50kph, and on the understanding that an 85% speed of 50kph or greater is the accepted trigger to consider any intervention measures, there were only two locations within the cell that met the criteria, as discussed in detail below. The 85th percentile is the max speed that 85% of vehicles are travelling at.

Local Distributor Road:

- View Street, Charles Street to Fitzgerald Street, in six midblock locations.

As would be expected given its classification, function and connectivity between Charles and Fitzgerald Streets the View Street daily traffic volume is on average three times that of the other streets but was still well within the 6,000 vehicles per day operating criteria for its classification. As per the majority of the Access Roads the percentage commercial traffic volume did not exceed 3% of the daily total while the 85% speeds were within the 50kph speed limit.

In addition, View Street has a 40kph school zone and School Crossing Guard at the corner of View Street to enhance road safety in the vicinity of the North Perth Primary School.

An overview of the average daily traffic volumes, 85% speed and % commercial vehicles for the aforementioned streets, is shown in **Attachment 1**, Plan No. 3480-CP 01, while more detailed table of traffic data is shown in **Attachment 2**.

Note: The only street within the cell that was not assessed in this round of data collection was Sekem Street, as it's a cul-de-sac.

Commercial Vehicles Accessing the North Perth Plaza via Alma Road:

The Alma Road traffic data, as detailed in **Attachment 2**, has remained relatively stable over the past three years with a slight reduction in the % commercial traffic in some sections that may be attributable to the closure of Vastese's Bakery on the corner Alma Road and Persimmon Street.

Alma Road has in the past, and continues to be, used by commercial delivery vehicles as a convenient route to and from the North Perth Plaza via Charles Street. This has led to residents raising concerns about the appropriateness or size of the vehicles using their street. That said the trucks in question are legally allowed to use Alma Road.

Early on the 7 August 2018 a semi-trailer was photographed on the wrong side of the road at a stop controlled intersection as it crossed over Leake Street. The operators were notified on the same day and took immediate action including standing down the driver pending an investigation. Further, the Police were advised and similarly are investigating the matter.

In addition, a number of measures have subsequently been put in place to ensure that large vehicles servicing the North Perth Plaza only use the section of Alma Road between Glebe and Fitzgerald Street and it is very unlikely that there will be a repeat of the same illegal manoeuvre. Further, to improve the egress from the loading dock for the larger trucks the City is in the process of removing the on-road car parking space closest to exit point. Currently, if either a commercial vehicle is parked in this location, or car parked inconsiderately (not within the bay) trucks can find it difficult turning left out of the loading dock. By removing the first bay it alleviates this problem and gives the driver less cause to turn right into Alma Road.

However, it should be noted that independent transport operators, albeit delivery (including supermarket home delivery), construction or waste management (other than the City's services) vehicles are not bound by these measures.

Locations where 85% speed exceeded 50 kph:

Of the twenty-two (22) data collection sites there were only two locations where the 85% speed exceeded 50kph, one in Leake Street and one in Claverton Street. That said there were a number of locations where the 85% speed was in the order of 48-49 kph.

- Leake Street, Grosvenor Road to Chelmsford Road, 51.1kph, a southbound decline on approach to Vincent Street. While this section of road has residential properties on both sides of the street on-road parking is restricted to the western side only allowing an unobstructed run down to Vincent Street.

A simple measure to address speeding at this location would be to 'flip' the parking to the eastern side of Leake Street, between Grosvenor and Chelmsford Roads, so that the parking alternates and the parked cars act a passive traffic calming measure.

- Claverton Street, Camelia Street to Alfonso Street, 55kph, a decline westbound on approach to Charles Street. There are residential properties on the northern side and a long open section of verge the rear of the Redemptorist Monastery on the southern side. As a result, there is little on-road parking so visually it's a straight unobstructed run down to Alfonso Street (heading towards Charles Street) enabling higher speeds.

To address the speeding at this point it is recommended that rather than to install a speed hump, the City's standard response in the past, that a 'single lane slow point' be considered instead, as shown on Plan No. 3481-CP-01, **Attachment 3**. The device is similar to that has been used in the Safe Active Street – Bike Boulevard projects and does not require any road widening while accommodating tree planting. It does however result in the loss of some on-road parking bays on the northern or residential side of Claverton Street. However, it has been located so as to minimise the impact upon the residences.

40 kph Speed Limit trial for the area south of Vincent Street:

While some of the residents within the study area are seeking immediate actions to address their concerns the City, in conjunction with the Road Safety Commission, has recently commenced public consultation on a proposed large scale 40kph urban speed limit trial in the area south of Vincent Street.

If the trial proceeds and proves successful it has the potential to be a 'game changer' and could be extended to cover the entire City of Vincent area if not the greater metropolitan area.

A 40 kph speed limit, while largely self-governing until it becomes normalised behaviour, would alleviate many of the residents' concerns and therefore it would be premature to introduce significant traffic calming and diversion within the study area at this time.

CONSULTATION/ADVERTISING:

Where required consultation will be undertaken in accordance with the Public Consultation Policy.

LEGAL/POLICY:

The roads, other than Charles Street, as discussed in this report, come under the care and control of and management of the City.

RISK MANAGEMENT IMPLICATIONS:

Low/Medium: The study has shown that, other than two locations, as discussed in the body of the report, the operating speeds and volumes within the study area are within the operating criteria for the respective streets in accordance with their classification.

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:

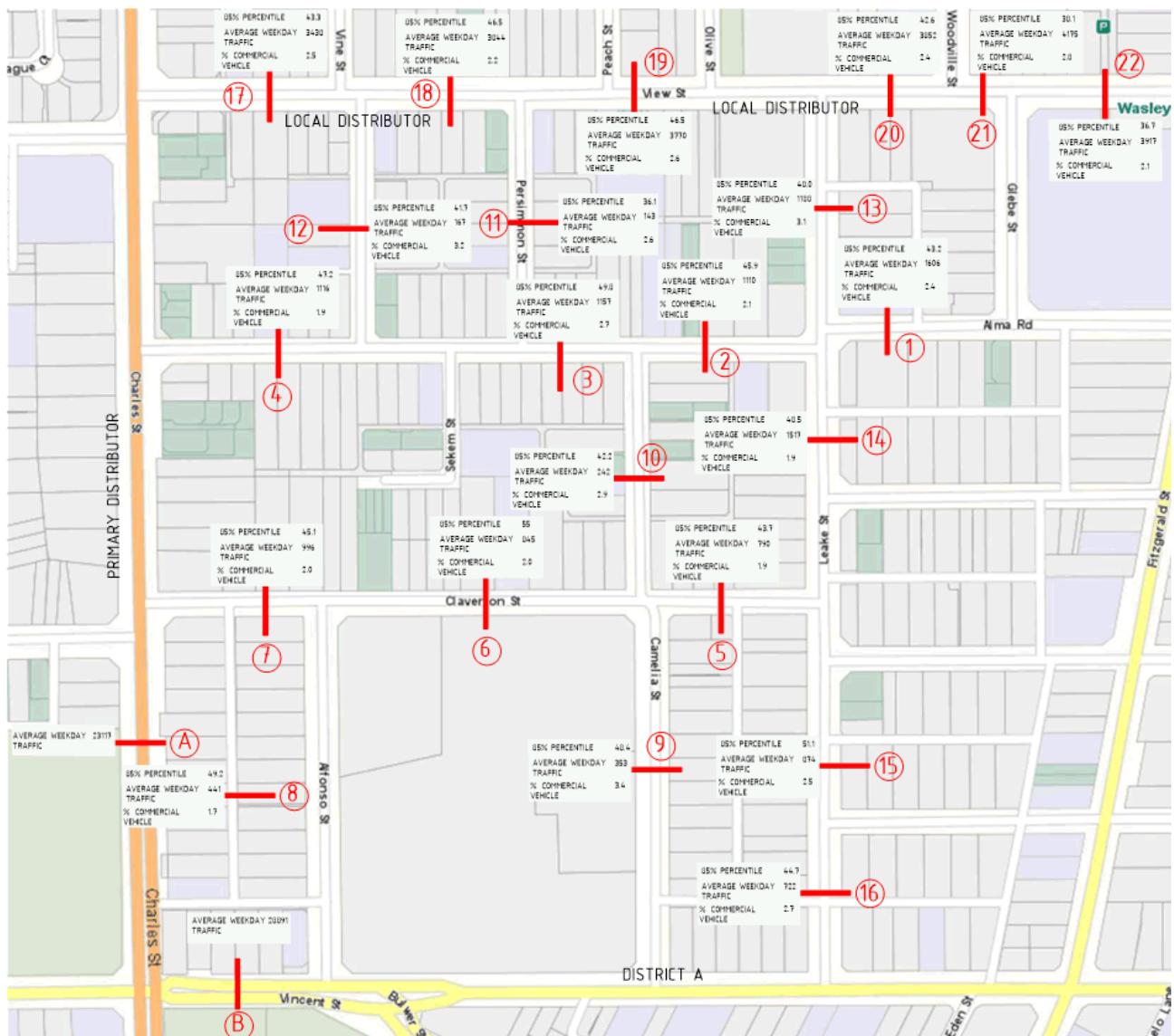
To construct a single lane slow point is the order of \$7,000, which, if approved, can be funded from the Miscellaneous Traffic Management budget. However, if Council were to approve additional traffic calming measures over and above those that have been recommended then it is suggested that it listed for consideration in the mid-year budget review, if not the 2019/20 'draft' budget.

In respect of the suggested changes to the parking in Leake Street they would cost in the order of \$600 and can be funded annual lime-marking and signage budgets.

COMMENTS:

As discussed in the body of the report the data does not support the contention that there are significant traffic issues within the study area bounded by Leake, Vincent, Charles and View Streets.

Further, if the 40kph urban speed limit trial to the area south of Vincent Street proves successful it has the potential to significant change driver behaviour and be implemented across the remainder of the City if not the metropolitan area.



CITY OF VINCENT

CITY OF VINCENT

244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

SCALE: NOT TO SCALE			
DATE: AUGUST 2018			
REF:			
DESIGN: AJ	DRAWN: AJ	CHECK: CW	
APPROVED:			
DIRECTOR TECHNICAL SERVICES			
ISSUE	DATE	MADE BY	AMENDMENT

NORTH PERTH TRAFFIC
DATA SURVEY RESULTS

TECHNICAL SERVICES

DRAWING NO:

3180-CP-01

SHEET 1 OF 1.

A2

Attachment 2 – Traffic Data**Location 1 Alma Road - Glebe Street to Leake Street**

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Mar 2018	1606	36.1	43.2	2.4	107	179
May 2015	1436	35.4	42.5	1.8	93	164

Location 2 Alma Road – Leake Street to Camelia Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Mar 2018	1110	38.8	45.9	2.1	93	111
May 2015	1030	38.4	46.1	2.5	73	106

Location 3 Alma Road – Sekem Street to Vine Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Mar 2018	1193	40.5	49.8	2.7	113	117
May 2015	1096	39.8	48.2	2.8	97	128

Location 4 Alma Road – Vine Street to Charles Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Mar 2018	1116	39.8	47.2	2.6	74	114
May 2015	962	41.3	49.7	2.9	71	107

Location 5 Claverton Street – Leake Street to Camelia Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	790	37.4	43.7	1.9	60	89
Feb 2015	837	37.4	44.3	1.8	68	91

Location 6 Claverton Street – Camelia Street to Alfonso Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	845	46.6	55.0	2.0	73	91
Feb 2015	917	45.1	54.7	1.2	73	91

Location 7 Claverton Street – Alfonso Street to Charles Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	996	37.8	45.1	2.0	79	102
Oct 2017	1052	35.6	42.2	2.5	107	99

Location 8 Alfonso Street – Claverton Street to Vincent Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	441	36.1	49.2	1.7	45	42
Oct 2017	400	38.8	49.9	2.5	46	47

Location 9 Camelia Street – Claverton Street to Vincent Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	353	39.3	48.4	3.4	26	51
Feb 2014	495	38.6	47.5	2.1	36	76

Location 10 Camelia Street – Alma Road to Claverton Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	242	34.4	42.2	2.9	34	33
Feb 2014	308	34.3	41.4	1.9	32	51

Location 11 Persimmon Street – View Street to Alma Road

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	143	28.2	36.1	2.6	19	15
May 2010	193	29.7	38.2	6.6		

Location 12 Vine Street – View Street to Alma Road

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2018	167	32.6	41.7	3.2	28	17
Jun 2015	153	31.2	40.0	3.0	26	11

Location 13 Leake Street – View Street to Alma Road

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Feb 2018	1188	40.2	48.0	3.1	145	114
Dec 2013	1269	41.0	49.0	1.3		

Location 14 Leake Street – Alma Road to Raglan Road

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Feb 2018	1517	40.6	48.5	1.9	153	158

Location 15 Leake Street – Grosvenor Road to Chelmsford Road

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Feb 2018	874	42.4	51.1	2.5	86	100
Nov 2010	1302	45.6	54.7	1.6		

Location 16 Leake Street – Chelmsford Road to Vincent Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Feb 2018	722	36.6	44.7	2.7	81	77
Nov 2010	1352	30.6	35.6	2.3		

Location 17 View Street – Charles Street to Vine Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2017	3438	37.7	43.3	2.5	247	306
May 2015	3021	37.6	43.6	2.3	231	305

Location 18 View Street –Vine Street to Persimmon Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2017	3844	40.5	46.5	2.2	310	349
May 2015	3593	40.0	46.4	2.4	297	366

Location 19 View Street –Peach Street to Olive Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2017	3770	39.7	46.5	2.6	306	343
May 2015	3458	39.6	46.4	1.4	258	353

Location 20 View Street –Leake Street to Woodville Street

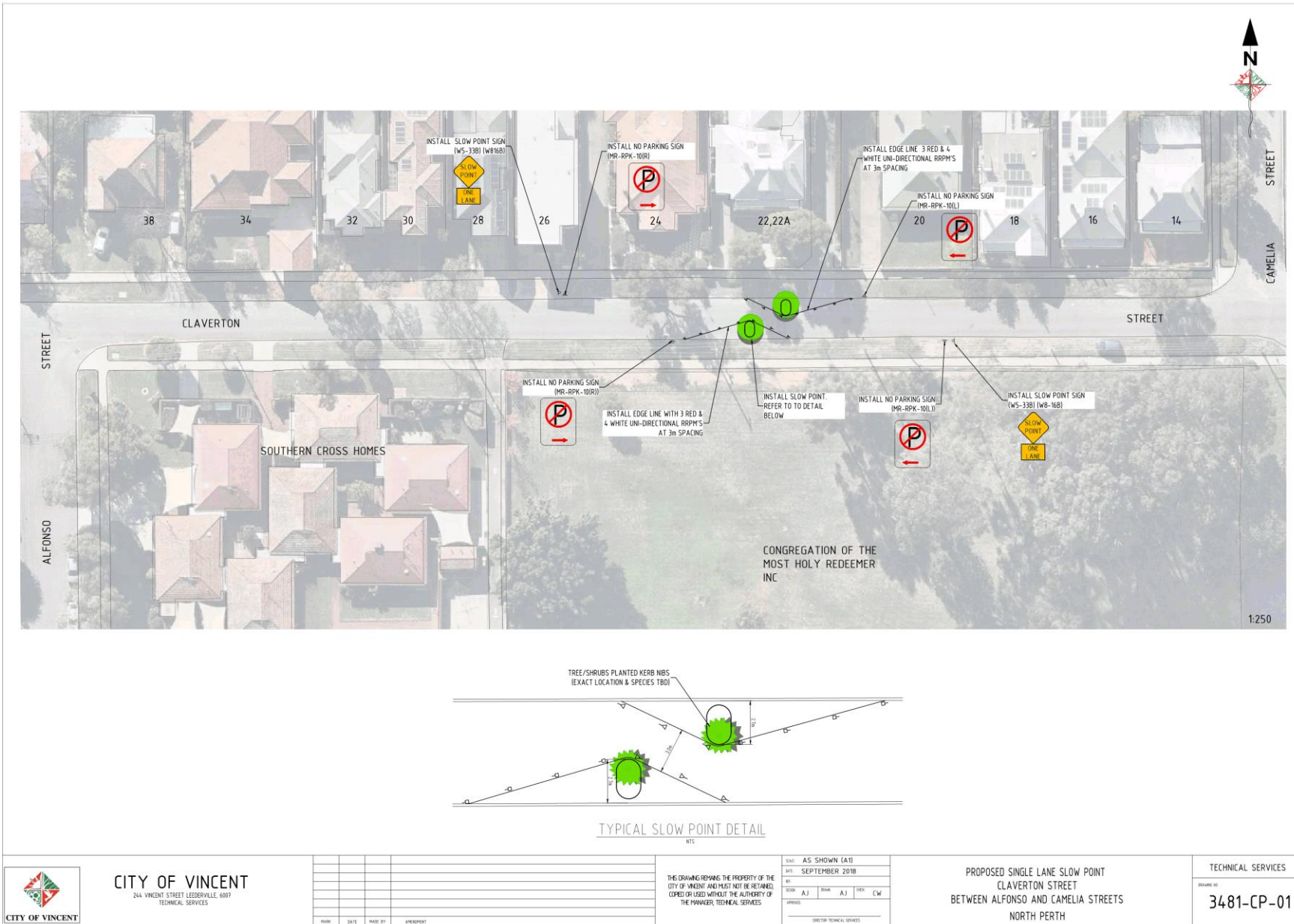
Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2017	3852	36.5	42.6	2.4	300	352
May 2015	3756	37.6	43.9	1.9	326	378

Location 21 View Street –Woodville Street to Glebe Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2017	4175	29.3	38.1	2.8	322	424

Location 22 View Street –Glebe Street to Fitzgerald Street

Date	AWT 5 day	Ave Speed	85% Speed	% Comm	AM Peak	PM Peak
Jun 2017	3417	27.8	36.7	2.1	246	313



11 CORPORATE SERVICES





11.1 TRANSFER AND DEDICATION OF LOTS AS ROAD - INTERSECTION OF CHARLES, GREEN AND WALCOTT STREETS, NORTH PERTH

TRIM Ref: D18/52776

Author: Meluka Bancroft, Property Leasing Officer

Authoriser: Kerryn Batten, Director Corporate Services

Attachments:

1. Plan of portion of Lot 230 (No. 566) Charles Street to be dedicated as road [↓](#) 
2. Aerial Plan of Lots 231-234 (No. 568) Charles Street [↓](#) 
3. Plan 2672 showing lots and road intersection [↓](#) 
4. Plan of proposed local government boundary realignment [↓](#) 

VGBRECOMMENDATION:

That Council:

1. **RECEIVES** the request from Main Roads Western Australia dated 26 June 2018 and **RESOLVES** to request the Minister for Transport; Planning; Lands to dedicate the 12.19m x 3.7m portion of Lot 230 (No. 566) Charles Street, North Perth adjoining Charles Street, as shown in Attachment 1, as a road pursuant to section 56(1) of the *Land Administration Act 1997*;
2. **NOTES** that lots 231 - 234 (No. 568) Charles Street, North Perth are owned in freehold by the City and form part of the Charles, Green and Walcott Street intersection;
3. **APPROVES** the transfer of Lots 231 - 234 (No. 568) Charles Street, North Perth to the Crown (State of Western Australia) for the purpose of dedication as road, pursuant to section 168(5) of the *Planning and Development Act 2005*;
4. **AUTHORISES** the Mayor and Director Corporate Services to affix the common seal and execute the Transfer of Land in 3. above;
5. **REQUESTS** the Chief Executive Officer to review and present a report back to Council on the prospective realignment of the City's boundary at the intersection of Charles, Green and Walcott Streets, North Perth

PURPOSE OF REPORT:

For Council to consider the following issues, relating to the intersection of Charles, Green and Walcott Streets, North Perth:

- the dedication of a portion of Lot 230 (No. 566) Charles Street, North Perth, as shown in the plan attached at **Attachment 1**, as a road, to enable the realignment of the Charles, Green and Walcott Street intersection; and
- the transfer of lots 231 - 234 (No. 568) Charles Street, North Perth, which comprise road and verge, to the Crown (State of Western Australia) so that the lots are dedicated as road and form part of the Charles, Green and Walcott Street road reservations, as shown on the plan included as **Attachment 2**.

Administration notes that each of these issues should be considered separately, and that the dedication of a portion of Lot 230 has no impact on the realignment of the City of Vincent district boundary.

BACKGROUND:

The background to each of the issues is discussed in turn below.

Background to Lot 230 Charles Street, North Perth and Main Roads' request

Lot 230 is privately owned and comprises a brick and tile home with a rear carport which is accessible via a right of way. Main Roads is proposing to upgrade the Charles, Green and Walcott Street intersection in accordance with the Wanneroo Road, Wiluna and Charles Street Intersection Improvement project. In order to realign and upgrade the intersection Main Roads has confirmed that it is necessary for the 3.7m x 12.19m front portion of Lot 230, as shown in **Attachment 1**, to be compulsorily acquired by Main Roads pursuant to section 161 of the *Land Administration Act 1997*. The portion proposed to be acquired is within PCA 125. Once compulsorily acquired the land will be issued with a separate lot number and Certificate of Title and can then be dedicated as a road pursuant to section 56(1) of the *Land Administration Act 1997*. Section 56(1) requires that the local government which the acquired land is within resolves to make the request for the land to be dedicated as road.

Background to Lots 231 – 234 Charles Street, North Perth

The details of the Lots, which are all owned by the City in fee simple, are as follows:

Lot	CT – Vol Fol	LPS No. 2 Zoning	MRS Zoning	Current use	Area
231	1574 - 095	R60-R100	Other regional road reservation	Road verge	414m ²
232	1566 - 298	R60-R100	Other regional road reservation	Road	256m ²
233	1566 - 298	Parks and Recreation	Urban	Road verge	9m ²
234	1566 - 298	Parks and Recreation	Urban	Road verge	313m ²

Lots 231-234 were created in 1904 by Plan 2672, which was the subdivision of a portion of Swan Location 707. The lots were privately owned. In 1946 lots 232, 233 and a portion of lot 234 were compulsorily taken and set aside for the purpose of 'extension of Green Street, Mount Hawthorn'. The compulsory acquisition was gazetted on 11 January 1946, with the gazette providing that the 'land shall vest in the City of Perth for an estate in fee simple in possession for the public work herein expressed.' A new Certificate of Title was subsequently issued showing that Lots 232-234 were in the ownership of the City of Perth.

Lot 231 was privately owned until 1952 when it was sold to the City of Perth for the sum of 350 pounds. There is no record of the reason the City of Perth acquired Lot 231.

The extension of Green Street and realignment of the Charles, Wanneroo, Green and Walcott Street intersection did not occur until 1980. The realignment resulted in portions of lots 231- 234 being dedicated as road, as shown in the portion of Plan 2672 attached at **Attachment 3**. The portions of these lots not dedicated remained in the freehold ownership of the City of Perth, and are now in the freehold ownership of the City of Vincent.

The Lots are currently used in connection with the intersection and therefore it is appropriate that the remaining portions of these lots are also dedicated as road, so that they form part of the Charles, Green and Walcott Street road reservation.

Lots 231 and 232 are zoned 'Residential R60-R100' while lots 233 and 234 are currently reserved 'Parks and Recreation' pursuant to the City's Local Planning Scheme No. 2. If these lots are dedicated the City will remove the 'Residential R60-R100' and 'Parks and Recreation' reservation through an amendment to the Local Planning Scheme No. 2.

In 1995 Charles Street was by proclamation declared a highway in accordance with section 13 of the *Main Roads Act 1930*. The declaration as published in the Government Gazette 11 August 1995 provided that the footpaths were excluded from the proclamation, and therefore pursuant to section 13(2) of the *Main Roads Act 1930* Main Roads is responsible for the care, control and management of the road area, while the City is responsible for the footpath and verge areas adjacent to Charles Street. The section of Charles Street between Green and Carr streets is currently reserved 'urban' pursuant to the Metropolitan Region Scheme. However, since its proclamation as a highway in 1995, the Western Australian Planning Commission has resolved that this section is declared a Planning Control Area (PCA 125). PCA 125 ensures that no future development occurs on the land until it is reserved as a 'primary regional road reservation' under the Metropolitan Region Scheme.

The section of Charles Street at the intersection of Green and Walcott Streets is reserved 'other regional road reservation' under the Metropolitan Region Scheme. Charles Street becomes Wanneroo Road at this intersection, and is reserved under the Metropolitan Region Scheme as 'urban' until the intersection with London Street, from which point it is 'primary regional road reservation.' Notwithstanding the reservation, due

to the proclamation of Charles Street and Wanneroo Road as highways Main Roads is responsible for the road area, and the City is responsible for the footpath and verge areas.

Local Government boundary realignment

In connection with the above processes, it has come to Administration's attention that the local government boundary does not currently align with the road intersection, and therefore management of the footpaths and verge of Charles Street (Wanneroo Road) on the City of Stirling side of the Green, Walcott and Charles Street intersection is the responsibility of the City, which is anomalous. If the local government boundary is aligned with Green Street, as shown marked in yellow in the plan attached at **Attachment 4**, this would formalise control and management of the road reservations. Realigning the local government boundary with Green Street would not impact local government rates as the land is not rateable (currently City's freehold land and road reserve).

A separate formal process will need to be initiated to consider and pursue any changes to the City's local government boundary and this is reflected in recommendation 5.

DETAILS:

The details of each of the issues is discussed in turn below.

Compulsory acquisition and dedication of portion of Lot 230

Administration has reviewed Main Roads' Wanneroo Road, Wiluna and Charles Street Intersection Improvement project and has no issues with the proposed realignment and upgrade of the Charles, Green and Walcott Street intersection. The proposed acquisition of the portion of Lot 230 adjacent to Charles Street is consistent with the intersection realignment and PCA 125.

Administration notes that Main Roads has the delegated power to acquire land pursuant to the *Land Administration Act 1997*, but cannot request land to be dedicated as a road. An alternative means of land being acquired as a road is a freehold subdivision process pursuant to section 168(5) of the *Planning and Development Act 2005*. Pursuant to section 168(5) the land becomes road upon the registration of the plan of subdivision depicting a portion of the lot as road. This process is not practical for Main Roads due to the scale, timing and nature of the proposed intersection upgrade and realignment.

Consequently Main Roads will be acquiring a portion of Lot 230 in accordance with its power under the *Land Administration Act 1997*. Once the portion of Lot 230 is compulsorily acquired for inclusion as part of the road reserve the land can be dedicated as road pursuant to section 56(1)(a) of the *Land Administration Act 1997*. Section 56(1) provides that the relevant local government must resolve to request the Minister that the portion of land acquired for use as road be dedicated. Upon dedication the land will form part of the Charles Street road reservation and will be the responsibility of Main Roads as it is within PCA 125.

In its letter dated 26 June 2018. Main Roads has requested that Council resolve to make this request at its next Council Meeting, as this will enable the acquisition and subsequent dedication of the land to proceed. Main Roads has confirmed that it will manage the acquisition and dedication process and indemnify the City against any costs and charges that may arise as a result of the dedication. As Main Roads is managing the processes, and the City is only required to resolve to make a request for the portion of Lot 230 to be dedicated as road, it is not anticipated that the City will incur any costs or charges.

Transfer and Dedication of Lots 231-234

Main Roads contacted the City in early 2018 in respect to the dedication of lots 231-234 as road reserve on the basis that the lots currently form part of the road intersection. In order to dedicate the lots as road pursuant to section 168(5) of the *Planning and Development Act 2005* a Transfer of Land needs to be prepared and registered at Landgate. No consideration is payable, and note 4, which refers to the consideration, of the Transfer of Land will provide:

"No monetary consideration. In order that the above land be dedicated as road pursuant to section 168(5) of the Planning and Development Act 2005."

As Charles Street is under the responsibility of Main Roads and Main Roads has delegated authority to sign documents on behalf of the State of Western Australia in respect to road reserves within their care, control and management, Main Roads can sign the Transfer of Land.

It will be necessary for the City to provide the Certificate of Titles for the Lots and complete a Verification of Identity in order to effect the transfer. The State Solicitors Office, on behalf of Main Roads, will prepare the required Transfer of Land and arrange lodgement at Landgate. Pursuant to the City's Policy No. 4.1.10 'Execution of Documents' the Mayor and Director Corporate Services are required to execute the Transfer of Land and affix the City's common seal. Therefore the Mayor and Director Corporate Service's signatures will need to be verified in accordance with the Landgate requirements. Administration engaged suitably qualified lawyers, HLW Ebsworth, to verify the Mayor and Director Corporate Service's identity on 20 July 2018. This verification can be used in future land transactions that occur within two years of the date of the verification.

CONSULTATION/ADVERTISING:

Administration has discussed and reached consensus with Main Roads and the Department of Planning, Lands and Heritage (Department) in respect to the proposed transfer and dedication of the Lots.

As the proposed transfer is to the Crown (State of Western Australia) there is no requirement for the City to advertise or provide public notice of the disposition.

LEGAL/POLICY:

Dedication of land acquired for use as a road:

Section 56 of the *Land Administration Act 1997* sets out the process for dedicating land as road and provides:

- "(1) *If in the district of a local government –*
- (a) land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the local government; or*
 - (b) in the case of land comprising a private road constructed and maintained to the satisfaction of the local government –*
 - (i) the holder of the freehold in that land applies to the local government, requesting it to do so; or*
 - (ii) those holders of the freehold in rateable land abutting the private road, the aggregate of the rateable value of whose land is greater than one half of the rateable value of all the rateable land abutting the private road, apply to the local government, requesting it to do so;*
- or*
- (c) land comprises a private road of which the public has had uninterrupted use for a period of not less than 10 years;*
- and that land is described in a plan of survey, sketch plan or document, the local government may request the Minister to dedicate that land as a road.*

Dedication of land by Transfer:

Section 168(5) of the *Planning and Development Act 2005* sets out the process for transferring lots owned in freehold to the Crown and dedicating the land as road and provides at sub section 5:

- "(5) *When a portion of land is transferred to the Crown or a local government for the purpose of extending or adding to a road, the transferred portion is to be taken –*
- (a) to be dedicated to the public use; and*
 - (b) to form part of the road,*
- as and from the date of registration of the transfer."*

Signing of Transfer of Land:

The City's Policy No. 4.1.10 'Execution of Documents' provides the following in respect to Category 1(A) documents:

"Category 1(A) documents require a specific resolution of Council to sell, lease or enter into an agreement as well as an authority to affix the seal. These documents will be executed by having the common seal affixed under authorisation of Council with the affixing of the common seal in the presence of and being attested to by the Mayor and CEO or pursuant to section 9.49A(3)(b) of the Local Government Act, the Mayor and a senior employee authorised by the CEO to do so.

RISK MANAGEMENT IMPLICATIONS:

Medium: Lots 231-234 currently comprise road and verge and are treated as if they are part of the road reserve, which is under the care, control and management of Main Roads. The lots are currently owned in freehold by the City, which creates uncertainty in respect to the repair, maintenance and upgrade of the lots, as well as liability for any damage arising in connection with the use of the Lots. Transferring the lots to the Crown so that they are dedicated as part of the road resolves these issues.

The proposed acquisition and dedication of a portion of Lot 230 will be managed by Main Roads and does not raise any risks for the City.

STRATEGIC IMPLICATIONS:

The City's Strategic Community Plan 2013-2017 includes the following as strategic objectives:

“1.1.4 *Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.*

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

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

The State Solicitors Office will arrange for the preparation and registration of the Transfer of Land on behalf of Main Roads. Administration will review and arrange execution of the Transfer of Land and therefore the only costs payable by Administration will be those associated with the Verification of Identity process. The cost for HLW Ebsworth to verify the Mayor and Director Corporate Service's identity, which occurred on 20 July 2018, and provide a letter confirming identification, was \$100. This verification can also be used in future land transactions that occur within two years of the date of the verification.

No consideration is payable for the transfer of the Lots to the Crown (State of Western Australia). There are also no cost implications associated with Council resolving to request that the Minister dedicate a portion of Lot 230 as road pursuant to section 56(1) of the *Land Administration Act 1997*.

COMMENTS:***Compulsory acquisition and dedication of portion of Lot 230***

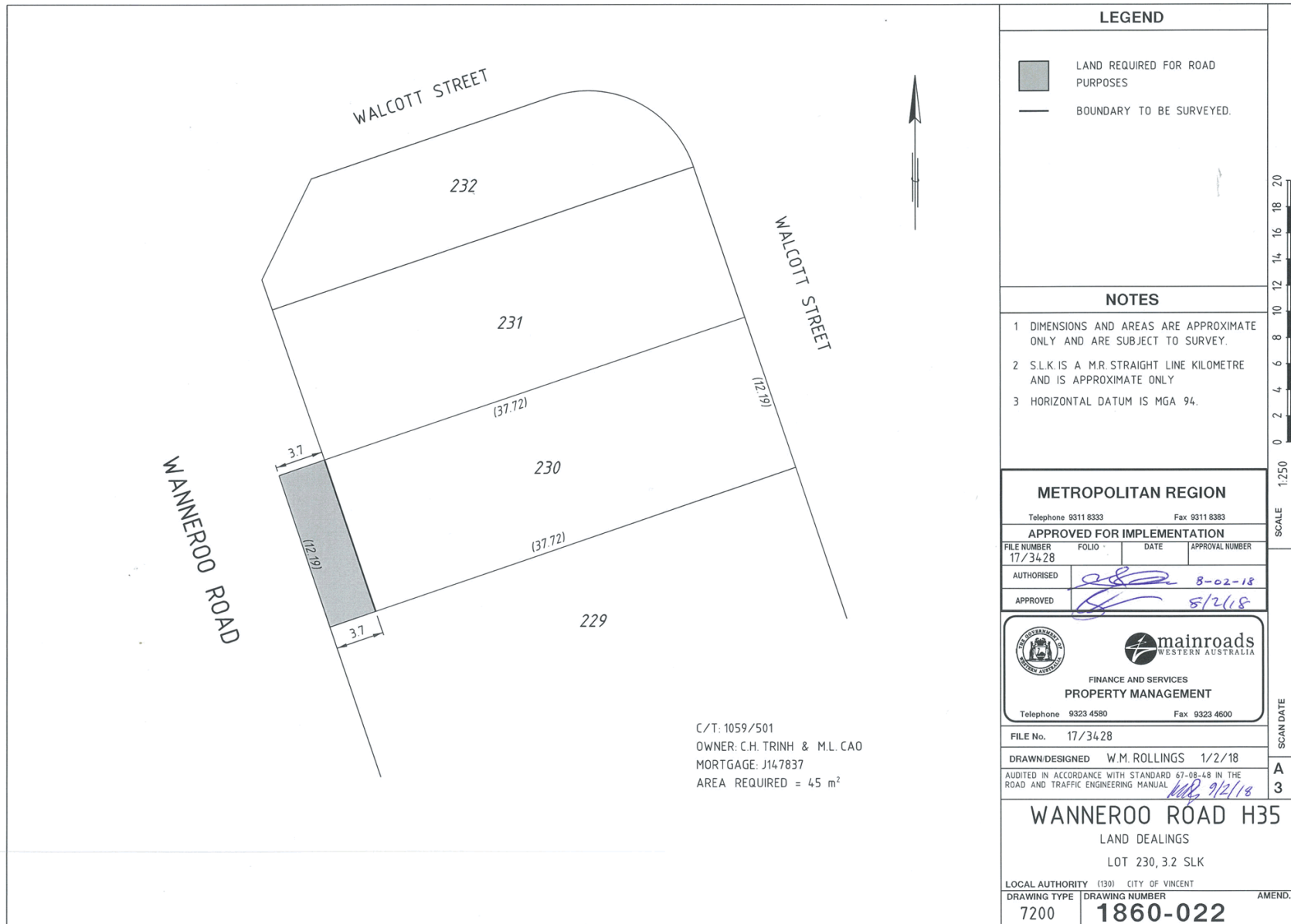
Administration recommends that Council resolve that the portion of Lot 230 adjacent to Charles Street, as shown in the plan attached at **Attachment 1**, is dedicated as road pursuant to section 56(1) of the *Land Administration Act 1997*. This will enable the compulsory acquisition and dedication of the land to proceed, which is required for the intersection realignment and upgrade.

Transfer and Dedication of Lots 231-234

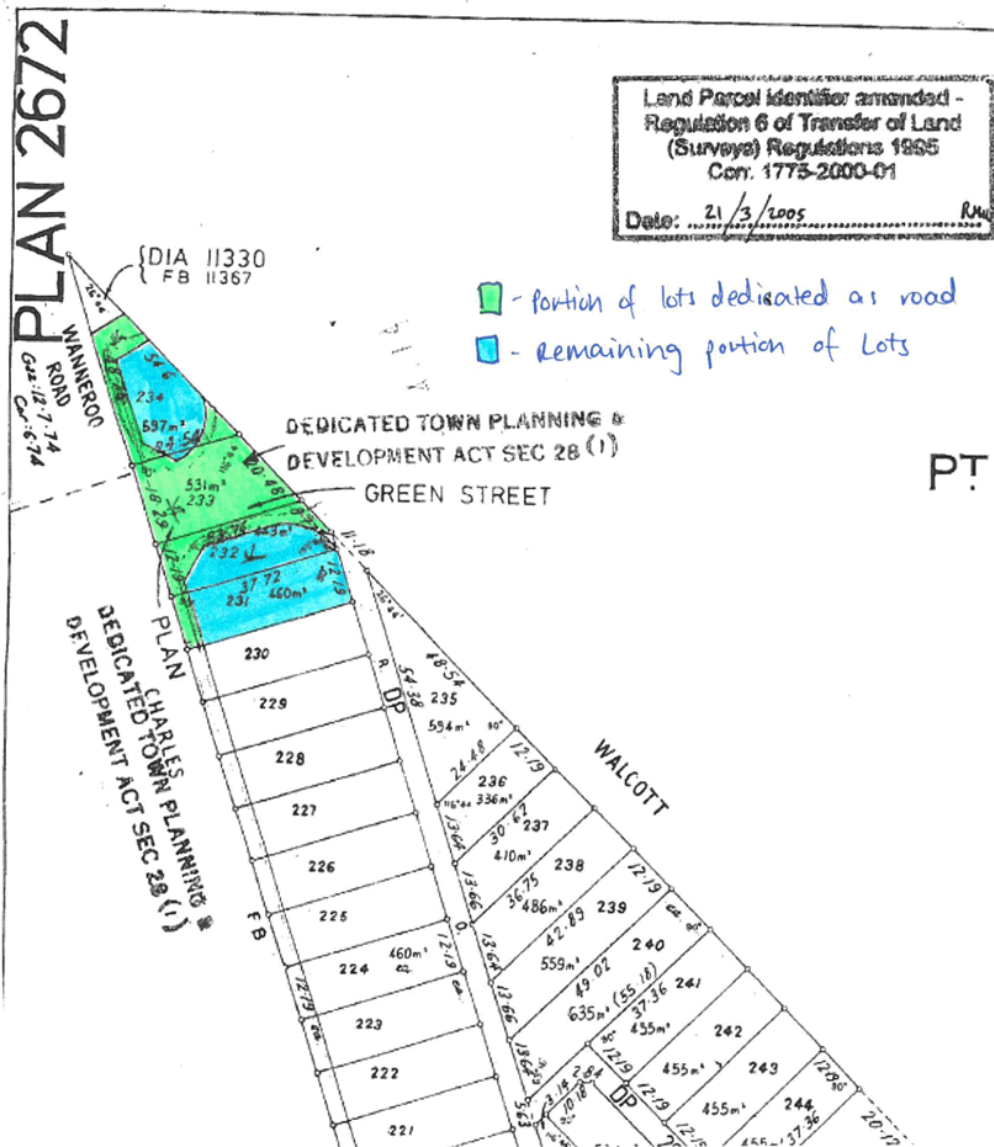
The realignment of the Charles, Wanneroo, Green and Walcott street intersection in 1980 resulted in portions of lots 231-234 being dedicated as road. The remaining portions currently comprise road and verge and therefore it is appropriate for these remaining portions of the lots to also be dedicated as road pursuant to section 168(5) of the *Planning and Development Act 2005*. The dedication will formalise the repair, maintenance and upgrade of the road intersection, including the verge areas, and facilitate future road widening.

Realigning district boundary

Administration recommends that a review be undertaken into realignment of the City's district boundary to align with the road intersection, as it will formalise control and management of the road reservations. Administration will need to consult with the City of Stirling prior to providing a report to Council on the matter.










11.2	AUTHORISATION OF EXPENDITURE FOR THE PERIOD 25 JULY 2018 TO 21 AUGUST 2018
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TRIM Ref: D18/123473

Author: Nikki Hirrill, Accounts Payable Officer

Authoriser: Kerryn Batten, Director Corporate Services

Attachments:

1. Payments by EFT and BPAY August 18 [↓](#) 
2. Payments by Cheque August 18 [↓](#) 
3. Payments by Credit Card August 18 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 25 July 2018 to 21 August 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82406 - 82415	\$3,821.58
Cancelled cheques	\$0.00
EFT and BPAY Documents 2277 - 2291	\$2,717,263.65
Payroll	\$1,205,422.50
Direct Debits	
• Lease Fees	\$385.00
• Loan Repayments	\$148,536.27
• Bank Fees and Charges	\$26,805.76
• Credit Cards	\$5,257.63
• Superannuation	\$11,930.22
Total Direct Debit	\$192,914.88
Total Accounts Paid	\$4,119,422.61

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 25 July 2018 to 21 August 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 25 July 2018 to 21 August 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
Cheques	82406 - 82415	\$3,821.58
Cancelled Cheques		\$0.00
EFT and BPAY Payments	2277 - 2291	\$2,717,263.65
Sub Total		\$2,721,085.23
Transfer of Payroll by EFT	26/07/18 Ad hoc	\$1,569.47
	07/08/18	\$594,656.78
	21/08/18	\$609,196.25
	August 2018	\$1,205,422.50
Bank Charges and Other Direct Debits		
Lease Fees		\$385.00
Loan Repayments		\$148,536.27
Bank Charges – CBA		\$26,805.76
Credit Cards		\$5,257.63
Superannuation		\$11,930.22
Total Bank Charges and Other Direct Debits (Sub Total)		\$192,914.88
Total Payments		\$4,119,422.61

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 which establish satisfactory controls, supported by the internal and external audit functions.

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 25/07/2018 to 21/08/2018				
Creditor	Date	Payee	Description	Amount
2277.98000-01	25/07/2018	Australian Taxation Office	Payroll deduction	\$ 187,616.00
2278.2020-01	25/07/2018	Australian Services Union	Payroll deduction	\$ 302.06
2278.2045-01	25/07/2018	Child Support Agency	Payroll deduction	\$ 972.92
2278.2153-01	25/07/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2278.2213-01	25/07/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 937.24
2278.2216-01	25/07/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 494.00
2278.3133-01	25/07/2018	Depot Social Club	Payroll deduction	\$ 84.00
2278.6156-01	25/07/2018	Health Insurance Fund of WA	Payroll deduction	\$ 289.45
2278.8120-01	25/07/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,412.32
2279.9567-01	25/07/2018	Westnet Pty Ltd	Council chambers WiFi	\$ 39.95
2280.9481-01	25/07/2018	M J Cullam	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9482-01	25/07/2018	J S Pillay	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9483-01	25/07/2018	A L Gulich	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9484-01	25/07/2018	P L Shanley	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9526-01	25/07/2018	E M Von Puttkammer	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9527-01	25/07/2018	A J Best	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9528-01	25/07/2018	P Lee-Jones	One off \$40 refund for smaller bin trial	\$ 40.00
2280.9529-01	25/07/2018	P M McCooley	One off \$40 refund for smaller bin trial	\$ 40.00
2281.98000-01	31/07/2018	Australian Taxation Office	Payroll deduction	\$ 198,563.00
2282.2020-01	31/07/2018	Australian Services Union	Payroll deduction	\$ 284.90
2282.2045-01	31/07/2018	Child Support Agency	Payroll deduction	\$ 972.92
2282.2153-01	31/07/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2282.2213-01	31/07/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 878.69
2282.2216-01	31/07/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 470.00
2282.3133-01	31/07/2018	Depot Social Club	Payroll deduction	\$ 84.00
2282.6156-01	31/07/2018	Health Insurance Fund of WA	Payroll deduction	\$ 289.45
2282.8120-01	31/07/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,412.32
2283.2204-01	31/07/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 239.31
2283.2234-01	31/07/2018	Water Corporation	Water charges - various locations	\$ 20.86
2283.3814-01	31/07/2018	Western Power Corporation	Supply and install streetlight - Federation Street	\$ 1,904.00
2283.7481-01	31/07/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 23,913.34
2283.7955-01	31/07/2018	Synergy	Electricity charges - various locations	\$ 5,701.40
2284.2004-01	07/08/2018	Skye Group Pty Ltd	Merchandise - BPLC	\$ 7,276.94
2284.2008-01	07/08/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 26,873.18
2284.2029-01	07/08/2018	Bunnings Building Supplies	Hardware supplies - various departments	\$ 273.64

Creditor	Date	Payee	Description	Amount
2284.2030-01	07/08/2018	Benara Nurseries	Supply of plants	\$ 611.33
2284.2033-01	07/08/2018	BOC Gases Australia Limited	CO2 for beverage	\$ 319.63
2284.2049-01	07/08/2018	City Of Perth	Cycle lane cleaning services - various locations	\$ 353.99
2284.2051-01	07/08/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers - various locations	\$ 1,100.00
2284.2052-01	07/08/2018	Cobblestone Concrete	Concrete path construction & repairs - various locations	\$ 16,744.50
2284.2053-01	07/08/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,425.16
2284.2072-01	07/08/2018	Landgate	Gross rental valuations	\$ 316.74
2284.2074-01	07/08/2018	Dickies Tree Service	Tree lopping services - Edinboro Street	\$ 990.00
2284.2106-01	07/08/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,351.10
2284.2119-01	07/08/2018	Line Marking Specialists	Line marking services - various locations	\$ 5,663.90
2284.2120-01	07/08/2018	LO-GO Appointments	Temporary staff - Waste	\$ 3,409.30
2284.2123-01	07/08/2018	Major Motors Pty Ltd	Truck service and maintenance	\$ 1,247.65
2284.2126-01	07/08/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 3,091.55
2284.2136-01	07/08/2018	Mindarie Regional Council	Processable and non processable waste	\$ 132,060.41
2284.2175-01	07/08/2018	Pro Turf Services	Plant repairs and maintenance	\$ 1,312.30
2284.2188-01	07/08/2018	Running Bare Australia Pty Ltd	Merchandise - BPLC	\$ 1,056.00
2284.2189-01	07/08/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 611.94
2284.2192-01	07/08/2018	Sigma Chemicals	Pool chemicals	\$ 4,264.81
2284.2199-01	07/08/2018	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 27,966.95
2284.2200-01	07/08/2018	Sportsworld Of WA	Merchandise - BPLC	\$ 8,319.30
2284.2204-01	07/08/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 80.48
2284.2221-01	07/08/2018	Turfmaster Facility Management	Mowing and brushcutting - Anzac Road	\$ 302.50
2284.2221-01	07/08/2018	Turfmaster Facility Management	Application of glyphosate - Les Lilleyman Reserve	\$ 704.55
2284.2234-01	07/08/2018	Water Corporation	Water and hydrant standpipe charges - various locations	\$ 6,678.67
2284.3001-01	07/08/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 10,701.09
2284.3013-01	07/08/2018	Bollinger & Co Pty Ltd	Replace sliding gate - DSR	\$ 2,621.00
2284.3019-01	07/08/2018	Otis Elevator Company Pty Ltd	Lift maintenance - Admin	\$ 2,114.97
2284.3030-01	07/08/2018	Rentokil Pest Control	Pest control services - BPLC	\$ 1,895.26
2284.3038-01	07/08/2018	St John Ambulance Australia	Defibrillator pads - BPLC	\$ 105.00
2284.3040-01	07/08/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 1,413.50
2284.3057-01	07/08/2018	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 1,895.21
2284.3066-01	07/08/2018	Royal Life Saving Society	Supply of rescue tubes for pool - BPLC	\$ 340.00
2284.3091-01	07/08/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 4,356.00
2284.3092-01	07/08/2018	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 1,488.57
2284.3103-01	07/08/2018	Forestvale Trees	Supply of trees	\$ 2,178.00
2284.3110-01	07/08/2018	Depiazzi	Supply of mulch	\$ 9,556.80
2284.3137-01	07/08/2018	WALGA	Membership subscriptions 2018/19	\$ 64,000.71
2284.3146-01	07/08/2018	K.S. Black (WA) Pty Ltd	Bore & pump maintenance & development - various locations	\$ 46,926.00
2284.3161-01	07/08/2018	Enzed Perth & Enzed Wangara	Plant repairs and maintenance	\$ 115.59

Creditor	Date	Payee	Description	Amount
2284.3170-01	07/08/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 2,747.98
2284.3187-01	07/08/2018	Local Government Professionals Australia WA	Staff training - Planning your career and next move	\$ 80.00
2284.3213-01	07/08/2018	Domus Nursery	Supply of plants	\$ 2,002.00
2284.3246-01	07/08/2018	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 3,025.00
2284.3257-01	07/08/2018	Kone Elevators Pty Ltd	Lift service fee - Mt Hawthorn Community Centre	\$ 824.64
2284.3315-01	07/08/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 2,729.67
2284.3320-01	07/08/2018	Nyoongar Patrol System Inc.	Nyoongar patrol services	\$ 13,750.00
2284.3349-01	07/08/2018	City Motors Smash Repairs	Vehicle service and repairs	\$ 635.83
2284.3410-01	07/08/2018	Allmark and Associates Pty Ltd	Name plate - Admin	\$ 37.95
2284.3424-01	07/08/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs - various	\$ 1,626.70
2284.3474-01	07/08/2018	CSP Group	Plant repairs and maintenance - various	\$ 1,060.90
2284.3492-01	07/08/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 342.18
2284.3511-01	07/08/2018	City of Stirling	Meals on Wheels	\$ 362.25
2284.3511-01	07/08/2018	City of Stirling	Rates - Depot	\$ 27,135.92
2284.3560-01	07/08/2018	Winc Australia Pty Ltd	Purchase of furniture - various halls and pavilions	\$ 23,204.61
2284.3584-01	07/08/2018	KMart Australia Ltd	Café equipment - BPLC	\$ 135.05
2284.3629-01	07/08/2018	Tim Eva's Nursery	Supply of plants	\$ 3,366.00
2284.3757-01	07/08/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 798.00
2284.3856-01	07/08/2018	Federal Tinware Manufacturing P/L	Bin liner supplies	\$ 1,276.00
2284.3884-01	07/08/2018	Lawrence & Hanson	Hardware supplies - Depot	\$ 70.00
2284.3889-01	07/08/2018	Australian Institute of Management	Water sensitive cities index workshop - venue, catering & IT	\$ 4,025.03
2284.3913-01	07/08/2018	Kennards Hire	Equipment hire - various	\$ 208.00
2284.4017-01	07/08/2018	Trisley's Hydraulic Services Pty Ltd	Rewire plant room switchboard - BPLC	\$ 13,127.75
2284.4017-01	07/08/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 1,336.50
2284.4156-01	07/08/2018	Wanneroo Plant Farm	Supply of plants	\$ 2,305.60
2284.4161-01	07/08/2018	Instant Windscreens	Vehicle repairs and maintenance	\$ 830.00
2284.4210-01	07/08/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 16,368.00
2284.4447-01	07/08/2018	Blackwoods Atkins	Personal protective equipment & hardware supplies - Depot	\$ 2,008.11
2284.4457-01	07/08/2018	Jonathan Epps Arboriculturist	Arboricultural services - Money/Monger Street	\$ 1,450.00
2284.4492-01	07/08/2018	Main Roads WA	Line marking - various locations	\$ 7,524.88
2284.4493-01	07/08/2018	Tom Lawton - Bobcat Hire	Tipping fees and bobcat hire - various locations	\$ 32,719.50
2284.4614-01	07/08/2018	Thomson Reuters (Professional) Australia Ltd	Staff training - Big Red Sky - HR team	\$ 1,306.80
2284.4627-01	07/08/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 8,824.47
2284.4637-01	07/08/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,889.36
2284.4674-01	07/08/2018	Fulton Hogan (Pioneer Road Services)	Asphalt supplies	\$ 2,521.24
2284.4749-01	07/08/2018	Picton Press	Printing services - various departments	\$ 148.50
2284.4750-01	07/08/2018	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 517.00
2284.4768-01	07/08/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 2,534.58
2284.4889-01	07/08/2018	Officeworks Ltd	Paper supplies	\$ 499.00

Creditor	Date	Payee	Description	Amount
2284.4919-01	07/08/2018	David Gray & Co Pty Ltd	Supply of bins - BPLC	\$ 1,443.10
2284.4957-01	07/08/2018	WA Profiling	Profiling services - various locations	\$ 5,076.50
2284.4971-01	07/08/2018	Totally Workwear	Uniform supplies - various departments	\$ 779.75
2284.5080-01	07/08/2018	Repco Auto Parts	Auto parts supplies - various	\$ 230.45
2284.5083-01	07/08/2018	Discus Digital Print	Printing services - Banners and stickers	\$ 156.95
2284.5084-01	07/08/2018	ATF Services Pty Ltd	Security fence - various locations	\$ 763.11
2284.5106-01	07/08/2018	Way Funky Company	Merchandise - BPLC	\$ 17,796.68
2284.5193-01	07/08/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 14,743.13
2284.5301-01	07/08/2018	Kott Gunning	Legal services - employment advice	\$ 8,371.00
2284.5342-01	07/08/2018	Ozscot Horticulture	Gifts - Citizenship ceremony	\$ 78.54
2284.5368-01	07/08/2018	Tamala Park Regional Council	Account for GST for sale of land	\$ 6,257.66
2284.5375-01	07/08/2018	Tim Muirhead and Associates Pty Ltd	Cultural awareness training	\$ 29,040.00
2284.5398-01	07/08/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 483.30
2284.5500-01	07/08/2018	Workwear Group Pty Ltd	Uniform supplies - Customer services	\$ 105.40
2284.5598-01	07/08/2018	Total Eden Pty Ltd	Purchase of octave meters and accessories - BPLC	\$ 4,635.95
2284.5598-01	07/08/2018	Total Eden Pty Ltd	Geothermal starter repairs - BPLC	\$ 7,829.75
2284.5598-01	07/08/2018	Total Eden Pty Ltd	Reticulation supplies	\$ 418.00
2284.5683-01	07/08/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2284.5737-01	07/08/2018	Massey's Herd Milk Supply	Milk supplies	\$ 642.60
2284.5773-01	07/08/2018	Dsatco Pty Ltd	Supply of mulch	\$ 2,115.00
2284.5805-01	07/08/2018	Mount Hawthorn Cardinals Junior Football Club	Kidsport vouchers - various	\$ 555.00
2284.5816-01	07/08/2018	State Library of WA	Better beginnings program annual delivery 2018/19	\$ 1,496.00
2284.5836-01	07/08/2018	Manheim Pty Ltd	Towing services	\$ 473.00
2284.5888-01	07/08/2018	Kleen West Distributors	Marking dye supplies - Parks	\$ 1,129.92
2284.5989-01	07/08/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 72.28
2284.6009-01	07/08/2018	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - various locations	\$ 3,014.44
2284.6072-01	07/08/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 3,313.40
2284.6184-01	07/08/2018	Data 3	Uninterruptable power supplies - Library & BPLC	\$ 7,325.53
2284.6218-01	07/08/2018	Devco Builders	Maintenance and repairs - various locations	\$ 4,265.77
2284.6259-01	07/08/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 2,895.20
2284.6390-01	07/08/2018	Eric Hood Pty Ltd	Painting services - BPLC	\$ 550.00
2284.6455-01	07/08/2018	The BBQ Man	BBQ cleaning services - various locations	\$ 5,706.68
2284.6468-01	07/08/2018	Scarboro Toyota	Vehicle service and repairs - various	\$ 1,030.15
2284.6489-01	07/08/2018	Osborne Park Volkswagen	Vehicle service and repairs	\$ 1,131.45
2284.6551-01	07/08/2018	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 397.63
2284.6712-01	07/08/2018	Joe Crisafio Kia	Vehicle service and repairs - various	\$ 2,825.59
2284.6733-01	07/08/2018	1905 Coffee on Newcastle	Catering services - two Council meetings	\$ 256.00
2284.6881-01	07/08/2018	Bridgestone Australia LTD	Tyre services - various vehicles	\$ 2,094.06
2284.6993-01	07/08/2018	Red Spear Pty Ltd	Welcome to Country - Citizenship ceremony	\$ 550.00

Creditor	Date	Payee	Description	Amount
2284.7061-01	07/08/2018	Zephyr Building Solutions	Building compliance services - BPLC plant room	\$ 412.50
2284.7118-01	07/08/2018	C Wood Distributors	Beatty Park Café supplies	\$ 784.30
2284.7152-01	07/08/2018	Development Assessment Panels	Amended DAP fees	\$ 45.00
2284.7168-01	07/08/2018	Christou Nominees Pty Ltd	Design advisory fees	\$ 1,100.00
2284.7282-01	07/08/2018	Rubek Automatic Doors	Repair automatic door - DSR	\$ 374.00
2284.7382-01	07/08/2018	Turf Developments (WA) Pty Ltd	Returfing works - Britannia Reserve cricket wicket	\$ 10,653.94
2284.7388-01	07/08/2018	Vorgee Pty Ltd	Uniform supplies - BPLC	\$ 1,683.00
2284.7399-01	07/08/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products	\$ 2,274.82
2284.7431-01	07/08/2018	BM Perich	Street tree services - various locations	\$ 8,779.65
2284.7460-01	07/08/2018	RTRfm 92.1	Refund of hall bond	\$ 1,500.00
2284.7477-01	07/08/2018	Expo Group	Printing services - various events and departments	\$ 1,290.30
2284.7572-01	07/08/2018	Compu-Stor	Records digitisation and off-site storage	\$ 4,525.10
2284.7575-01	07/08/2018	Natural Area Holdings Pty Ltd	Banks Reserve foreshore restoration	\$ 3,740.00
2284.7593-01	07/08/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 502.48
2284.7605-01	07/08/2018	Centropak	Beatty Park Café supplies	\$ 1,320.04
2284.7648-01	07/08/2018	Revelation Perth International Film Festival Inc.	CoV short film competition 2018	\$ 6,711.00
2284.7648-01	07/08/2018	Revelation Perth International Film Festival Inc.	Sponsorship - Perth International Film Festival 2018	\$ 5,500.00
2284.7654-01	07/08/2018	Worldwide Printing Solutions East Perth	Printing services - business cards for various departments	\$ 693.00
2284.7754-01	07/08/2018	Soundtown	Accessories for PA system - BPLC	\$ 24.00
2284.7776-01	07/08/2018	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 2,507.06
2284.7837-01	07/08/2018	Mondoluce	Upgrade of streetlights - Beatty Park Reserve	\$ 3,229.60
2284.7950-01	07/08/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 417.45
2284.7955-01	07/08/2018	Synergy	Electricity charges - various locations	\$ 161.75
2284.8040-01	07/08/2018	Wilson Security	Security services - various locations	\$ 324.50
2284.8045-01	07/08/2018	Urban Development Institute of Australia WA Division Inc	Seminar registration - Creating a City of villages	\$ 250.00
2284.8108-01	07/08/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 13,108.70
2284.8212-01	07/08/2018	Son Energy Solutions	Real time energy monitoring - BPLC	\$ 874.83
2284.8241-01	07/08/2018	Instant Toilets & Showers Pty Ltd t/as Instant Products Hire	Portaloo hire - Braithwaite Park upgrade	\$ 11,585.72
2284.8263-01	07/08/2018	Amanzi Group Pty Ltd	Merchandise - BPLC	\$ 6,081.02
2284.8335-01	07/08/2018	S E Hill	Reimbursement of expenses - catering for National Tree Day	\$ 173.69
2284.8339-01	07/08/2018	Redfish Technologies Pty Ltd	Audio system repairs - BPLC	\$ 594.00
2284.8369-01	07/08/2018	Technology One Ltd	GIS consulting services	\$ 5,412.00
2284.8373-01	07/08/2018	Flex Fitness Equipment	Supply of fitness equipment - BPLC	\$ 31.84
2284.8403-01	07/08/2018	Challenge Chemicals Aust.	Cleaning supplies - BPLC	\$ 337.15
2284.8420-01	07/08/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 107.69
2284.8468-01	07/08/2018	Innovations Catering	Catering services - MRC and Council meeting	\$ 1,659.00
2284.8498-01	07/08/2018	Wheelers Books	Library books	\$ 818.27
2284.8526-01	07/08/2018	Solution 4 Building Pty Ltd	Upgrade works - Braithwaite Park toilet block	\$ 60,253.29
2284.8547-01	07/08/2018	AWB Building Co.	Plumbing services - various locations	\$ 6,957.35

Creditor	Date	Payee	Description	Amount
2284.8586-01	07/08/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 7,415.93
2284.8620-01	07/08/2018	Boyan Electrical Services	Electrical services - BPLC	\$ 517.00
2284.8631-01	07/08/2018	West Perth Glass	Bus shelter repair - Lord St	\$ 528.00
2284.8665-01	07/08/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 420.00
2284.8671-01	07/08/2018	Design Right	Design services - various locations	\$ 4,994.00
2284.8672-01	07/08/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 736.97
2284.8698-01	07/08/2018	Empire Catering	Catering services - Council meeting	\$ 490.00
2284.8737-01	07/08/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 922.79
2284.8743-01	07/08/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 2,382.47
2284.8763-01	07/08/2018	StrataGreen	Garden equipment supplies	\$ 293.14
2284.8770-01	07/08/2018	Perth City Glass	Glass repair services - various locations	\$ 2,675.20
2284.8772-01	07/08/2018	Access Icon Pty Ltd	Supply of conversion slabs	\$ 1,122.00
2284.8784-01	07/08/2018	Boya Equipment	Purchase of spray unit; plant repairs and maintenance	\$ 652.26
2284.8793-01	07/08/2018	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 560.43
2284.8807-01	07/08/2018	Studio Elementa	Design services - Disability access and inclusion plan	\$ 200.00
2284.8845-01	07/08/2018	Gymcare	Gym equipment repairs and maintenance	\$ 209.76
2284.8854-01	07/08/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,583.19
2284.8911-01	07/08/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,068.41
2284.8915-01	07/08/2018	Metal Artwork Creations	Supply of staff name badges	\$ 386.10
2284.8937-01	07/08/2018	People Sense	Counselling services	\$ 2,288.00
2284.8946-01	07/08/2018	Market Creations	Webcast iFrame live streaming	\$ 572.00
2284.8963-01	07/08/2018	Smoke and Mirrors AV	Supply of PA system - Citizenship ceremony	\$ 563.50
2284.8976-01	07/08/2018	Stott Hoare	Supply of computer monitors	\$ 853.60
2284.8991-01	07/08/2018	Securus	Security services - various locations	\$ 9,342.97
2284.9033-01	07/08/2018	Economic Development Australia Limited	Staff training - Creating a more local business environment	\$ 48.00
2284.9037-01	07/08/2018	Hot n Sweaty Personal Training	Fitness instructor fees	\$ 56.84
2284.9044-01	07/08/2018	Ashleigh Nicolau	Video production - North Perth	\$ 1,221.66
2284.9077-01	07/08/2018	Schwanke Consulting	Fire safety assessment - BPLC	\$ 3,300.00
2284.9127-01	07/08/2018	The Fabric Printer	Personal protective equipment - Waste	\$ 426.80
2284.9225-01	07/08/2018	Cockburn Party Hire	Chair hire - Citizenship ceremony	\$ 670.00
2284.9263-01	07/08/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 872.80
2284.9281-01	07/08/2018	Edge Transport Solutions Pty Ltd	Road safety audit - Scarborough Beach Road intersection	\$ 3,520.00
2284.9299-01	07/08/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2284.9303-01	07/08/2018	Voice Project	CoV staff engagement survey 2018	\$ 3,405.60
2284.9304-01	07/08/2018	M Rodic & Associates Pty Ltd	Concept design for Admin office fit out	\$ 17,325.00
2284.9348-01	07/08/2018	Powerlux WA	Upgrade street lighting and poles - various locations	\$ 81,123.02
2284.9369-01	07/08/2018	K Roach	Fitness instructor fees	\$ 170.52
2284.9387-01	07/08/2018	Foundry Consulting Pty Ltd	Consultancy - Index benchmarking COV	\$ 4,234.96
2284.9394-01	07/08/2018	Pearl Hotels D 1993 Pty Ltd T/As Novotel Canberra	Australasian Management Challenge Final - accommodation	\$ 3,825.00

Creditor	Date	Payee	Description	Amount
2284.9417-01	07/08/2018	A Duckworth-Smith	Design advisory fee	\$ 545.46
2284.9429-01	07/08/2018	2020 Conversations	Consultancy services - online survey & workshops	\$ 2,000.00
2284.9429-01	07/08/2018	2020 Conversations	Consultancy services - community policy review	\$ 3,800.00
2284.9440-01	07/08/2018	Disability Awareness Training	Staff training - Disability awareness	\$ 1,350.00
2284.9487-01	07/08/2018	Balcatta Mowers & Chainsaws Pty Ltd	Purchase of battery chargers - Depot	\$ 498.00
2284.9497-01	07/08/2018	Tsukaya	Annual power cost for City owned festoon lights - Anvil Lane	\$ 357.50
2284.9509-01	07/08/2018	Spaced Out Placemakers	Design, construction & installation of parklet-Scarb Beach Rd	\$ 11,250.00
2284.9531-01	07/08/2018	Altronics Distributors Pty Ltd	Purchase of 3 battery chargers - BPLC	\$ 143.61
2284.9539-01	07/08/2018	A Bertram	Fitness instructor fees	\$ 260.00
2284.9547-01	07/08/2018	G A Libretti	Fitness instructor fees	\$ 60.00
2284.9563-01	07/08/2018	K L Sorahan	Refund of obstruction permit, no longer required	\$ 232.00
2284.9566-01	07/08/2018	City Motors	Vehicle service & repairs	\$ 310.00
2284.9568-01	07/08/2018	A R Lord	Part refund of planning application fee	\$ 147.50
2284.9571-01	07/08/2018	C O'Scannail	Part refund of Beatty Park Leisure Centre fees	\$ 268.65
2284.9574-01	07/08/2018	L E Parri	Rates refund	\$ 1,255.09
2284.9575-01	07/08/2018	Floreat Scout Group	Kidsport voucher	\$ 150.00
2284.9576-01	07/08/2018	Mount Lawley Art Framers	Stretching of artwork canvas - Close the gap	\$ 164.00
2284.9577-01	07/08/2018	K Malam	Refund of hall bond	\$ 1,500.00
2284.9578-01	07/08/2018	Vogue Entertainment Aust Pty Ltd	Refund of hall hire cancellation	\$ 2,920.00
2284.9579-01	07/08/2018	RPH Australia Holdings	Refund of infrastructure bond	\$ 2,000.00
2284.9580-01	07/08/2018	AVP Projects	Refund of infrastructure bond	\$ 1,500.00
2284.9581-01	07/08/2018	R J Heydon	Refund of infrastructure bond	\$ 1,000.00
2284.9582-01	07/08/2018	L H Jones	Refund of infrastructure bond	\$ 2,000.00
2284.9583-01	07/08/2018	D M McMorrow and T C Kelly	Crossover subsidy & refund of infrastructure bond	\$ 875.00
2284.9585-01	07/08/2018	A Kazim	Part refund of dog registration	\$ 150.00
2284.9589-01	07/08/2018	P H Kluck	Refund of withdrawn infringement	\$ 135.00
2285.2020-01	08/08/2018	Australian Services Union	Payroll deduction	\$ 284.90
2285.2045-01	08/08/2018	Child Support Agency	Payroll deduction	\$ 959.00
2285.2153-01	08/08/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2285.2213-01	08/08/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 798.80
2285.2216-01	08/08/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 468.00
2285.3133-01	08/08/2018	Depot Social Club	Payroll deduction	\$ 84.00
2285.6156-01	08/08/2018	Health Insurance Fund of WA	Payroll deduction	\$ 289.45
2285.8120-01	08/08/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,412.32
2286.2241-01	08/08/2018	Zipform	Supply of rates notices 2018/19	\$ 13,500.39
2286.2241-01	08/08/2018	Zipform	Postage costs of rates notices 2018/19	\$ 16,150.34
2286.5989-01	08/08/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 361.24
2287.6524-01	15/08/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2287.7143-01	15/08/2018	Cr R Harley	Council meeting fee	\$ 1,916.66

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2287.7862-01	15/08/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2287.8435-01	15/08/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2287.8438-01	15/08/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2287.8449-01	15/08/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2287.8808-01	15/08/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2287.9018-01	15/08/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2287.9019-01	15/08/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2288.98000-01	14/08/2018	Australian Taxation Office	Payroll deduction	\$ 177,922.00
2289.2008-01	14/08/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 2,758.50
2289.2019-01	14/08/2018	Australia Post (Agency Commission)	Commission charges	\$ 722.34
2289.2204-01	14/08/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 751.63
2289.2234-01	14/08/2018	Water Corporation	Water charges - various locations	\$ 1,963.78
2289.4465-01	14/08/2018	N Wellington	Reimbursement - personal items stolen from CoV car	\$ 1,012.36
2289.4768-01	14/08/2018	Optus Billing Services Pty Ltd	Purchase of City handset - Depot	\$ 346.50
2289.6482-01	14/08/2018	Department of Transport	Vehicle ownership searches	\$ 3,958.70
2289.7955-01	14/08/2018	Synergy	Electricity charges - various locations	\$ 8,700.45
2289.8111-01	14/08/2018	SimplePay Solutions Pty Ltd	Credit card transactions for parking terminals	\$ 9,046.79
2289.8810-01	14/08/2018	Australia Post	Postage charges	\$ 9,776.22
2289.8951-01	14/08/2018	Source Separation Systems Pty Ltd	Supply of bins	\$ 5,510.46
2290.2008-01	21/08/2018	Alinta Energy	Gas charges - BPLC	\$ 48,035.43
2290.2029-01	21/08/2018	Bunnings Building Supplies	Hardware supplies - Depot	\$ 54.10
2290.2030-01	21/08/2018	Benara Nurseries	Supply of plants	\$ 2,062.50
2290.2033-01	21/08/2018	BOC Gases Australia Limited	CO2 for beverage, oxygen and forklift gas supplies	\$ 506.88
2290.2053-01	21/08/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 703.45
2290.2072-01	21/08/2018	Landgate	Gross rental valuations and land enquiries	\$ 498.80
2290.2074-01	21/08/2018	Dickies Tree Service	Tree lopping services - various locations	\$ 3,355.00
2290.2106-01	21/08/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,666.95
2290.2120-01	21/08/2018	LO-GO Appointments	Temporary staff - Waste	\$ 5,148.40
2290.2122-01	21/08/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 1,352.18
2290.2123-01	21/08/2018	Major Motors Pty Ltd	Truck service and maintenance	\$ 3,752.86
2290.2126-01	21/08/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 24,060.30
2290.2136-01	21/08/2018	Mindarie Regional Council	Processable and non processable waste	\$ 96,293.07
2290.2189-01	21/08/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 1,097.74
2290.2192-01	21/08/2018	Sigma Chemicals	Pool chemicals	\$ 3,054.92
2290.2195-01	21/08/2018	Civica Pty Limited	Authority/CM integration for CRM documents	\$ 2,370.50
2290.2195-01	21/08/2018	Civica Pty Limited	Staff training - Word macro and Advance workflow	\$ 2,370.50
2290.2204-01	21/08/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2290.2221-01	21/08/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 8,544.25
2290.2241-01	21/08/2018	Zipform	Redesign of eRates landing page	\$ 793.77

Creditor	Date	Payee	Description	Amount
2290.3001-01	21/08/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 9,192.10
2290.3057-01	21/08/2018	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 629.31
2290.3091-01	21/08/2018	Sam's Repairs & Maintenance	Sign installation & maintenance - various locations	\$ 3,498.00
2290.3092-01	21/08/2018	Flick Anticimex Pty Ltd	Pest control services - Oxford Street Reserve	\$ 452.04
2290.3099-01	21/08/2018	Total Packaging WA Pty Ltd	Bin liners	\$ 5,561.60
2290.3110-01	21/08/2018	Depiazzi	Supply of mulch	\$ 3,185.60
2290.3137-01	21/08/2018	WALGA	Staff training - Sustainable transport & emerging technologies	\$ 95.00
2290.3144-01	21/08/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 33,571.58
2290.3152-01	21/08/2018	Perth Soccer Club Inc.	Kidsport voucher	\$ 165.00
2290.3170-01	21/08/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 34,756.95
2290.3187-01	21/08/2018	Local Government Professionals Australia WA	Staff training - career development	\$ 80.00
2290.3213-01	21/08/2018	Domus Nursery	Supply of plants	\$ 2,597.65
2290.3215-01	21/08/2018	Les Mills	Licence fees for fitness classes	\$ 1,553.41
2290.3222-01	21/08/2018	Securepay Pty Ltd	Online web payment fees	\$ 1,300.42
2290.3235-01	21/08/2018	My Best Friend Veterinary Centre	Vet services	\$ 1,346.24
2290.3239-01	21/08/2018	Award Contracting Pty Ltd	Locating services - various locations	\$ 1,045.00
2290.3254-01	21/08/2018	LIWA Aquatics	LIWA memberships & conference registration	\$ 3,900.00
2290.3257-01	21/08/2018	Kone Elevators Pty Ltd	Lift service fee - BPLC	\$ 815.23
2290.3281-01	21/08/2018	Community Newspapers	Advertising - BPLC	\$ 1,274.85
2290.3315-01	21/08/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 1,427.86
2290.3336-01	21/08/2018	Educational Art Supplies	Library supplies	\$ 236.34
2290.3337-01	21/08/2018	E Bentley	Reimbursement of expenses - workshop & digital music kit	\$ 142.55
2290.3424-01	21/08/2018	Lynford Motors Pty Ltd Osborne Park	Vehicle service and repairs	\$ 553.50
2290.3459-01	21/08/2018	State Law Publisher	Government gazette advertising	\$ 301.20
2290.3474-01	21/08/2018	CSP Group	Plant repairs and maintenance	\$ 94.40
2290.3492-01	21/08/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 614.51
2290.3560-01	21/08/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 1,935.14
2290.3750-01	21/08/2018	Primus Telecom	Telephone charges	\$ 31.66
2290.3775-01	21/08/2018	The Re Store (WA) Pty Ltd	Catering supplies - National Tree Day BBQ	\$ 200.00
2290.3888-01	21/08/2018	Reln Pty Ltd	Supply of compost tumblers	\$ 257.40
2290.3913-01	21/08/2018	Kennards Hire	Equipment hire - various	\$ 1,727.00
2290.4017-01	21/08/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 957.00
2290.4034-01	21/08/2018	Penske Power System	Ad blue supplies - additive to reduce truck carbon emissions	\$ 1,241.86
2290.4103-01	21/08/2018	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 30,086.19
2290.4105-01	21/08/2018	Messages on Hold	Annual fee - Customer service	\$ 1,533.48
2290.4149-01	21/08/2018	Apac Aid (INC.)	Supply of plants	\$ 495.00
2290.4191-01	21/08/2018	G Burgess	Distribution services - 40 kmph trial pamphlets	\$ 1,824.00
2290.4210-01	21/08/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 39,378.90
2290.4214-01	21/08/2018	Kerbing West	Kerbing services - various locations	\$ 42,528.71

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2290.4272-01	21/08/2018	International Auto Services	Plant repairs and maintenance	\$ 172.70
2290.4277-01	21/08/2018	Downer EDI Engineering Power Pty Ltd	Preventative maintenance contract - two locations	\$ 9,584.50
2290.4319-01	21/08/2018	Oce-Australia Pty Ltd	Scanner rental - Depot	\$ 363.00
2290.4367-01	21/08/2018	Academy Services WA Pty Ltd	Washroom consumables and purchase of bio bags	\$ 5,127.30
2290.4418-01	21/08/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 595.65
2290.4447-01	21/08/2018	Blackwoods Atkins	Hardware supplies - Depot	\$ 1,389.75
2290.4481-01	21/08/2018	QuickMail	Print and distribute flyers	\$ 879.84
2290.4486-01	21/08/2018	J Fondacaro	Reimbursement of expenses - refreshments for staff meeting	\$ 112.00
2290.4486-01	21/08/2018	J Fondacaro	Reimbursement of expenses - plants for BPLC office refurb	\$ 59.88
2290.4493-01	21/08/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 3,955.60
2290.4627-01	21/08/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 20,625.41
2290.4637-01	21/08/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 2,106.06
2290.4674-01	21/08/2018	Fulton Hogan (Pioneer Road Services)	Asphalt supplies	\$ 560.87
2290.4749-01	21/08/2018	Picton Press	Printing services - various departments	\$ 1,710.91
2290.4768-01	21/08/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 9,118.70
2290.4862-01	21/08/2018	Primavera Quality Meats	Catering services - National Tree Day	\$ 283.00
2290.4889-01	21/08/2018	Officeworks Ltd	Paper supplies	\$ 499.00
2290.4971-01	21/08/2018	Totally Workwear	Uniform supplies - various departments	\$ 3,491.42
2290.5041-01	21/08/2018	Alsco Pty Ltd	Mat supplies	\$ 500.15
2290.5083-01	21/08/2018	Discus Digital Print	Printing services - 40km speed zone banners	\$ 446.88
2290.5084-01	21/08/2018	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
2290.5193-01	21/08/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 11,511.50
2290.5294-01	21/08/2018	A Team Printing	Printing services - BPLC	\$ 1,175.90
2290.5301-01	21/08/2018	Kott Gunning	Legal services - property matters	\$ 523.82
2290.5301-01	21/08/2018	Kott Gunning	Legal services - 2017/18 audit confirmation	\$ 484.88
2290.5316-01	21/08/2018	McLeods Barristers & Solicitors	Legal services - property matters	\$ 2,225.30
2290.5342-01	21/08/2018	Ozscot Horticulture	Supply of plants	\$ 18,007.88
2290.5398-01	21/08/2018	Subaru Osborne Park	Vehicle service and repairs - various	\$ 1,241.05
2290.5410-01	21/08/2018	Perth Dishwashers	Dishwasher repairs - Admin	\$ 203.50
2290.5482-01	21/08/2018	Erections WA	Repair damaged guardrail - corner Loftus/Bourke Street	\$ 1,958.00
2290.5764-01	21/08/2018	Graffiti Force	Graffiti removal services - various locations	\$ 7,701.36
2290.5790-01	21/08/2018	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 296.00
2290.5899-01	21/08/2018	Brand Connect	Supply of reusable coffee cups for sale & general use - BPLC	\$ 1,414.60
2290.5990-01	21/08/2018	Austral Pool Solutions	Supply of pool lane ropes - BPLC	\$ 7,579.00
2290.6072-01	21/08/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,349.05
2290.6081-01	21/08/2018	Boral Construction Materials Group	Concrete supplies - Anzac Road	\$ 258.03
2290.6218-01	21/08/2018	Devco Builders	Maintenance and repairs - various locations	\$ 5,816.73
2290.6259-01	21/08/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 2,236.30
2290.6455-01	21/08/2018	The BBQ Man	Bin and pressure cleaning services - various locations	\$ 1,364.00

Creditor	Date	Payee	Description	Amount
2290.6482-01	21/08/2018	Department of Transport	Vehicle ownership searches	\$ 2,798.20
2290.6712-01	21/08/2018	Joe Crisafio Kia	Vehicle service and repairs	\$ 349.00
2290.6881-01	21/08/2018	Bridgestone Australia LTD	Tyre services - various vehicles	\$ 719.60
2290.6903-01	21/08/2018	APARC Pty Ltd	Central management system licensing; meter maintenance	\$ 35,051.42
2290.6933-01	21/08/2018	Mackay Urbandesign	Design advisory fee	\$ 880.00
2290.7003-01	21/08/2018	Sonic HealthPlus Pty Ltd	Staff medical assessment	\$ 506.10
2290.7087-01	21/08/2018	Hans Andresen	Banner installation and removal - NAIDOC week	\$ 1,974.50
2290.7118-01	21/08/2018	C Wood Distributors	Beatty Park Café supplies	\$ 557.70
2290.7152-01	21/08/2018	Development Assessment Panels	Amended DAP fees	\$ 5,603.00
2290.7189-01	21/08/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 3,003.00
2290.7190-01	21/08/2018	Chindarsi Architects	Design advisory fee	\$ 1,100.00
2290.7254-01	21/08/2018	Kings Metal Fabrications	Installation of bike racks - Edward Street	\$ 699.40
2290.7382-01	21/08/2018	Turf Developments (WA) Pty Ltd	Turf maintenance - Jack Marks Reserve	\$ 1,974.17
2290.7399-01	21/08/2018	Briskleen Supplies Pty Ltd	Toiletry and cleaning products; sanipod service	\$ 1,221.73
2290.7477-01	21/08/2018	Expo Group	Printing services - various events and departments	\$ 2,031.70
2290.7480-01	21/08/2018	F Sauzier	Reimbursement of expenses - Breakfast rumble	\$ 154.72
2290.7481-01	21/08/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 3,120.04
2290.7510-01	21/08/2018	Northsands Resources	Sand supplies	\$ 952.30
2290.7561-01	21/08/2018	Allcare Monitoring Services	After hour calls service	\$ 1,312.00
2290.7572-01	21/08/2018	Compu-Stor	Document destruction services	\$ 383.45
2290.7593-01	21/08/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 162.14
2290.7596-01	21/08/2018	BCF (SRG Leisure Retail Pty Ltd)	Paddles for boat - Hyde Park	\$ 46.78
2290.7605-01	21/08/2018	Centropak	Beatty Park Café supplies	\$ 219.57
2290.7664-01	21/08/2018	Raymond Sleeman	Fitness instructor fees	\$ 454.72
2290.7733-01	21/08/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2290.7777-01	21/08/2018	Daniela Toffali	Fitness instructor fees	\$ 260.00
2290.7955-01	21/08/2018	Synergy	Electricity charges - various locations	\$ 82,755.95
2290.7967-01	21/08/2018	CS Legal	Debt recovery services	\$ 1,480.65
2290.8009-01	21/08/2018	Marketforce Pty Ltd	Advertising services - various departments	\$ 5,287.00
2290.8108-01	21/08/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 13,675.31
2290.8118-01	21/08/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2290.8222-01	21/08/2018	Harbour Software Pty Ltd	Annual subscription - Docs on Tap	\$ 660.00
2290.8241-01	21/08/2018	Instant Toilets & Showers Pty Ltd t/as Instant Products Hire	Portaloo hire - Braithwaite Park upgrade	\$ 3,200.21
2290.8296-01	21/08/2018	Brunnings WA	Supply of fertiliser	\$ 207.90
2290.8307-01	21/08/2018	MessageMedia	SMS integrating for Phoenix	\$ 132.66
2290.8340-01	21/08/2018	Place Laboratory	Design advisory fees	\$ 660.00
2290.8398-01	21/08/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 238.00
2290.8420-01	21/08/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,070.19
2290.8468-01	21/08/2018	Innovations Catering	Catering services - Council meeting	\$ 490.00

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2290.8489-01	21/08/2018	Capic	Water treatment services - BPLC	\$ 211.20
2290.8498-01	21/08/2018	Wheelers Books	Library books	\$ 33.72
2290.8527-01	21/08/2018	Shanthi Bhavana Meditation & Yoga	Fitness instructor fees	\$ 89.10
2290.8547-01	21/08/2018	AWB Building Co.	Plumbing services - various locations	\$ 6,118.95
2290.8585-01	21/08/2018	Kuditj (as a partner of Sodexo)	Catering services - NAIDOC week celebrations	\$ 275.00
2290.8586-01	21/08/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 2,496.45
2290.8593-01	21/08/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 3,717.47
2290.8628-01	21/08/2018	AV Truck Services Pty Ltd	Plant repairs and maintenance	\$ 2,961.68
2290.8665-01	21/08/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 720.00
2290.8672-01	21/08/2018	Brownes Food Operations Pty Ltd	Beatty Park Café supplies	\$ 1,067.32
2290.8708-01	21/08/2018	Perth Office Equipment Repairs	Office equipment repairs - folder inserter	\$ 192.50
2290.8737-01	21/08/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 1,452.70
2290.8743-01	21/08/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 1,529.03
2290.8763-01	21/08/2018	StrataGreen	Garden equipment supplies	\$ 2,246.64
2290.8765-01	21/08/2018	Bowden Tree Consultancy	Arboricultural services - Galwey Street	\$ 429.00
2290.8770-01	21/08/2018	Perth City Glass	Glass repair services - various locations	\$ 1,120.60
2290.8798-01	21/08/2018	Shane McMaster Surveys	Surveying services - Lincoln/Wright Street	\$ 1,100.00
2290.8821-01	21/08/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 840.23
2290.8829-01	21/08/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2290.8833-01	21/08/2018	Noma Pty Ltd	Design advisory fee	\$ 880.00
2290.8845-01	21/08/2018	Gymcare	Purchase of gym equipment - BPLC	\$ 613.80
2290.8854-01	21/08/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,470.48
2290.8893-01	21/08/2018	MM IT Consulting (WA) Pty Ltd	IT consultancy fees - system outage	\$ 330.00
2290.8911-01	21/08/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,068.41
2290.8915-01	21/08/2018	Metal Artwork Creations	Supply of staff name badges	\$ 31.30
2290.8937-01	21/08/2018	People Sense	Counselling services	\$ 1,463.00
2290.8946-01	21/08/2018	Market Creations	Intranet and Councillor portal development	\$ 4,125.20
2290.8950-01	21/08/2018	Altus Planning	Cost of planning appeal	\$ 1,525.35
2290.8989-01	21/08/2018	Allflow Industrial	Service oil and water separator	\$ 309.05
2290.8991-01	21/08/2018	Securus	Supply of proximity cards - Admin	\$ 557.63
2290.9037-01	21/08/2018	Hot n Sweaty Personal Training	Fitness instructor fees	\$ 56.84
2290.9084-01	21/08/2018	V Govender	Reimbursement of expenses - parking/recognition gift voucher	\$ 191.51
2290.9165-01	21/08/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 18,909.75
2290.9172-01	21/08/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install road markings - bike symbols	\$ 1,408.00
2290.9263-01	21/08/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 382.32
2290.9265-01	21/08/2018	Simba Australia	Merchandise - BPLC	\$ 3,626.72
2290.9299-01	21/08/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 165.00
2290.9359-01	21/08/2018	Muchea Tree Farm	Supply of plants for native plant sale	\$ 5,092.00
2290.9378-01	21/08/2018	Billi Australia Pty Ltd	Water heater repairs - BPLC	\$ 245.09

Creditor	Date	Payee	Description	Amount
2290.9525-01	21/08/2018	Karla Hart Enterprises	Headband making - NAIDOC festival	\$ 1,100.00
2290.9573-01	21/08/2018	Randstad Pty Limited	Temporary employment - Corporate Services	\$ 6,636.60
2290.9587-01	21/08/2018	House and Heritage Research	Presentation at Local History Centre	\$ 350.00
2290.9591-01	21/08/2018	One Hope Foundation	Part refund of booking fee	\$ 1,030.00
2290.9592-01	21/08/2018	Shire of Plantagenet	Long service leave liability	\$ 1,242.06
2290.9593-01	21/08/2018	D Yee	Refund of parking permit	\$ 346.40
2290.9594-01	21/08/2018	Joburne Pty Ltd ATFT Joburne Unit Trust TAs Joyce Property Ir	Rates refund	\$ 1,247.33
2290.9595-01	21/08/2018	Town Team Movement	Sponsorship - Town Team movement conference	\$ 8,250.00
2290.9598-01	21/08/2018	N A Furnell	Refund of parking permit	\$ 132.00
2290.9601-01	21/08/2018	Enzed Welshpool	Plant repairs and maintenance	\$ 344.87
2290.9603-01	21/08/2018	Mercy Bariatrics	Refund of cancelled booking	\$ 120.00
2290.9605-01	21/08/2018	P Elliott	Crossover subsidy and refund of infrastructure bond	\$ 835.00
2290.9606-01	21/08/2018	K Berry	Refund of infringement - withdrawn on appeal	\$ 70.00
2290.9607-01	21/08/2018	C Dearman	Part refund of Beatty Park Leisure Centre fees	\$ 546.16
2290.9608-01	21/08/2018	S Ray	Part refund of Beatty Park Leisure Centre fees	\$ 91.80
2290.9609-01	21/08/2018	L Du	Part refund of Beatty Park Leisure Centre fees	\$ 34.56
2290.9610-01	21/08/2018	J Burne	Part refund of Beatty Park Leisure Centre fees	\$ 819.17
2290.9611-01	21/08/2018	S Blyth	Part refund of dog registration	\$ 150.00
2290.9612-01	21/08/2018	C S Napoli	Crossover subsidy and refund of infrastructure bond	\$ 835.00
2290.9613-01	21/08/2018	Tangent Nominees Pty Ltd	Refund of infrastructure bond	\$ 275.00
2290.9614-01	21/08/2018	Ian Collins Homes Pty Ltd	Refund of infrastructure bond	\$ 5,000.00
2290.9615-01	21/08/2018	A Kerr	Refund of infrastructure bond	\$ 1,500.00
2290.9616-01	21/08/2018	P G Brasier	Refund of infrastructure bond	\$ 1,500.00
2290.9617-01	21/08/2018	T Henrys	Refund of infrastructure bond	\$ 1,000.00
2290.9618-01	21/08/2018	S Stampone	Refund of infrastructure bond	\$ 1,000.00
2290.9619-01	21/08/2018	R J Lewandowski	Refund of infrastructure bond	\$ 600.00
2290.9620-01	21/08/2018	Mint Civil Pty Ltd t/a Acme Demolition	Refund of infrastructure bond	\$ 1,500.00
2290.9621-01	21/08/2018	H M Blake	Refund of infrastructure bond	\$ 2,000.00
2290.9622-01	21/08/2018	Burgess Rawson WA Pty Ltd Realestate	Rates refund	\$ 1,019.77
2290.9623-01	21/08/2018	Valspar Paint (Australia) Pty Ltd	Paint supplies for graffiti removal	\$ 198.07
2290.9625-01	21/08/2018	S McPhee	Refund of parking permit	\$ 346.40
2290.9627-01	21/08/2018	St Basils Aged Care Services	Refund of hall bond	\$ 300.00
2291.7955-01	21/08/2018	Synergy	Gas charges - BPLC	\$ 35,750.30
2291.8576-01	21/08/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2291.9599-01	21/08/2018	Sustainable Platform Pty Ltd	Sustainability review and assessment	\$ 2,200.00
				\$ 2,717,263.65

<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 5,257.63
Lease Fees	02/08/2018	Neopost 1659932	Franking machine	\$ 385.00
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 148,536.27
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 26,805.76
Superannuation	30/07/2018	Mercer Spectrum	Superannuation contributions	\$ 11,930.22
Total Direct Debit				\$ 192,914.88

Creditors Report - Payments by Cheque				
25/07/2018 to 21/08/2018				
Creditor	Date	Payee	Description	Amount
00082406	01/08/2018	Petty Cash - Finance	Petty cash recoup	\$409.85
00082407	15/08/2018	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$271.70
00082408	15/08/2018	Petty Cash - Library	Petty cash recoup	\$167.10
00082409	15/08/2018	Transition Town Vincent	Environmental grant - Windich Greenway project	\$500.00
00082410	15/08/2018	Zurich Australian Insurance Ltd	Insurance claim excess	\$500.00
00082411	15/08/2018	Burgess Rawson (WA) Pty Ltd	Rates refund	\$472.93
00082412	21/08/2018	A Chapple	Winner - Local History Awards 2018	\$500.00
00082413	21/08/2018	C Christ	Winner - Local History Awards 2018	\$500.00
00082414	21/08/2018	M Slyth	Winner - Local History Awards 2018	\$250.00
00082415	21/08/2018	F Atwood	Winner - Local History Awards 2018	\$250.00
				\$ 3,821.58
Total Cancelled Cheques				\$ -
Total Nett Cheque Payments				\$ 3,821.58

Credit Card Transactions for the Period 07 July 2018 - 06 August 2018				
Card Holder	Date	Payee	Description	Amount
Chief Executive Officer	16/07/2018	Economic Development Australia	Registration - Council members seminar	\$ 96.00
	20/07/2018	Local Government Lunch	Registration - Good governance, a practical approach	\$ 192.50
	20/07/2018	Local Government Lunch	Registration - Good governance, a practical approach	\$ 192.50
	20/07/2018	Raine Square	Parking - EDA seminar presentation	\$ 30.24
				\$ 511.24
Director Corporate Services	18/07/2018	FS.com	IT transceiver	\$ 67.10
	18/07/2018	DTC Osborne Park	Paint supplies for graffiti removal	\$ 215.85
				\$ 282.95
Manager Marketing and Communications	07/07/2018	City of Perth	Parking - WA Music meeting	\$ 4.03
	10/07/2018	Mailchimp.com	Email campaign	\$ 255.64
	10/07/2018	International transaction fee	Email campaign	\$ 6.39
	11/07/2018	Iwannaticket	Staff training - The Creative Bureaucracy	\$ 16.33
	18/07/2018	Mia Flora Garden Centre	Plants for Citizenship ceremony	\$ 9.90
	19/07/2018	The Rosemount Hotel	Catering services - Citizenship ceremony	\$ 706.50
	19/07/2018	EB Remix Academy	Staff training - Personal development	\$ 397.67
	24/07/2018	Town Team Movement	2018 conference	\$ 165.00
	25/07/2018	STK Shutterstock	Subscription	\$ 108.90
	25/07/2018	Google	Advertising	\$ 226.54
	31/07/2018	Facebook	Advertising	\$ 47.26
	01/08/2018	Createsend.com	Email campaign	\$ 32.37
	02/08/2018	Australia Post	Gift card - Intranet launch	\$ 105.95
	02/08/2018	Leederville Foods	Staff prizes - Intranet competition	\$ 12.35
				\$ 2,094.83
Manager Human Resources	07/07/2018	Officeworks	Inkjet labels	\$ 39.28
	19/07/2018	AITPM	Registration - National Traffic & Transport Conference	\$ 935.00
	19/07/2018	AITPM	Registration - National Traffic & Transport Conference	\$ 935.00
				\$ 1,909.28
Purchasing Officer	07/07/2018	Sanity Music	DVDs for library	\$ 24.47
	07/07/2018	Sanity Music	DVD for library	\$ 20.24
	07/07/2018	Sanity Music	DVD for library	\$ 15.24
	09/07/2018	Sanity Music	Book for library	\$ 32.23

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
	10/07/2018	Booktopia	DVD for library	\$ 21.75
	10/07/2018	Tenderlink	Tender advertising	\$ 172.70
	10/07/2018	Tenderlink	Tender advertising	\$ 172.70
				\$ 459.33
Total Corporate Credit Cards				\$ 5,257.63

11.3 INVESTMENT REPORT AS AT 31 AUGUST 2018

TRIM Ref: D18/130475
Author: Sheryl Teoh, A/Coordinator Financial Services
Authoriser: Kerry Batten, Director Corporate Services
Attachments: 1. Investment Report  

RECOMMENDATION:

That Council NOTES the Investment Report for the month ended 31 August 2018 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of investments and the interest earned to date.

BACKGROUND:

Funds surplus to day to day operational requirements are invested in bank term deposits for various terms, to facilitate maximum 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 2017-18 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 August 2018 including on call in the City's operating account were \$44,327,708; compared to \$30,161,860 for the period ending 31 August 2017. The increase in total funds is largely due to issuing of rates notices for 2018/2019 a month earlier when compared to the prior year.

Total term deposit investments for the period ending 31 August 2018 were \$37,499,275 compared to \$23,990,516 for the prior month end, and \$27,714,651 for the period ending 31 August 2017.

Funds under management comparison table:

Month Ended	2017/18		2018/19	
	Total funds held	Total term deposits	Total funds held	Total term deposits
July	\$23,433,728	\$21,212,649	\$26,826,861	\$23,990,516
August	\$30,161,860	\$27,714,651	\$44,327,708	\$37,499,275
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 August 2018 is:

	Adopted Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$66,814	\$51,344	76.85%
Reserve	\$246,060	\$94,804	\$45,768	48.28%
Sub-total	\$666,060	\$161,618	\$97,112	60.09%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$24,157	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%	21.3%	30%	Nil	90%	61.4%
A1	25%	1.1%	30%	Nil	80%	1.1%
A2	20%	14.9%	n/a	Nil	60%	37.5%

*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 spread 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 increased from the previous period due to excess funds available from receipt of rates revenue after creditors and other payments.

The City has obtained a weighted average interest rate of 2.46% for current investments including the operating account; and 2.68% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for August 2018 is 1.96%.

As at 31 August 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income is lower than the year to date budget estimate by \$64,506 (39.91%). This negative variance is expected to be temporary and based on timing of interest realised.

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. 27.32% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 31 August 2018.

Administration notes that Sustainable Platform has been engaged to undertake an accreditation assessment of the City's sustainability practices and policies and will be providing a high level review of the City's investments in non-fossil fuel and other relevant industries. This work is expected to trigger a review of the City's investment policies in the last quarter of this calendar year.

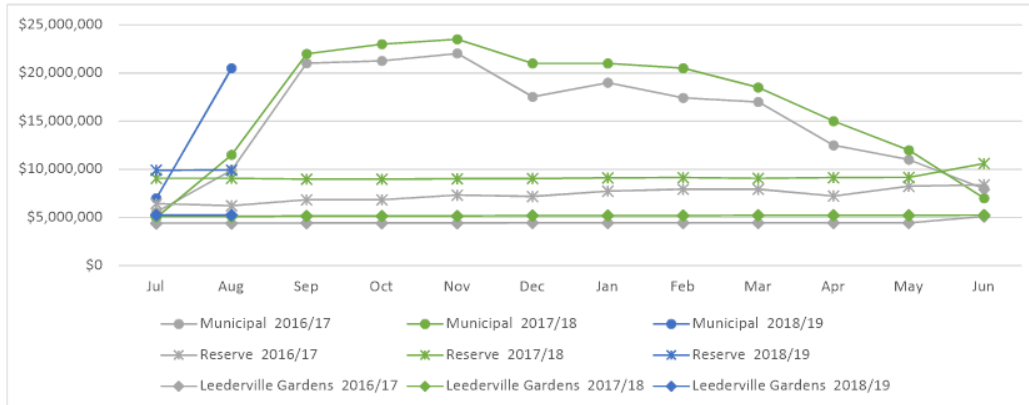
This investment report (**Attachment 1**) consists of:

- Investment performance and policy compliance charts;
- Investment portfolio;
- Investment interest earnings; and
- Current investment holdings.

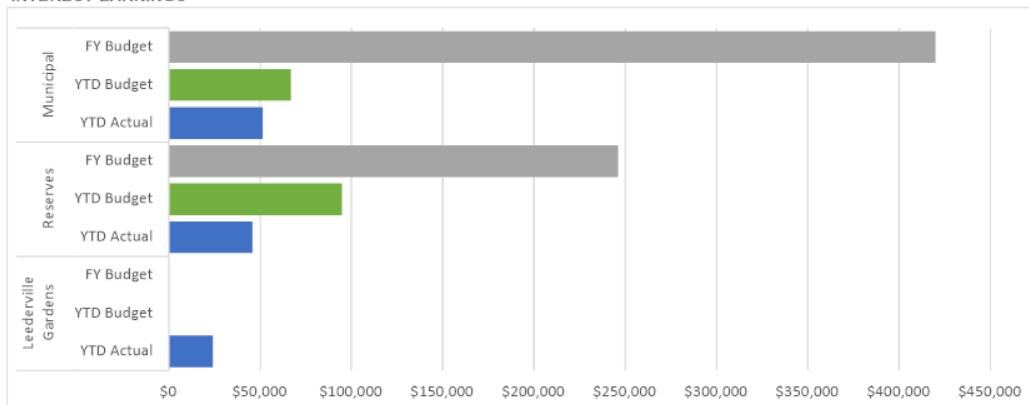
**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 AUGUST 2018**



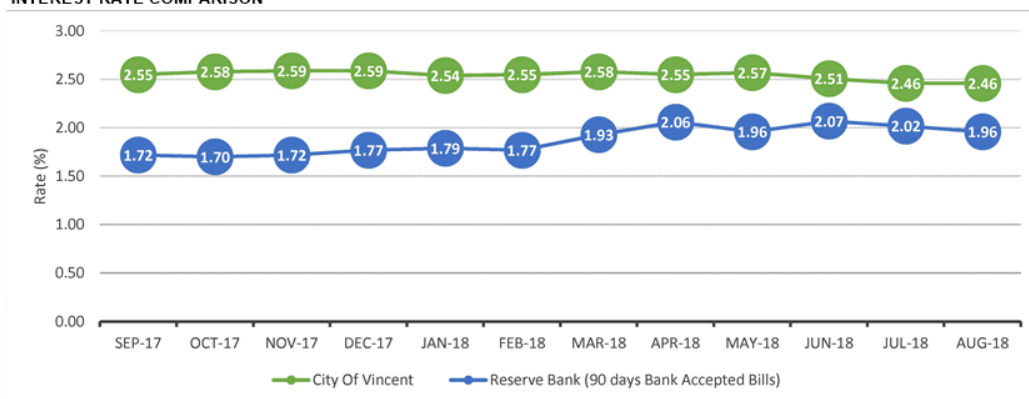
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS



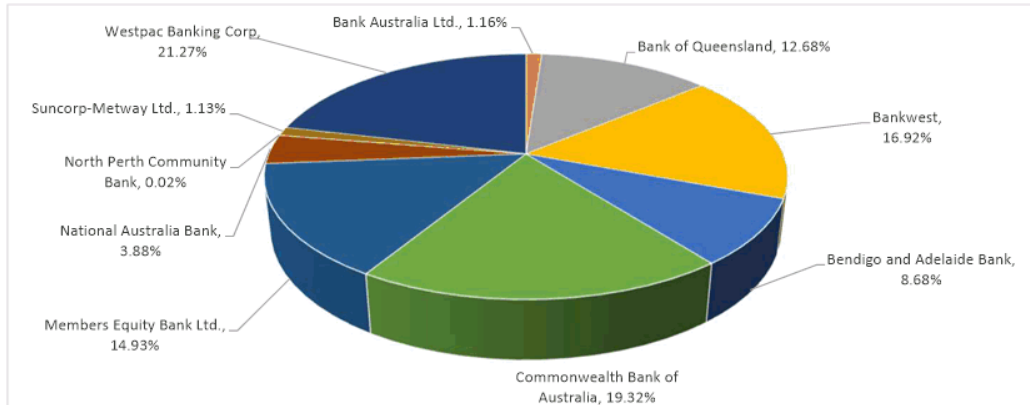
INTEREST RATE COMPARISON



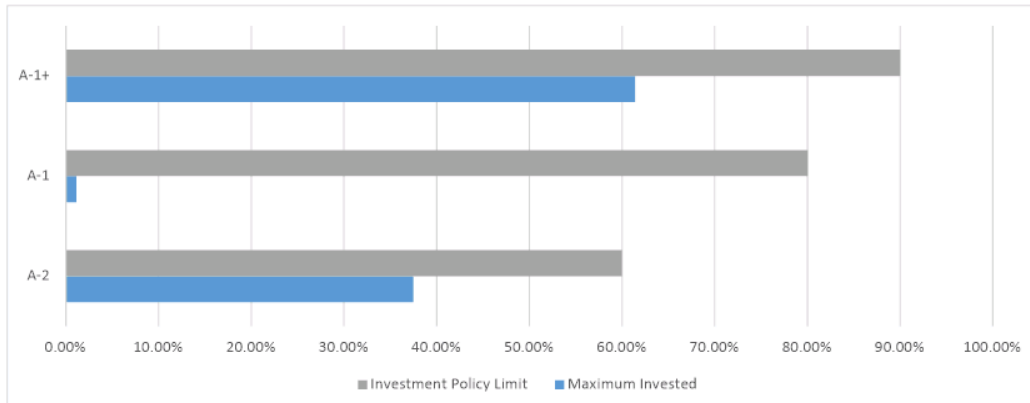
**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 AUGUST 2018**



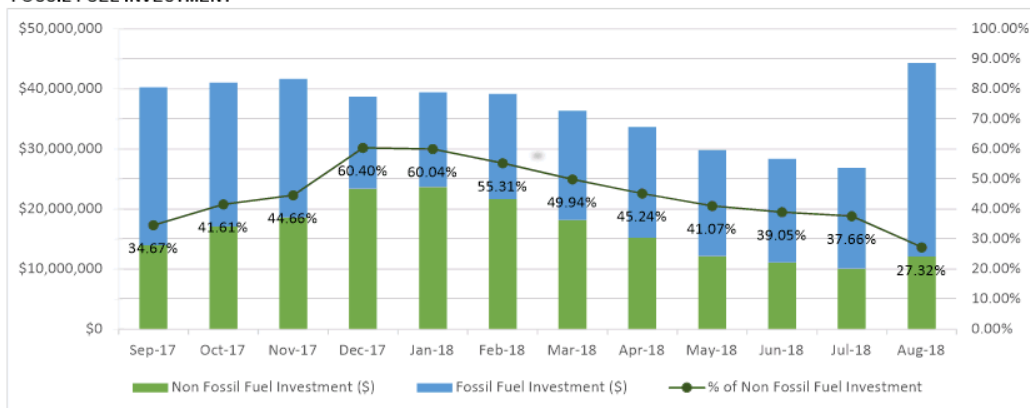
TOTAL PORTFOLIO EXPOSURE



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 AUGUST 2018**



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	5,967,619	639,162	221,652	0	6,828,433	15.4%
Term Deposits	20,500,000	9,921,878	1,800,000	5,266,397	37,488,275	84.6%
Equity Shares	11,000	0	0	0	11,000	0.0%
	26,478,619	10,561,040	2,021,652	5,266,397	44,327,708	100.0%
BY INSTITUTION						
Bank Australia Ltd.	0	516,398	0	0	516,398	1.2%
Bank of Queensland	5,000,000	619,503	0	0	5,619,503	12.7%
Bankwest	7,500,000	0	0	0	7,500,000	16.9%
Bendigo and Adelaide Bank	0	3,848,877	0	0	3,848,877	8.7%
Commonwealth Bank of Australia	6,467,619	1,099,118	221,652	777,485	8,565,874	19.3%
Members Equity Bank Ltd.	2,000,000	2,093,442	500,000	2,023,063	6,616,505	14.9%
National Australia Bank	0	0	300,000	1,420,303	1,720,303	3.9%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	0	500,000	0	0	500,000	1.1%
Westpac Banking Corp	5,500,000	1,883,702	1,000,000	1,045,546	9,429,248	21.3%
	26,478,619	10,561,040	2,021,652	5,266,397	44,327,708	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	19,467,619	2,982,820	1,521,652	3,243,335	27,215,426	61.4%
A-1	0	500,000	0	0	500,000	1.1%
A-2	7,011,000	7,078,220	500,000	2,023,062	16,612,282	37.5%
	26,478,619	10,561,040	2,021,652	5,266,397	44,327,708	100.0%
BY TERMS						
0-30 days	5,967,619	639,162	221,652	0	6,828,433	15.4%
31-90 days	5,500,000	0	0	0	5,500,000	12.4%
91-180 days	12,000,000	0	0	0	12,000,000	27.1%
181-270 days	3,000,000	0	500,000	0	3,500,000	7.9%
270-365 days	0	9,921,878	1,300,000	5,266,397	16,488,275	37.2%
> 1 year	11,000	0	0	0	11,000	0.0%
	26,478,619	10,561,040	2,021,652	5,266,397	44,327,708	100.0%
BY MATURITY						
0-30 days	10,467,619	1,155,560	721,652	1,045,546	13,390,377	30.2%
31-90 days	3,000,000	1,328,317	0	0	4,328,317	9.8%
91-180 days	10,000,000	2,646,462	500,000	2,023,063	15,169,525	34.2%
181-270 days	3,000,000	2,290,638	500,000	777,485	6,568,123	14.8%
270-365 days	0	3,140,063	300,000	1,420,303	4,860,366	11.0%
> 1 year	11,000	0	0	0	11,000	0.0%
	26,478,619	10,561,040	2,021,652	5,266,397	44,327,708	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	24,467,619	2,982,820	1,521,652	3,243,335	32,215,426	72.7%
Non Fossil Fuel Lending	2,011,000	7,578,220	500,000	2,023,062	12,112,282	27.3%
	26,478,619	10,561,040	2,021,652	5,266,397	44,327,708	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 AUGUST 2018**



	YTD 31/08/2018 \$	YTD 31/08/2017 \$	FY 2018/19 \$	FY 2017/18 \$
MUNICIPAL FUNDS				
Budget	66,814	45,270	420,000	423,000
Interest Earnings	51,344	40,214	51,344	506,274
% Income to Budget	76.85%	88.83%	12.22%	119.69%
RESERVE FUNDS				
Budget	94,804	39,650	246,060	220,000
Interest Earnings	45,768	40,039	45,768	240,110
% Income to Budget	48.28%	100.98%	18.60%	109.14%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	24,157	24,637	24,157	139,939
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	161,618	84,920	666,060	643,000
Interest Earnings	97,112	80,253	97,112	746,384
% Income to Budget	60.09%	94.50%	14.58%	116.08%
Variance	(64,506)	(4,667)	(568,948)	103,384
% Variance to Budget	-39.91%	-5.50%	-85.42%	16.08%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 AUGUST 2018**





Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>						
Municipal	Commonwealth Bank of Australia					5,967,619
Reserve	Commonwealth Bank of Australia					639,162
Trust	Commonwealth Bank of Australia					221,652
Total Operating Funds						6,828,433
<u>EQUITY SHARES</u>						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
<u>TERM DEPOSITS</u>						
Trust	Members Equity Bank Ltd.	14/12/2017	03/09/2018	263	2.62%	500,000
Leederville Gardens Inc	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
Municipal	Members Equity Bank Ltd.	07/08/2018	01/10/2018	55	2.45%	500,000
Reserve	Bank of Queensland	10/10/2017	09/10/2018	364	2.60%	619,503
Municipal	Bankwest	16/08/2018	15/10/2018	60	2.55%	500,000
Municipal	Bankwest	16/08/2018	29/10/2018	74	2.55%	500,000
Reserve	Bendigo and Adelaide Bank	09/11/2017	06/11/2018	362	2.65%	708,814
Municipal	Westpac Banking Corp	07/08/2018	12/11/2018	97	2.69%	500,000
Municipal	Westpac Banking Corp	07/08/2018	19/11/2018	104	2.69%	1,000,000
Municipal	Westpac Banking Corp	07/08/2018	26/11/2018	111	2.69%	500,000
Leederville Gardens Inc	Members Equity Bank Ltd.	14/12/2017	03/12/2018	354	2.61%	2,023,063
Municipal	Westpac Banking Corp	07/08/2018	03/12/2018	118	2.69%	1,000,000
Reserve	Members Equity Bank Ltd.	14/12/2017	10/12/2018	361	2.61%	762,760
Municipal	Commonwealth Bank of Australia	17/08/2018	10/12/2018	115	2.66%	500,000
Trust	Westpac Banking Corp	12/03/2018	12/12/2018	275	2.64%	500,000
Municipal	Bankwest	16/08/2018	17/12/2018	123	2.70%	2,500,000
Municipal	Westpac Banking Corp	21/08/2018	17/12/2018	118	2.71%	2,500,000
Reserve	Westpac Banking Corp	14/02/2018	14/01/2019	334	2.60%	941,851
Municipal	Members Equity Bank Ltd.	24/08/2018	14/01/2019	143	2.70%	1,000,000
Municipal	Members Equity Bank Ltd.	24/08/2018	21/01/2019	150	2.70%	500,000
Municipal	Bank of Queensland	31/08/2018	29/01/2019	151	2.70%	1,000,000
Reserve	Westpac Banking Corp	14/02/2018	11/02/2019	362	2.60%	941,851
Municipal	Bank of Queensland	31/08/2018	11/02/2019	164	2.75%	1,000,000
Trust	Westpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,000
Leederville Gardens Inc	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
Municipal	Bank of Queensland	31/08/2018	18/03/2019	199	2.75%	3,000,000
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 Inc	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
Reserve	Bendigo and Adelaide Bank	17/08/2018	29/07/2019	346	2.75%	725,042
Total Term Deposits						37,488,275
Total Investment Including At Call						44,327,708

12 COMMUNITY ENGAGEMENT**12.1 NEW DRAFT POLICY NO. 3.10.3 - STREET ACTIVATION**

TRIM Ref: D18/55558

Author: Karen Balm, Senior Community Partner

Authoriser: Michael Quirk, Director Community Engagement

Attachments: 1. Attachment 1 - Current Policy No. 2.2.7 - Street Parties [↓](#) 
2. Attachment 2 - Draft Policy No. 3.10.3 - Street Activation [↓](#) 

RECOMMENDATION:

That Council;

1. **RECEIVES** the new Draft Policy No. 3.10.3 – Street Activation;
2. **AUTHORISES** the Chief Executive Officer to advertise the new Draft Policy No. 3.10.3 – Street Activation for public comment for a period of 21 days inviting written submissions in accordance with Policy No. 4.1.5 – Community Consultation; and
3. **NOTES** that a further report will be submitted to Council at the conclusion of the public comment period in regards to any written submission being received.

PURPOSE OF REPORT:

To receive the new Draft Policy No. 3.10.3 – Street Activation and seek authorisation to advertise for public comment.

BACKGROUND:

The City's policies are reviewed at regular intervals to ensure that they reflect current legislative and regulatory requirements, align with best practice across the Local Government sector, and meet the expectations of Council Members and ratepayers. Policy No. 2.2.7 – Street Parties was adopted in December 1999 and a revised Policy was then adopted in December 2011 (**Attachment 1**), and therefore a comprehensive review was overdue. In addition, the increased closure and activation of streets throughout Vincent for festivals and events required consideration of more contemporary policy that better aligns with community expectations.

Upon review, it has been determined that the existing Policy No. 2.2.7 – Street Parties contains a broad range of administrative practices that are no longer deemed relevant many of which have been superseded by other policy and regulatory changes. Given the extent of changes necessary to make the existing Policy effective it was determined more appropriate for a new Policy to be prepared that can then be considered by Council and released for public comment.

DETAILS:

The new draft Policy No. 3.10.3 – Street Activation (**Attachment 2**) has been prepared for the purposes of supporting the activation of local streets through activities that strengthen community participation and connection, supporting festivals and events that activate main streets and Town Centres, and ensuring the safe management of activities and events taking place on streets. A broad range of advice and information has informed the new Policy including:

- Review of current Policy No. 2.2.7 – Street Parties
- Review of Main Roads Western Australia 'Traffic Management for Events Code of Practice' (2015)
- Evaluation of the Leedy Streets Open initiative within Leederville Town Centre in 2017 and 2018
- Evaluation of the Rae Street Play Street initiative supported by Council through the 2017/18 Community Budget Submission process
- Feedback from Council Members

- Review of similar policies and practices across other Local Government Authorities including the City of South Perth, Bayside City Council and Glen Eira City Council (Victoria), Burwood Council (New South Wales) and City of Burnside and City of Mitcham (South Australia)

Key elements of the new draft Policy are as follows:

Street Activation Categories

The extent of planning and approvals required for street activation varies depending upon the scale of the activity, and therefore three different categories are included within the Policy. A key focus of the Policy is to simplify and better articulate the approval requirements associated with smaller scale street activations compared to larger scale street activations.

The Open Streets category addresses small to medium scale events generally held on local roads with street activations organised by local residents and community groups. The Open Streets – Local sub category relates to small scale events such as street parties, neighbourhood gatherings and 'play street' type activities. These events generally attract less than 500 people, only involve closure of a section of a local road not including an intersection/traffic control signals/bus routes, and they are likely to be invite only rather than being open for attendance by the broader community. Such events will require an Order for a Road Closure from WA Police, however a bespoke Traffic Management Plan will generally not be required as the City has prepared a range of Traffic Control Diagrams that can be utilised.

The Open Streets – Neighbourhood sub category relates to medium scale events such as a Christmas Party or Neighbourhood Halloween Trick or Treat Party. These events generally attract up to 1,500 people, may simply involve closure of a section of a local road, may involve a larger closure impacting an intersection/traffic control signals/bus routes, and they are likely to be open for attendance by residents from the surrounding neighbourhood. Such events will require an Order for a Road Closure from WA Police although the extent of Traffic Management Plan requirements will vary depending on the extent of the road closure. Where the road closure is limited and does not impact an intersection/traffic control signals/bus routes the City's Traffic Control Diagrams can be utilised.

The Major Street Activation category relates to large scale events with high attendances that require the closure of key roads and/or require multiple road closures. This includes events such as Street Festivals, cycling races and fun runs. These events require considerably more planning and approvals including an Order for a Road Closure from WA Police, Temporary Suspension of the Road Traffic Act/Regulations from WA Police, Traffic Management Plan prepared by a suitably accredited company, Event Approval from the City of Vincent. Main Roads approval will also be required for any road closure impacting Main Roads controlled roads.

Street Activation Support and Resources

Importantly, while the new draft Policy provides the regulatory basis for street activations a range of supporting resources have been prepared by Administration to assist with policy implementation. This includes City endorsed Traffic Control Diagrams that can be utilised for small scale events, road closure neighbour consent forms, event invitation templates, and street party checklists. Road closure equipment and Ranger support can also be provided to street activations, particularly within the Open Streets category, subject to availability.

Policy No. 3.10.11 – Community Funding was adopted by Council in April 2017 with street activation type activities generally supported through Seeding Grants and Community Support Grants as well as Festivals and Events Sponsorship. The availability of such funding is now directly referenced within the new draft Policy.

To facilitate street activations, particularly within the Open Streets category, Administration has confirmed the ability for the City to provide unincorporated event organisers with liability protection through Public Liability Insurance of up to \$20 million. Such coverage remains subject to the organiser adhering to specific terms and conditions.

CONSULTATION/ADVERTISING:

It is proposed that the new draft Policy be advertised for public comment for a period of 21 days inviting submissions in accordance with Policy No. 4.1.5 – Community Consultation.

LEGAL/POLICY:

Various legislation, regulations and codes impose statutory requirements on organisers of events that impact streets and traffic. This includes the *Roads Traffic Act 1974*, Road Traffic (Administration) Act 2008, Road Traffic (Events on Roads) Regulations 1991, Road Traffic Code 2000, Public Meetings and Processions Regulations 1984, Order for a Road Closure, and Main Roads Western Australia Traffic Management for Events Code of Practice 2015. These various requirements have been considered and referenced when preparing the new draft Policy.

While the City of Vincent, through this draft new Policy, will play a key role in facilitating street activations there are other agencies such as WA Police and Main Roads Western Australia that will determine specific requirements. For example, the Order for a Road Closure determined by WA Police requires the applicant to indicate that two-thirds of the occupiers affected are in favour of the proposed road closure. As such, that requirement has been included within the new draft Policy as a key element to obtaining a road closure.

RISK MANAGEMENT IMPLICATIONS:

Low: Adoption of this Policy will provide clear direction to Administration on matters that require the application of Council discretion or the exercise of a function under which authorisation may, or is to, be given or give direction to the City to align with community values and aspirations. Preparation of the Policy has included due regard of legislation, regulations, codes and public liability risks as they relate to events that impact streets and traffic.

STRATEGIC IMPLICATIONS:

The new draft Policy aligns with the following objectives within the City's Strategic Community Plan 2013-2023:

- '3.1.6 Build capacity within the community for individuals and groups to meet their needs and the needs of the broader community*
- (a) Build the capacity of individuals and groups within the community to initiate and manage programs and activities that benefit the broader community, such as the establishment of "men's sheds", community gardens, toy libraries and the like.'*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Sufficient funding for street activation support and resources has been included within the City's 2018/19 operating budget including community funding, street activation kits and checklists, games and equipment, and public liability insurance coverage. The provision of specific road closure equipment and Ranger support/parking control will remain subject to availability.

COMMENTS:

The review of Policy No. 2.2.7 – Street Parties identified a range of administrative practices that are no longer relevant or practicable and do not actively support street activations particularly at the local and neighbourhood level. The new draft Policy No. 3.10.3 – Street Activations has been prepared in recognition that our streets are increasingly being utilised as locations for a wide range of activities and events, and in recognition that the City of Vincent broadly supports such activation of the public realm. The Policy endeavours to provide a simplified approach to street activations (and road closures) with improved clarity on the level of planning and approvals required subject to the scale of the event.

Following Council consideration of the new draft Policy it is proposed to advertise for public comment seeking written submissions. Any submissions received will be considered with the Policy then presented to Council again for adoption at which point the existing Policy No. 2.2.7 – Street Parties can be rescinded.

POLICY NO: 2.2.7**STREET PARTIES****OBJECTIVE**

The objective of this Policy is to establish guidelines for applicants wishing to hold a Street Party within the City of Vincent.

POLICY STATEMENT

For the purpose of this Policy, the following definition will apply:

"Street Party" means a community or local event/gathering or other such event where the applicants seek to occupy part of a local road for a party, event or similar occasion.

1. From time-to-time, the City receives request from residents to hold a Street Party on a public road. The Council supports the principle of residents meeting socially and enhancing community spirit. The City will therefore assist where reasonably possible but not to the extent that direct costs of funding the Street Party are funded by the broader community.
2. Street Parties offer residents in the City of Vincent the opportunity to hold a party on a City controlled local road. In order to protect the residents, all such events must have the public road closed to vehicular use (except emergency vehicles).
3. Subject to full compliance with the City's conditions, the City may contribute up to 50% of the cost of holding a 'Street Party', to a maximum of \$500 per Street Party, per financial year.
4. The City will only provide a financial contribution to one (1) 'Street Party' per Street, in any one financial year.
5. The City will pay the public liability insurance (via Local Community Insurance Services) and contribute towards the preparation of a Traffic Management Plan for an approved Street Party.
6. Applications for temporary road closures, pursuant to the *Local Government Act* may be approved by the City, subject to the conditions prescribed in this Policy and Policy Procedure and Guidelines.
7. Street Parties may only be held if all of the City's conditions have been met and a Street Party Permit has been issued.
8. This Policy may be implemented by the Chief Executive Officer under delegated authority from the Council.

Date Adopted:	6 December 1999 (original Policy), 6 December 2011
Date Amended:	10 June 2008
Date Reviewed:	10 June 2008
Date of Next Review:	December 2016

POLICY PROCEDURE AND GUIDELINES FOR STREET PARTIES – POLICY NO. 2.2.7

1. APPLICATION PROCEDURE

The Organiser(s) of a Street Party must ensure that:

- 1.1 An Application for a Street Party Permit is made to the City of Vincent at least six (6) weeks prior to the scheduled event.
- 1.3 The proposed party is supported by the majority of residents of the street.
- 1.4 Safety equipment is available during the event, including a fire extinguisher and first aid kit.
- 1.5 No illegal activities are allowed, including the sale of food/drinks without an appropriate permit.
- 1.6 All waste and litter is disposed of appropriately.
- 1.7 Noise is kept to a minimum so as not to cause inconvenience to other people.
- 1.8 The Permit holder is to abide with any reasonable direction given by a City of Vincent Authorised Officer or member of the Police Service.
- 1.9 Contact details must be provided for the permit holder or a designated person to be responsible for liaising with the City's Technical Services.

2. APPLICATION PROCESS

- 2.1 Upon receipt of a completed Street Party Application Form, the City will undertake a preliminary assessment of the proposed street/site.
- 2.2 If the City considers that the proposed party date/street/site is appropriate, the City will advise to the applicant, notifying of preliminary approval.
- 2.3 If preliminary approval is granted, the applicant must provide all requested information, to enable the application to be fully assessed and receive final approval.

3. APPLICATION FORMS

- 3.1 The applicant shall complete a 'Street Party Application Form' which is to be forwarded to the City's Technical Services Directorate who will coordinate/approve the application.
- 3.2 Once an application is approved, a Street Party Permit will be issued by the City's Ranger and Community Safety Services Section.

4. CITY OF VINCENT ASSISTANCE

For approved Street Parties, the City will:

- 4.1 Provide a user friendly and simple Checklist for organisers of the street parties, outlining all requirements and necessary deadlines for the Street Party to proceed.
- 4.2 Assist in the preparation of a Traffic Management Plan and a Risk Management Plan (if required) to ensure the safety of residents and to minimise disruption for surrounding streets.
- 4.3
 - (a) Notify all local residents in the proposed street, outlining the times/location of proposed road closures/disruptions and allowing them seven (7) days to lodge a submission or objection.
 - (b) If a majority number of residents in the affected street lodge an objection, the City will advise the Applicant and the approval will be withdrawn.

5. ROAD CLOSURES

- 5.1 This Policy Guideline covers all Street Parties that require the closure of a local road. As each street within the City of Vincent is slightly different, each application for a Street Party will be assessed on its merits.
- 5.2 Approval, if granted, shall be granted in accordance with the Road Traffic (Events on Roads) Regulations 1991, whereby the applicant will be required to carry out the following:

(a) Temporary Road Closure for Events (Section 81A)

The applicant must obtain from the WA Police an "*Application for an Order for a Road Closure*". The completed form must be signed by the Chief Executive Officer or nominee and lodged by the applicant at the Police Station nearest to where the event is to be conducted.

(b) Suspension of Road Rules (Section 83(1))

The applicant must also obtain from the WA Police Services an *“Application for Temporary Suspension of the Road Traffic Act/Regulations – Section 83 Road Traffic Act”*. The completed form must be signed the Director Technical Services and lodged by the applicant at the Police Station nearest to where the event is to be conducted.

- 5.3 The City, on the applicant’s behalf, will notify all emergency services regarding street parties.
- 5.4 For safety reasons, once the street has been closed by accredited Traffic Management Personnel in accordance with the approved Traffic Management Plan, no vehicles (other than emergency vehicles) will be able to enter/exit the street.
- 5.5 Street parties may be held on local access roads (as identified in the City’s Functional Road Hierarchy) and will require the approval of the City.
6. The event organiser(s) shall ensure that all participants are respectful of the amenity of surrounding residents in relation to noise, behaviour and parking. Compliance with the law and the relevant City’s Local Laws and Policies are to be adhered to at all times.
7. The organisers of the event shall ensure that the consumption of any alcohol within the road reserve complies with the law. The sale of alcohol is illegal and prohibited substances are not to be consumed or administered.
8. The applicant shall ensure that appropriate measures are in place to minimise litter, excessive noise, parking problems and anti-social behaviour.
9. Where applicable, applicants are to arrange sufficient rubbish bins, temporary toilet facilities or appropriate access, and a clean up during, and particularly after, the event.
10. Organisers are to be mindful of any resident in the street who does not wish to participate by holding it away from their property.

Attachment 2



CITY OF VINCENT

STREET ACTIVATION

DRAFT POLICY NO. 3.10.3

(Adopted at the Ordinary Meeting of Council held on **)**

POLICY NO: 3.10.3**STREET ACTIVATION****Index**

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POLICY NO: 3.10.3

STREET ACTIVATION

OBJECTIVES

- To support the activation of local streets through activities that strengthen community participation and connection.
- To support festivals and events that activate main streets and Town Centres, and contribute to a culturally vibrant City.
- To ensure the safe management of activities and events taking place on the City's streets to minimise risks to public safety.

POLICY STATEMENT

Our streets are increasingly being utilised as locations for a wide range of activities and events, and the City of Vincent supports this activation of the public realm. This may include street parties and community gatherings on local streets where residents reclaim the streetscape as a place to socialise, connect and play. This may also include larger scale festivals and events within Town Centres and other key activity areas where streetscapes are activated. Other processions and public gatherings may also occur on streets from time to time.

While the City of Vincent will play a key role in facilitating street activation there are other agencies such as Main Roads Western Australia and Police that will determine specific regulatory requirements.

1. DEFINITIONS

“Event” For the purposes of this Policy, any organised activity that requires management of adverse impacts on road use and users (including pedestrians).

“Local Road” A road that is a managed asset of a local government authority and primarily used for access to abutting properties.

“Main Roads Controlled Road” Any main road or highway (also collectively known as state roads) as defined under the *Main Roads Act 1930*. These roads are provided and managed by the Commissioner of Main Roads.

“Open Streets” A City of Vincent initiative that enables the activation of local streets for events focussed on bringing local residents and neighbourhoods together.

“Order for a Road Closure” A necessary approval from WA Police, the local government authority and/or Main Roads Western Australia to enable the closure of a road. This includes a number of requirements including (but not limited to) confirmation that two-thirds of the occupiers affected are in favour of the proposed road closure.

“Road” Any thoroughfare, highway or road that the public is entitled to use and any part thereof, and all bridges (including any bridge over or under which a road passes), viaducts, tunnels, culverts, grids, approaches and other things used in connection with the road.

“Traffic Control Diagrams” A range of City of Vincent traffic control diagrams including traffic management arrangements deemed suitable for local and neighbourhood level events.

“Traffic Controller” A person that has been trained and accredited to control the movement of traffic and other road users at an event.

“Traffic Management for Events Code of Practice” A Main Roads Western Australia code outlining the temporary traffic management requirements for events that impact on normal usage or operation of roads.

“Traffic Management Plan” A document prepared by a Main Roads Western Australia accredited traffic management company containing Traffic Control Diagrams and documentation of the project or event details in regard to traffic management at an event.

2. STREET ACTIVATION CATEGORIES

The extent of planning and range of requirements for street activation will vary depending on the scale of the activity:

2.1 Open Streets

2.1.1 Open Streets – Local

Small scale events held on local roads by residents and community groups such as street parties, neighbourhood gatherings and ‘play street’ type activities. Features of events in this category may include:

- Events that attract less than 500 persons
- Closure of a section of a local road that does not involve closure of any sections that include an intersection, traffic control signals or bus routes
- Events that are not open for attendance by the broader community but are focussed towards local residents from the immediate street, and generally through invitation only

Such events will require the following:

- Written consent obtained from at least two-thirds of the occupiers of land adjacent to the road subject to closure
- Order for a Road Closure approved by WA Police and City of Vincent
- Traffic Management Plan will generally not be required with City endorsed and implemented Traffic Control Diagrams (refer to Appendix B) deemed suitable
- Public Liability Insurance of not less than \$20 million

2.1.2 Open Streets – Neighbourhood

Medium scale events held on local roads by residents and community groups such as a Christmas Party or Neighbourhood Halloween Trick or Treat Event. Features of events in this category may include:

- Small to medium scale events that attract less than 1,500 persons
- Closure of a section of a local road that does not involve closure of any sections that include an intersection, traffic control signals or bus routes
- May involve closure of portions of a road that include an intersection, traffic control signals or bus routes
- Events that are open for attendance by the broader community but are focussed towards local residents from the surrounding neighbourhood

Such events will require the following:

- Written consent obtained from at least two-thirds of the occupiers of land adjacent to the road subject to closure

- Order for a Road Closure approved by WA Police and City of Vincent
- Traffic Management Plan will not be required where the event only requires closure of a local road and does not involve closure of any sections of an intersection, traffic control signals or bus routes. The City endorsed and implemented Traffic Control Diagrams (refer to Appendix B) are deemed suitable for such events.
- Traffic Management Plan prepared and implemented by suitability accredited company will be required where the event involves closure of any sections of an intersection, traffic control signals or bus routes
- Traffic Management Plan prepared and implemented by suitability accredited company, including the use of traffic controllers, will be required where the road closure involves vehicle access/egress during the event
- Applications affecting Main Roads controlled roads require approval from the Commissioner of Main Roads
- Public Liability Insurance of not less than \$20 million

2.2 Major Street Activation

Events in this category are generally large in scale with high attendances, require closure of key roads and/or may require multiple road closures such as street festivals, cycling races, and fun runs. Features of events in this category may include:

- Events that attract large public participation often within a Town Centre and likely impacts roads under control of both the City of Vincent and Main Roads Western Australia
- Closure of any portions of road that include an intersection, traffic control signals or bus routes
- Events that include the racing of motorised or non-motorised vehicles
- Events that are actively promoted and seek attendance by large numbers of people, including both City of Vincent residents and non-residents

Such events will require the following:

- Order for a Road Closure approved by WA Police as well as Main Roads Western Australia and/or the City of Vincent
- Applications affecting Main Roads controlled roads require approval from the Commissioner of Main Roads
- Traffic Management Plan prepared and implemented by suitability accredited company will be required for all events in this category
- Temporary Suspension of the Road Traffic Act/Regulations approved by WA Police as well as Main Roads Western Australia and/or the City of Vincent
- Event Application approved by the City of Vincent
- Public Liability Insurance of not less than \$20 million

2.3 Public Gatherings and Processions

Some events and activities do not require a full road closure but may involve a partial road closures, a police escort requirement, and adjustment or suspension of traffic regulations. This may include a public gathering of three or more persons, commemorative parade, religious procession, charity rides and on-road sporting events.

Such events will require the following:

- Permit to Hold a Public Meeting and/or Conduct A Procession approved by WA Police
- Temporary Suspension of the Road Traffic Act/Regulations approved by WA Police as well as Main Roads Western Australia and/or the City of Vincent

- Applications affecting Main Roads controlled roads require approval from the Commissioner of Main Roads
- Any road race meetings or speed tests that do not require road closure must be supported by an approval letter from WA Police
- Public Liability Insurance of not less than \$20 million

2.4 Other Events

For events that do not fit within any of the abovementioned categories please refer to the *Traffic Management for Events Code of Practice* prepared by Main Roads Western Australia.

3. STREET ACTIVATION SUPPORT & RESOURCES

The City of Vincent may support street activation through direct financial assistance, in-kind support, and other resources.

3.1 Community Funding

As per Council Policy No. 3.10.11 – Community Funding there is a range of grant opportunities to assist local community groups, organisations and individuals to deliver activities which increase social participation, promote social inclusion and strengthen connections within our community. Financial assistance towards street activation may be provided through:

- Seeding Grants
- Community Support Grants
- Festival and Event Sponsorship
- Town Team Grants
- Donations

Any street activation seeking such funding support will be required to the relevant City of Vincent guidelines and criteria.

3.2 In-Kind Support

To facilitate street activations within the Open Streets – Local and Neighbourhood category the City of Vincent may provide organisers with a range of support and resources, including:

- Endorsed Traffic Control Diagrams (refer to Appendix B)
- Road closure equipment
- Emergency services notifications
- Event Invitation Templates
- Road Closure Neighbour Consent Forms
- Street Party Checklist
- Ranger support and parking control in the area
- Games and activities equipment

It should be noted that the provision of road closure equipment and Ranger support will remain subject to availability.

3.3 Public Liability Insurance

To facilitate street activations within the Open Streets – Local and Open Streets – Neighbourhood categories the City of Vincent provides unincorporated organisers with liability protection through Public Liability Insurance of up to \$20 million. Such coverage remains

subject to the event organiser adhering to specific terms and conditions as determined by the City of Vincent. Incorporated organisers must provide evidence of Public Liability Insurance of up to \$20 million.

DRAFT

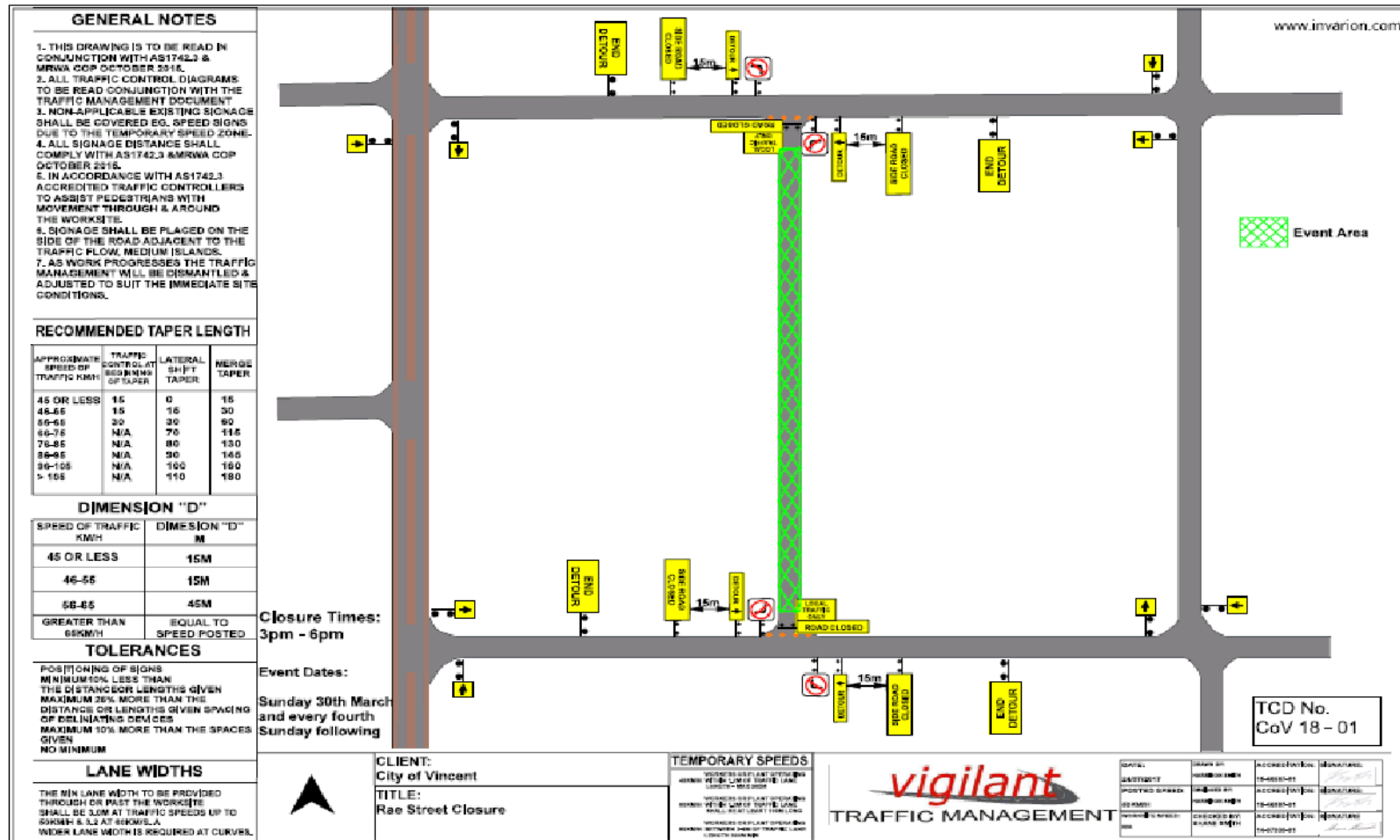
Appendix A – Street Activation and Events Guide


Category	Description	Road Closure Requirement	Attendance Numbers	Approval Requirements	Supporting Forms and Resources	Available Funding	Public Liability Insurance
Open Streets – Local	Small-scale events held on local roads by residents and community groups. Examples include street parties, neighbourhood gatherings and 'play street' type activities.	Closure of a short section of local road and that do not involve closure of any portions of road that include an intersection, traffic control signals or bus routes	Less than 500 persons	<ul style="list-style-type: none"> Order for a Road Closure (WA Police and City of Vincent approval) Written consent from at least two-thirds of the occupiers of land adjacent City of Vincent endorsed Traffic Control Diagrams Public liability insurance of not less than \$20 million 	Order for Road Closure Traffic Management for Events Code of Practice City of Vincent Traffic Control Diagrams City of Vincent Neighbourhood Events Kit	Community Support Grants Seeding Grants Donations	Provided by the City of Vincent (unincorporate organisers)
Open Streets – Neighbourhood	Medium scale events held on local roads by residents and community groups. Examples include a Christmas Party or Neighbourhood Halloween Trick or Treat Event	May simply involve closure of a short section of local road or may also involve closure of portions of a road that include an intersection, traffic control signals or bus routes	Less than 1,500 persons	<ul style="list-style-type: none"> Order for a Road Closure (WA Police and City of Vincent approval) Written consent from at least two-thirds of the occupiers of land adjacent City of Vincent endorsed Traffic Control Diagrams (short section of local road only) Traffic Management Plan prepared and implemented by suitably accredited company (where intersection, traffic control signals or bus routes are impacted) Public liability insurance of not less than \$20 million 	Order for Road Closure Traffic Management for Events Code of Practice City of Vincent Traffic Control Diagrams City of Vincent Neighbourhood Events Kit	Community Support Grants Seeding Grants Donations	Provided by the City of Vincent (unincorporate organisers)
Major Street Activation and Events	Events held on a combination of local and Main Roads controlled roads generally	Closure of any portion of a road including an intersection, traffic control signals or bus	500+ people and/or involving: <ul style="list-style-type: none"> the racing 	<ul style="list-style-type: none"> Order for a Road Closure (WA Police and City of Vincent approval) Applications affecting Main Roads 	Order for Road Closure Traffic Management for Events Code of	Festival and Event Sponsorship Community	Provided by the event organiser

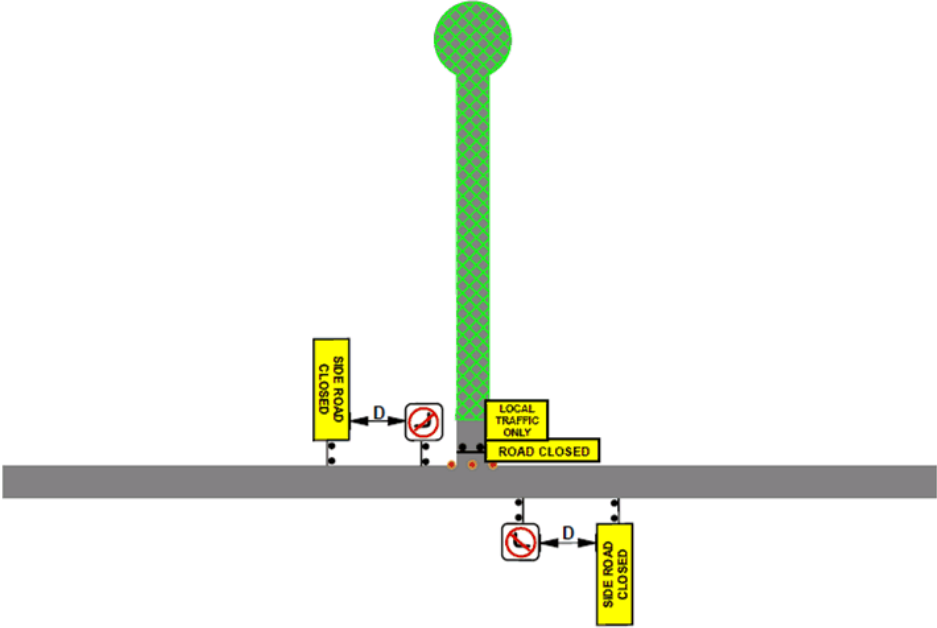
Appendix A – Street Activation and Events Guide


Category	Description	Road Closure Requirement	Attendance Numbers	Approval Requirements	Supporting Forms and Resources	Available Funding	Public Liability Insurance
	with large public participation. Examples include street festivals, cycling races, and fun runs.	routes	of motorised or non-motorised vehicles • athletic event	controlled roads require approval from the Commissioner of Main Roads • Traffic Management Plan prepared and implemented by suitably accredited company • A Traffic Management Plan will be required for all events in this category • Where applicable, Temporary Suspension of the Road Traffic Act/ Regulations (approved by WA Police and City of Vincent) • Event Application approved by the City of Vincent • Public liability insurance of not less than \$20 million is required	Practice Temporary Suspension of the Road Traffic Act/ Regulations City of Vincent Festival and Events Information Pack	Support Grants Seeding Grants Town Team Grants	
Public Gatherings and Processions	Various events that may require partial road closure or other traffic adjustments. Examples include a public gathering of three or more persons, commemorative parade, religious procession and on-road sporting event.	Partial road closure, police escort requirement, and adjustment or suspension of traffic regulations	Public gathering or procession of three or more people	• Permit to Hold a Public Meeting and/or Conduct A Procession (WA Police approval) • Where applicable, applications for Temporary Suspension of the Road Traffic Act/Regulations (WA Police and City of Vincent approval) • Applications affecting Main Roads controlled roads require approval from the Commissioner of Main Roads • All on road race meetings or speed tests that do not require a full road closure require a letter of approval from WA Police. • Public liability insurance of no less than \$20 million is required.	Order for Road Closure Traffic Management for Events Code of Practice Temporary Suspension of the Road Traffic Act/ Regulations City of Vincent Festival and Events Information Pack	Festival and Event Sponsorship Community Support Grants Seeding Grants Donations	Provided by the event organiser

Appendix B – Open Streets Traffic Control Diagrams




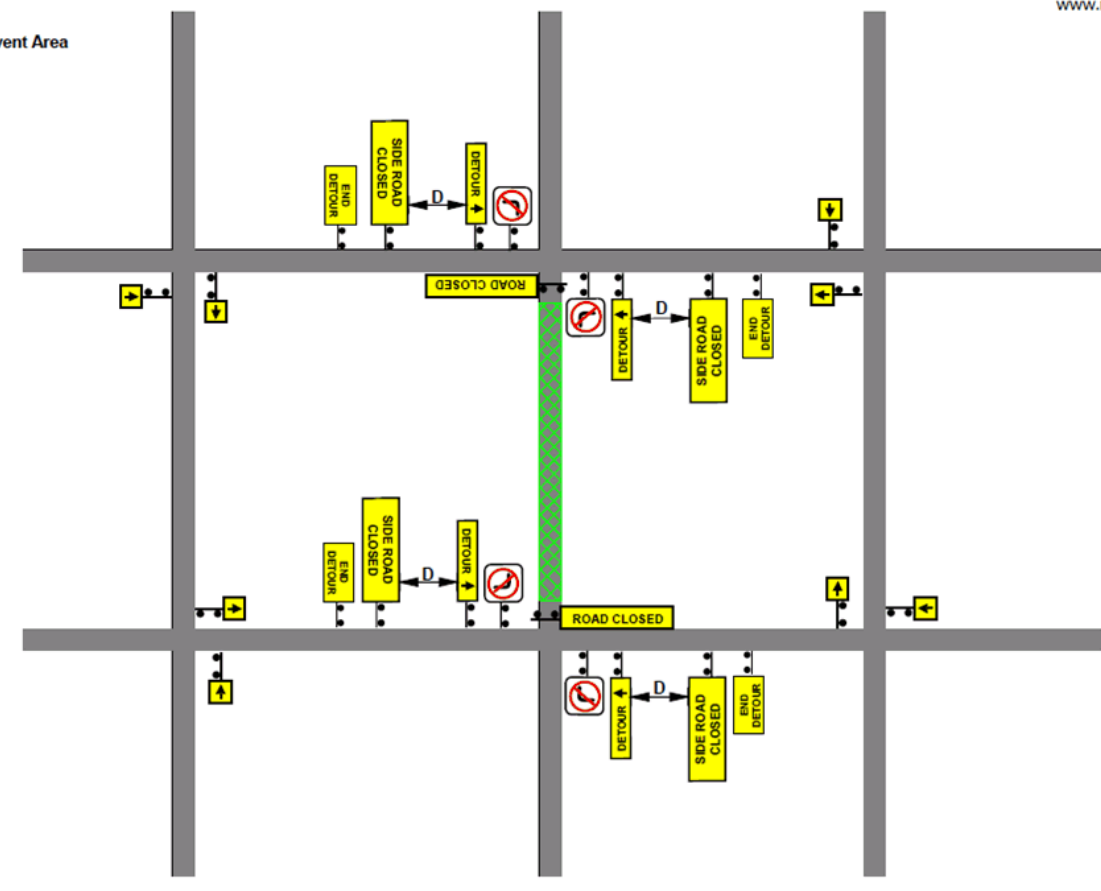
GENERAL NOTES			
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AS1742.3 & MRWA COP OCTOBER 2015. 2. ALL TRAFFIC CONTROL DIAGRAMS TO BE READ CONJUNCTION WITH THE TRAFFIC MANAGEMENT DOCUMENT 3. NON-APPLICABLE EXISTING SIGNAGE SHALL BE COVERED E.G. SPEED SIGNS DUE TO THE TEMPORARY SPEED ZONE. 4. ALL SIGNAGE DISTANCE SHALL COMPLY WITH AS1742.3 & MRWA COP OCTOBER 2015. 5. IN ACCORDANCE WITH AS1742.3 ACCREDITED TRAFFIC CONTROLLERS TO ASSIST PEDESTRIANS WITH MOVEMENT THROUGH & AROUND THE WORKSITE. 6. SIGNAGE SHALL BE PLACED ON THE SIDE OF THE ROAD ADJACENT TO THE TRAFFIC FLOW, MEDIAN ISLANDS. 7. AS WORK PROGRESSES THE TRAFFIC MANAGEMENT WILL BE DISMANTLED & ADJUSTED TO SUIT THE IMMEDIATE SITE CONDITIONS.			
 Event Area			
www.invarion.com			
RECOMMENDED TAPER LENGTH			
APPROXIMATE SPEED OF TRAFFIC KM/H	TRAFFIC CONTROL AT BEGINNING OF TAPER	LATERAL SHIFT TAPER	MERGE TAPER
45 OR LESS	15	0	15
46-55	15	15	30
56-65	30	30	60
66-75	N/A	70	115
76-85	N/A	80	130
86-95	N/A	90	145
96-105	N/A	100	160
> 105	N/A	110	180
DIMENSION "D"			
SPEED OF TRAFFIC KM/H	DIMENSION "D" M		
45 OR LESS	15M		
46-55	15M		
56-65	45M		
GREATER THAN 65KM/H	EQUAL TO SPEED POSTED		
TOLERANCES			
POSITIONING OF SIGNS MINIMUM 10% LESS THAN THE DISTANCE OR LENGTHS GIVEN MAXIMUM 25% MORE THAN THE DISTANCE OR LENGTHS GIVEN SPACING OF DELINEATING DEVICES MAXIMUM 10% MORE THAN THE SPACES GIVEN NO MINIMUM			
LANE WIDTHS			
THE MIN LANE WIDTH TO BE PROVIDED THROUGH OR PAST THE WORKSITE SHALL BE 3.0M AT TRAFFIC SPEEDS UP TO 50KM/H & 3.2 AT 60KM/H. A WIDER LANE WIDTH IS REQUIRED AT CURVES.			













CLIENT:	TEMPORARY SPEEDS		DATE:	DRAWN BY:	ACCREDITATION:	SIGNATURE:
TITLE:	WORKERS OR PLANT OPERATING WITHIN 1.5M OF TRAFFIC LANE LENGTH - MAX 50M WORKERS OR PLANT OPERATING WITHIN 1.5M OF TRAFFIC LANE SHALL BE AT LEAST 15M LONG WORKERS OR PLANT OPERATING BETWEEN 1.5M OF TRAFFIC LANE LENGTH 150M MIN		POSTED SPEED:	DRAWN BY:	ACCREDITATION:	SIGNATURE:
General Road Closure Layout - Cul De Sac			CHECKED BY:	ACCREDITATION:	SIGNATURE:	
			SHANE SMITH	16-07930-01		

GENERAL NOTES			
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AS1742.3 & MRWA COP OCTOBER 2015. 2. ALL TRAFFIC CONTROL DIAGRAMS TO BE READ CONJUNCTION WITH THE TRAFFIC MANAGEMENT DOCUMENT 3. NON-APPLICABLE EXISTING SIGNAGE SHALL BE COVERED EG. SPEED SIGNS DUE TO THE TEMPORARY SPEED ZONE. 4. ALL SIGNAGE DISTANCE SHALL COMPLY WITH AS1742.3 & MRWA COP OCTOBER 2015. 5. IN ACCORDANCE WITH AS1742.3 ACCREDITED TRAFFIC CONTROLLERS TO ASSIST PEDESTRIANS WITH MOVEMENT THROUGH & AROUND THE WORKSITE. 6. SIGNAGE SHALL BE PLACED ON THE SIDE OF THE ROAD ADJACENT TO THE TRAFFIC FLOW, MEDIUM ISLANDS. 7. AS WORK PROGRESSES THE TRAFFIC MANAGEMENT WILL BE DISMANTLED & ADJUSTED TO SUIT THE IMMEDIATE SITE CONDITIONS.			
RECOMMENDED TAPER LENGTH			
APPROXIMATE SPEED OF TRAFFIC KM/H	TRAFFIC CONTROL AT BEGINNING OF TAPER	LATERAL SHIFT TAPER	MERGE TAPER
45 OR LESS	15	0	15
46-55	15	15	30
56-65	30	30	60
66-75	N/A	70	115
76-85	N/A	80	130
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DIMENSION "D"			
SPEED OF TRAFFIC KM/H	DIMENSION "D" M		
45 OR LESS	15M		
46-55	15M		
56-65	45M		
GREATER THAN 65KM/H	EQUAL TO SPEED POSTED		
TOLERANCES			
POSITIONING OF SIGNS MINIMUM 10% LESS THAN THE DISTANCE OR LENGTHS GIVEN MAXIMUM 25% MORE THAN THE DISTANCE OR LENGTHS GIVEN SPACING OF DELINEATING DEVICES MAXIMUM 10% MORE THAN THE SPACES GIVEN NO MINIMUM			
LANE WIDTHS			
THE MIN LANE WIDTH TO BE PROVIDED THROUGH OR PAST THE WORKSITE SHALL BE 3.0M AT TRAFFIC SPEEDS UP TO 50KM/H & 3.2 AT 60KM/H. A WIDER LANE WIDTH IS REQUIRED AT CURVES.			


Event Area



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CLIENT: TITLE: General Road Closure Layout - Block Closure with Detour	TEMPORARY SPEEDS WORKERS OR PLANT OPERATING NORMAN WITHIN 1.2M OF TRAFFIC LANE LENGTH: MAX 50KM WORKERS OR PLANT OPERATING NORMAN WITHIN 1.2M OF TRAFFIC LANE SHALL BE AT LEAST 15M LONG WORKERS OR PLANT OPERATING NORMAN BETWEEN 1.4M OF TRAFFIC LANE LENGTH: 150M MIN		<table border="1" style="width: 100%;"> <tr> <td>DATE: 21/06/2018</td> <td>DRAWN BY: HARRISON SMITH</td> <td>ACCREDITATION: 15-40987-01</td> <td>SIGNATURE: </td> </tr> <tr> <td>POSTED SPEED:</td> <td>DESIGNED BY: HARRISON SMITH</td> <td>ACCREDITATION: 15-40987-01</td> <td>SIGNATURE: </td> </tr> <tr> <td>WORKSITE SPEED:</td> <td>CHECKED BY: SHANE SMITH</td> <td>ACCREDITATION: 14-07930-01</td> <td>SIGNATURE: </td> </tr> </table>	DATE: 21/06/2018	DRAWN BY: HARRISON SMITH	ACCREDITATION: 15-40987-01	SIGNATURE: 	POSTED SPEED:	DESIGNED BY: HARRISON SMITH	ACCREDITATION: 15-40987-01	SIGNATURE: 	WORKSITE SPEED:	CHECKED BY: SHANE SMITH	ACCREDITATION: 14-07930-01	SIGNATURE: 
DATE: 21/06/2018	DRAWN BY: HARRISON SMITH	ACCREDITATION: 15-40987-01	SIGNATURE: 												
POSTED SPEED:	DESIGNED BY: HARRISON SMITH	ACCREDITATION: 15-40987-01	SIGNATURE: 												
WORKSITE SPEED:	CHECKED BY: SHANE SMITH	ACCREDITATION: 14-07930-01	SIGNATURE: 												



12.2	ADOPTION OF POLICY NO. 4.1.30 - RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY
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TRIM Ref: D18/102100

Author: Gayatrii Surendorff, Community Partner

Authoriser: Michael Quirk, Director Community Engagement

Attachments:

1. Draft Policy No. 4.1.30 - Recognition of Noongar Boodja, Culture and History Through Welcome to Country and Acknowledgement of Country (Tracked Changes Version) [↓](#) 
2. Draft Policy No. 4.1.30 - Recognition of Noongar Boodja, Culture and History Through Welcome to Country and Acknowledgement of Country (Final Version) [↓](#) 

RECOMMENDATION:

That Council;

1. **NOTES** the responses received following public advertising of draft revised Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History through Welcome to Country and Acknowledgement of Country;
2. **ADOPTS** draft revised Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgement of Country; and
3. **ADVISES** submitters of its decision.

PURPOSE OF REPORT:

To adopt Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgement of Country following the recent public comment period.

BACKGROUND:

Administration in collaboration with Council's Reconciliation Action Plan Working Group recently completed a comprehensive review of the existing Policy No. 4.1.30 – Protocols for Acknowledgement and Welcome to Country to Recognise Aboriginal Culture and History. While the policy intent and scope remain relevant numerous amendments were proposed to better reflect contemporary practices and to include appropriate terminology. The draft revised Policy No.4.1.30 - Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgement of Country was considered at the Ordinary Meeting of Council held on 26 June 2018 where it was resolved that Council:

- “1. *AUTHORISES* the Chief Executive Officer to advertise Draft Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgment of Country for public comment for a period of 21 days inviting written submissions in accordance with Council Policy No. 4.1.5 – Community Consultation;
2. *NOTES* that a further report will be submitted to Council at the conclusion of the public comment period in regard to any written submission being received.”

DETAILS:

Public advertising of the draft revised Policy No.4.1.30 - Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgement of Country has been undertaken in accordance with Policy No. 4.1.5 – Community Consultation with two submissions received, as follows:

	Comments Received	Administration Response
1.	The Policy should be titled 'Welcome to Country and Acknowledgement of	The name of this Policy has purposefully been changed to 'Recognition of Noongar Boodjar, Culture

	Comments Received	Administration Response
	Traditional Ownership Guidelines and Protocols for the City of Vincent'.	and History through Welcome to Country and Acknowledgement of Country' to include Noongar language and highlight the importance of recognising Noongar culture, land and history. The existing Policy name as well as the recommendation received through public comment are both considered suitable, however Administration believes that the new name as advertised shows respect to Noongar culture and tradition and encourages the use of Noongar language within the organisation and wider community. As such, it is recommended that the proposed Policy name remains unchanged.
2.	The 'Welcome to Country' component should be placed before the 'Acknowledgment of Country' within the Policy.	This change has merit and Administration recognises the value of placing the 'Welcome to Country' section before the 'Acknowledgement of Country' section. The draft revised Policy has been amended accordingly.
3,	The Policy should include the following headings/components 'Purpose of this Policy', 'When should a Welcome to Country or Acknowledgement of Traditional Ownership be used?', 'Why arrange for a Welcome to Country and Acknowledgment of Traditional Ownership?', 'Observation of Aboriginal protocols', and 'Who to ask regarding the Welcome to Country?'	Administration acknowledges the importance of providing a practical understanding of the Policy to assist with effective implementation. Rather than including all of the headings/components within the Policy itself Administration is already preparing a separate Welcome to Country and Acknowledgement to Country supporting document to serve that purpose.
4.	The Policy should include a component discussing 'Who to ask regarding the Welcome to Country?' and 'Payment and gratuities.'	Administration acknowledges the importance of providing practical advice and direction to assist with effective implementation of the Policy. Rather than including this information within the Policy itself Administration is already preparing a separate Welcome to Country and Acknowledgement to Country supporting document to provide such guidance.
5.	The Policy should include an index	Given the cultural significance and educational importance of this Policy it is considered that the document should be read in its entirety. However, to ensure consistency with other Council Policy documents an index has now been included.

The draft revised Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgement of Country has now been amended to reflect comments recent during the public advertising period. **Attachment 1** demonstrates the extent of changes to the existing Policy whereas **Attachment 2** provides a final version of the draft revised Policy.

CONSULTATION/ADVERTISING:

The draft revised Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgement of Country was advertised for public comment from 9 to 31 July 2018 on the City's Imagine Vincent Community Consultation Portal and through a public notice in the Perth Voice newspaper.

LEGAL/POLICY:

Policy No. 4.1.5 – Community Consultation requires Administration to undertake formal community consultation when a decision is likely to have significant impact on a particular individual or group in the community. Any new policy or significant policy amendments are to be advertised through a public notice for a 21 day period.

RISK MANAGEMENT IMPLICATIONS:

Low: Administration has completed a comprehensive review of Policy No. 4.1.30 – Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgment of Country in order to determine its relevance and responsiveness to the community.

STRATEGIC IMPLICATIONS:

The draft revised Policy aligns with the following objective within the City's *Strategic Community Plan 2013-2023*:

1. Community Development and Wellbeing
 - 3.1 *Enhance and promote community development and wellbeing*
 - 3.1.1 Celebrate, acknowledge and promote the City's cultural and social diversity
2. Leadership, Governance and Management
 - 4.1 *Provide good strategic decision making, governance, leadership and professional management*
 - 4.1.5 Focus on stakeholder needs, values, engagement and involvement

The City's 'Reflect' Reconciliation Action Plan includes a number of specific actions to raise understanding of Aboriginal and Torres Strait Island protocols including the review of existing Policy No. 4.1.30 – Protocols for Acknowledgement and Welcome to Country to Recognise Aboriginal Culture and History.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The existing Policy No. 4.1.30 - Protocols for Acknowledgement of Country and Welcome to Country to Recognise Aboriginal Culture and History was adopted in November 2010 and while it has led to improved recognition of Aboriginal people a comprehensive Policy review was required. Administration has completed that review in accordance with the specific action in the City's 'Reflect' Reconciliation Action Plan and in collaboration with Council's Reconciliation Action Plan Working Group.

It is recommended that Council adopts the revised Policy No. 4.1.30 Recognition of Noongar Boodjar, Culture and History Through Welcome to Country and Acknowledgment of Country.

CITY OF VINCENT POLICY MANUAL
CHIEF EXECUTIVE OFFICER – GOVERNANCE
COMMUNITY ENGAGEMENT

POLICY NO: 4.1.30

PROTOCOLS FOR “ACKNOWLEDGEMENT OF COUNTRY” AND
“WELCOME TO COUNTRY” TO RECOGNISE ABORIGINAL CULTURE AND HISTORY
RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY



CITY OF VINCENT

**PROTOCOLS FOR “ACKNOWLEDGEMENT OF COUNTRY” AND
“WELCOME TO COUNTRY” TO RECOGNISE ABORIGINAL
CULTURE AND HISTORY**

**RECOGNITION OF NOONGAR BOODJAR CULTURE AND
HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY**

POLICY NO. 4.1.30

(Adopted at the Ordinary Meeting of Council held on **)**

POLICY NO: 4.1.30

CITY OF VINCENT POLICY MANUAL
 CHIEF EXECUTIVE OFFICER – GOVERNANCE
 COMMUNITY ENGAGEMENT
 POLICY NO: 4.1.30
 PROTOCOLS FOR “ACKNOWLEDGEMENT OF COUNTRY” AND
 “WELCOME TO COUNTRY” TO RECOGNISE ABORIGINAL CULTURE AND HISTORY
 RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
 ACKNOWLEDGEMENT OF COUNTRY

POLICY NO: 4.1.30

**RECOGNITION OF NOONGAR BOODJAR CULTURE AND
 HISTORY THROUGH WELCOME TO COUNTRY AND
 ACKNOWLEDGEMENT OF COUNTRY**

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POLICY NO: 4.1.30

**PROTOCOLS FOR “ACKNOWLEDGEMENT OF COUNTRY” AND “WELCOME
 TO COUNTRY” TO RECOGNISE ABORIGINAL CULTURE AND HISTORY**

**RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH
 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY**

PURPOSE AND OBJECTIVES

- The process of ‘Welcome to Country’ and ‘Acknowledgement of Country’ recognises the unique position of Aboriginal and/or Torres Strait Islander peoples in Australian culture and history as Aboriginal people are the original custodians of traditional owners of the land. It is important this unique position is recognised and incorporated as part of official protocol and events to enable the wider community to share in Aboriginal and Torres Strait Islander culture and heritage, facilitating better relationships between Indigenous Aboriginal and Torres Strait Islander peoples and other Australians.
- This Policy reaffirms that the Whadjuk people from the Noongar nation are and always will be the Traditional Owners of the land upon which the City of Vincent is located. Noongar people have lived in harmony with the natural environment for tens of thousands of years and have a strong spiritual connection to country (Noongar Boodjar). The City acknowledges the significance of the Noongar land and water within Vincent and is committed to gaining kaartdijin (knowledge) and understanding of Noongar Boodjar to ensure we support Aboriginal people, culture and tradition along our journey towards greater reconciliation.
- The purpose of this Policy is to ensure that the correct protocols are used by the City of Vincent for the two ceremonies ‘Welcome to Country’ and ‘Acknowledgement of Country’.

POLICY STATEMENT

1. SCOPE

These guidelines This Policy applies to all City of Vincent Officers responsible for organising events/functions/ceremonies/meetings where to ensure ‘Acknowledgement of Country’ or ‘Welcome to Country’ ceremonies should be are included in official proceedings.

2. THE ‘WELCOME TO COUNTRY’

(i) Definition of Welcome to Country

A ‘Welcome to Country’ is where the traditional Aboriginal custodians or Torres Strait Islander peoples welcome people to their land by providing historical and cultural information to those the people in attendance. Steps should be taken to ensure that the appropriate representative is invited to perform the ‘Welcome’, because as it is a significant recognition and a formal

process. The ‘Welcome to Country’ is a right of the local tTraditional oOwners and not a privilege.

(ii) Appropriate Place

A ‘Welcome to Country’ should must always occur at the opening of the event in question, preferably as the first item in the order of proceedings.

~~(ii) Initiation of negotiation to perform a ‘Welcome to Country’ ceremony is to occur only after receiving the prior approval of the Chief Executive Officer.~~

~~(iii)~~(iii) Events

~~Events for a~~ ‘Welcome to Country’ will be included (but are is not limited to) the following events:

- Significant events involving the State or Federal Government representatives;
- Significant civic functions and launches;
- Opening of new significant buildings and parks;
- ~~Significant launches; and~~
- Major festivals and events where the City of Vincent has provided significant sponsorship or grant funding; and
- Other events, functions, significant ceremonies and meetings as deemed appropriate.

(iv) The ‘Welcome to Country’ is conducted by a recognised representative/s of the local Aboriginal community (such as an Elder of the Nyoongar people) who welcomes the delegates and all in attendance. If there is uncertainty as to whether an ‘acknowledgement’ or ‘a welcome’ is appropriate, advice should be sought from the Chief Executive Officer-Community Partnership Team.

(v) A ‘Welcome to Country’ may consist of a single speech by the representative of the local Aboriginal community, or it may also include a performance of some description. Performances may include a:

- Traditional Welcoming Song;
- Traditional Dance;
- Didgeridoo performance;
- “sSmoking” cCeremony; or
- cCombination of any of the above. ~~(In most communities, there are performing artists who are regularly available for such occasions).~~

(vi) It is necessary for the speaker who follows immediately after the ‘Welcome to Country’ ceremony to provide a response. Part of the response should acknowledge the person who delivered the ‘Welcome to Country’. The following is a recommended response: “*I respectfully acknowledge the past and present tTraditional oOwners of this land on which we are meeting, the Nyoongar people. It is a privilege to be standing on Nyoongar country”.*

3. THE 'ACKNOWLEDGEMENT OF COUNTRY'

(i) Definition of Acknowledgement of Country

An 'Acknowledgement of Country' is an acknowledgement of traditional Aboriginal and Torres Strait Islander peoples as custodians/tTraditional oWners of the land in order to pay respect to them. It is a means by which all people can show respect for the Aboriginal and Torres Strait Islander culture and heritage and the ongoing relationship the tTraditional custodians Owners have with the land. The 'Acknowledgement of Country' can be performed by any person, Aboriginal or non-Aboriginal.

(ii) Appropriate Place

~~When planning an official event, City of Vincent Officers should ensure that an 'Acknowledgment of Country' is delivered where possible. In particular, aAn 'Acknowledgement of Country' should be given by a speaker at the beginning must always occur at the beginning~~ of the event.

(iii) Events

~~Events for an~~ 'Acknowledgement of Country' will be included (but ~~are is~~ not limited to) the following events:

- ~~Significant e~~Events where members of the public, representatives of governments and/or the media are present;
- Council Briefing Sessions and Council Meetings;
- ~~Forums, Briefing Sessions and Major Workshops where the public are present; or~~
- Conferences and seminars;
- Festivals and events where the City of Vincent has provided sponsorship or grant funding; and
- Other functions, events, ceremonies or meetings as deemed appropriate.

(iv) Phraseology

Particular wording used for an 'Acknowledgement of Country' may differ, and includes (but is not limited to) any of the following suggested wording:

- I would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay respects to Elders past, present and emerging;
- I would like to acknowledge the Whadjuk people from the Nyoongar nation who are the tTraditional oOwners/custodians of this land we are meeting/gathering on today;
- I acknowledge the traditional lands of the Whadjuk Noongar people. We pay our respect to their Elders, past, present and emerging and we recognise their strength and resilience.
- I would like to acknowledge the tTraditional custodians Owners of this land, the Nyoongar people, on whose land we are meeting, and pay my respects to the Elders both past, present and future emerging for they hold the memories, the traditions, the culture and hopes of Indigenous Aboriginal and Torres Strait Islander Australia; or

- ~~I would like to acknowledge that this meeting is being held on the traditional lands of the Nyoongar people; or~~
- ~~I respectfully acknowledge the past and present tTraditional oOwners of this land upon which we are meeting, the Nyoongar people; or~~
- ~~I would like to acknowledge the indigenous Aboriginal peoples of Perth and particularly honour and thank the tTraditional custodians Owners of the land upon which we meet, the Nyoongar people. Thank you for providing access to this part of your country; or~~
- ~~The City of Vincent affirms that Aboriginal people and Torres Strait Islander peoples are the indigenous peoples Traditional Owners of Australia. Before we proceed with today's meeting, I would like to acknowledge the tTraditional custodians Owners of the land upon which we meet; or~~
- I would like to acknowledge the traditional custodians of the land, the Nyoongar people, and pay my respects to Elders, past and present.

4. ~~NEGOTIATING~~ ORGANISING A 'WELCOME TO COUNTRY'

- (i) ~~When planning an official event, organisers should must ensure that a 'Welcome to Country' is delivered, where appropriate to do so. Where it is not possible to have a 'Welcome to Country', an 'Acknowledgement of Country' should must be delivered instead.~~
- (ii) ~~When organising a 'Welcome to Country' for an event, organisers need to provide the tTraditional oOwners with information on the theme and purpose of the event. Elder/s representing the tTraditional oOwners may choose to include in the 'Welcome' a traditional focus to the theme or purpose of the event. Organisers should also respectfully request that any 'Welcome' made in an Aboriginal language be translated into English so that the audience can understand the welcoming message.~~
- (iii) ~~The organiser should ensure that appropriate steps are taken to ensure that the presenter is well looked after.~~
- (iv)(iii) ~~The City representative organiser should make provision for those performing the 'Welcome' and artistic performances to be paid. These fees need to be negotiated prior to the event.~~
- (v) ~~Other considerations may include the arrangement of transport for the Elder/s and ensuring that refreshments are provided.~~

54. CULTURAL PROTOCOLS TO BE OBSERVED

There are certain indigenous Aboriginal and Torres Strait Islander protocols that must be observed:

- (i) The practice of not mentioning the name of a deceased Aboriginal and/or Torres Strait Islander person, or displaying photographic images of a deceased person unless agreed and approved by the relevant family;

CITY OF VINCENT POLICY MANUAL
CHIEF EXECUTIVE OFFICER – GOVERNANCE
COMMUNITY ENGAGEMENT
POLICY NO: 4.1.30

PROTOCOLS FOR "ACKNOWLEDGEMENT OF COUNTRY" AND
"WELCOME TO COUNTRY" TO RECOGNISE ABORIGINAL CULTURE AND HISTORY
RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY

- (ii) Sensitivity to knowledge that is specific to gender (commonly referred to as 'Women's Business' or 'Men's Business'; and
- (iii) Appropriate acknowledgement of guest artists that are either from or supported by the local community.
- ~~(iv) In most cases, members of the Aboriginal community will advise staff of intrusive behaviour and/or if they are not permitted to discuss the protocol or ceremony with staff because of age, gender, status etc. If in doubt, advice should be sought from the Chief Executive Officer.~~

6. DISPLAY OF FLAGS AT EVENTS WITH 'WELCOME TO COUNTRY'

- (i) The organiser ~~should~~ must ensure that the presenter has the opportunity to display the Aboriginal and Torres Strait Islander ~~following~~ flags where he or she delivers a 'Welcome to Country' speech:
 - ~~• an Aboriginal flag;~~
 - ~~• a Torres Strait Islander flag;~~
 - ~~• an Australian flag;~~
 - ~~• a Western Australian flag.~~
- (ii) Where the above flags are displayed at an event the Australian National Flag Protocols and the City's Flying and Displaying of Flags and Banners Policy No: 4.1.9 apply. The flags shall be placed left to right from the perspective of the audience: the Australian flag, the Western Australian flag, the Aboriginal flag and the Torres Strait Islander flag.

Date Adopted:	November 2010
Date Amended:	<u>June 2018</u>
Date Reviewed:	<u>June 2018</u>
Date of Next Review:	<u>November June 2015</u> <u>23</u>

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT
POLICY NO: 4.1.30
RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY



CITY OF VINCENT

RECOGNITION OF NOONGAR BOODJAR CULTURE AND
HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY

POLICY NO. 4.1.30

(Adopted at the Ordinary Meeting of Council held on **)**

POLICY NO: 4.1.30

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT
POLICY NO: 4.1.30

RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY

POLICY NO: 4.1.30

**RECOGNITION OF NOONGAR BOODJAR CULTURE AND
HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY**

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POLICY NO: 4.1.30**RECOGNITION OF NOONGAR BOODJAR CULTURE AND
HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY****PURPOSE AND OBJECTIVES**

- The process of *'Welcome to Country'* and *'Acknowledgement of Country'* recognises the unique position of Aboriginal and/or Torres Strait Islander peoples in Australian culture and history as the Traditional Owners of the land. It is important this unique position is recognised and incorporated as part of official protocol and events to enable the wider community to share in Aboriginal and Torres Strait Islander culture and heritage, facilitating better relationships between Aboriginal and Torres Strait Islander peoples and other Australians.
- This Policy reaffirms that the Whadjuk people from the Noongar nation are and always will be the Traditional Owners of the land upon which the City of Vincent is located. Noongar people have lived in harmony with the natural environment for tens of thousands of years and have a strong spiritual connection to country (Noongar Boodjar). The City acknowledges the significance of the Noongar land and water within Vincent and is committed to gaining kaartdijin (knowledge) and understanding of Noongar Boodjar to ensure we support Aboriginal people, culture and tradition along our journey towards greater reconciliation.
- The purpose of this Policy is to ensure that the correct protocols are used by the City of Vincent for *'Welcome to Country'* and *'Acknowledgement of Country'*.

1. POLICY STATEMENT

This Policy applies to all City of Vincent Officers responsible for organising events/functions/ceremonies/meetings to ensure *'Acknowledgement of Country'* or *'Welcome to Country'* ceremonies are included in-proceedings.

2. THE 'WELCOME TO COUNTRY'**(i) Definition of Welcome to Country**

A *'Welcome to Country'* is where Aboriginal or Torres Strait Islander peoples welcome people to their land by providing historical and cultural information to those in attendance. Steps should be taken to ensure that the appropriate representative is invited to perform the 'Welcome' as it is a significant recognition and a formal process. The *'Welcome to Country'* is a right of the Traditional Owners and not a privilege.

(ii) Appropriate Place

A *'Welcome to Country'* must always occur at the opening of the event, preferably as the first item in the order of proceedings.

(iii) Events

'Welcome to Country' will be included (but is not limited to) the following events:

- Significant events involving State or Federal Government representatives;
- Significant civic functions and launches;
- Opening of new buildings and parks;
- Major festivals and events where the City of Vincent has provided significant sponsorship or grant funding; and
- Other events, functions, ceremonies and meetings as deemed appropriate.

(iv) The 'Welcome to Country' is conducted by a recognised representative/s of the local Aboriginal community (such as an Elder of the Noongar people) who welcomes the delegates and all in attendance. If there is uncertainty as to whether an 'acknowledgement' or 'a welcome' is appropriate, advice should be sought from the *Community Partnership Team*.

(v) A 'Welcome to Country' may consist of a single speech by the representative of the local Aboriginal community, or it may also include a performance of some description. Performances may include a:

- Traditional Welcoming Song;
- Traditional Dance;
- Didgeridoo performance;
- "Smoking" Ceremony; or
- Combination of any of the above.

(vi) It is necessary for the speaker who follows immediately after the 'Welcome to Country' ceremony to provide a response. Part of the response should acknowledge the person who delivered the 'Welcome to Country'. The following is a recommended response: *"I respectfully acknowledge the past and present Traditional Owners of this land on which we are meeting, the Noongar people. It is a privilege to be standing on Noongar country"*.

3. THE 'ACKNOWLEDGEMENT OF COUNTRY'

(i) Definition of Acknowledgement of Country

An '*Acknowledgement of Country*' is an acknowledgement of Aboriginal and Torres Strait Islander peoples as Traditional Owners of the land in order to pay respect to them. It is a means by which all people can show respect for Aboriginal and Torres Strait Islander culture and heritage and the ongoing relationship the Traditional Owners have with the land. The 'Acknowledgement of Country' can be performed by any person, Aboriginal or non-Aboriginal.

(ii) Appropriate Place

An '*Acknowledgement of Country*' must always occur at the beginning of the event.

(iii) Events

'Acknowledgement of Country' will be included (but is not limited to) the following events:

- Events where members of the public, representatives of governments and/or the media are present;
- Council Briefing Sessions and Council Meetings;
- Conferences and seminars;
- Festivals and events where the City of Vincent has provided sponsorship or grant funding; and
- Other functions, events, ceremonies or meetings as deemed appropriate.

(iv) Phraseology

Particular wording used for an 'Acknowledgement of Country' may differ, and includes (but is not limited to) any of the following suggested wording:

- *I would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay respects to Elders past, present and emerging;*
- *I would like to acknowledge the Whadjuk people from the Noongar nation who are the Traditional Owners of this land we are meeting/gathering on today;*
- *I acknowledge the traditional lands of the Whadjuk Noongar people. We pay our respect to their Elders, past, present and emerging and we recognise their strength and resilience.*
- *I would like to acknowledge the Traditional Owners of this land, the Noongar people, on whose land we are meeting, and pay my respects to the Elders past, present and emerging for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia;*
- *I would like to acknowledge the traditional custodians of the land, the Noongar people, and pay my respects to Elders, past and present.*

4. CULTURAL PROTOCOLS TO BE OBSERVED

There are certain Aboriginal and Torres Strait Islander protocols that must be observed:

- (i) The practice of not mentioning the name of a deceased Aboriginal and/or Torres Strait Islander person, or displaying photographic images of a deceased person unless agreed and approved by the relevant family;
- (ii) Sensitivity to knowledge that is specific to gender (commonly referred to as 'Women's Business' or 'Men's Business'; and
- (iii) Appropriate acknowledgement of guest artists that are either from or supported by the local community.

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT
POLICY NO: 4.1.30
RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND
ACKNOWLEDGEMENT OF COUNTRY

5. DISPLAY OF FLAGS AT EVENTS WITH 'WELCOME TO COUNTRY'

- (i) The organiser *must* ensure that the presenter has the opportunity to display the Aboriginal and Torres Strait Islander flags where he or she delivers a *'Welcome to Country'* speech.
- (ii) Where the above flags are displayed at an event the Australian National Flag Protocols and the City's Flying and Displaying of Flags and Banners Policy No: 4.1.9 apply. The flags shall be placed left to right from the perspective of the audience: the Australian flag, the Western Australian flag, the Aboriginal flag and the Torres Strait Islander flag.

Date Adopted:	November 2010
Date Amended:	June 2018
Date Reviewed:	June 2018
Date of Next Review:	June 2023

12.3 MINOR AMENDMENT - POLICY NO. 3.10.11 - COMMUNITY FUNDING

TRIM Ref: D18/114223

Author: Carla Stevens, Community Partner

Authoriser: Michael Quirk, Director Community Engagement

Attachments: 1. Draft Amended Policy No. 3.10.11 - Community Funding  

RECOMMENDATION:

That Council AMENDS Policy No. 3.10.11 – Community Funding to include Female Sports Participation Grants as reflected in Attachment 1.

PURPOSE OF REPORT:

To amend Policy No. 3.10.11 – Community Funding Policy to specifically include a funding category that supports initiatives to improve sports participation by women and girls within the City of Vincent as per the recent Council resolution.

BACKGROUND:

The City's policies are reviewed at regular intervals to ensure that they reflect current legislative and regulatory requirements, align with best practice across the Local Government sector, and meet the expectations of Council Members and ratepayers. Policy No. 3.10.11 – Community Funding was reviewed and adopted in June 2017 and a further amendment was approved in June 2018 to include the new youth development grants category.

At the Ordinary Council Meeting on 24 July 2018 in response to a Notice of Motion from Cr Gontaszewski it was resolved to implement a range of initiatives to improve participation and accessibility by women and girls at City of Vincent sportsgrounds and associated facilities. That resolution specifically included:

“2.3 Review and amend Council Policy No. 3.10.11 – Community Funding to provide local sporting clubs with access to funding that supports targeted programs, equipment, training and polices.”

To enable immediate implementation of that initiative Administration has completed a review and prepared a minor amendment to the Policy for Council consideration.

DETAILS:

When determining the range of initiatives to improve sport participation by women and girls the availability of funding to assist local sporting clubs was identified by Administration as an important strategy. Many local sporting clubs are seeking to increase and diversify their membership although the availability of resources and funding is regularly identified as a barrier. Based upon dialogue with the Department of Local Government, Sport and Cultural Industries and review of other Local Government practices a new 'Female Sports Participation Grants' category has been prepared for inclusion within Policy No. 3.10.11 – Community Funding.

The intent of that new grant category is to assist local sporting clubs and State Sporting Associations with the implementation of activities, programs or projects that promote and encourage participation of women and girls in sport. It is proposed that funding of up to \$2,000 be made available for each individual activity, program or project. Eligible initiatives may include:

- Costs associated with the establishment of activities, programs, competitions or new teams;
- Specific equipment required by female participants to take part in sport;
- Coaching accreditation;
- Umpire training; and
- Costs associated with developing gender equity strategies, policies or codes of conduct.

This new grant category has now been included within an amended Policy no. 3.10.11 – Community Funding (**Attachment 1**). As with all grant types under this Policy an information package comprising standard

guidelines, assessment criteria and application has been prepared by Administration. The availability of this grant category will be communicated to local sporting clubs and State Sporting Associations as part of the marketing campaign that recognises local sportswomen, coaches, officials and clubs while also providing a platform for consultation with local women and girls regarding current barriers to participation. The implementation of that marketing campaign is another specific initiative endorsed by Council in response to the recent Notice of Motion.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Council Policy No. 4.1.1 – Policy Manual – Adoption and Review of Policies enables minor amendments to existing policies to be carried out via the standard reporting process in the Agenda for Ordinary Council Meetings. Given the recent Council resolution supporting this new funding category, and the nature of this policy change, it is considered to be a minor amendment. Public comment will not be sought.

RISK MANAGEMENT IMPLICATIONS:

Low: Adoption of this policy amendment will provide clear direction to Administration on matters that require the application of Council discretion or the exercise of a function under which authorisation has been given.

STRATEGIC IMPLICATIONS:

The inclusion of a Female Participation in Sport grant within the existing Community Funding Policy aligns with the following action in the City's *Strategic Community Plan 2013 – 2023*:

- '3.1.6 *Build capacity within the community for individuals and groups to meet their needs and the needs of the broader community*
- (a) *Build the capacity of individuals and groups within the community to initiate and manage programs and activities that benefit the broader community, such as the establishment of "men's sheds", community gardens, toy libraries and the like".*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$437,500 has been included within the 2018/19 operating budget to fund the various grant types within Policy No. 3.10.11 – Community Funding that are managed by the Community Engagement Directorate. Rather than increasing the budget amount for the proposed Female Sports Participation Grants it is considered appropriate to simply manage the overall community grants budget allocation based upon applications that are received. That same approach has been applied for the new Youth Development Grants and will be applied for the proposed funding support towards Street Activations. Should community demand exceed the funding available this can be considered through the 2018/19 Budget Review and/or when preparing the 2019/20 budget.

COMMENTS:

The proposed Female Sports Participation Grants directly align with Council's recent resolution to improve sports participation and accessibility by women and girls, and given the minor nature of this amendment as well as the availability of existing funding, it is recommended that Policy No. 3.10.11 – Community Funding simply be amended.

Attachment 1



CITY OF VINCENT

**COMMUNITY FUNDING
POLICY NO. 3.10.11**

(Adopted at the Ordinary Meeting of Council held on 27 June 2017)

POLICY NO: 3.10.11**COMMUNITY FUNDING****Index**

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POLICY NO: 3.10.11**COMMUNITY FUNDING****OBJECTIVES**

- To provide financial assistance through grants, sponsorship, donations, waivers and in-kind support which assist groups, organisations and individuals to deliver positive community outcomes
- To utilise community funding as a strategic opportunity to strengthen quality of life within Vincent through improved community engagement, partnerships and participation
- To complement and support both Council and community priorities through a range of community funding initiatives.

POLICY STATEMENT

The City of Vincent recognises that community funding provides a significant opportunity to work collaboratively with the local groups, organisations and individuals to deliver activities which increase social participation, promote social inclusion and strengthen connections within our community. A variety of funding initiatives are offered each year to meet the diverse range of interests, demands and priorities throughout the Vincent community.

1. DEFINITIONS

“Donation” is a cash contribution to an organisation or group for the purpose of assisting an activity, event or program with a charitable, welfare or community service orientated purpose.

“Fees and Charges” are stipulated monetary amounts established through Council's Annual Fees and Charges Schedule and levied where an organisation, group or individual seeks to use of a City of Vincent managed facility or reserve.

“Grant” is a cash contribution made to an organisation or group for the sole purpose of delivering a specific project with mutually agreed outcomes and performance measures. Grants must be fully acquitted at the conclusion of the project.

“In-kind donation” is a contribution to an organisation or group through the provision of City of Vincent services, resources and facilities although no monies are physically exchanged.

“Sponsorship” is a cash and/or in-kind contribution to an organisation or group for a specific purpose or event where the City of Vincent receives public recognition for its contribution in a manner negotiated by both parties. Sponsorship must be fully acquitted at the conclusion of the project or event.

2. BACKGROUND

- (a) The City of Vincent regularly receives requests from a range of community groups, organisations and individuals for the provision of financial support towards projects, programs, events and other initiatives. The total sum of these requests exceeds the level of financial support available, and as such, it is not possible to provide support in every instance.
- (b) This Policy outlines the various Community Funding opportunities available from the City of Vincent with the specific funding category purpose and eligibility criteria then guiding the level of financial support that may or may not be provided.
- (c) The Community Funding opportunities outlined in this policy are solely for the purpose of delivering positive outcomes in the City of Vincent for the local community.
- (d) Applicants are not guaranteed funding and no applicant can be guaranteed full funding. Any initiatives previously supported through Community Funding cannot be guaranteed funding in future years and this should be closely considered when developing an application.
- (e) This Policy is supported by specific funding category guidelines, criteria and application forms that Administration may update from time-to-time to ensure Community Funding reflects Council and community priorities.
- (f) The availability of financial support remains subject to Community Funding allocations within Council's Annual Budget that may vary from year-to-year based upon Council and community priorities.
- (g) Council's Advisory Groups may be consulted in the assessment of Community Funding applications based upon their Terms of Reference and specific expertise.

3. COMMUNITY FUNDING CATEGORIES

3.1 Seeding Grants

Seeding Grants aim to support City of Vincent based groups, organisations and individuals seeking to implement a new, innovative project that will benefit the local community. 'Cultural Kickstart' grants are available for new projects related to cultural development, artistic development, community art projects or events. 'Community Innovation' grants are available for new projects related to community development, education or recreation.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. A one-off amount up to **\$5,000** may be available for each individual project through this funding category.

3.2 Community Support Grants

Community Support Grants aim to support City of Vincent based groups, organisations and individuals to deliver programs and services that address key social issues impacting the local community. Grants are available for programs and services that demonstrate outcomes that will build a strong and resilient community as well as initiatives that ensure the ongoing sustainability of community organisations.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$10,000** may be available for each individual program or service through this funding category.

3.3 Youth Development Grants

Youth Development Grants aim to support young people within the City of Vincent who are dedicated to addressing key social, economic and environmental issues within the local community. Focus areas include community and social entrepreneurship, environment and sustainability, arts and creative expression, and leadership and personal development.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$1,000** may be available for each individual program or service through this funding category.

3.4 Collaborative Grants

Collaborative Grants aim to establish partnerships between the City of Vincent and service delivery agencies that reside and/or operate within our local community in order to effectively respond to a recognised community focus area as determined by Council. This focus area will be reviewed on an annual basis to ensure alignment with Council priorities and community demands.

Funding applications are considered and approved by an Assessment Panel comprising Council representatives. An amount up to **\$85,000** may be available for each individual project, program or service through this funding category.

3.5 Female Sports Participation Grants

Female Sports Participation Grants aim to support City of Vincent based sport and recreation clubs and State Sporting Associations to establish activities, programs or projects that promote and encourage equal participation of women and girls in sport.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$2000** may be available for each individual activity, program or project through this funding category.

3.6 Festival and Event Sponsorship

Festival and Event Sponsorship aims to support City of Vincent based groups and organisations to deliver festivals, events and other similar activities which contribute to community vibrancy. Sponsorship will be provided through direct funding and/or in-kind services with the level of support determined by the value to the Vincent community in terms of economic, cultural and social outcomes. Through a formal Sponsorship Agreement applicants are required to acknowledge support from the City of Vincent.

Sponsorship applications are assessed annually by Council's Arts Advisory Group who provide a recommendation to Council for formal consideration. There is no maximum amount of funding for each festival or event through this funding category with amounts awarded based on alignment with the Guidelines and Criteria as well as Council priorities.

Applicants should also refer to *Council Policy No. 3.8.3 – Concerts and Events*.

3.7 Town Team Grants

Town Team Grants aim to support the five recognised Town Teams within the City of

Vincent (Beaufort Street Network, Leederville Connect, Mt Hawthorn Hub, North Perth Local and OnWilliam) to deliver initiatives that improve the performance of Town Centres and/or assistance with their ongoing governance and sustainability. Other emerging Town Teams may also be considered eligible for grant support subject to formal establishment as a Town Team and registration as an incorporated body.

Grant applications are assessed and approved by Administration based upon funding category guidelines, Town Centre Place Plans and Town Team Action Plans. An equal amount of funding will be made available to each Town Team annually, subject to Community Funding allocations within Council's Annual Budget.

3.8 Environmental Grants

Environmental Grants are designed to assist and encourage schools, community groups and organisations to implement local projects or initiatives that align with the objectives of the City of Vincent *Sustainable Environment Strategy*.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$2,000** may be available for each individual project, program or service through this funding category.

3.9 Heritage Assistance Fund

The Heritage Assistance Fund provides financial assistance to persons who wish to undertake approved heritage conservation projects on places listed on the City of Vincent Municipal Heritage Inventory. Applicants should also refer to *Council Policy No. 7.6.9 – Heritage Assistance Fund*.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$5,000** may be available as a matched grant of 50% for each individual project through this funding category.

3.10 Heritage Plaques Program

The Heritage Plaques Program provides financial assistance to persons who wish to install a plaque or alternative form of interpretation to recognise and celebrate places of heritage interest in the City of Vincent that are either in situ or have been demolished.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$1,000** may be available as a matched grant of 50% for each individual project through this funding category.

3.11 Active Transport Schools Grants

Active Transport Schools Grants provide financial assistance for schools located within the City of Vincent towards Active Transport Events, Bike Education and/or Partnered Perth Bike Network (PBN) Connecting Schools Grants. The grants should encourage, support and celebrate children, parents and staff in the City to choose active transport options to get to and from school.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$1,000** may be available for each individual program or service through this funding category.

3.12 Active Transport Community Initiatives Grants

Active Transport Community Initiatives Grants provide financial assistance to eligible community groups and not-for-profit organisations to help fund community programs that promote or assists the community to engage in active transport. The grant can be applied to the presentation of a one off event or the development of a program which encourages, supports or celebrates initiatives that promote Vincent residents choosing active transport options.

Grant applications are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$2,500** may be available for each individual program or service through this funding category.

3.13 Transport Assistance

Transport Assistance is provided to eligible residents who have difficulty accessing transport to and from medical appointments. Such assistance is provided through direct referral to community based organisations that provide transport services or through prepaid taxi vouchers.

Requests for assistance are assessed and approved by Administration based upon funding category guidelines and criteria. An amount up to **\$100** may be available to individuals and **\$150** may be available to each couple annually, in the form of pre- paid taxi vouchers, through this funding category.

3.14 Special Assistance Welfare

Special Assistance Welfare is provided by the City of Vincent to undertake repairs on a property and/or remove items to prevent the serving of a notice under Section 135 of the *Health Act 1911* "Unfit for Human Habitation" or Schedule 3.1 of the *Local Government Act 1995*. Such support is provided where an individual requires financial assistance to improve the condition of their premises with any funds paid directly to service providers/businesses engaged to undertake the works. No funds are paid to the individual(s) inhabiting the property.

Determinations regarding the provision of Special Welfare Assistance and the amounts required are made by Administration on a case-by-case basis.

3.15 Donations

General donations towards not-for-profit organisations and charities located in or servicing the local community will be considered where such assistance supports the delivery of projects, programs or services. The applicant must identify the specific community need or benefit based upon local research or consultation.

Donation requests are assessed and approved by Administration. An amount up to **\$500** may be available.

3.16 Waiving of Fees (including In-kind Donations)

The waiving or reduction of fees for community groups, organisations and individuals will be considered where such assistance supports the delivery of projects, programs, services or fundraising initiatives. The applicant must identify the specific community benefits associated with their activity and demonstrate their limited financial capacity to pay relevant fees.

This may include (but is not limited to):

- The hire of community facilities and town halls (bonds excluded)
- Banner pole hire
- Road closures/obstructions and special event parking
- The hire of parks, reserves and playing fields
- Street entertainment and busking permits;
- Stall Holder / Trader Permits (except food related stalls)

Waiver requests are assessed and approved by Administration. An amount up to **\$1,000** may be available with any requests above this amount requiring decision making by Council.

CITY OF VINCENT POLICY MANUAL
COMMUNITY ENGAGEMENT - COMMUNITY PARTNERSHIPS
POLICY NO: 3.10.11
COMMUNITY FUNDING

Date Adopted:	23 January 2007
Date Amended:	26 October 2010
Date Reviewed:	17 April 2017
Date of Next Review:	March 2019

Table 1: Community Funding Application and Assessment Overview

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Seeding Grants	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$5,000	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities.
Community Support Grants	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$10,000	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Youth Development Grants	Not-for-profit organisations, clubs, associations, social enterprises, registered charities and individuals	Up to \$1,000	Applications accepted throughout the year	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Collaborative Grants	Service delivery agencies, not-for-profit organisations, social enterprises and registered charities.	\$85,000	Annually in September or as specific community needs are identified by Council.	Assessment Panel comprising Council and Administration representatives will assess applications based on category guidelines and criteria.

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
<u>Female Sports Participation Grants</u>	<u>Not-for-profit organisations, State Sporting associations and sport and recreation clubs.</u>	<u>Up to \$2000</u>	<u>Applications accepted throughout the year.</u>	<u>Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities</u>
Festival and Event Sponsorship	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	N/A	Annually in March	Administration will assess applications based on category guidelines and criteria, and prepare a report for consideration at an Ordinary Meeting of Council

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Town Team Grants	Beaufort Street Network, Leederville Connect, Mount Hawthorn Hub, North Perth Local and OnWilliam	Subject to Annual Budget	Applications accepted throughout the year until specific Town Team funds are exhausted	Administration will assess applications based on Town Centre Place Plans, Town Team Action Plans, and category guidelines and criteria
Environmental Grants	Schools, not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$2,000	Annually in March	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Heritage Assistance Fund	Property owners with a place on the City of Vincent Municipal Heritage Inventory and/or State Register of Heritage Places	50% of the total cost of works up to \$5,000 maximum	Applications accepted throughout the year until funds are exhausted or as specific needs are identified by Heritage Officers	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Heritage Plaques Program	Property owners and not-for-profit organisations	50% contribution up to \$1,000 maximum	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Active Transport Schools Grants	Schools	\$1,000	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Active Transport Community Initiatives Grants	Not-for-profit organisations, clubs, associations, social enterprises, and registered charities	\$2,500	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Transport Assistance	Residents with demonstrated difficulty accessing transport to attend medical appointments	\$100 for individuals or \$150 for couples	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, and the availability of alternative Home and Community Care (HaCC) services
Special Assistance Welfare	Residents requiring property repairs to prevent serving of a notice under Section 135 of the <i>Health Act 1911</i> or Schedule 3.1 of the <i>Local Government Act 1995</i> .	N/A	N/A	Administration will assess situations where such assistance is required on a case-by-case basis.

Funding Category	Eligibility	Maximum Amount	Application Deadline	Assessment & Approval Process
Donations	Non-profit-organisations and registered charities	\$500	Applications accepted throughout the year until funds are exhausted	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities
Waiving of Fees	Not-for-profit organisations, clubs, associations, social enterprises, registered charities and individuals	\$1,000	Applications accepted throughout the year	Administration will assess applications based on category guidelines and criteria, including alignment with Council's strategic priorities

12.4 2018/19 COMMUNITY SPORTING AND RECREATION FACILITIES FUND SMALL GRANTS APPLICATION - LEEDERVILLE OVAL MASTER PLAN

TRIM Ref: D18/122770
Author: Wayne Grimes, Senior Community Projects Officer
Authoriser: Michael Quirk, Director Community Engagement
Attachments: Nil

RECOMMENDATION:

That Council APPROVES the Community Sporting and Recreation Facilities Fund Small Grants submission to the Department of Local Government, Sport and Cultural Industries for \$25,000 towards the Leederville Oval Master Plan.

PURPOSE OF REPORT:

To seek Council approval of a \$25,000 funding submission to the Department of Local Government, Sport and Cultural Industries Community Sporting and Recreation Facilities Fund Small Grants Round for the Leederville Oval Master Plan.

BACKGROUND:

Local Government Authorities and not-for-profit sport/recreation organisations are eligible to apply for CSRFF grants aimed towards increasing participation through the development of basic infrastructure. The Department of Local Government, Sport and Cultural Industries (DLGSCI) offers funding three times annually. One round of 'Annual and Forward Planning Grants' reported to Council in September and two rounds of 'Small Grants' reported to Council in March and August.

The CSRFF Small Grants allow eligible clubs, groups and local government authorities the opportunity to apply for grant funding to assist with smaller projects that have a total cost of \$200,000 or less. Approximately \$750,000 is allocated towards each of the two small grant rounds (winter and summer) with the maximum grant offered being one third of the total estimated project cost up to a maximum of \$66,666 (excluding GST). Any applications for the current CSRFF Small Grants needed to be submitted to the relevant Local Government Authority in July/August 2018 for assessment and Council approval.

The applications are then assessed by DLGSCI and rated as either:

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

Successful/unsuccessful applicants are then notified by DLGSCI in November 2018.

DETAILS:

The Leederville Oval Master Plan is the only application being submitted by the City of Vincent for the current CSRFF Small Grants Round.

Leederville Oval Master Plan

Leederville Oval is located at 246 Vincent Street, Leederville and has served the community as a park and sporting venue for more than 100 years. It currently accommodates both East Perth and Subiaco Football Clubs, and attracts more than 50,000 visitors each year for football activities and community events. The site comprises a wide range of infrastructure including football club and function facilities, grandstand, covered spectator seating, limestone tiered seating, floodlighting, scoreboard, car parking, public toilets, internal path

network, playing field, and perimeter fencing. Given the ageing infrastructure at Leederville Oval, changing community demands and the imperative to maximise use of public open spaces it has been determined necessary to prepare a Master Plan in 2018/19.

This Master Plan will provide a clear direction for the future development and management of Leederville Oval taking into account its historical character and functionality, community expectations and needs, emerging issues and trends, and development opportunities. Location of the Oval within the Leederville Town Centre and proximity to the Leederville Train Station will be key considerations as will alignment of the Master Plan with the soon to be progressed Leederville Activity Centre Plan.

A number of preparatory studies have already been completed to inform the Master Plan including an Asset Condition Audit, Energy Audit, WAFL Economic Impact to the Leederville Town Centre Study, and Floodlighting Condition Audit and Upgrade Options Report. Administration has also progressed dialogue with key stakeholders including the DLGSCI, WA Football Commission, East Perth Football Club and Subiaco Football Club.

The Master Plan will provide Council with a coordinated and strategic approach for this important community asset including a prioritised implementation plan based upon existing and future facility development opportunities. Given the regional significance of Leederville Oval, and inclusion of the Master Plan in the City's Corporate Business Plan 2018/19 – 2021/22, this application has been assessed as "A – well planned and needed by municipality" using the CSRFF Guidelines and key principles.

CONSULTATION/ADVERTISING:

The City has been liaising with the WA Football Commission and both East Perth Football Club and Subiaco Football Club regarding the future of Leederville Oval. Preparation of the Master Plan will include extensive engagement with a range of key stakeholders and the broader community through a project specific Stakeholder Engagement Plan.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Low: The Leederville Oval Master Plan project has been included within the City's Corporate Business Plan 2018/19 – 2021/22, and the 2018/19 operating budget includes funding contributions from the WA Football Commission and DLGSCI. This CSRFF Small Grants application is necessary to avoid any negative impact to the operating budget.

STRATEGIC IMPLICATIONS:

The Leederville Oval Master Plan aligns with the following objectives within the City's Strategic Community Plan 2013-2023:

"1. Natural and Built Environment

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*

1.1.6 *Enhance and maintain the City's parks, landscaping and the natural environment*

2. Economic Development

2.1 *Progress economic development with adequate financial resources*

2.1.2 *Develop and promote partnerships and alliances with key stakeholders*

In addition, the City's Corporate Business Plan 2018/19 – 2021/22 includes the specific action to prepare and implement the Leederville Oval Master Plan (item 4.4).

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:




The 2018/19 operating budget includes an amount of \$90,000 to prepare the Leederville Oval Master Plan including \$30,000 municipal funds and \$60,000 from external funding sources. An amount of \$25,000 has been secured from the WA Football Commission and \$25,000 is now being sought through CSRFF leaving a \$10,000 shortfall. Administration will determine whether to seek additional funding through mid-year budget review or to reduce project scope review is required upon CSRFF announcements being made in November 2018.

COMMENTS:

Preparation of the Leederville Oval Master Plan is a vitally important project and has been included within the City's Corporate Business Plan 2017/18 – 2020/21. This CSRFF Small Grants Round application seeks funding support from the DLGSCI given the regional significance of Leederville Oval and its key role over many decades in accommodating sport and recreation activities. A strategic planning study such as a Reserve Master Plan is an eligible project under the CSRFF Guidelines. It should be noted that given the CSRFF Small Grants Round deadlines the Leederville Oval Master Plan application has already been submitted to the DLGSCI pending Council decision making.

12.5 REVIEW OF WESTERN CENTRAL LOCAL EMERGENCY MANAGEMENT ARRANGEMENTS**TRIM Ref:** D18/106225**Author:** Paul Morrice, Team Leader Ranger Administration**Authoriser:** Michael Quirk, Director Community Engagement

Attachments:

1. Draft Local Emergency Management Committee Arrangement - June 2018
[!\[\]\(cbe2492b119e39e02a1dab2af4a4b296_img.jpg\)](#) 
2. City of Vincent Local Emergency Recovery Plan - July 2018 [!\[\]\(97ea327f5be815eae3219211de8871e0_img.jpg\)](#) 
3. Local Emergency Management Plan for the Provision of Welfare Support Perth and Fremantle Districts [!\[\]\(5d9dd6a6efd1aa0fc8e84c5b604605a8_img.jpg\)](#) 

RECOMMENDATION:**That Council:**

1. **ADOPTS** the Western Central Local Emergency Management Arrangements (June 2018) in accordance with Part 3, Division 2 of the *Emergency Management Act 2005*;
2. **APPROVES** the City of Vincent Local Emergency Recovery Plan (July 2018);
3. **AUTHORISES** the Chief Executive Officer to endorse the City of Vincent Local Emergency Recovery Plan (July 2018); and
4. **NOTES** the Local Emergency Management Plan for the Provision of Welfare Support – Perth and Fremantle Districts (May 2017)

PURPOSE OF REPORT:

To adopt the Western Central Local Emergency Management Arrangements (June 2018) and approve the City of Vincent Local Emergency Recovery Plan (July 2018).

BACKGROUND:

The *Emergency Management Act 2005* establishes the roles and responsibility of local government in relation to emergency management. The three main responsibilities under the Act being:

- To establish and support a local emergency management committee;
- To ensure that local emergency management arrangements are prepared, reviewed and maintained for its district; and
- To manage Recovery following an emergency affecting the community in its district.

Eight local governments from the Central Metropolitan Police District have combined to form the Western Central Local Emergency Management Committee (WCLEMC) thus completing the requirement of local government to establish a local emergency management committee. The WCLEMC consists of Representatives from the Cities of Vincent/Nedlands/Subiaco the Towns of Cambridge/Claremont/Cottesloe/Mosman Park and the Shire of Peppermint Grove. WCLEMC also includes representation from WA Police, Department of Fire and Emergency Services, Department of Health, Department of Communities, Department of Biodiversity, Conservation and Attractions, State Emergency Service, Office of Emergency Management, and Australian Red Cross. This regional structure has been approved by the State Emergency Management Committee. Responsibility for convening, resourcing and hosting meetings rotates between the eight local government members on a two-year cycle and is currently with the Town of Claremont.

The WCLEMC, on behalf of the eight local governments, and within the framework and guidelines set out in the *Emergency Management Act 2005* and State Emergency Management policies and procedures, maintain a consolidated set of local emergency management arrangements. These have recently been reviewed by the WCLEMC and Council adoption is now required in accordance with Part 3 Division 2 of the *Emergency*

Management Act 2005. This recent review was triggered given the City of Subiaco boundary adjustment through the *City of Perth Act 2016*.

While each local government is required to ensure the preparation of local emergency arrangements this responsibility is effectively discharged through the establishment and operations of the WCLEMC. Respective local governments do not therefore have a direct role in the development of the local emergency arrangements, albeit *the Act* and associated policies require their approval by the local government.

DETAILS:

WCLEMC has completed a review of the existing local emergency arrangements and identified that associated plans are unnecessarily lengthy that makes the identification of key information more difficult. The review was undertaken guided by the following principles:

- Use of simple language and text
- Use of tabulation rather than lengthy text where appropriate
- Avoid duplication of information contained in other documents that are readily accessible
- Inclusion of key references, contacts and resource lists
- Recovery planning to be the responsibility of the individual local governments

The Local Emergency Management Arrangements outline the responsibilities of individual stakeholders as well as defining potential hazards and hazard management agencies, and cover the following key elements:

- Part One Introduction
- Part Two Planning
- Part Three Response
- Part Four Recovery
- Part Five Exercising and Reviewing
- Part Six Appendices, including schedules of resources, contact detail, risk treatment plans, special needs groups, contacts and resources, Local Recovery Plans and detail of nominated Local Recovery Coordinators and their contact numbers.

The revised Local Emergency Management Arrangements 2018 have now been completed and assessed against the State Emergency Management Committee compliance checklist. It is necessary for the Arrangements to be formally approved by each local government prior to submission to the District Emergency Management Committee.

Notably, in the event of an emergency within Vincent's boundaries it may be necessary to commit resources (physical, financial or human) to support the activities of the relevant Hazard Management Agency. Based on the emergencies deemed most likely to occur within an inner-City area the Hazard Management Agency is expected to be WA Police, Department of Fire and Emergency Services or the Public Transport Authority. Although through a Partnering Agreement (Appendix 10 within **Attachment 1**) each of the member local governments have agreed to assist each other in the event of an emergency that exceeds the capacity of the impacted district.

The Director Community Engagement is the City's emergency contact and will be directly contacted by the Local Emergency Coordinator to attend the Incident Support Group to assist with the provision of support services, and then to make the transition to recovery after the emergency event has been contained or controlled.

The City's Local Emergency Recovery Plan

Under Section 36(b) of the *Emergency Management Act 2005*, it is a function of local government to manage recovery following an emergency affecting the community in its district. The City of Vincent is obligated to maintain a Local Emergency Recovery Plan to compliment the abovementioned WCLEMC Emergency Management Arrangements for reference in case of a declared emergency. The Plan is to be submitted to the State Emergency Management Committee to support both WCLEMC arrangements and broader State Emergency Management Arrangements.

Administration has completed a review of the Plan that was originally prepared in 2009 and most recently updated in 2015. The key purpose of the Plan is to identify arrangements for effectively managing recovery at a local level including key roles and responsibilities, and the framework for recovery operations. The revised

City of Vincent Local Emergency Recovery Plan (**Attachment 2**) has now been completed and assessed against the State Emergency Management Committee compliance checklist.

The Plan is to be read in conjunction with the revised Western Central Local Emergency Management Arrangements 2018 and existing Local Emergency Management Plan for the Provision of Welfare Support Perth and Fremantle Districts (**Attachment 3**).

The Plan requires approval and endorsement by the Council prior to being formally tabled at the WCLEMC to form part of the Western Central Local Emergency Management Arrangements, and a copy will then be provided to the State Emergency Management Committee.

CONSULTATION/ADVERTISING:

The Western Central Local Emergency Management Arrangements 2018 and City of Vincent Local Emergency Recovery Plan 2018 have been prepared in collaboration with WCLEMC and included consultation with a broad range of key stakeholders. Upon adoption these local emergency management arrangements will be include on the City's website and remain available at Council's Administration and Civic Centre.

LEGAL/POLICY:

The *Emergency Management Act 2005* requires local governments to complete three specified functions:

- Establish and support local emergency management committees.
- Ensure the preparation of Local Emergency Management Arrangements.
- Plan for and be responsible for Local Recovery Arrangements.

Although review of the Arrangements will be a continuous process, adoption of the revised Western Central Local Emergency Management Arrangements 2018 and City of Vincent Local Emergency Recovery Plan 2018 will ensure the City remains compliant with this legislation.

RISK MANAGEMENT IMPLICATIONS:

High: In the event of an emergency affecting the local area it is vitally important that the City of Vincent remains equipped to fulfil its emergency management obligations which may vary based on the type of emergency event as well as its scale, risk and severity. Planning and preparation is necessary to enable responsiveness based upon clear roles and responsibilities, and clear emergency arrangements remain a legislative requirement for local government.

STRATEGIC IMPLICATIONS:

These plans align with key objectives within the City's Strategic Community Plan 2013 – 2017 as follows:

1. Natural and Built Environment
 - 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
2. Leadership, Governance and Management
 - 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
 - 4.1.4 Plan effectively for the future
 - 4.1.5 Focus on stakeholder needs, values, engagement and involvement

SUSTAINABILITY IMPLICATIONS:

Nil

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with the preparation of the Western Central Local Emergency Management Arrangements 2018 and City of Vincent Local Emergency Recovery Plan 2018 have been met within the City's 2018/19 operating budget. Subject to the type of emergency encountered a range of existing City resources will be

utilised although there may be instances where expenditure from the municipal fund not included in the annual budget may be required.

Section 6.8(1)(c) of the *Local Government Act 1995* will apply in such circumstances whereby expenditure may be authorised in advance by the Mayor in an emergency. The City's insurance coverage may enable the recovery of some costs associated with the Response and Recovery phases of an emergency event.

COMMENTS:

The Western Central Local Emergency Management Arrangements have been reviewed and prepared to ensure that the City of Vincent community is appropriately prepared for and protected from both natural and man-made emergencies. Council adoption of the Western Central Local Emergency Management Arrangements 2018 and City of Vincent Local Emergency Recovery Plan 2018 will ensure that an effective framework is in place in the event of an emergency.

Western Central Local Emergency Management Arrangements



**TOWN OF MOSMAN
PARK**



CITY OF VINCENT



**TOWN OF
CLAREMONT**



City of Nedlands



Town of Cottesloe

Date June 2018

These arrangements have been produced and issued under the authority of Section 41(1) of the *Emergency Management Act 2005*, endorsed by the Western Central Local Emergency Management Committee and the Councils of the City of Subiaco, City of Vincent, Town of Cottesloe, Shire of Peppermint Grove, Town of Mosman Park, Town of Cambridge, Town of Claremont, City of Nedlands. The Arrangements have been tabled for noting with the Central Metropolitan District Emergency Management Committee and State Emergency Management Committee.

Chair

Date 7 June 2018

Western Central Local Emergency Management Committee

Endorsed by the respective Councils

City of Subiaco	Date	Res. No.
City of Vincent	Date	Res. No.
Town of Cottesloe	Date	Res. No.
Shire of Peppermint Grove	Date	Res. No.
Town of Mosman Park	Date	Res. No.
Town of Cambridge	Date 26/09/2017	Res. No. V17.108
Town of Claremont	Date	Res. No.
City of Nedlands	Date	Res. No.

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DISTRIBUTION LIST

The following controlled copies of the Western Central Local Emergency Management Arrangements have been issued to the Positions or Agencies indicated. The Agencies listed are responsible for amending any copies made under internal arrangements. The Executive Officers council web-site contains the latest version containing all amendments.

A copy of the LEMA is available for inspection, at each local government offices free of charge, by members of the public during officer hours.

Organisation	No. of copies
Australian Army	1
Australian Red Cross – Western Australia	1
Central Metropolitan DEMC	1
Office of Emergency Management	1
City of Bayswater	1
City of Fremantle	1
City of Nedlands	1
City of Perth	1
City of Stirling	1
City of Subiaco	1
Shire of Peppermint Grove	1
Town of Cambridge	1
Town of Claremont	1
Town of Cottesloe	1
Town of East Fremantle	1
Town of Mosman Park	1
City of Vincent	1
CSIRO – Floreat	1
Department of Communities	1
Department Biodiversity, Conservation and Attractions (Botanic Gardens and Parks Authority)	1
Department of Health – State Health Emergency Coordinator	1
Department Biodiversity, Conservation and Attractions	1
Department of Fire & Emergency Services – Metropolitan Regional Operational Centre	1
Department of Fire & Emergency Services– State Emergency Services Northshore Unit	1

Organisation	No. of copies
Hospital – Graylands	1
Hospital – King Edward Memorial - Subiaco	1
Hospital – Hollywood Private - Nedlands	1
Hospital – Bethesda - Claremont	1
Hospital – St John of God - Cambridge	1
WA Police Force – Central Metropolitan District Office	1
WA Police Force – Cottesloe Station OIC	1
WA Police Force – Wembley Station OIC	1
Public Transport Authority	1
St John Ambulance Australia – WA Operations	1
Surf Life Saving Association	1
Western Central LEMC	1
University of WA	1
QEII Medical Complex and Perth Children's Hospital	2

Table 1 - Distribution List

AMENDMENT RECORD

Number	Date	Amendment Summary	Author
1	Dec 2008	Initial Issue	WC-LEMC
2	Mar 2013	First review based on SEMC Template and City of Wanneroo Arrangements	WC-LEMC
3	May 2018	Second review due to period since last review, excision of portion of City of Subiaco to City of Perth and to be consistent with the Office of Emergency Management template.	WC-LEMC

Table 2 - Amendment Record

GLOSSARY OF TERMS

Terminology used throughout this document shall have the meaning as prescribed in either Section 3 of the *Emergency Management Act 2005* or as defined in the [State EM Glossary](#) or the [WA Emergency Risk Management Guide](#).

GENERAL ACRONYMS and REFERENCES

The following acronyms are used in these arrangements

ACRONYM	EXPANSION
BFS	Bush Fire Service
CEO	Chief Executive Officer
DBCA	Department of Biodiversity Conservation and Attractions (Botanic Gardens and Parks Authority)
DC	Department of Communities
DEMC	District Emergency Management Committee
ECC	Emergency Coordination Centre
EM	Emergency Management
EM Act	Emergency Management Act 2005
DFES	Department of Fire and Emergency Services
HMA	Hazard Management Agency
IMT	Incident Management Team
ISG	Incident Support Group
LEC	Local Emergency Coordinator
LEMA/s	Local Emergency Management Arrangements
LEMC	Local Emergency Management Committee
LGIMT	Local Government Incident Management Team
LRC	Local Recovery Coordinator
LRCG	Local Recovery Coordination Group
SEC	State Emergency Coordinator
SEMC	State Emergency Management Committee
SES	State Emergency Service
SOP	Standard Operating Procedures
SRC	State Recovery Coordinator
SRCG	State Recovery Coordinating Group
WC-LEMC	Western Central Local Emergency Management Committee

Table 3 - Schedule of Acronyms

1 INTRODUCTION

Each State and Territory of Australia has established its particular approach to management of emergencies and have enacted legislation to give effect to those arrangements. In Western Australia, the Emergency Management Act was proclaimed in 2005.

In compliance with the Emergency Management Act 2005, and State Emergency Management Policy", the Western Central Local Emergency Management Committee (WC-LEMC) was formed on 18 May 2005. The area comprising the WC-LEMC is within the Central Metropolitan Emergency Management District.

The WC-LEMC is constituted and operated in accordance with State Emergency Management Policy 2.5 and State Emergency Preparedness Procedure 7. It is a non-operational cooperative group that carries out emergency management planning activities and maintains Local Emergency Management Arrangements within the areas bound by the following local governments:

- City of Nedlands
- City of Subiaco
- City of Vincent
- Shire of Peppermint Grove
- Town of Cambridge
- Town of Claremont
- Town of Cottesloe
- Town of Mosman Park.

The Committee has developed Terms of Reference to determine membership and how it functions.

These Arrangements should be read in conjunction with State Emergency Management Policy Statements and Plans.

1.1 Community Consultation

During 2009 and into 2010 the WC-LEMC commissioned, with a grant from the AWARE funding programme, the Local Government Insurance Service to undertake a comprehensive community Risk Management process in accordance with AS/NZS ISO 31000:2009 Risk Management Standard.

The process included community survey and workshops to identify and rate risks and workshops and meetings with relevant agencies to manage and mitigate the risk.

The emergency risk management process has been documented in a separate Report titled *Western Central District Community Emergency Risk Management 2010* prepared by the consultants working with Local Government Insurance Services to complete that project.

This original Risk Management project was updated in 2013 by a series of workshops with relevant stakeholders and can be viewed at Appendix 3.

1.2 Document Availability

These Arrangements can be accessed through websites of the participating local governments or may be viewed at the offices of either of the eight local governments comprising the WC-LEMC during their respective office hours.

1.3 Area Covered

The Western Central Local Emergency Management Committee comprises an area of 70 square km's in metropolitan Perth, Western Australia. The borders adjoin the Cities of Perth, Stirling and Fremantle and the Swan River in the south and the Indian Ocean in the west.

The area includes national and state sporting facilities, major hospitals, popular beaches, major train routes and has the added risk of a high volume of traffic using the freeway, major highways and bus services. Refer to Appendix 5 for WC-LEMC local government boundaries.

1.4 Aim

These Arrangements have the following broad aims and objectives:

- Enable the WC-LEMC and member Local Governments to meet their emergency management role and responsibilities
- Document cooperative agreements relating to emergency planning, response and recovery within the Western Central area, Appendix 10 is Partnering Agreement between the Local Government Members to share resources.
- Identify, analyse, evaluate and prescribe treatment options for risks and hazards that pose a threat to life and or property within the Western Central area
- Maintain a current resource and contacts register for participating agencies and organisations
- Promote effective liaison between all HMA's, emergency services and supporting agencies, which may become involved in emergency management; and
- Provide a document with sufficient detail in community emergency management, formatted in a manner that facilitates regular review, testing and evaluation to effectively accommodate change.

1.5 Purpose

The purpose of these LEMA's is to document the management of identified risks and provides specific detail on the;

- Prevention of
- Preparation for
- Response to; and
- Recovery from

any emergency affecting the Western Central community.

These principles apply nationwide and are collectively referred to as PPRR or the Comprehensive Approach.

1.6 Scope

These Arrangements:-

- Apply to all areas encompassed within the established boundaries of the local governments within the WC-LEMC
- Cover areas where the local governments in the WC-LEMC provide support to Hazard Management Agencies and other agencies in the event of an emergency event
- In particular, the Recovery Plans, detail the responsibilities of the local government members of the WC-LEMC in Recovery operations and the restoration and reconstruction of services and facilities within their respective local government boundaries.
- Serve as a guide to emergency management at the local level. An emergency situation may graduate and be required to be managed at a district, regional or state level.

1.7 Local Emergency Management Policies

The Western Central local governments have no individual local emergency management policies.

1.8 Related Documents & Arrangements

This document interfaces and should be read in conjunction with the;

- Applicable current State Emergency Management Policy Statements and Preparedness Procedures
- The State level Hazard Management Plans (WESTPLANS)
- The Metropolitan Regional Emergency Management Arrangements
- Department of Communities Perth & Fremantle Districts, Local Welfare Emergency Management Support Plan
- Eight member local government Recovery Plans – refer Appendix 11-18.

1.8.1 Existing Plans & Arrangements

The following is a schedule of supplementary plans that exist within the district that may mitigate risk associated with particular areas, estates or events.

Document	Owner	Location	Date
Perth & Fremantle Districts Local Welfare EM Support Plan	Department of Communities	Nil	May 2017
Royal Show Emergency Plan	Royal Agriculture Society	Claremont Show Grounds, I Graylands Road Claremont	
Bush Fire Management & Response Plan for Kings Park & Botanic Garden and Bold Park	BGPA	Kings Park and Perry Lakes Drive.	November 2016
BGPA Park Closure Plan	DBCA	Kings Park and Perry Lakes Drive.	November 2016
Claremont Oval	Claremont Football Club	3 Davies Road Claremont	

Table 4 - Existing Local Plans

1.8.2 Agreements, understandings & commitments

Stakeholders in emergency management in the Western Central area have agreed to form the WC-LEMC for the purpose of preparing for and managing emergencies which may occur within or which may affect this area. Participation in the WC-LEMC requires that member and attendee organisations contribute, within reason, support to emergency management prevention, planning, response and recovery activities which may include:

- Cooperating with a Local Emergency Coordinator, Hazard Management Agency, support organisations or other emergency management stakeholders before, during or after an emergency incident to ensure the best outcome for the community within the Western Central area
- Sharing or providing resources to an emergency management effort, when required and in line with organisational capability, to assist an emergency response and recovery and or mitigate the effects of an emergency incident within the Western Central area – Refer Partnering Agreement Appendix 10
- Provision of a facility or site for use as an Emergency Coordination Centre during an emergency, when required and in line with organisational capability
- Providing for the use of established State or Local Welfare Centres
- Contribution to WC-LEMC planning and preparation activities
- Participation in the WC-LEMC's emergency training and exercises as applicable.

These arrangements reflect the agreed responsibilities of organisations with hazard management, combat, support or coordination roles related to emergencies that could impact on the Western Central emergency management district.

1.8.3 Special Considerations

A schedule of Special Considerations that relate to the area of the 8 participating Local Governments can be found at Appendix 8.

1.9 Resources

Agencies participating in the WC-LEMC are doing so to generate a more effective emergency management outcome for the local community through organisational cooperation. This includes the sharing of relevant resources and equipment, within reason, which, when requested, would benefit a specific emergency effort. Resources include equipment, vehicles, consumables (sand bags, etc) and personnel. A request for the provision of resources must be directed through the Incident Controller or the Local Emergency Coordinator that is managing the emergency incident at the time.

As an emergency incident within the area could easily impact across the districts of a number of participating local governments, this pre-arranged resource sharing and assistance could potentially have great benefit in reducing the impact of an incident by allowing quicker or more effective emergency response.

The Hazard Management Agency is responsible for the determination of resources required for the hazards for which they have responsibility.

Local government resources have been identified and references to these resource lists are located in Appendix 4.

2 PLANNING

2.1 Local Roles & Responsibilities

Detail of the specific roles and responsibilities Officers in the respective local governments are outlined below:-

Local role	Description of responsibilities
Local Government	The responsibilities of the local governments are defined in Section 36 of the EM Act.
Local Recovery Coordinator	To ensure the development and maintenance of effective recovery management arrangements for the respective local governments. In conjunction with the local recovery committee, to implement a post incident recovery action plan and manage the recovery phase of the incident.
LG Welfare Liaison Officer	During an evacuation where a local government facility is utilised by DC provide advice, information and resources regarding the operation of the facility.
LG Liaison Officer (to the ISG/IMT)	During a major emergency the Local Government Liaison Officer attends ISG meetings to represent the local government, provides local knowledge input and provides details contained in these LEMA's and provides feedback to the LRC in readiness for Recovery.
Local Government Emergency Services Coordinator.	<p>Provide executive support to the WC-LEMC and complete the functions of that position including but not limited to:-</p> <ul style="list-style-type: none"> ○ Host and schedule quarterly meetings ○ Prepare agenda, minutes and associated correspondence and contact lists ○ Coordinate completion of Annual Business Plan Strategies and Annual Reports ○ Represent the LEMC at the District Emergency Management Committee (DEMC) ○ Complete the role of policy officer ○ Represent the LEMC at the WALGA Emergency Management Advisory Group. <p>Preparing respective capability and preparedness statements. Coordinate review and update of the Local Emergency Management Arrangements (LEMA's) on behalf of WC-LEMC member Local Governments.</p> <p>In conjunction with LEMA's, prepare risk treatment plans in conjunction with appropriate agencies.</p> <p>Assist participating local governments with preparation, review and update of their respective Recovery Plans and sub-plans such as Animal Welfare Plans.</p> <p>Organise annual exercises that test the LEMA's and Recovery Plan.</p> <p>Manage and distribute information to and from the community in relation to Emergency Management.</p> <p>Identify and implement projects that enhance community resilience.</p> <p>Assist with review of Bushfire Prone Vegetation mapping requirements.</p>

Localrole	Description of responsibilities
	<p>Explore opportunities for and apply for relevant grant funding</p> <p>Ensure planning and preparation for emergencies is undertaken.</p> <p>Implement procedures that assist the community and emergency services deal with incidents.</p> <p>Ensure that all LG personnel with emergency planning and preparation, response and recovery responsibilities are properly trained in their role.</p> <p>Keep appropriate records of incidents that have occurred to ensure continual improvement of the local government's emergency response and support capability.</p>

Table 5 - Local Roles & Responsibilities

2.2 WC-LEMC Roles & Responsibilities

The 8 Local Governments have established the WC-LEMC under Section 38(1) of the EM Act to develop, oversee, and test the LEMA's.

The WC-LEMC includes representatives from agencies, organisations and community groups that are relevant to the identified risks and emergency management arrangements for the community.

The WC-LEMC is not an operational committee but rather the organisation established by the local governments to assist in the development of LEMA's for its district.

The WC-LEMC plays a vital role in assisting our communities become more prepared for major emergencies by:

- Developing, enhancing and testing preparedness planning from a multi-agency perspective having local knowledge of hazards, demographic and geographic issues; they also provide advice to Hazard Management Agencies to develop effective local hazard plans
- Providing a multi-agency forum to analyse and treat local risk
- Providing a forum for multi-agency stakeholders to share issues and learnings to ensure continuous improvement.

The WC-LEMC membership includes one representative from each of the 8 local governments, the LEC, relevant government agencies and other statutory authorities which nominate their representatives to be members.

Matters relating to constitution, membership and operation of the Committee are as prescribed in the adopted Terms of Reference originally approved in December 2009 and revised in January 2016 and June 2018.

Local role	Description of responsibilities
WC-LEMC Chair	Provide leadership and support to the WC-LEMC to ensure effective meetings and high levels of emergency management planning and preparedness for the local government district is undertaken.
WC-LEMC Executive Officer	Refer to role of Local Government Emergency Services Coordinator above in section 2.1.

Table 6 - WC-LEMC Roles & Responsibilities

2.3 Agency Roles and Responsibilities

In the event of an emergency, the local government will need to liaise with a range of state agencies who will be involved in the operational aspects of the emergency. The following table summarises the key roles:

Agency roles	Description of responsibilities
Controlling Agency	<p>A Controlling Agency is an agency nominated to control the response activities to a specified type of emergency.</p> <p>The function of a Controlling Agency is to:</p> <ul style="list-style-type: none"> • undertake all responsibilities as prescribed in Agency specific legislation for Prevention and Preparedness • control all aspects of the response to an incident. <p>During incident management the Controlling Agency will ensure effective transition to Recovery.</p>

Agency roles	Description of responsibilities
Hazard Management Agency	<p>A HMA is a public authority or other person who or which, because of that agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for emergency management, or the prescribed emergency management aspect, in the area prescribed of the hazard for which it is prescribed.' [EM Act 2005 s4(3)].</p> <p>The HMAs are prescribed in the Emergency Management Regulations 2006.</p> <p>Their function is to:</p> <ul style="list-style-type: none"> • Undertake responsibilities where prescribed for these aspects [EM Regulations] • Appoint Hazard Management Officers [s55 Act] • Declare/revoke emergency situations [s50 & 53 Act] • Coordinate the development of the Westplan for that hazard [State EM Policy Section 1.5] • Ensure effective transition to Recovery by local government.
Combat Agency	<p>A Combat Agency as prescribed under subsection 6(1) of the <i>Emergency Management Act 2005</i> is a public authority or other person who or which, because of the agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for performing an emergency management activity prescribed by the regulations in relation to that agency.</p>
Support Organisation	<p>A public authority or other person who or which, because of the agency's functions under any written law or specialised knowledge, expertise and resources is responsible for providing support functions in relation to that agency. (State EM Glossary)</p>

Table 7 - Local Agency Key Roles & Responsibilities

2.4 Managing Risk

2.4.1 Emergency Risk Management

Risk management is a critical component of the emergency management process. Building a sound understanding of the hazards and risks likely to impact the community enables local governments, the WC-LEMC, land management agencies and HMA's to work together to implement treatments. This process helps to build the capacity and resilience of the community and organisations which enable them to better prepare for, respond to and recover from a major emergency. The process and mandate for local governments to undertake risk management is detailed in State Emergency Management Policy Section 3.2.

In 2010 the WC-LEMC commissioned, with an AWARE Grant, the Local Government Insurance Service to prepare a Risk Management Plan for the Western Central District, inclusive of a series of treatment plans for consideration of the WC-

LEMC. This work was updated by a series of workshops conducted in 2013. The risks and their treatment plans identified by the WC-LEMC are detailed in Appendix 3.

2.4.2 Description of Emergencies Likely to Occur

The following schedule of emergency events is likely to occur within the local government districts. These have been identified from the 2010 local emergency risk management process with a consolidated risk rating of extreme.

Hazard	Controlling Agency	HMA	Local Combat Role	Local Support Role	WESTPLAN	Local Plan (Date)
Road Transport	Police	Police	Police DFES	LG, DC St Johns	Road Crash	Nil
Urban Fire	DFES	DFES	DFES	LG, DC Police, SES	Fire	Nil
Fire	DFES	DFES	DFES	LG, DC Police SES. DBCA (on designated lands)	Fire	Nil
Rail Emergency	Police	PTA	DFES	DC Red Cross St John	PTA Rail Crash	Nil
Severe Storm	DFES	DFES	DFES	SES, LG, DC	Cyclone	Nil
Earthquake	DFES	DFES	DFES	Police SES, LG, DC	Earthquake	Nil

Table 8 - Schedule of Likely Emergencies

These arrangements are based on the premise that the Controlling Agency is responsible for the above risks and will develop, test and review appropriate emergency management plans for their hazard.

2.4.3 Emergency Management Strategies and Priorities

The following are identified as priority risk areas, together with strategies developed to mitigate these risks. These 6 Hazards will be re-assessed by the WC-LEMC during 2018.

Priority	Strategy	Treatment Strategy
Storm		Please refer to Appendix 3.
Fire – Structural & Bush		
Road Crash		
Hazmat		
Rail Crash		
Flood		

Table 9 - EM Strategies & Priorities

3 RESPONSE

3.1 Coordination of Emergency Operations

It is acknowledged that the HMAs and combat agencies may require local government resources and assistance in emergency management. The 8 local governments are committed to providing assistance and support if the required resources are available through the ISG when and if formed to support a particular emergency event.

3.2 Incident Support Group

The ISG is convened by the Controlling Agency appointed Incident Controller to assist in the overall coordination of services and information during a major incident. Coordination will be achieved through clear identification of priorities by agencies sharing information and resources.

The role of the ISG is to provide support to the IMT. The ISG is a group of people represented by the different agencies who may have involvement in the incident.

3.2.1 Triggers for an ISG

The triggers for an ISG are defined in State EM Policy Statement 5.2.2 and State EM Plan Section 5.1. These are;

- where an incident is designated as Level 2 or higher
- multiple agencies need to be coordinated.

3.2.2 Membership of an ISG

The ISG is comprised by agencies' representatives that provide support to the Controlling Agency. Emergency Management Agencies may be called on to nominate a liaison officers on the ISG.

The Recovery Coordinator, or suitably qualified representative, will be a member of the ISG from the onset, to ensure consistency of information flow, situational awareness and to facilitate handover to Recovery.

The representation on this group may change regularly depending upon the nature of the incident, agencies involved and the consequences caused by the emergency.

Agencies supplying staff for the ISG must ensure that the representative(s) have the authority to commit resources and/or direct tasks.

3.2.3 Frequency of Meetings

The frequency of ISG meetings will be determined by the Incident Controller and will generally depend on the nature and complexity of the incident. As a minimum, there should be at least one meeting per incident. Coordination is achieved through clear identification of priorities and objectives by agencies sharing information and resources.

3.2.4 Location of ISG Meetings

The ISG meets during an emergency and provides a focal point for a coordinated approach. The following table identifies suitable locations where it could meet within the area.

Local Government	Venue	Venue Address
Town of Cambridge	Administration Centre	1 Bold Park Drive, Floreat.
City of Nedlands	Administration Centre	71 Stirling Highway, Nedlands
Town of Claremont	Administration Centre	308 Stirling Highway Claremont
Town of Mosman Park	Administration Centre	Cnr Bay View Tce and Memorial Drive Mosman Park

Table 10 - ISG Meeting Venues

More detail regarding the facilities offered by each venue is contained in Appendix 7.

3.3 Media Management and Public Information

Communities threatened or impacted by emergencies have an urgent and vital need for information and direction. Such communities require adequate, timely information and instructions in order to be aware of the emergency and to take appropriate actions to safeguard life and property. The provision of this information is the responsibility of the Controlling Agency

3.3.1 Public Warning Systems

During times of an emergency one of the most critical components of managing an incident is getting information to the public in a timely and efficient manner.

The State Emergency Warning System is a distinctive sound broadcast used immediately before an urgent safety message over radio or television.

Local ABC radio – Call Sign 6WF, Frequency 720 AM, Perth is contracted to provide emergency messaging to the community.

3.3.2 Local Warning Systems

All major media outlets will provide regular news bulletins. Residents may call the local government for assistance. It is therefore advisable, even if the Department Fire and Emergency Services system is being used, to ensure staff/volunteers are briefed and available to take calls from the public.

Local government systems of communicating with their respective communities are detailed in Appendix 9.

3.3.3 Department of Fire and Emergency Services Public Info Line

- Emergency WA website - www.emergency.wa.gov.au
- Department Fire and Emergency Services recorded information line – 1300 657 209
- Department Fire and Emergency Services website – www.dfes.wa.gov.au
- Local emergency information - <https://www.emergency.wa.gov.au/#>
- State Emergency Service assistance – 132 500.

3.4 Finance Arrangements

State EM Policy Section 5.12, State EM Plan Section 5.4 and 6.10 and State EM Recovery Procedures 1-2 outlines the responsibilities for funding during multi-agency emergencies. Whilst acknowledging the above, the 8 Local Governments are committed to expending such necessary funds within its current budgetary constraints as required to ensure the safety of its residents and visitors. The relevant Chief Executive Officer should be approached immediately an emergency event requiring resourcing by either of the 8 Local Governments occurs to ensure the desired level of support is achieved.

3.5 Evacuation

Comprehensive emergency management planning also involves planning for community evacuations. Although the actual act of evacuating a community is the responsibility of the Controlling Agency, the local government, with the assistance of the WC-LEMC has responsibilities to undertake pre-emergency evacuation planning. A comprehensive evacuation plan is of considerable value to all agencies with a role in evacuation and is very effective in assisting the Controlling Agency to make timely and informed decisions.

A separate Evacuation Plan is being developed in accordance with SEMC endorsed Western Australian Community Evacuation in Emergencies Guideline WA Community Evacuation in Emergencies Guideline. The following is a list of evacuation centres nominated by the respective Local Governments. Contact with the relevant Local Government, see Appendix 6, will facilitate activation of the preferred centre.

PREMISES	ADDRESS OF CENTRE	PROFILE
CITY OF VINCENT		
Loftus Community & Recreation Centre	99 Loftus Street, Leederville.	Halls, Meeting Rooms, Tables Chairs, Commercial Kitchen Capacity 2500+
Mt Hawthorn Community Centre (Main Hall & Lesser Hall)	197 Scarborough Beach Road, Mt Hawthorn	2 x Halls, Meeting Rooms, Tables & Chairs, Commercial Kitchen plus Child Care Centre Capacity 340
CITY OF SUBIACO		
Lords Recreation Centre	3 Price Street, Subiaco	Halls, Meeting Rooms, Creche, Café, Pool Tables & Chairs Capacity 500
TOWN OF CLAREMONT		
Claremont Showgrounds – Royal Agricultural Society	1 Graylands Road, Claremont	Local Evacuation Centre & Potential State Evacuation Centre (waiting on sign off) Capacity 10,000
Claremont Showgrounds – Royal Agricultural Society	1 Graylands Road, Claremont	Local Evacuation Centre & Potential State Evacuation Centre (waiting on sign off) Capacity 10,000
TOWN OF CAMBRIDGE		
State Netball Centre	200 Selby Street, Wembley	Sports Hall, Meeting Rooms, Kitchen (no cooking), Carparks

(this is a Local and a State Evac Centre) & Mathews Netball Centre	<i>Manager - 0417944649 Facilities - 9380 3717</i>	Capacity 1800+
Wembley Pavilion (adjacent to State Netball Centre , Mathews Netball Centre & Pat Goodridge Reserve)	89 Jersey Street, Wembley <i>Facility Manager – Bruce McLean 0418955835</i>	Hall, Kitchen, Large Public Open Space, Verandahs, Parking Capacity 200
Leederville Town Hall	84 Cambridge Street, West Leederville	Halls, Meeting Rooms, Tables & Chair, Commercial Kitchen Capacity 396
Wembley Community Centre	40 Alexander Street Wembley	Halls, Meeting Rooms, Tables & Chair, Commercial Kitchen Capacity 320
CITY OF NEDLANDS		
Mount Claremont Community Centre	19 Haldane St, Mt Claremont	Hall, Meeting Rooms, Kitchen, Tables & Chairs Capacity 340
Tresilian Community Centre	Cnr 21 Tyrell St & Edward St, Nedlands	Hall, Meeting Rooms, Kitchen, Tables & Chairs Capacity 200
Adam Armstrong Pavillion	David Cruikshank Reserve, Cnr Beatrice Rd & Wattle Ave, Dalkeith	Hall, Kitchen Capacity 230 (Stand) 120 (seated) Tables, Chairs, Heating & cooling
Dalkeith Civic Hall	97 Waratah Avenue, Nedlands	Hall & Kitchen Capacity 185 - Aged Day care Attached
SHIRE OF PEPPERMINT GROVE, TOWN OF MOSMAN PARK & TOWN OF COTTESLOE		
The Grove Community Centre	1 Leake Street, Peppermint Grove	Halls, Meeting Rooms, Kitchen – Capacity 100
TOWN OF MOSMAN PARK		
Alf Adams Pavilion	Solomon Street, Mosman Park	Hall – Capacity 166
TOWN OF COTTESLOE		
Cottesloe Civic Centre	109 Broome Street, Cottesloe	Halls, Meeting

3.5.1 Special Needs Groups

The Controlling Agency that is planning evacuation needs to be able to identify people and locations which require special attention or resources.

Examples may be;

- schools
- nursing homes
- child care centres

- hospitals
- persons with disabilities
- Large gatherings.

These sectors should have their own evacuation arrangements, the Controlling Agencies may however need to assist these groups when impacted by a widespread emergency event.

A list of special needs groups. Including physical location, contacts, size and whether current evacuation plans exist can be found at Appendix 2.

3.5.2 Routes & Maps

A map of the District is attached as Appendix 5.

3.6 Welfare

The Department of Communities (DC) has the role of managing welfare. The detail of support provided by the DC in the event of an emergency together with a description of roles and responsibilities of that agency and others is detailed in the LOCAL EMERGENCY MANAGEMENT PLAN FOR THE PROVISION OF WELFARE SUPPORT PERTH & FREMANTLE DISTRICTS Updated August 2017 and is not repeated in these Arrangements.

4 RECOVERY

4.1 The Recovery Process

Under the Emergency Management Act 2005, (S.36) local governments have a requirement to manage the Recovery process following an emergency that has affected its community.

Recovery is defined as the coordinated support given to emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychosocial and economic wellbeing.

Given the WC-LEMC is comprised by 8 local governments, each has its own Recovery Plan based on the guidelines offered in these Arrangements. These Plans are included as Appendix 10-17 of these Arrangements.

4.2 Aim of Recovery

The aim of providing Recovery services is to assist the affected community towards management of its own Recovery. It is recognised that where a community experiences a significant emergency there is a need to restore, as quickly as possible, quality of life to an affected area so that it can continue to function as part of the wider community.

4.3 Transition from Response to Recovery

Response and Recovery activities will overlap and may compete for the same limited resources. Such instances should normally be resolved through negotiation between the HMA's Incident Controller, the LRC and the LEC. However, where an agreement cannot be achieved, preference is to be given to the Response requirements.

The process of transitioning to Recovery will be complemented by completion of a Comprehensive Impact Assessment to be prepared by the Controlling Agency. Preparation of this Assessment should be coordinated in conjunction with the Local Government.

4.4 Local Recovery Coordinator

Each local government comprising the WC-LEMC has appointed a LRC in accordance with the Emergency Management Act, section 41(4).

A schedule of LRC's with contact numbers is contained in Appendix 6

4.5 Local Recovery Coordinator Roles and Responsibilities

The responsibilities of the LRC may include any or all of the following:-

- Prepare, maintain and test the Local Recovery Plan
- Assess the community Recovery requirements for each event, in consultation with the HMA, LEC and other responsible agencies, for:-
 - Advice to the Mayor/Chief Executive Officer on the requirement to activate the Plan and convene the LRCG and
 - Initial advice to the LRCG, if convened.
- Undertake the functions of the Executive Officer to the LRCG
- Assess the LRCG requirements for the restoration of services and facilities with the assistance of the responsible agencies where appropriate, including determination of the resources required for the Recovery process in consultation

- with the HMA during the initial stages of Recovery implementation
- Coordinate local Recovery activities for a particular event, in accordance with plans, strategies and policies determined by the LRCG
- Monitor the progress of Recovery and provide periodic reports to the LRCG
- Liaise with the Chair of the SRCG or the SRC, where appointed, on issues where State level support is required or where there are problems with services from government agencies locally
- Ensure that regular reports are made to the SRCG on the progress of Recovery and
- Arrange for the conduct of a debriefing of all participating agencies and organizations as soon as possible after stand down.

4.6 Local Recovery Coordination Group

The LRCG can expand or contract as the emergency management process requires. When forming the LRCG, the LRC will organise the team based on the nature, location and severity of the event as well as considering the availability of designated members. The LRC will also ensure that the LRCG has the technical expertise and operational knowledge required to respond to the situation.

4.7 Function of the Local Recovery Coordination Group

The LRCG has the role to coordinate and support the local management of the Recovery processes within the community subsequent to a major emergency in accordance with SEMC Policies, local plans and arrangements.

The LRCG responsibilities may include any or all of the following:

- Appointment of key positions within the committee and, when established, the sub-groups
- Establishing sub-committees, as required and appointing appropriate chairpersons for those sub-groups. Sub-groups may include personnel to manage Community, Finance, Infrastructure, Environment and Communications.
- Assessing the requirements for recovery activities with the assistance of the responsible agencies, where appropriate
- Develop plans for the coordination of Recovery processes
- Activation and coordination of the ECC if required
- Negotiating the most effective use of available resources
- Ensuring a coordinated multi-agency approach to community Recovery and
- Making appropriate recommendations, based on lessons learned, to improve the community's Recovery preparedness.
- Ensure appropriate evaluation and reporting on the Recovery process in accordance with SEMP Policy 6.10.1
- Develop a Communication strategy in accordance with "communicating in Recovery Guidelines" prepared by the State Emergency Management Committee Public Information Reference Group.

4.8 Recovery Coordination Group Composition

Because these Arrangements affect 8 local governments, the Recovery Coordination Group would normally be formed in the local government area where the emergency has occurred, so it is not practical to nominate specific persons to the roles. The LRCG that is established to manage the local Recovery process would include the following

membership structure:

Position	Suggested Representative
Chairperson	Nominated Local Government Representative (eg: Mayor, Chief Executive Officer)
Executive Officer	Nominated Local Government Representative
Local Recovery Coordinator	Nominated Local Government Representative
Executive Public Liaison Officer	Nominated Local Government Representative
Group Members	Technical and operational expertise knowledge required to respond to the situation from Local Government and relevant State Government Departments
Other Representatives	State Government <ul style="list-style-type: none"> • Controlling Agency • Department Fire & Emergency Services • WA Police Force • Department of Communities • Main Roads WA • Water Corporation Lifelines <ul style="list-style-type: none"> • Western Power • Telstra St John Ambulance

Table 11 - Recovery Committee Membership

5 EXERCISING, REVIEWING AND REPORTING

5.1 The Aim of Exercising

Testing and exercising is essential to ensure that emergency management arrangements are workable and effective. Testing and exercising is important to ensure individuals and organisations remain aware of what is required of them during an emergency response situation.

The exercising of a HMA's response to an incident is a HMA responsibility however it may be incorporated into the WC-LEMC exercise.

Exercising the LEMA's will allow the WC-LEMC to:

- Test the effectiveness of the local arrangements
- Bring together members of emergency management agencies and give them knowledge of, and confidence in, their roles and responsibilities
- Help educate the community about local arrangements and programs
- Allow participating agencies an opportunity to test their operational procedures and skills in simulated emergency conditions
- Test the ability of separate agencies to work together on common tasks, and to assess effectiveness of co-ordination and collaboration.

5.2 Frequency of Exercises

State EM Policy Section 4.8, State EM Plan 4.7 and State EM Preparedness Procedure 19 outline the State's arrangements for EM exercising, including the requirement for WC-LEMCs to exercise its LEMA's on at least an annual basis.

5.3 Types of Exercises

Some examples of exercises types include:

- desktop/discussion
- a phone tree recall exercise
- opening and closing procedures for evacuation centres or any facilities that might be operating in an emergency
- operating procedures of an Emergency Coordination Centre; or
- locating and activating resources on the Emergency Resources Register.

5.4 Reporting of Exercises

The WC-LEMC will report its exercise schedule to the relevant DEMC by the 1st May each year for inclusion in the DEMC report to the Exercise Management Advisory Group (EMAG).

Once the exercises have been completed, post exercise reports are forwarded to the DEMC to be included in reporting for the SEMC annual report.

5.5 Review of Local Emergency Management Arrangements

The LEMA's shall be reviewed in accordance with State EM Policy Section 2.5 and amended or replaced whenever the local governments consider it appropriate.

In accordance with State EM Policy Section 2.5, the LEMA (including Recovery Plans) will be reviewed and amended as follows:

- contact lists are reviewed and updated quarterly Refer Appendix 6

- a review is conducted after training that exercises the Arrangements
- an entire review is undertaken every five (5) years, as risks might vary due to climate, environment and population changes; and
- when circumstances require more frequent reviews.

5.6 Review of Local Emergency Management Committee Positions

The local government, in consultation with the parent organisation of members shall determine the term and composition of WC-LEMC positions and document detail within its Terms of Reference.

5.7 Review of resources register

A schedule of resources held by Local Government can be viewed at Appendix 4. The Executive Officer shall have the resources register checked and updated on an annual basis, ongoing amendments occur at each WC-LEMC meeting.

5.8 Annual Reporting

Each member Local Government shall submit an Annual and Preparedness Report to the DEMC at the end of each financial year.

It is understood that the information provided by the Annual and Preparedness Reports is collated into the SEMC and Office of Emergency Management Annual Report which is subsequently tabled in Parliament.

6 APPENDICES

APPENDIX 1. CRITICAL INFRASTRUCTURE

Item	Location	Description	Owner	Contact Details	Community Impact Description
Domain Stadium	Subiaco Road, Subiaco.	42,000 seat stadium used for AFL	City of Subiaco, leased to WA Football Commission	Shane Harris WAFC 9381 2187	Mass gatherings, loss of venue.
Princess Margaret Hospital	Roberts Road Subiaco	Public Hospital	Health Department of WA	9340 8222	Public hospital
King Edward Memorial Hospital	374 Bagot Road Subiaco	Public Hospital	Health Department of WA	9340 2222	Public hospital
East Perth, Leederville, West Leederville, Subiaco, Daglish, Claremont and Swanbourne Train Stations	Perth to Midland and Perth to Fremantle rail lines	Train & Bus Stations	State of WA Transperth	9220 9999	Major transport infrastructure.
Beatty Park Leisure Centre	220 Vincent Street North Perth	Recreation and aquatic centre	City of Vincent	92736000	Recreation facility
Leederville Oval	246 Vincent Street Leederville	AFL Stadium	City of Vincent	9208 9999	AFL Venue
Nib Stadium (Perth Oval)	310 Pier Street Perth	Sporting Stadium	City of Vincent	9422 1500	Soccer & Rugby Facility
HBF Stadium	Stephenson Ave Mt Claremont	Athletics Stadium	State of WA	Venues West 9441 8222	Mass gatherings, loss of venue, Chemical exposure from chlorine
Hollywood Private Hospital	Monash Ave, Nedlands	Hospital	Ramsay Health Care	9346 6000	Nursing care , loss of hospital
QEll Medical Complex	Monash Ave Nedlands	Hospital	State of WA	6457 3333	Nursing care , loss of hospital
Campbell Barracks	Swanbourne	Army installation	Commonwealth	1300 333 362	Loss of Defence equipment & Resources
Irwin Barracks	Karrakatta	Army installation	Commonwealth	1300 333 362	Loss of Defence equipment & Resources

APPENDIX 1. CRITICAL INFRASTRUCTURE

Item	Location	Description	Owner	Contact Details	Community Impact Description
Karrakatta Cemetery	Railway Parade Nedlands	Cemetery	Metropolitan Cemeteries Board	1300 793 109 or 9383 5255	Loss of cultural significance
Subiaco Wastewater Treatment Plant	Lemnos Street Shenton Park	Water treatment plant	Water Corporation	9380 7499	Water Corporation wastewater treatment plant
Wembley Golf Complex	200 The Boulevard Wembley Downs	Golf complex	Town of Cambridge	6280 1300	Loss of recreational facility
Bold Park Aquatic Centre	215 The Boulevard City Beach.	Aquatic complex	Town of Cambridge	9385 8767	Loss of recreational facility
Quarry Ampitheatre	1 Waldron Drive City Beach	Entertainment venue	Town of Cambridge	9385 7144	Loss of entertainment facility
Matthews Netball Centre	Selby Street Wembley	Sports complex	Town of Cambridge	9387 7011	Loss of recreational facility
St John of God Hospital	12 Salvado Road Subiaco	Hospital	St John of God Health Care	9213 3636	Private Hospital
Floreat and City of Perth Surf Lifesaving Clubs	Floreat and City Beaches	Surf rescue facilities	Town of Cambridge	9385 9370 9385 9232	Surf rescue facilities
Royal Agricultural Showgrounds	1 Graylands Road Claremont	AFL Complex and venue for annual show	Town of Claremont	6263 3100	Loss of community facilities
Claremont Aquatic Centre	12 Davies Road Claremont	Aquatic Complex	Town of Claremont	9285 4343	Loss of recreational facility
Claremont Football Stadium	3 Davies Rd, Claremont	Sports Complex	Claremont Football Club	9384 9200	Loss of recreational facility
Claremont Quarter Shopping Centre	9 Bayview Tce Ave Claremont	Shopping Complex	Private Ownership	9286 5888	Shopping centre
Town Hall Claremont Community Hub.	Stirling Highway Claremont	Community Complex	Town of Claremont	9385 4300	Loss of Cultural centre

APPENDIX 1. CRITICAL INFRASTRUCTURE

Item	Location	Description	Owner	Contact Details	Community Impact Description
Bethesda Hospital	25 Queenslea Drive Claremont	Hospital	Bethesda Health Care	9340 6300	Private Hospital
University of WA Claremont Campus	Cnr Princess and Goldsworthy Rd Claremont	University campus	University of WA	6488 1857	Education facility
Cottesloe and North Cottesloe Surf Club	Cottesloe Beach	Surf rescue facilities	Town of Cottesloe	9383 4400 9284 2626	Surf rescue facilities
Sea View Golf Club	Jarrad Street Cottesloe	Golf course & Club	Town of Cottesloe	9384 0471	Recreational facility
Freshwater Bay foreshore reserve	Hobbs Place Peppermint Grove	Passive recreation venue	Shire of Peppermint Grove	9286 8600	Passive recreation facility
Royal Freshwater Bay Yacht Club	1 Hobbs Place, Peppermint Grove	Sailing Club		9286 8200	Sailing club
Keanes Point Parkland	Johnson Street Peppermint Grove	Passive recreation venue	Shire of Peppermint Grove	9286 8600	Passive recreation facility
Cottesloe Central Shopping Centre	460 Stirling Highway Cottesloe	Shopping Centre	Private ownership	9322 5111	Shopping Centre
Camelot Outdoor Theatre	16 Lochee Street Mosman Park	Entertainment venue	Town of Mosman Park	9386 3554	Performing arts venue
Regal Theatre	474 Hay Street Subiaco	Entertainment venue	Theatre Trust	9388 2066	Performing arts venue
Subiaco Arts Centre	Hamersley Road Subiaco	Entertainment venue	Perth Theatre Trust	9265 0900	Performing arts venue

APPENDIX 2. SPECIAL NEEDS GROUPS

Name	Description	Address	Contact 1	Contact 2	No People	Have they got an evacuation plan? Who manages the plan? Has a copy been provided to the LEMC?
<p>The Local Emergency Management Plan for the provision of Welfare Support Perth & Fremantle Districts, prepared by the Department of Communities, contains, in Appendix 4 and 4A, a schedule of groups that may require special attention during an emergency and is not replicated here.</p>						

APPENDIX 3. RISK REGISTER 2013

Risk	Rate	Statement	Analysis	Treatment Options	Responsible Agency	Priority Status	Implementation	Budget	Monitor & Review
Earthquake	H	Perth lies in an earthquake risk zone. Previous experience has caused no loss of life and only minor cosmetic damage to structures. Nevertheless, should an earthquake of similar magnitude to Meckering (6.7 Richter) occur with an epicentre near Perth, the effects could be catastrophic.	Possible collapse of older buildings or facades. Trapped persons under debris. Loss of infrastructure, short and long term. Bridge collapse.	Public Education – "What to do during an Earthquake" Earthquake Pamphlet Identification of High Risk Buildings HAM Perth Response Plan Earthquake Urban Search & Rescue (USAR) Capability.	DFES SES.	Public Education Program – Earthquakes DFES F & R for USAR Plan.	Public Awareness Program with Rates Notices LEMC Briefing on USAR Arrangements.	SES / EMA to fund Public Awareness Material WC LEMC to distribute and advertise through website.	
Storm	M	Perth experiences a severe weather event on average once a year. The most notable was the 1994 Storm which resulted in over 2,500 residences being damaged and a loss of power for 4-5 days. Storms also cause flash flooding.	The risk is primarily to residential properties. However, some modern buildings may experience water penetration.	Building roof maintenance. Maintenance and clearing of storm water drains. Public Awareness programs for storms. EM Plans and storm damage capability.	DFES SES is the HMA for this risk. Well established procedures are in place to Respond to this threat. The District should assist with annual programs conducted by the agencies.	This should be an annual priority before the Winter onset.	Annually during April/May	Cost of distribution of Public Awareness pamphlets, produced by the HMA. Cost associated with maintenance of District Buildings and Drains.	Annual
Road Crash	H	The balance of Likelihood against Consequence for this Risk is mid-range for both criteria. The assessment of HIGH is therefore valid; however, response to this Risk is almost reduced to a procedure by the Police and Emergency Services. Support from the Districts EM Structure is not envisaged unless the locality and nature of the Road Accident required extraordinary traffic control or resource support measures.	Acknowledged as a HIGH Risk for some circumstances	Public Education Road Traffic Code Road Safety Campaigns & Speed controls.	Police Force & DFES	The Districts has very limited scope to affect this Risk. In consideration of this, the Districts priority should be directed towards other more significant Risks.	No Treatment Options to be developed by the District.	Nil	As required by Police or Road Safety.

APPENDIX 3. RISK REGISTER 2013

Risk	Rate	Statement	Analysis	Treatment Options	Responsible Agency	Priority Status	Implementation	Budget	Monitor & Review
Fire (Urban)	H	This is the most readily identifiable HIGH Risk facing the District	Many buildings, including commercial outlets, do not have modern fire protection systems installed. Furthermore, many building are high rise and are beyond the limit of available fire appliances. This coupled with high people density, workers and patrons; makes fire a top threat for emergency services.	Mandatory Building Fire Protection Systems. Mandatory Building Evacuation Plans & Exercises. Promotion of Fire Awareness Programs. Fire & Rescue Response capability.	DFES	Attention to this Risk remains a High priority	Implementation of the recommended Treatment Options is ongoing. The District supports the Fire Services by promoting Fire Awareness Programs.	Costs associated with any planned promotion.	Annually, in conjunction with DFES Fire Awareness Programs
Human Epidemic	H	There is evidence that the human population is becoming increasingly vulnerable to a number of viral infections, transmitted by birds and animals. Spread of contamination throughout the human population is further promoted through global travel and mass commuter transport systems. The SARS outbreak of 2002/03 recorded 10% deaths from the Total Confirmed Cases. Other viruses could be more devastating and will demand extraordinary response measures to contain the disease.	The Risk is constantly reviewed by the WHO and The State Health Department and the Alert status will vary from time to time.	Monitor WHO Alerts WESTPLAN PANDEMIC Health Department Response Plan for Perth Western Central Local Arrangements under the respective LG Public Health Plans.	Dept of Health	In view of the magnitude of this threat and its proximity to Australia, arrangements down to Local level should be detailed	Liaise with the D of H and obtain the State's response details for inclusion / consideration into the Local EM Arrangements. Re-consider the impact of Pandemic on Welfare Centre Management. Consider the impact of Pandemic on the Perth Traffic flow should the use of Public Transport be denied.	Staff / Consultants for Plan review implications.	Any Special Plans developed against the response to Pandemic should be reviewed annually or on Alert Advice from the Department of Health.
Fire (Bush)	M	Local parks and bush areas are a regular seasonal risk for Bushfire	The preserved "natural" bush land is the primary source of ignition for bushfire. There are a number of residential, sporting and administration buildings which could be affected by a major fire. Adjacent residential areas and roads can be affected by smoke. Local councils and the Park Authorities maintain fire breaks and fuel reduction programs.	Maintain Bushfire Management Programs. Be Bushfire Ready Maintain liaison with DFES Fire Services for Response Monitor Parklands during High threat periods.	The King's Park & Botanic Garden Authority has responsibility for Bushfires in Bold Park. DFES Fire Services supports the Authority for all fires.	Bushfire Management is an ongoing annual program administered by the Parks Authority. Local Councils are responsible for local parks and reserves.	Prevention and Mitigation programs conducted annually.	This is part of the Operating Budget for King's Park. Local Council annual budget.	Annually

APPENDIX 3. RISK REGISTER 2013

Risk	Rate	Statement	Analysis	Treatment Options	Responsible Agency	Priority Status	Implementation	Budget	Monitor & Review
Marine Incident Recreationa l	M	A number of commercial Ferries operate along the Swan River and to Rottnest Island, providing point to point transport or entertainment / tourist cruises upstream and downstream.	Ferry operators are well regulated by the Department of Planning & Infrastructure and marine safety regulations are enforced. The increased use of the River and ocean by recreational boating could lead to a collision with the potential for a vessel fire or a sinking.	Maintenance of Marine Safety Regulations. Training and qualification for all boat skippers. Maintain a marine rescue capability.	The Department of Transport Marine Safety is the HMA for this Risk. The WA Police Force is the primary Response Agency.	Treatment Options for this Risk are ongoing.	Ongoing.	Nil	Before all Special Events.
HAZMAT	L	Hazardous materials pose a risk to life, property and the environment. Specialist response actions are required and localised or full scale evacuations are the norm.	The movement and storage of Hazardous Materials in the District is high in comparison with the rest of the Metropolitan Area. Additionally, other risk remains from fuel stations, gas main services and materials used daily such as Chlorine.	Application of the Regulations for the transport and storage of dangerous goods. EM Response Plans Local Evacuation Plans	DFES	Treatment Options for this Risk are outside the Districts scope. The District has a support role for Response and a lead role during Recovery.	Maintain Evacuation Plans	Nil	Exercise HAZMAT scenario every two years
Terrorist Act	H	Perth, as with all other Cities could become the target for a Terrorist Act from internal or external sources.	This Risk will increase and decrease in accordance with the prevailing political situation around the world. Perth may be selected as a "soft target" in view of its isolated location from other mainstream Cities. Significant International Events should be viewed as potential indicators.	Promotion of Federal Anti-terrorist Awareness Programs. Surveillance through the Local Council Rangers & Security patrols. EM Planning with particular reference on the HMA Response Plans for Structural Collapse & Structural Fire.	The WA Police Force are the HMA for this Risk. The Response includes close association with Federal Police and the Defence Forces.	This is a High Risk but Low priority for the Districts Treatment Options.	Treatment Options for this Risk are managed by the State and Federal Police. The District has a support role for Response and a lead role during Recovery.	Nil	In accordance with advice from the HMA or Federal Police.
Cyclone	M	Perth experiences a severe weather event on average once a year. The most notable was the 1994 Storm which resulted in over 2,500 residences being damaged and a loss of power for 4-5 days. Storms also cause flash flooding.	The risk is primarily to residential properties. However, some modern building may experience water penetration.	Building roof maintenance. Maintenance and clearing of storm water drains. Public Awareness programs for storms. EM Plans and storm damage capability.	DFES SES	This should be an annual priority before the Winter onset.	Annually during April / May	Cost of distribution of Public Awareness pamphlets, produced by the HMA. Cost associated with maintenance of District Buildings and Drains.	Annually
Flood	L	The latest 1:100 year flood prediction indicates:	The predictions do not show any properties at Risk from Flood.	Building restrictions on Flood Plains, Levee Banks. Flood Mitigation Response plans.	DFES SES	Low	In consultation with DFES SES once the Metropolitan Flood Response Plan is	Nil	Once Flood plan is available

APPENDIX 3. RISK REGISTER 2013

Risk	Rate	Statement	Analysis	Treatment Options	Responsible Agency	Priority Status	Implementation	Budget	Monitor & Review
							finalised.		
Rail Crash	M	The area has the Perth to Fremantle and portion of the Perth to Currambine lines for the Metropolitan Transit Rail Network. A system failure or other trigger could cause a derailment or collision.	System failure leading to a rail accident could produce an incident involving fire and or mass casualties. The Response to such an incident would not only require a complex rescue operation but would also severely disrupt public transport services.	Maintenance of the Rail System. EM Arrangements for Response to such incidents.	The Perth Transport Authority is the HMA for this Risk. DFES Fire Services is the prime Response Agency. The District has a responsibility to support the Response operation by providing resources as required.	Treatment Options for this Risk are outside the Districts scope.	Ongoing	Nil	Response to this Risk should be exercised bi-annually.
Collapse	H	The collapse of a structure, be it an existing building, one under construction, a bridge or tunnel or a construction crane. These are considered under this Risk Treatment.	Perth has a number of old Heritage Listed Buildings or Facades. There are also booming construction projects, both Public and Commercial within the District. Whereas OHS Legislation and work practices have improved the safety on construction projects, catastrophic failure could occur.	Worksafe Inspections. Building Codes. USAR Response Plan and capability. Mass Casualty response capability.	DFES Fire & Rescue is the responsible HMA for Structural Collapse. Department of Planning & Infrastructure is responsible for monitoring workplace safety standards. Member Councils responsible for Building Approvals.	Low. These events are rare and occur without warning.	Monitor Building Construction activity within the City. No Treatment Options to be developed.	Nil	Ongoing basis
Air crash	H	Air traffic over Perth from domestic, international, local and air show flights presents a HIGH level risk to life, property and infrastructure.	Any impact of a light aircraft into a residential or commercial area will cause loss of life in the 1 – 10 range and 1 – 2 buildings damaged / destroyed. A competition air craft crash into the viewing public could cause loss of life in the 10 – 100 range and 1 – 2 buildings damaged / destroyed. The impact of a domestic or international jet crash could cause 100 – 1000 deaths and possible destruction of a high-rise building or domestic dwellings.	Emergency Response Plan for Air Crash in Urban Areas. Combat Agency Response preparedness. Mass casualty capability	WA Police Force – WESTPLAN AIR CRASH & Air Crash Response Plan Metropolitan. DFES Response capability Air Crash. Hospital & SJA Mass casualty response plans	Research Police Response Plan for Urban Air Crash – Police Emergency Unit	Jan – June 2008 Review Air Crash Contingency Plan Perth & Jandakot July – Dec 2008 Desktop Exercise "Air Crash" Revise Arrangements & Contact Details.	Plan Review Costs. Desktop Exercise Preparation & Conduct Costs	Next Local Arrangement Review 2009

APPENDIX 3. RISK REGISTER 2013

Risk	Rate	Statement	Analysis	Treatment Options	Responsible Agency	Priority Status	Implementation	Budget	Monitor & Review
Heatwave	H				Dept of Health				
Animal or Plant Pest or Disease.	H								
Tsunami	H								
Chemical/Biological/Radiological/Nuclear	H								
Land Search	H								
Space re-entry Debris	H								
Drought	H								
Sea Search & Rescue	H								
Marine oil Pollution	H								
Fuel Shortage	H								
Environmental Disaster	H								

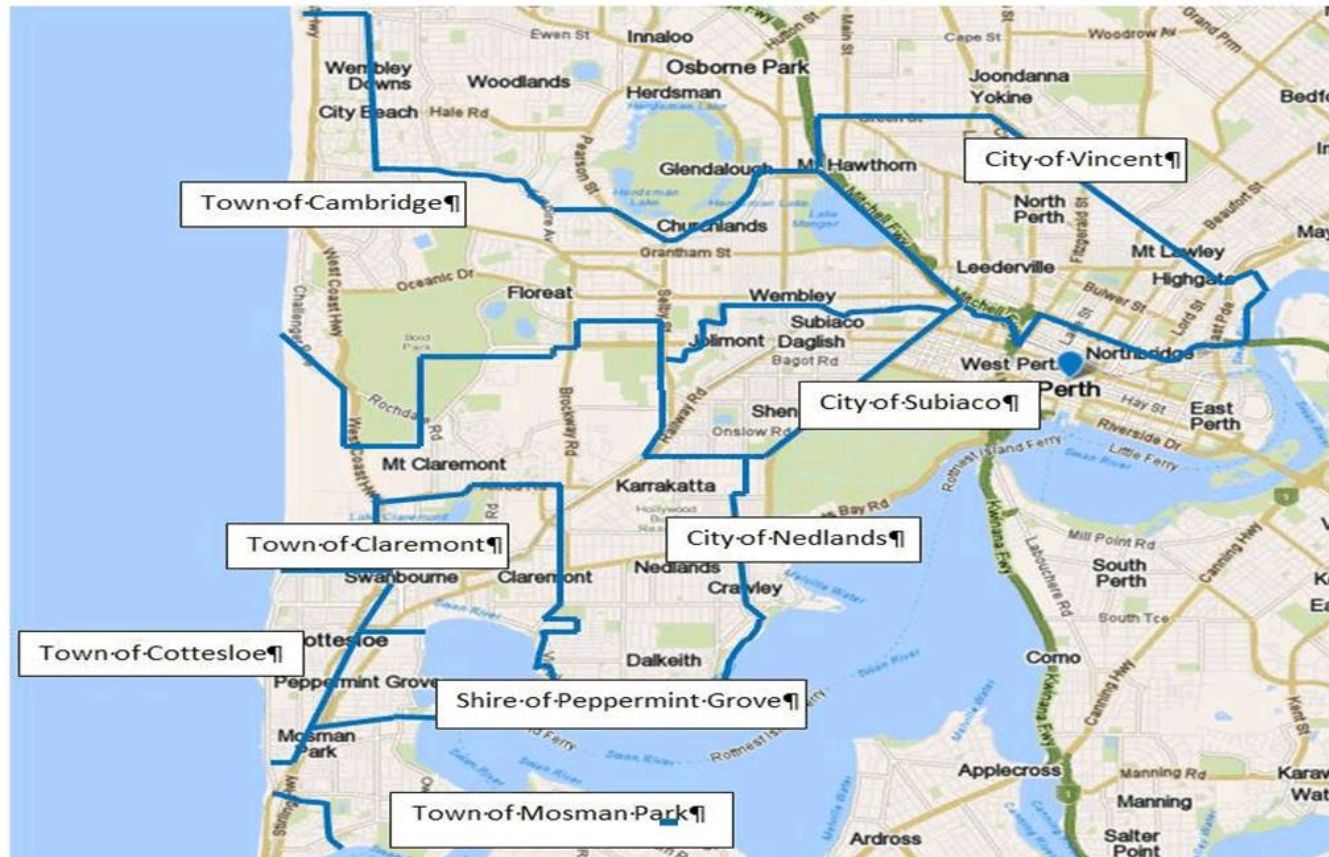
APPENDIX 4. RESOURCES

Local Government	Descriptions
City of Subiaco	1 x L35B Compact Articulated Loader
	1 x Hino 5000 ltr Water Truck FG
	1 x Rosmech Scarab Mistral Suction Sweeper
	3 x Hino 816 300 Series Crew Cab Tipper
	dinghy suitable for use on sheltered waters
City of Nedlands	2 x 10T tipper (1 with 8.5T crane)
	3 x 25T tippers
	2 x 7000L water trucks
	2 x 3T tippers (1 with 700kg kevrek)
	1 x 4.5T flat top truck with 1T Kevrek
	1 x Front End Loader
	1 x Bobcat with broom and forklift attachments
	1 x forklift
	2 x Dingo mini diggers
	1 x Emergency Trailer with equipment and 8kva generator (note this trailer is offered by Nedlands as a regional resource and is readily available to assist Local Government with provision of support to an HMA)
	1 x Squirrel elevated work platform
	5 x community buses 20, 2 x 10 and 2 x 12 seaters
Town of Cambridge	1 x Skid steer loader plus attachments
	1 x Front end loader – 1.1m ³ bucket, forks and crane
	2 x Front end loaders - small
	2 x 9 tonne Truck large
	3 x 3 tonne Truck small
	1 x Variable Message Board plus trailer
	1 x Water Tank 3,000litres
	1 x Water Tank 2,000 litres
	1 x Road Sweeper
	1 x 2 kva Generator
	1 x 4 kva Generator
	3 x Trailers 6x4
Town of Cottesloe	1 x Skid steer loader plus attachments
	1 x 5 tonne tip truck
	2 x 3 tonne tip truck – 1 with Hiab 1500kg
	1 x 2 tonne tip truck
	1 x 2 tonne truck with 1800 litre water tank and pump
Town of Claremont	1 x multipurpose truck/water carrier
Town of Mosman Park	1 x Skidsteer
	1 x Backhoe
	2 x Fire Fighter Units (1000 ltrs)
	3 x Utilities with trailers (uncaged/caged)
	1 x 8 Tonne Trucks
	1 x Small Truck with Hiab

APPENDIX 4. RESOURCES

Local Government	Descriptions
Shire of Peppermint Grove	1 x Front End Loader CAT 904B
City of Vincent	1 x Forklift - Vale GLP25RE - 1ACC961
	1 x Komatsu Backhoe Loader - 1BJI235
	1 x All Terrain Vehicle - Kubota RTV900 - 1CPQ602
	1 x Skid Steer Loader - 1CVN557
	1 x Roller - Bomag BW55E Single Drum VIB
	1 x Truck - Isuzu Flocon - 9EO654
	1 x Truck - Isuzu FVD950 Auto - 1AXR816
	1 x Truck - Isuzu FVD950 Heavy Duty 7-8T
	1 x Truck - Hino Ranger Pro GH1JMPG - 1BUF690
	1 x Truck - Hino GH1JMPG Crane - 1CDF973
	1 x Truck - Isuzu NPR300 Tipper - 1CGZ968
	1 x Isuzu Truck NQR450 Crew Premium
	1 x Rubbish Truck - Iveco Acco Side Loading Bin Lifter
	1 x Rubbish Refuse Compactor - 1CXD791
	1 x Truck - 3-Axle Rigid Vehicle Rubbish - 1DIQ062
	1 x Rubbish Truck - Volvo FE7 Euro V - FE300HP 6x4 Rea
	1 x Rubbish Truck - Iveco Acco Compactor Rear Loader -
	1 x Isuzu NPR400 Medium Premium Truck - 1EIE833
	1 x Isuzu Truck - FSR 700 Auto - 1EKS994
	1 x Rubbish Truck - Iveco Acco 6x4 - 1EPK134
	1 x ISUZU FVR 165/300 Garbage Truck MLWB Auto-
	1 x Sweeper - MacDonald Road 600 - 1BKE873
	1 x Sweeper - MacDonald Madvac CN100 - 1CHY003
	1 x Hino - Road Sweeper - 1EBC003
<p>In addition to the above, the member Local Governments, typical of most inner city local governments, maintain a fleet of small light vehicles, small machinery and equipment, detail of which would be available upon contacting the City's nominated representative as detailed in Appendix 6.</p>	

APPENDIX 5. MAP OF DISTRICT



APPENDIX 6. CONTACTS

Organisation	Name	Phone	Mobile	Email
Town of Mosman Park	Mark Goodlett*	9384 1633	0408 950 901	MGoodlett@mosmanpark.wa.gov.au
	Vivienne Stampalija**	9384 1633	0439 498 842	VStampalija@mosmanpark.wa.gov.au
City of Subiaco	Don Burnett*	9237 9222	0408 931 119	donb@subiaco.wa.gov.au
	Nathan Russell**	9237 9222	0407 442 513	nathanr@subiaco.wa.gov.au
Town of Claremont	John Balcombe* & **	9285 4373	0437 880 993	jbalcombe@claremont.wa.gov.au
	Les Crichton	9285 4333	0419 091 869	lcrichton@claremont.wa.gov.au
Town of Cottesloe	Freya Ayliffe	9285 5045	0417 909 419	mc@cottesloe.wa.gov.au
	Lisa Squiers	9285 5000	0467 696 968	sr@cottesloe.wa.gov.au
Shire of Peppermint Grove	John Merrick*	9286 8601	0418 933 161	John.merrick@peppermintgrove.wa.gov.au
	Debra Burn	9286 8688	0466 601 180	dburn@tehgrovelibrary.com
	Lee-Anne Low **	9286 8686		comcentre@thegrovelibrary.com
Town of Cambridge	John Giorgi JP* & **	9347 6056	0418 918 458	jgiorgi@cambridge.wa.gov.au
	Steve Cleaver (Deputy to John Giorgi)	9285 3114	0417 229 927	scleaver@cambridge.wa.gov.au
	Luke Evans (Deputy to John Giorgi)	934706031	0411 229 927	levans@cambridge.wa.gov.au
City of Nedlands	Martyn Glover*	9273 3587	0448 811 671	mglover@nedlands.wa.gov.au
	Andrew Melville**	9273 3528	0413 153 137	amelville@nedlands.wa.gov.au
	Jessica Bruce Dep **	92373540	0437 781 996	jbruce@nedlands.wa.gov.au
City of Vincent	Michael Quirk	9273 6004	0413 848 310	michael.quirk@voncent.wa.gov.au
	Steve Butler	6557 7125	0477 306 928	Steve.butler@vincent.wa.gov.au
Note * Indicates Local Recovery Coordinator and ** indicates EM Coordinator and LEMC Rep for that Local Government.				

APPENDIX 7. INCIDENT SUPPORT GROUP MEETING LOCATIONS**Town of Cambridge**

Address: 1 Bold Park Drive, FLOREAT WA

Name		Phone	Phone
1 st Contact	John Giorgi JP	9347 6056	0418 918 458
2 nd Contact	Steve Cleaver	9285 3114	0417 229 927
3 rd Contact	Luke Evans	93476031	0411 229 927

City of Nedlands

Address: 71 Stirling Highway NEDLANDS WA

Name		Phone	Phone
1 st Contact	Martyn Glover	9273 3587	0448 811 671
2 nd Contact	Greg Travaskis	9273 3501	0410 221 774
3 rd Contact	Andrew Melville	9273 3528	0413 153 137
4 th Contact	Jessica Bruce	9273 3540	0437 781 996

Town of Claremont

Address: 308 Stirling Highway Claremont

Name		Phone	Phone
1 st Contact	John Balcombe	9285 4373	0437 880 993
2 nd Contact	Les Crichton	9285 4333	0419 091 869

Town of Mosman Park

Address: Memorial Park Cnr Bay View Tce and Memorial Drive Mosman Park.

Name		Phone	Phone
1 st Contact	Mark Goodlett	9384 1633	0408 950 901
2 nd Contact	Vivienne Stampalija	9384 1633	0439 498 842

APPENDIX & SPECIAL CONSIDERATIONS

[illegible]

APPENDIX 9 LOCAL PUBLIC WARNING SYSTEMS

Description	Contact Person	Contact Number
There are no local warning systems in place. Community is reliant on broadcasts provided through Radio 720.		

APPENDIX 10 LG PARTNERING AGREEMENT

PARTNERING AGREEMENT

**WESTERN CENTRAL EMERGENCY
MANAGEMENT SUPPORT GROUP**

FOR

**THE PROVISION of MUTUAL AID
DURING RESPONSE to and RECOVERY
from an EMERGENCY EVENT**

JUNE 2018

APPENDIX 10 LG PARTNERING AGREEMENT

1 PURPOSE:

To facilitate the provision of mutual aid between Parties to the Partnering Agreement ('the Agreement') for support during the Response to an emergency event and Recovery of the impacted community.

2 PARTIES TO THE AGREEMENT:

The Parties to the Agreement are:-

1. Town of Cambridge
2. Town of Claremont
3. Town of Cottesloe
4. Town of Mosman Park
5. City of Nedlands
6. Shire of Peppermint Grove
7. City of Subiaco
8. City of Vincent.

3 DEFINITIONS:

Definitions to terms contained within the Agreement are as per those contained within the *Emergency Management Act 2005* and *Emergency Management Regulations 2006* and State Emergency Management Policies.

Local Government Chairperson – the person nominated by the Local Government who for the current year has the chair of the committee as described in clause 5.6 below.

Requestor for Support – The Local Government(s) seeking assistance under the terms of the Agreement.

Provider of Support – The Local Government(s) providing assistance under the provisions of the Agreement.

4 PARTNERING OBJECTIVES:

The Agreement is for the purpose of mutual aid between the parties to the Agreement to undertake the following subject to assessing the impact of the said request for mutual aid on the ability of the Local Authority to assist.

- 4.1 Provide mutual aid to support the Incident Controller during the Response to an emergency event.
- 4.2 Ensure all Recovery activities are conducted in accordance with the *Emergency Management Act 2005* and *Regulations 2006* and State Emergency Management Policy.
- 4.3 Provide mutual aid for Recovery management activities; and
- 4.4 Conduct Recovery planning utilising an "All Agencies" approach in accordance with the Local Recovery Planning Guide and State Emergency Management Policy 4.4.

5 PARTNERING EXPECTATIONS:

- 5.1 To provide where possible both physical and human resources to support the emergency Response and to assist with Recovery of the impacted community. The type of initial aid is to assist immediate Response and then Recovery of a short duration. Ongoing protracted assistance, but still in the absence of the emergency being declared a disaster, will be subject to further negotiation and agreement in writing between the parties concerned.

APPENDIX 10 LG PARTNERING AGREEMENT

- 5.2 To ensure that the Incident Controller of the designated Controlling Agency for the incident is advised of all requests for support as soon as practicable, and in consultation with the designated Local Recovery Coordinator and the Local Emergency Coordinator.
- 5.3 To ensure all personnel and equipment provided are covered by the Provider of Support own insurance.
- 5.4 Provider of Support will be responsible for all costs associated with its legislative responsibilities for its employees and equipment incurred during the provision of support unless otherwise agreed in writing.
- 5.5 The Requestor for Support will be responsible for all incidental costs associated with the Provider of Support personnel and equipment such as catering, accommodation, Occupational Health & Safety issues, transport fuel and storage.
- 5.6 The position of Chair and administrative support of the Western Central Emergency Management Support Group will be rotated in alphabetical order between parties to the Agreement on an annual basis.
- 5.7 The Group will meet at least once annually at Local Government Chairperson's locality to review the Agreement and assess its relevance and suitability to the parties and other business relevant to the Agreement and its operation.
- 5.8 To ensure that all requests for mutual aid are directed from the Local Recovery Coordinator of the requesting Local Government to the Chief Executive Officer of the Local Government being requested to provide assistance.

6 DURATION AND AMENDMENT:

- 6.1 The Agreement will come into effect at the date of signing by all parties.
- 6.2 The Agreement will remain in place until terminated.
- 6.3 The terms of the Agreement shall not be amended in any respect except by agreement of all Parties in writing.

7 TERMINATION:

The Agreement may be terminated by mutual agreement of all Parties in writing at any time.

8 WITHDRAWAL:

Any Party may withdraw from the Agreement by giving three (3) months' notice in writing to the Local Government Chairperson at any time.

9 NOTICES:

Communications in relation to the Agreement must, unless otherwise notified in writing, be addressed and forwarded as follows:

Chairperson
Western Central Emergency Management Support Group
c/o (Local Government responsible for chairperson at the time)

10 AGREEMENT:

Parties to the Agreement, agree to the preceding provisions in regard to the provision of mutual aid:

Western Central Local Emergency Management Arrangements 2018

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APPENDIX 10 LG PARTNERING AGREEMENT

SIGNING PAGE:

Town of Cambridge	_____/...../ 2018
	Mayor	
Town of Cambridge	_____	...../...../ 2018
	Chief Executive Officer	
Town of Cottesloe	_____	...../...../ 2018
	Mayor	
Town of Cottesloe	_____	...../...../ 2018
	Chief Executive Officer	
Town of Mosman Park	_____	...../...../ 2018
	Mayor	
Town of Mosman Park	_____	...../...../ 2018
	Chief Executive Officer	
City of Nedlands	_____	...../...../ 2018
	Mayor	
City of Nedlands	_____	...../...../ 2018
	Chief Executive Officer	
Shire of Peppermint Grove	_____	...../...../ 2018
	President	
Shire of Peppermint Grove	_____	...../...../ 2018
	Chief Executive Officer	
City of Subiaco	_____	...../...../ 2018
	Mayor	
City of Subiaco	_____	...../...../ 2018
	Chief Executive Officer	
City of Vincent	_____	...../...../ 2018
	Mayor	
City of Vincent	_____	...../...../ 2018
	Chief Executive Officer	
Town of Claremont	_____	...../...../ 2018
	Mayor	
Town of Claremont	_____	...../...../ 2018
	Chief Executive Officer	

APPENDIX 11 CITY OF NEDLANDS RECOVERY PLAN

APPENDIX 12 CITY OF VINCENT RECOVERY PLAN

APPENDIX 13 TOWN OF COTTESLOE RECOVERY PLAN

APPENDIX 14 TOWN OF CLAREMONT RECOVERY PLAN

APPENDIX 15 TOWN OF MOSMAN PARK RECOVERY PLAN

APPENDIX 16 TOWN OF CAMBRIDGE RECOVERY PLAN

APPENDIX 17 SHIRE OF PEPPERMINT GROVE RECOVERY PLAN

APPENDIX 18 CITY OF SUBIACO RECOVERY PLAN



City of Vincent

LOCAL EMERGENCY RECOVERY PLAN

Updated July 2018

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- 1.3 Objectives
- 1.4 Scope

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- 2.2 Local Emergency Management Plan for the Provision of Welfare Support – Perth and Fremantle Districts (ANNEXURE 2)
- 2.3 City of Vincent Work, Health and Safety Policy OSH03: Emergency Evacuation Procedure (ANNEXURE 3)
- 2.4 City of Vincent Policy No. 4.1.27 – Disaster Appeals – Donations and Assistance (ANNEXURE 4)

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- 3.2 Hospitals and Child Health Services
- 3.3 Child Care Centres
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- 3.8 Financial Arrangements

Attachment 1 – Plant / Equipment list for emergency deployment

4. ROLES AND RESPONSIBILITIES - LOCAL RECOVERY COMMITTEE

- 4.1 Local Recovery Coordinator
- 4.2 Local Recovery Coordinating Group – Membership & Function
- 4.3 Local Recovery Sub-committee – Membership & Responsibilities
 - 4.3.1 Community (Social) Sub-committee
 - 4.3.2 Infrastructure (Built) Sub-committee
 - 4.3.3 Environment (Natural) Sub-committee
 - 4.3.4 Finance (Economic) Sub-committee
 - 4.3.5 Information & Media
- 4.4 After hours Contact Numbers – City of Vincent

1. INTRODUCTION

1.1 Authority

This Local Recovery Plan has been prepared in accordance with Section 41(4) of the *Emergency Management Act 2005* and forms a part of the Local Emergency Management Arrangements for the City of Vincent. This plan has been approved and endorsed by the City's Chief Executive Officer and tabled for information and comment with the Western Central District Emergency Management Committee (WCLEMC) and forms part of the WCLEMC Local Emergency Management Arrangements.

1.2 Purpose

The purpose of the Local Recovery Plan is to describe the arrangements for effectively managing recovery at a local level, including accountability and responsibility.

1.3 Objectives

The objectives of this plan are to;

- Describe the roles, responsibilities, available resources and procedures for the management of recovery from emergencies for the City of Vincent;
- Establish a basis for the coordination of recovery activities at the local level;
- Promote effective liaison between all Hazard Management Agencies (HMA), emergency services and supporting agencies, which may become involved in recovery management; and
- Provide a framework for recovery operations within the City of Vincent.

1.4 Scope

The scope of this recovery plan is limited to the boundaries of the City of Vincent and forms a part of its Local Emergency Management Arrangements. It details the local recovery arrangements for the community.

2. RELATED DOCUMENTS AND ARRANGEMENTS

The following documents are related to this Plan:

2.1 Western Central Local Emergency Management Arrangements (Annexure 1).

The local emergency management arrangements for participating Local Government Councils who form part of the Western Central LEMC management committee, which includes the City of Vincent. Updated July 2018.

2.2 Local Emergency Management Plan for the Provision of Welfare Support - Perth & Fremantle Districts (Annexure 2)

The local emergency management plan for welfare support arrangements for Perth and Fremantle Districts developed by the Department for Child Protection and Family Support. Provides a comprehensive resource document and plan for welfare and evacuation arrangements. Updated February 2015.

2.3 City of Vincent Work, Health and Safety Policy OSH03: Emergency Evacuation Procedure (Annexure 3)

The emergency evacuation procedure for the City's Administration building.

2.4 City of Vincent Policy 4.1.27 – Disaster Appeals – Donations and Assistance (Annexure 4)

The City's Policy determining processes surrounding Disaster Appeals, applications and request for donations and assistance.

3. RESOURCES

The City's available resources and relevant contact details for recovery plan operational deployment have been identified and are included in **Attachment 1**.

3.1 Recovery Centres

The following Table identifies suitable Local Recovery Coordination Centres in the local government area:

Centre Name	Address	Capacity and Available Resources	Contacts
Loftus Recreation and Community Centre Recreation Centre Manager - Andrew Ng 9227 6526 Community Centre Manager - Jodi Lendrum 9328 3098	99 Loftus Street, Leederville	Capacity 2500+ Halls, Meeting Rooms, PA system, tables, chairs, toilets & showers, A/C, commercial kitchen, child care	City of Vincent Manager Community Safety (Steve Butler) 0477 306 928 or Coordinator Ranger & parking Services (Jean Lowther) 0417 922 232
Mt Hawthorn Community Centre (Main Hall & Lesser Hall)	197 Scarborough Beach Road, Mt Hawthorn	Capacity 340 2 x Halls, Meeting Rooms, PA system, tables & chairs, commercial kitchen, toilets, A/C plus child care centre	As above
North Perth Town Hall & Lesser Hall	26 View Street, North Perth	Capacity 250 2 x Hall, Meeting Room, PA System, Tables & Chairs, Kitchen, toilets, A/C	As above
Royal Park Hall	180 Charles Street, North Perth	Capacity 200 Hall, Meeting Rooms, Tables & Chairs, Kitchen, toilets	As above
Banks Reserve Pavilion	60 Joel Terrace, Mt Lawley	Capacity 150 Hall, Meeting Rooms, Tables & Chairs, Kitchen, toilets	As above

3.2 Hospitals and Child Health Services

Sir Charles Gairdner Hospital Hospital Avenue NEDLANDS Tel (08) 9346 3333 Public Hospital – EMERGENCY	Royal Perth Hospital 197 Wellington Street PERTH Tel (08) 9224 2244 Public Hospital – EMERGENCY
Perth Children's Hospital 15 Hospital Avenue NEDLANDS Tel (08) 6456 2222 Public Hospital – EMERGENCY	Mercy (St John of God) Hospital Thirlmere Road MOUNT LAWLEY Tel (08) 9370 9222 Public / Private

Highgate Child Health Centre Corner Harold and Curtis Street HIGHGATE Tel (08) 9328 7270	Mount Hawthorn Child Health Clinic 197 Scarborough Beach Road MOUNT HAWTHORN Tel (08) 9444 3603
Loftus Community Centre 99 Loftus Street LEEDERVILLE Tel (08) 9328 3048	North Perth Child Health Clinic (Rear) 20 View Street NORTH PERTH Tel (08) 9328 6420
Ethnic Child Care Resource Unit (ECCRU) 390 Oxford Street MOUNT HAWTHORN Tel (08) 9443 4323	

3.3 Child Care Centres

Long Day Care 0-6 years

Leederville Child Care Centre 244A Vincent Street LEEDERVILLE Tel (08) 9227 1514	Kidz R Us Child Care Centre 38 Monmouth Street MOUNT LAWLEY Tel (08) 9328 5740
Mulberry Tree Child Care Centre 207 Scarborough Beach Road MOUNT HAWTHORN Tel (08) 9443 6388	Gurrlongga Njininj Daycare Centre Multicultural Day Care Centre 386 Lord Street EAST PERTH Tel (08) 9228 2428
Kids Galore Child Care Centre 144 Eton Street NORTH PERTH Tel (08) 9242 5667	Meela Child Care Centre 116 West Parade MOUNT LAWLEY Tel (08) 9227 9886
Earlybirds Playgroup 87 The Boulevarde MOUNT HAWTHORN	Totspot Child Care Centre and Kindergarten 174 Grosvenor Road NORTH PERTH 6006 Tel (08) 9328 9797
North Perth Playgroup 15 Haynes Street NORTH PERTH Tel 0419 431 560	Highgate Playgroup Forrest Park, Harold Street HIGHGATE Tel 0448 972 485

Outside School Hours Care

Loftus Recreation Centre 99 Loftus Street, LEEDERVILLE Tel (08) 9227 6526	Mount Hawthorn Out of School Care 1 Scarborough Beach Road MOUNT HAWTHORN Tel (08) 9242 4274
	Gumtrees Out of School Hours Care Service Aranmore Primary Catholic School 22 Brentham Street LEEDERVILLE Tel (08) 9444 6085

Toy Libraries

Leederville Toy Library Loftus Community Centre 99 Loftus Street LEEDERVILLE Tel (08) 9328 3098	Noah's Ark Toy Library and Resource Centre (for Children with Special Needs) 73 Angove Street NORTH PERTH Tel (08) 9328 1598
Mount Hawthorn Toy Library Mount Hawthorn Community Centre 197 Scarborough Beach Road MOUNT HAWTHORN Tel 0409 764 946	

3.4 Churches and Places of WorshipAnglican

St Alban's 423 Beaufort Street HIGHGATE 6003 Tel (08) 9328 8071	St Patrick's Anglican Church 731 Beaufort Street MOUNT LAWLEY Tel (08) 9271 4516
St Hilda's 15 View Street NORTH PERTH 6006 Tel (08) 9328 8967	St Peter's 73 Ellesmere Street MOUNT HAWTHORN Tel (08) 9444 1516

Catholic

North Perth Redemptorist Monastery 190 Vincent Street NORTH PERTH Tel (08) 9328 6600	St Mary's 40 Franklin Street LEEDERVILLE Tel (08) 9444 9624
St Brigid's Cnr Aberdeen & Fitzgerald Streets NORTHBRIDGE Tel (08) 92277856	Sacred Heart Catholic Church 64 Mary Street HIGHGATE Tel (08) 9328 3433

Other Denominations

Baptist Church Cnr Hobart & Edinboro Streets MOUNT HAWTHORN Tel (08) 9444 1171	St Nikola's (Macedonian Orthodox) 69 Angove Street NORTH PERTH Tel (08) 9328 8552
Seventh Day Adventists Church 439-447 Charles Street NORTH PERTH Tel (08) 9322 3881	Greek Orthodox Archdiocese of Australia 390 Charles Street NORTH PERTH Tel (08) 9242 3466

City Vision Christian Fellowship 141 West Parade MOUNT LAWLEY Tel (08) 9228 4447	Bethany Church of God Inc. 129 Raglan Road NORTH PERTH Tel (08) 9328 2261
Perth Mosque 427 William Street PERTH 6000 Tel (08) 9328 8535	

3.5 Support Groups and Disability Services

Department for Child and Family Support Emergency Services Coordinator 0418 943 835	Salvation Army 333 William Street PERTH Tel (08) 9260 9500
Red Cross WA – Volunteers 110 Goderich Street, EAST PERTH Tel (08) 9225 8888	Anglicare 23 Adelaide Terrace EAST PERTH Tel (08) 9321 7033
St Vincent De Paul 76 Abernethy Road BELMONT Tel (08) 9475 5400	Uniting Care West 16 Sunbury Road, VICTORIA PARK 1300 663 298 (or 9220 1288)
Volunteers WA 2 Delhi Street WEST PERTH Tel (08) 9482 4333	Disability Council of WA 2 Delhi Street WEST PERTH Tel (08) 9420 7203
WA Deaf Society Inc. 46/5 Aberdeen Street EAST PERTH Tel (08) 9441 2677	Activ Foundation 41 Bishop Street JOLIMONT Tel (08) 9387 0555
Cerebral Palsy Association of WA 106 Bradford Street COOLBINIA Tel (08) 9443 0206	Paraplegic Quadriplegic Assn. of WA 10 Selby Street SHENTON PARK Tel (08) 9381 0111
Multiple Sclerosis Society of WA 29 Parkhill Way WILSON Tel (08) 9365 4888	Western Australian Association for Mental Health 2 Delhi Street WEST PERTH Tel (08) 9420 7277

3.6 Emergency Food/Grocery Suppliers

IGA Supermarket 313 Vincent St LEEDERVILLE Tel (08) 9444 8431	Coles West Leederville Shopping Centre 115 Cambridge St WEST PERTH Tel (08) 6380 3100
Woolworths The Mezz Cnr Flinders St and Scarborough Beach Rd MOUNT HAWTHORN Tel (08) 9426 8888	Coles North Perth Plaza Cnr Fitzgerald and View St NORTH PERTH Tel (08) 9328 3911
IGA Supermarket 629 Beaufort St MOUNT LAWLEY Tel (08) 9328 8761	

3.7 Parliamentarians

Mr. Patrick Gorman MP Federal Member for Perth 953A Beaufort Street INGLEWOOD Tel (08) 9272 3411	Mr. John Carey MLA Member for Perth Suite 2/448 Fitzgerald Street NORTH PERTH Tel (08) 9227 8040
--	--

3.8 Financial Arrangements

The City has arrangements in place to insure its assets with the *Local Government Insurance Scheme* and *Zurich*. Details of these arrangements are held by the City's Financial Services.

The City does not retain identified cash reserves to fund recovery activities for a declared emergency situation. In the event of a declared emergency situation arising, the City does have the means to fund recovery programs from its General Revenue reserve funds.

The State Emergency Management Plan for State level Recovery Coordination (Westplan-Recovery Coordination) outlines the States recovery funding arrangements. Relief programs include:

- Western Australia Natural Disaster Relief and Recovery Arrangements (WANDRRA)
- Centrelink
- Lord Mayor's Distress Relief Fund (LMDRF)

Further information on these relief arrangements can be found in the State Emergency Management Plan for State level Recovery Coordination (Westplan – Recovery Coordination 2014).

4. ROLES AND RESPONSIBILITIES

The roles and responsibilities of those involved in recovery management are outlined below.

4.1 Local Recovery Coordinator

The Director Community Engagement has been appointed as the Local Recovery Coordinator in accordance with the *Emergency Management Act 2005*, S 41. (4). The Manager, Community Safety will act in the role when the primary appointee is unavailable when an emergency occurs.

The Local Recovery Coordinator is responsible for the development and implementation of the recovery management arrangements for the City. The position coordinates local level recovery activities in conjunction with the Local Recovery Coordination Group and in accordance with the plans, strategies and policies determined by the Local Recovery Coordinating Group.

4.2 Local Recovery Coordinating Group – Membership & Function

The core membership of the Local Recovery Coordinating Group is to include the following personnel:

Executive Chairperson	Chief Executive Officer
Deputy Chairperson	Mayor
Local Recovery Coordinator	Director Community Engagement or; Manager Community Safety if unavailable.
Support officer	Prosecutions and Strategy Officer
Membership	City of Vincent – Portfolio heads – Directors Manager Community Safety WA Police - Local Emergency Coordinator Hazard Management Agency representative Department for Child Protection and Family Support

The function of the Local Recovery Coordinating Group is to:

- Assess requirements for restoration of the City's services and facilities;
- Monitor the progress of recovery and ensure community involvement;
- Determine policy and strategies for the conduct of recovery and assistance implementation measures;
- Identify community needs and resource requirements and make recommendations to appropriate recovery agencies, local government and the State's recovery management structure;
- Liaise, consult and negotiate, on behalf of affected communities, with recovery agencies, government departments and other local governments;
- Liaise with the Department for Child Protection and Family support Coordinator through the designated DCPFS Regional Director or delegate to provide short term emergency accommodation and personal support services to the community;
- Establish and manage financial relief schemes;
- Undertake specific recovery activities as determined by the circumstances and the Coordinating Group.

4.3 Local Recovery Sub-committee – Membership and Responsibilities

4.3.1 Community (Social) Sub-Committee

- Accommodation & Recovery Centre's
- Children's Services
- Aged and Disability Support

Team Leaders: Manager Community Safety (9273 6561)
 Manager Community Partnerships (9273 6532)
 Coordinator Ranger and Parking Services (9273 6545)
 Department for Child Protection and Family Support
 Manager Loftus Recreation Centre (92276526)
 Manager Loftus Community Centre (9328 3098)
 Department of Housing (9222 4666)
 Disability Services (6380 1688)
 Aged Care Providers - HACC (9222 4060)
 Hospitals, Community and Child Health Nurses, Outside School
 Hours Care Providers.
 Child Care Centres (see Part 3)

The provision of welfare support is the role of the Department for Child protection and family Support and defined as providing immediate and ongoing supportive services, including temporary accommodation, to alleviate as far as practicable the effects on persons affected by an emergency. Services in this category will include, establishing and resourcing a welfare centre, from which provision will be made for catering, entertainment, health, clothing, accommodation and registrations of affected persons.

Volunteer Co-ordination

Team Leader: Manager Community Partnerships (9273 6532)
 Department for Child Protection and Family Support
 Red Cross Volunteering (9225 8888)
 Volunteers WA (9482 4333)
 Others as determined.

To recruit, support and coordinate the work of volunteers after an emergency and to assist other sub-committees through the provision of volunteer assistance as required.

Material Aid

Team Leader: Manager Community Partnerships (9273 6532)
 Department for Child Protection and Family Support
 Salvation Army (9227 7010)
 Anglicare (9321 7033)
 St Vincent De Paul (9475 5400)
 Red Cross Volunteers (9225 8888)
 Emergency Food & Grocery suppliers (see 3.6)
 Uniting Care West (9220 1288)
 Manna Inc. (1300 626 624)

To coordinate receipt, storage and distribution of material aid.

Animal Welfare

Team Leader: Coordinator Ranger and Parking Services (9273 6545)
 Dogs Refuge Home - Shenton Park (9381 8166)
 Cat Haven - Shenton Park (9442 3600)
 RSPCA (9209 9300)
 Others as determined.

Assist / destroy injured animals and wildlife. Coordinate disposal of sick and dead animals. Coordinate emergency feed supplies. Identify holding areas for pets etc. Provide cages/leads etc. for animals and Recovery Centres.

4.3.2 Infrastructure (Built) Sub-Committee

Team Leader: Director Engineering (9273 6006)
 Manager Assets and Design Services (9273 6540)
 Main Roads (13 81 38)
 Western Power (13 10 87)
 Alinta Gas (13 13 58)
 Water Corp (9420 2420)
 Telstra (13 22 00)
 Others as determined

To plan for and coordinate the clean-up process after an emergency including the provision of temporary resources to other sub committees e.g. toilets, generators, earthmoving equipment and to rebuild and restore community infrastructure/utilities after an emergency.

Transport

Team Leader: Manager Community Safety (9273 6561)
 Public Transport Authority (9326 2000)
 Main Roads WA (13 81 38)
 Other groups as required.

To assist in transport provision and road safety after an event so that those affected can access services, shopping etc.

4.3.3 Environment (Natural) Sub-Committee

Team Leader Manager Parks & Property Services (6066)
 Manager Health Services (9273 6035)
 Department of Biodiversity Conservation and Attractions.
 Department of Parks and Wildlife (9219 9000)
 Department of Water and Environmental Regulation (6467 5000)
 Swan River Trust (9278 0900)
 Other groups as required.

Environment. To assess, advise on and repair damage after an event including tree safety/assessment; replanting / re-vegetation; erosion prevention etc.

Environmental Health. To assess, advise on and minimise the environmental health impact of an emergency e.g. food safety/disposal; septic systems, provision of temporary toilets / facilities etc.

4.3.4 Finance (Economic) Sub-Committee

Team Leader Director Corporate Services (9273 6008)
 Manager Finance (9273 6515)
 Department for Child Protection and Family Support
 Department of Communities (Centrelink)
 Local Recovery Coordinator.
 WA Natural Disaster Relief and Recovery Arrangements
 (WANDARRA) (6552 5088)
 Lord Mayor's Distress Relief Fund (9461 3252)

To coordinate the distribution of financial aid to communities after the event and co-ordinate the economic recovery of the affected community.

Emergency Financial Relief Arrangements are contained in WESTPLAN - RECOVERY. (Part 6)

Guidelines for the administration of Public Appeals can be found in State Emergency Management Committee Policy Statement No 16 (PS 16).

Guidelines related to Property Insurance issues are outlined in the State Recovery Plan (WESTPLAN- RECOVERY Part 7)

4.3.5 Information & Media

Team Leader Chief Executive Officer (9273 6002)
 Mayor (9273 6503)
 Manager Marketing & Communications (9273 6506)
 Local Community Newspaper Liaison officers
 Others as determined.

To coordinate and provide accurate information to the public and media after an emergency.

4.4 After Hours Contact Numbers – City of Vincent

Position	Name	Contact Number
Mayor	Emma COLE	*9273 6570
Chief Executive Officer	Len KOSOVA	*9273 6002
Director Community Engagement	Michael QUIRK	*9273 6004
Director Engineering	Andrew MURPHY	*9273 6005
Director Corporate Services	Kerryn BATTEN	*9273 6008
Director Development Services	John CORBELLINI	*9273 6062
Manager Community Safety	Steve BUTLER	*9273 6561
Manager Community Partnerships	Sandra WATSON	*9273 6532
Manager Building, Health and Compliance	Nicholas HEATH	*9273 6509
Manager Parks and Property Services	Jeremy VAN DEN BOK	*273 6588
Manager Development and Design	Jay NAIDOO	*9273 6045
Prosecutions and Strategy Officer	Peter CICANESE	*9273 6582
A/Coordinator Engineering Operations	Allan BROWN	*9273 6542
NORTHSHORE SES - Local area Manager	Nick ELLIOTT	0467 676 501

* Refer to Internal Emergency Contact List for Council Member and Administration Mobile Contact Numbers.

Endorsement of City of Vincent Local Emergency Recovery Plan

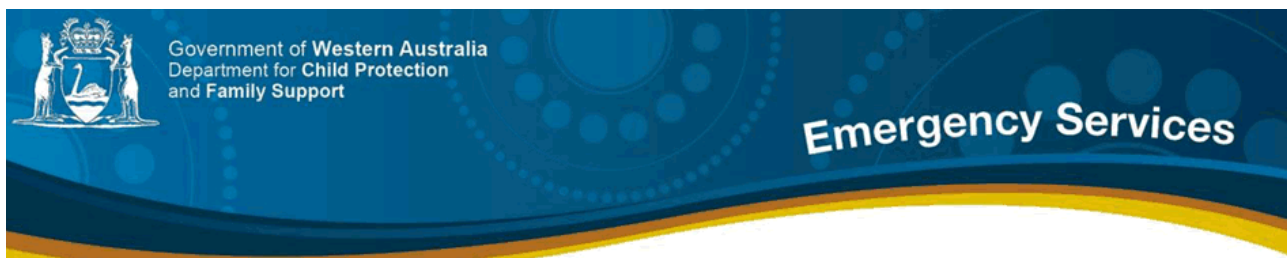
_____ Date: _____
 Len Kosova
CHIEF EXECUTIVE OFFICER
City of Vincent

Local Recovery Plan tabled at Western Central Local Emergency Management Committee

Date _____

Local Recovery Plan sent to State Emergency Management Committee

Date _____



GOVERNMENT OF
WESTERN AUSTRALIA

LOCAL EMERGENCY MANAGEMENT PLAN FOR THE PROVISION OF WELFARE SUPPORT PERTH & FREMANTLE DISTRICTS

SUPPORTING WESTERN CENTRAL LEMC

(Vincent, Subiaco, Cambridge, Nedlands, Claremont,
Peppermint Grove, Mosman Park & Cottesloe)

(Updated May 2017)

PREPARED BY

Senior District Emergency Services Officer Metro North on behalf of the
Perth and Fremantle Districts, Department for Child Protection and Family
Support

TABLED AT THE

LOCAL EMERGENCY MANAGEMENT COMMITTEE on 6th April 2017



CITY OF VINCENT



CITY OF
SUBIACO



TOWN OF CLAREMONT



City of Nedlands



TOWN OF CAMBRIDGE



SHIRE OF PEPPERMINT GROVE



TOWN OF MOSMAN PARK



Town of Cottesloe

**THIS PLAN CAN BE ACTIVATED FOR HAZARDS DEFINED UNDER
WESTPLANS E.G. WESTPLAN - CYCLONE, WESTPLAN – FIRE.**

**TO ACTIVATE THIS PLAN CALL THE DEPARTMENT FOR CHILD
PROTECTION AND FAMILY SUPPORT EMERGENCY SERVICES ON
CALL COORDINATOR – 0418 943 835, 24 HOURS/7 DAYS**

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Department for Child Protection and Family Support

**LOCAL EMERGENCY
MANAGEMENT PLAN FOR THE
PROVISION OF WELFARE SUPPORT**

Amendment Record

Proposals for amendment of this plan should be forwarded to:

Jo-Anne Bennett
Senior District Emergency Services Officer (Metro North),
Department for Child Protection and Family Support
190 Stirling Street
Perth WA 6000
Telephone: (08) 9214 2497
Mobile: 0429 683 948
Facsimile: (08) 9214 2445
Email: joanne.bennett@cpfs.wa.gov.au

AMENDMENT		DETAILS	AMENDED BY
NO.	DATE		NAME
	Feb 2015	Complete Review and Reissue.	J. Bennett
1	Sept 2015	Minor Amendments to Contacts	J. Bennett
2	Dec/Jan 2016/17	Amendments to Contacts	J Bennett
3	May 2017	Full Review and Reissue	J Bennett
4			
5			
6			

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

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LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Part 1 Introduction

1.1 Outline

Welfare is defined as providing immediate and ongoing supportive services, to alleviate as far as practicable, the effects on persons affected by an emergency.

The *Emergency Management Act 2005* defines a Support Organisation as 'a public authority or other person who or which, because of the agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for providing support functions.'¹

The State WESTPLAN - Welfare is the responsibility of the Department for Child Protection and Family Support (the Department) as are each Local Emergency Management Plan for the Provision of Welfare Support, known as the Local Welfare Plan. This Local Welfare Plan outlines the arrangements that apply in local circumstances, and as far as is practicable is consistent with the arrangements detailed in WESTPLAN - Welfare.

The Department is committed to protect and care for children and young people who are in need, and support families and individuals who are at risk or crisis. This plan provides for a community centered approach to emergency management and will coordinate the resources required to support local emergency management arrangements. The extent of welfare support activity will, however, depend on the nature and magnitude of the emergency, and may require coordination at both the local and state level. The plan is based on the utilisation of existing local resources and to supplement these resources when required from the state level.

Terminology used in this plan has the meaning prescribed by Section 3 of the *Emergency Management Act 2005*, unless stated otherwise.

1.2 Aim, Objectives and Scope

This plan prescribes the arrangements for the provision of welfare support services during emergencies.

The objectives of the plan are to:

- Prescribe the organisation, concepts, responsibilities, mechanisms and procedures for all organisations involved in the delivery of emergency welfare support services;
- Outline the arrangements and structure for the coordination of emergency welfare support services, including resources, during emergencies; and
- Establish the principles for planning for the provision of welfare support at the local level.

The arrangements provide for both government and non-government agencies to operate cooperatively in a coordinated manner, in accordance with the roles and responsibilities outlined herein, using an ALL HAZARDS approach. Hazards refers

¹ *Emergency Management Act 2005, Part 1, Section 6 (4)*

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

to hazards defined under WESTPLANS e.g. WESTPLAN – Cyclone, WESTPLAN – Fire, WESTPLAN – Storm, WESTPLAN - HAZMAT.

Local Governments can elect to prepare their own welfare arrangements and appoint their own local welfare coordinators (Local Government Welfare Coordinators). If they do this in consultation with the Department, the Department's Coordinators referred to in this plan will revert to a support coordination role. See 3.1.3 Local Government Welfare Support Response below for more information.

If Local Governments elect to prepare their own welfare arrangements without consultation with the Department, Local Governments are responsible for their own costs.

To assist in coordinating the provision of welfare support services six functional areas have been identified: Emergency Accommodation, Emergency Catering, Emergency Clothing and Personal Requisites, Personal Support Services, Registration and Reunification and Financial Assistance.

1.3 Related Documents

Other documents related to this plan include:

- *Emergency Management Act 2005*
- State Emergency Management Policies
- WESTPLAN - Welfare
- WESTPLAN - Registration and Reunification
- WESTPLAN - Recovery Coordination
- WESTPLAN – Reception
- WANDRRA Determination
- The Western Central (*Vincent, Subiaco, Claremont, Nedlands, Cambridge, Peppermint Grove, Mosman Park and Cottesloe*) Local Emergency Management Arrangements, Risk, Recovery, Aged Care, Epidemic and other Sub-Plans

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Part 2 Planning and Preparedness

2.1 Authority and Plan Responsibilities

The development and maintenance of this plan is allocated to the Department's Senior District Emergency Services Officer, in consultation with members of the Local Emergency Welfare Coordination Group, if there is one.

This coordination group is an advisory, consultative and referral group to oversee and assist in the planning and operation of local level welfare support services. A contact list of the organisations that constitute the Emergency Welfare Coordination Group is provided in Appendix 2.

2.2 Exercise and Review Period

The Department's Senior District Emergency Services Officer will ensure that this plan is exercised in accordance with the State Emergency Management Policy 3.1– Emergency Management Exercises (SEMP 3.1); i.e. the formal activation of this plan to respond to an emergency, or exercised at least annually.

This plan will be reviewed every two years, with Appendices and contact details reviewed quarterly and after each activation.

2.3 Responsibility for Preparedness

The responsibility for the preparedness for provision of emergency welfare services is based on the following:

- 2.3.1 The Department's Emergency Services Coordinator ensuring the Department's capacity to respond effectively to emergencies state-wide;
- 2.3.2 The Department's Senior District Emergency Services Officers and/or Welfare Coordinators appointed by the Department's District Director managing this responsibility at the local level;
- 2.3.3 Emergency Welfare Coordination Groups assisting District Emergency Services Officers and/or Welfare Coordinators with their responsibilities at the local level;
- 2.3.4 Organisations that have designated responsibilities for each of the six welfare functional areas ensuring they have the capacity to effectively respond and provide support;
- 2.3.5 Other government and non-government agencies are identified to provide further support as required; and
- 2.3.6 Recognition that Local Government may appoint their own Local Government Welfare Coordinator to coordinate welfare services – see 3.1.3 Local Government Welfare Support Response below.

2.4 Organisational Roles and Responsibilities

Each of the six welfare functional areas is managed by the Department with the assistance of other organisations that have agreed to responsibilities under that functional area - see Appendix 3, Organisational Roles and Responsibilities. Where

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

an organisation is unable to meet its responsibilities, the Department shall, on being advised, make alternative arrangements.

In multi-agency responses Team Leaders for each functional area may be appointed, i.e. Registration Team Leader, Emergency Catering Team Leader.

All organisational staff and volunteers assisting the Department in accordance with this plan are required to comply with the Department's policies, including those relating to working with children, volunteers, Occupational Health and Safety and emergency management.

2.5 Planning and Arrangements

The six welfare functional areas are:

2.5.1 Emergency Accommodation – See Appendix 4

2.5.2 Emergency Catering – See Appendix 5

2.5.3 Emergency Clothing and Personal Requisites – See Appendix 6

2.5.4 Personal Support Services – See Appendix 7

2.5.5 Registration and Reunification -

- (1) Policy governing the delivery of this function is detailed in WESTPLAN - Registration and Reunification.
- (2) Welfare Coordinators need to be familiar with WESTPLAN - Registration and Reunification to ensure that arrangements are in place to activate it.

2.5.6 Financial Assistance - The provision of financial assistance to those affected by emergencies who are eligible and in need.

- (1) There are a number of financial assistance programs that may be put in place following a major emergency. The policy governing each of these programs may vary and is determined at the time of the emergency.
- (2) Financial assistance **may** include:
 - (a) The Western Australian Natural Disaster Relief and Recovery Arrangements (WANDRRA) - Personal Hardship and Distress Relief Payments;
 - (b) Other forms of emergency assistance available at the time.

2.6 Welfare Representatives and Coordinators

Welfare Coordinators are appointed as follows:

2.6.1 The Department's State Welfare Coordinator

The title "State Welfare Coordinator" is the Department's representative appointed by the Director General, and is responsible for the coordination of all emergency welfare support services at the state level.

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2.6.2 The Department's Emergency Services Coordinator

The Emergency Services Coordinator is an appointed officer of the Department, whose function is to ensure the preparedness of the Department to carry out its emergency management functions. The Emergency Services Coordinator is the link between the Local Welfare Coordinators and the State Welfare Coordinator and, where applicable, with the relevant HMA/Controlling Agency.

2.6.3 The Department's District Welfare Representatives' responsibilities include the following:

- (1) The District Director, or proxy, to represent the Department on District Emergency Management Committees (DEMCs);
- (2) Ensure the arrangements of this plan are clearly understood at the district level;
- (3) Clarify the Department's policy on emergency welfare matters where required;
- (4) Refer matters of a contentious nature to state level for resolution; and
- (5) Represent the Department on Operational Area Support Groups (OASGs), as required in the response phase.

2.6.4 The Department's Welfare Coordinators

The Welfare Coordinator shall be a nominated officer of the Department within the Local Government area. Where the Department is not located within the Local Government area the Department, in conjunction with the LEMC, will formally appoint a suitable person as the Welfare Coordinator. The nominated person will be clearly identified in the respective local emergency management arrangements.

The responsibilities of the Welfare Coordinator include the following:

- (1) Establish and manage the activities of the Emergency Welfare Coordination Groups, where determined appropriate by the District Director;
- (2) Prepare, promulgate, test and maintain the Local Welfare Plans;
- (3) Represent the Department and the emergency welfare function on the LEMCs and Local Recovery Committees;
- (4) Ensure staff and volunteers of the Department and supporting agencies are trained and exercised in their welfare responsibilities;
- (5) Coordinate the provision of emergency welfare services during response and recovery phases of an emergency; and

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- (6) Represent the Department on the Incident Support Group (ISG) when required in the response phase.

2.6.5 Local Government Welfare Coordinators – see 3.1.3

- (1) Local Government Welfare Coordinators are the nominated representatives of Local Governments. They assist the Department's Welfare Coordinators who have overall coordination of welfare services during emergencies.
- (2) Local Governments can elect to prepare their own welfare arrangements and appoint their own Local Government Welfare Coordinators. If they do this in consultation with the Department, the Department's Welfare Coordinator will act as a support to the Local Government Welfare Coordinator, and may activate the Local Welfare Plan, or components thereof, as requested by the Local Government Welfare Coordinator.
- (3) If Local Governments elect to prepare their own welfare arrangements without consultation with the Department, Local Governments are responsible for their own costs.

2.7 Special Considerations

2.7.1 Children, Organisations, Educational and Care Facilities

Organisations such as women's refuges, men's hostels, group homes; educational and care facilities with responsibility for the care, supervision or provision of services to children or their clients, should ensure plans are in place to maintain service provision during an emergency. Should they evacuate or otherwise attend a welfare centre, the organisations' supervisory staff must continue their responsibilities by remaining at the centre, continuing to supervise and provide services to their children or clients and liaising with the welfare coordinator at the centre. Children or clients are to be returned to parents or other responsible adults approved by that organisation.

During an emergency unaccompanied children without direct parental or responsible adult supervision should be brought to the attention of the Department; or evacuated to a welfare centre and into the care of the Department.

Services specifically for children and families, including child and family friendly spaces at Welfare Centres, should be considered at the local level and included in local emergency management arrangements.

2.7.2 Culturally and Linguistically Diverse, Vulnerable and other at risk and Special Needs groups

Culturally and Linguistically Diverse, Vulnerable and other at risk and Special Needs groups should be considered at the local level, and any specific local requirements included in the LEMAs.

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The Department prioritises its response in line with its operational capacity and relies on those agencies or organisations which provide support to these groups to ensure they have suitable plans and response capabilities in place prior to an emergency to cater for these groups' needs.

2.8 Resource Support

The Department has the primary responsibility for coordinating the provision of welfare resources. Requests for additional resource support should be made by the Local Welfare Coordinator to the State Welfare Coordinator.

Where possible, all offers of assistance and donations, including donated goods and services, should be coordinated through the Local Recovery Committee to avoid duplication of effort and confusion. At the State Government level this will be undertaken through the State Recovery Committee. The Department shall be represented on both levels of recovery coordination where required.

2.9 Training

Training, both internally and inter-agency, will be advised by the member agencies of the Emergency Welfare Coordination Groups. Training is provided so staff and volunteers of the Department and supporting agencies are provided with opportunities to have the necessary skills to ensure the provision of services under this plan.

2.10 Community Information

In collaboration with Emergency Welfare Coordination Group members, community awareness and education strategies for dissemination of all relevant information into communities may be developed, and may include fact sheets, brochures and community guides.

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Part 3 Response**3.1 Responsibility for Response****3.1.1 Control and Coordination**

Overall control and coordination of the emergency welfare response rests with the Department through the designated State and Local Welfare Coordinators. The Department prioritises its response in line with its operational capacity and relies on all government agencies, and non-government agencies if available, to provide assistance when requested.

3.1.2 Support Agency Officers

During response/recovery activities Support Agency Officers are provided by each of the participating organisations to assist the Welfare Coordinator in the management of the welfare response. These Support Agency Officers will need to be located at the Welfare Centre as required, and the agencies are recorded in Appendix 2.

3.1.3 Local Government Welfare Support Response

In smaller, non-complex events, and in some regional and remote areas where Local Government Welfare Coordinators are elected, the Department's Welfare Coordinator will revert to a support coordination role. It is incumbent on the Local Government to officially record and formally notify the Department, and provide information the Department may require should a Local Government Welfare Coordinator be elected.

Any expenditure by Local Governments under this section would need to be requested and considered by the Department, prior to the financial cost being incurred as outlined in Section 3.8 Financial Arrangements for Response below.

The Department will support a Local Government in the welfare support response until any of the following actions were to occur;

- (1) The Local Government advises the Department that it was no longer able to adequately provide the welfare support response;
- (2) The welfare support response becomes a multi-agency and complex response requiring state level support; or
- (3) The Department's District Director or State Welfare Coordinator determines it is in the best interest of the community and/or the Department to assume the control of the welfare support response.

In any of the above actions, the Local Government should prepare a handover of all welfare support response information to the Department, who would then assume control of providing welfare support services.

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3.2 Notification

The activation procedures detailed hereunder relate to local level arrangements, involving the Welfare Coordinator, the Local Government and the relevant Hazard Management Agency (HMA)/Controlling Agency.

- (1) The first indication that this support plan may need to be activated will come from one of two sources as follows:
 - (a) A HMA/Controlling Agency may identify the need to activate this support plan to help manage an emergency; and/or
 - (b) The Welfare Coordinator, based on information provided from the Department's Emergency Services Coordinator, may identify the need to activate this support plan.
- (2) Regardless of who first identifies the need, the HMA/Controlling Agency and the Welfare Coordinator shall confer and agree that the support plan should be activated. Once this decision is made the Welfare Coordinator shall activate and manage the plan accordingly.
- (3) The Department's Emergency Services Unit On Call Duty Officer should be contacted on 0418 943 835 to advise of the situation.

3.3 Stages of Activation

The plan will normally be activated in stages as per the Department's Standard Operating Procedures – see Appendix 11. In an impact event, for which there is no warning period, these stages may be condensed with stages being activated concurrently.

3.3.1 Stage 1 - Alert.

- (a) Participating organisations are alerted by the Welfare Coordinator;
- (b) Participating organisations alert their own personnel;
- (c) Additional information allowing organisations time to arrange preliminary preparations is provided;
- (d) Key personnel are briefed on action to be taken;
- (e) The Welfare Centre is prepared for activation if required; and
- (f) Establish liaison as appropriate with the HMA/Controlling Agency and/or Emergency Coordinator.

3.3.2 Stage 2 - Activation.

- (a) The Welfare Centre is activated if required;
- (b) Participating organisations are called out by the Welfare Coordinator and nominated Support Agency Officers proceed to the Welfare Centre;

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- (c) Welfare Support services are provided under the coordination of the Welfare Coordinator;
- (d) Communications are maintained with the HMA/Controlling Agency, Emergency Coordinator, Welfare Coordinator and participating organisations; and
- (e) Welfare Support requirements are monitored and reviewed.

3.3.3 Stage 3 - Stand Down.

Stand Down is to occur when the decision has been made by the HMA/Controlling Agency and the Welfare Coordinator to close the welfare centre, and there are no more evacuees left in the centre. Welfare Support Services may continue beyond this time at the discretion of the Welfare Coordinator. Ongoing services will be monitored by the Department's Emergency Services Coordinator, and participating agencies will be responsible for submitting ongoing and debrief reports to the Welfare Coordinator.

- (a) Participating welfare organisations are informed of the stand down by the Welfare Coordinator;
- (b) Participating organisations stand down in accordance with relevant procedures for each organisation;
- (c) Organisations are to advise the Welfare Coordinator when stand down has been completed;
- (d) The Welfare Coordinator advises participating agencies of debriefing arrangements;
- (e) The Local Welfare Centre and/or Welfare Coordination Centre is closed down; and
- (f) The Welfare Coordinator conducts a debrief, prepares and distributes Post Operation Reports in accordance with SEMC Policy 4.3, see 3.9 Post Operation Report below. After an activation a review of this Local Welfare Plan is conducted by the District Emergency Services Officer.

3.4 Levels of Response

The activation of the Local Welfare Plan will be at the request of the HMA/Controlling Agency and/or by the Welfare Coordinator, see 3.3 Stages of Activation above. The level of response will be determined by the Welfare Coordinator on the basis of information supplied by the HMA/Controlling Agency or the Emergency Coordinator. The Welfare Coordinator, or suitable proxy, will attend and/or provide advice to the Incident Support Group (ISG) where required.

3.5 Incident Management System

The Department's staff and participating agencies will be familiar with the Australasian Inter-Service Incident Management System (AIIMS). However, current internal Department and participating agency management procedures shall continue to operate.

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3.6 Public Information and Media Management

The HMA/Controlling Agency is responsible for the provision and management of public information during emergencies (Refer to State Public Information Emergency Management Support Plan). All non-welfare matters will be referred to the HMA/Controlling Agency.

The Department and other participating support agencies to this plan should only provide information to the public and the media on issues that are directly their responsibility. Departmental staff must have approval from the Department's District Director and Corporate Communications and Marketing before having contact with the media.

3.7 Activation of Other WESTPLANS in Support of This Plan

Other plans may be activated to support this plan including, but not limited to, WESTPLAN – Registration and Reunification and WESTPLAN – Recovery Coordination. The procedures for activating these plans are included in the respective plans.

3.8 Financial Arrangements for Response

Financial arrangements for activation of this plan will be as outlined in State Emergency Management Policy 4.2 Funding for Emergencies (SEMP 4.2), unless other arrangements are negotiated and approved by the State Welfare Coordinator. All expenditure under this plan must be approved by the Department's Emergency Services Coordinator.

3.9 Post Operation Reports

The Welfare Coordinator prepares and writes the Post Operation Report. Support agencies may be asked to provide feedback to the Department's Welfare Coordinator which may be used in the preparation of the Post Operation Report. The Post Operation Report is the Department's internal report and the whole report or parts thereof may be distributed to appropriate organisations and agencies.

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Part 4 Recovery**4.1 Recovery Assessment**

The *Emergency Management Act 2005* defines recovery as the support of emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychosocial, and economic wellbeing.

In order to facilitate the effective coordination of the welfare recovery process, it is essential that an assessment of the welfare recovery requirements be conducted as soon as possible after the impact of an event.

The Department is responsible for the provision of Welfare Support in the Response and Recovery phases of an emergency.

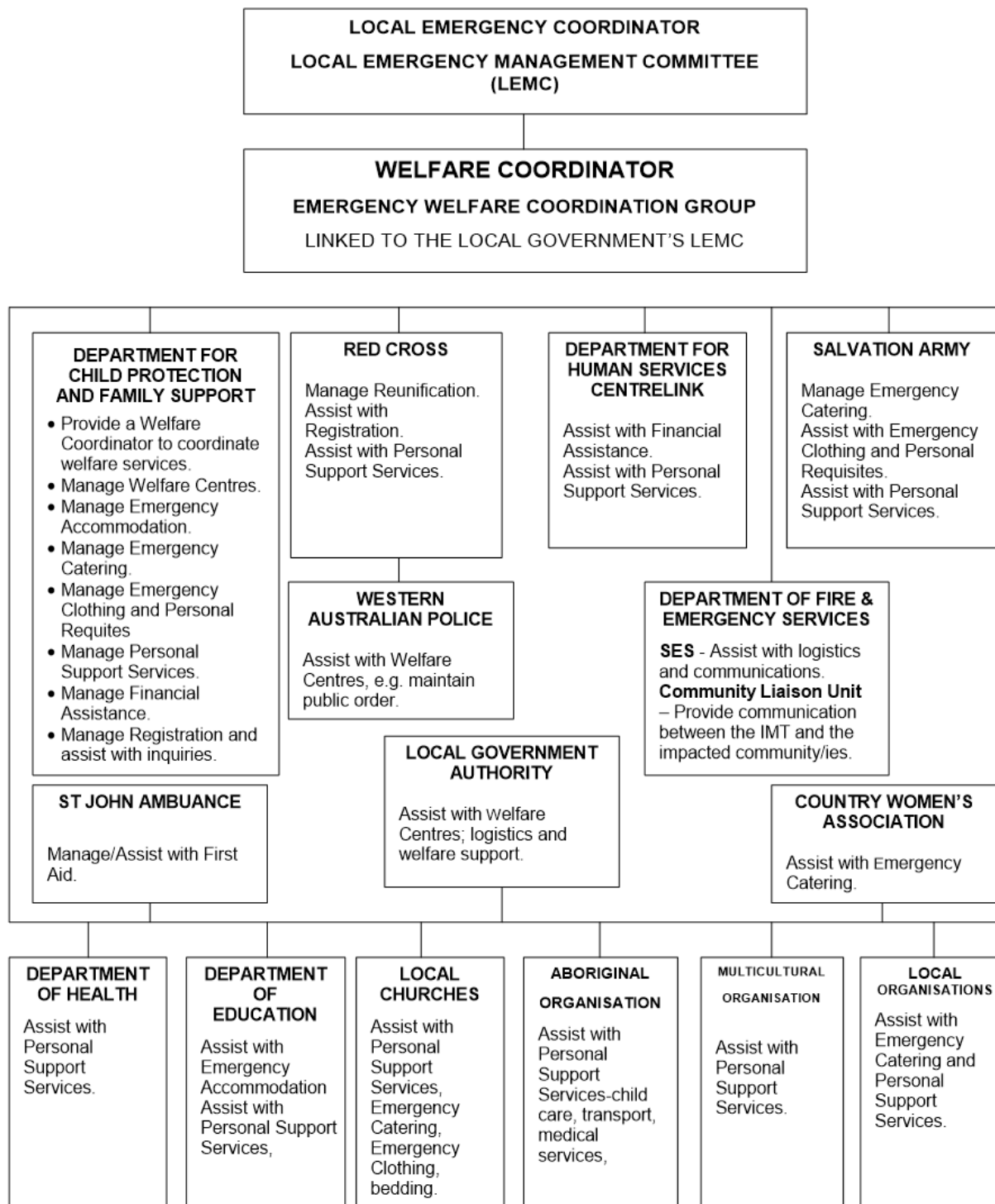
4.2 Responsibility for Recovery

Local Governments are responsible for managing recovery following an emergency affecting the community in its Local Government district, in accordance with WESTPLAN - Recovery Coordination.

The transition from Response to Recovery will be at the discretion of the Incident Controller of the HMA/Controlling Agency who should advise the Department of such transition as soon as possible.

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Appendix 1 – Local Emergency Welfare Coordination



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Appendix 2 – Perth and Fremantle District – Western Central - Emergency Welfare Coordination Group

This Group is currently not operational but below are listed the proposed/suggested members and/or contacts of key agencies

Department for Child Protection and Family Support (CPFS) Functions include: Overall Coordination * Accommodation * Financial Assistance * Counselling Personal Support * Personal Requisites * Registration			
Name & Position	Work Contact	After Hours Contact	Address/Email
First Contact Jo-Anne Bennett Senior District Emergency Services Officer	(08) 9214 2444 0429 683 948	0429683948	joanne.bennett@cpfs.wa.gov.au 190 Stirling Street, Perth (Vincent, Subiaco, Claremont, Nedlands & Cambridge)
First Contact Terry Sillitto Senior District Emergency Services Officer	(08) 9431 8818 0427 389 375	0427389375	terry.sillitto@cpfs.wa.gov.au 25 Adelaide Street, Fremantle (Peppermint Grove, Mosman Park & Cottesloe)
Second Contact Tara Francis (LWC) Graham Thompson Coral Deegan	(08) 9214 2444 0419 921 495 0409 203 016 0428 860 401	0419 921 495 0409 203 016 0428 860 401	190 Stirling Street, Perth tara.francis@cpfs.wa.gov.au graham.d.thompson@cpfs.wa.gov.au coral.deegan@cpfs.wa.gov.au
Second Contact Julie Fitzgerald –	(08) 9431 8800 0438 910 424	0438910424	julie.fitzgerald@cpfs.wa.gov.au 25 Adelaide Street, Fremantle
Local Governments – Vincent, Subiaco, Claremont, Nedlands, Cambridge, Peppermint Grove, Mosman Park & Cottesloe Functions include: Coordination Assistance * Provision of facilities to use as Welfare Centres Financial Assistance/Appeals * Assistance with Pets			
Vincent – 1st Steve Butler Mgr Ranger & Community Safety	(08) 9273 6032	0419195581	steve.butler@vincent.wa.gov.au 244 Vincent Street, Leederville
Vincent – 2nd Kate Allen Coordinator Safety	(08) 9273 6580	0419195581	kate.allen@vincent.wa.gov.au 244 Vincent Street, Leederville
Subiaco Michael Duckett Manager Field Services	(08) 9237 9274	0418909639	michaeld@subiaco.wa.gov.au 241 Rockeby Road, Subiaco
Claremont John Balcombe Senior Ranger	(08) 9285 4373	0437880993	jbacombe@claremont.wa.gov.au 308 Stirling Highway, Claremont
Nedlands – 1st Andrew Melville Mgr Health & Compliance	(08) 9273 3500	0413153137	amelville@nedlands.wa.gov.au 71 Stirling Highway, Nedlands
Nedlands – 2nd Jessica Bruce Coordinator Rangers Daniel Sharples Team Leader RS	(08) 9273 3540 (08)9273 3500	0437781996 0417978966	jbruce@nedlands.wa.gov.au 71 Stirling Street, Nedlands dsharples@nedlands.wa.gov.au

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Cambridge John Gorgio Manager Compliance	(08)9347 6000		JGorgio@cambridge.wa.gov.au 1 Bold Park Drive, Floreat
Peppermint Grove Lee-anne Low Facility & Program Coordinator	(08)9286 8686		comcentre@peppermintgrove.wa.gov.au 1 Leake Street, Peppermint Grove
Mosman Park – 1st Mark Goodlet Chief Executive Officer (LEMC Chair)	(08)9384 1633	0408950901	ceo@mosmanpark.wa.gov.au Memorial Park, Bayview Terrace, Mosman Park
Mosman Park – 2nd Vivienne Piccoli (LEMC Exec Officer) Brad Casserly Senior Ranger	(08)9384 1633	0438980781	VPiccoli@mosmanpark.wa.gov.au Memorial Park, Bayview Terrace, Mosman Park BCasserly@mosmanpark.wa.gov.au Memorial Park, Bayview Terrace, MP
Cottesloe Nicholas Woodhouse Mgr Engineering Services Neil Reeves Snr Ranger	(08)9285 5050 (08)9285 5000	0419943675 046769698	mes@cottesloe.wa.gov.au 109 Broome Street, Cottesloe R1@cottesloe.wa.gov.au
Red Cross Functions include: Registration of evacuees * Manage Inquiry * Personal support (1 st , 2 nd , and 3 rd contact used for day to day business NOT for emergency responses. For emergency responses refer to after hours contact numbers in 3 rd column)			
First Contact Red Cross Duty Officer	0408930811	Emergency Control Centre (24/7 duty phone) 0408930811	110 Gooderich Street, East Perth
Second Contact Erin Fuery Emergency Services Manager	P (08) 92258865 F (08) 93259040 M 0448991399	Emergency Control Centre (24/7 duty phone) 0408930811	efuery@redcross.org.au 110 Gooderich Street, East Perth
Third Contact Carolyne Doherty Emergency Services Coord Karen Edmeades Phil Jacobsen (Vol)	P (08) 92251961 F (08) 93259040 M 0488911548 0448713604 0419856922	Emergency Control Centre (24/7 duty phone) 0408930811	cdoherty@redcross.org.au 110 Gooderich Street, East Perth kedmeades@redcross.org.au philjacobsen@hotmail.com
Salvation Army Functions include: Catering * Emergency Clothing/Personal requisites * Personal support For all emergency responses for catering contact the ES Team			
Emergency Services Team - Activation of Salvation Army: 9209 1142 or 0407 611 466		Ben Day - 0407 611 466 ben.day@aus.salvationarmy.org Carol Plant - 0427 385 637 Carol.plant@aus.salvationarmy.org	
First Contact Major Lyn Jones	(08) 9383 9034	0448990625	lyn.jones@aus.salvationarmy.org corps.floreat@aus.salvationarmy.org 326 Salvado Road (Cnr Brookdale Street), Floreat
Second Contact Ben Day	(08) 9209 1142	0407611466	ben.day@aus.salvationarmy.org 333 William Street, Northbridge

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Country Women's Association			
Functions Include:			
Catering support * Personal services * Emergency clothing/personal requisites			
First Contact Lesley Langley	(08) 9384 1137 0400670081	Activated by the Salvation Army	leslang@bigpond.com 1174 Hay Street WEST PERTH WA 6005
Department of Human Services (Centrelink)			
Functions include:			
Financial Assistance * Counselling			
First Contact Manager Innaloo	13 24 68	0447927757	cscm.innaloo.w@humanservices.gov.au 37 Ellen Stirling Boulevard, Innaloo
First Contact Manager Fremantle	13 24 68	0407584765	cscm.fremantle.w@humanservices.gov.au 7 Pakenham Street, Fremantle
WA Police Services			
Functions include:			
Maintain public order at evacuation centres as required			
Central Metro Mal Anderson - Inspector	(08)9422 7330		Mal.anderson@police.wa.gov.au Central Metro District, 2 Fitzgerald Street, Perth
Wembley Station Julie Foley – OIC or Carol Vernon	(08) 9214 7100	0475814412	julie.foley@police.wa.gov.au carol.vernon@police.wa.gov.au 379 Cambridge Street, Wembley
Cottesloe Paul Gelmi - OIC	(08) 9286 7703	0475821526	paul.gelmi@police.wa.gov.au 166 Curtin Avenue, Cottesloe
St Johns Ambulance (Volunteers)			
Functions include:			
First Aid Only (cannot generally attend meetings)			
St Johns – Apart from medical emergencies all activations must be approved by the ESU OnCall Emergency Services Coordinator on 0418 943 835		Emergencies – 000 1. Event Services – 08 9334 1311 – Can provide advice and consult on appropriateness of activation. Will also activate services and Stand down general attendance when requested 2. State Operations Centre (SOC) – 08 9334 1226 – Activation and Stand-down – not for consultation 3. General Manager–Phil Martin– phil.martin@stjohnambulance.com.au 9334 1407 or A/H 0429088332	
DFES/SES			
Functions Include:			
Logistics Support			
DFES – District Officer (Stirling) Tim McGrade	(08) 9301 3908	0427986872	DOStirling@dfes.wa.gov.au Unit 1/108 Winton Road, Joondalup
SES & DFES District Officer Graham Sears		0427 005 109	Graham.sears@dfes.wa.gov.au Unit 1/108 Winton Road, Joondalup
SES Northshore Jim MacLean Nick Elliott	0478 714 771 0467 676 501	132 500	3-7 Lynton Street, Mount Hawthorn maclea@iinet.net.au nick@northshoresses.com.au
DFES/COMMUNITY LIAISON UNIT (CLU)			
Functions Include:			
Public information * Liaison between Incident controller and community			
Community Liaison Unit – Duty Officer	0427080689	Duty Officer 0408296320	Suellen.flint@dfes.wa.gov.au Emergency Services Complex, 20 Stockton Bend , Cockburn Central

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Department of Education Functions Include: Personal Support * Provide Facilities for Evacuation Centres Provide Facilities for emergency catering			
Metro North Education Region – TBA			
Independent Schools - TBA			
LOCAL SUPPORT ORGANISATIONS Functions Include: Personal Support & sourcing assistance related to their agency role			
Silver Chain – East Metropolitan Heather Boxall		0410222382	hboxall@silverchain.org.au 19 Wright Street, Highgate
Stirling Meals on Wheels Steve Baskerville	(08) 9345 8580		Cnr Natalie & Delwaney Street, Balcatta
Metropolitan Migrant resource Centre	(08) 9345 5755		admin@mmrcwa.org.au 1/14 Chesterfield Road, Mirrabooka
Multicultural Service Centre	(08) 9328 2699		20View Street, North Perth
Aboriginal Organisations CPFS APL Indigenous Rep Dennis Taylor or Stephen Loo	(08) 9214 2444 (08) 9431 8800		dennis.taylor@cpfs.wa.gov.au 190 Stirling Street, Perth Stephen.loo@cpfs.wa.gov.au 25 Adelaide Street, Fremantle
Disability Services TBA			
Aged Care Association TBA			
Volunteering WA Functions Include: Managing Affiliated and Spontaneous Volunteers (Level 3 activation)			
Volunteering WA are activated by the ESU OnCall Emergency Services Coordinator on 0418 943 835			
First Contact Jen Wyness - Snr Manager Services	(08) 9482 4315	0422941483	jen@volunteeringwa.org.au
Second Contact Wendy Walters (Manager Training and Development)	(08) 9482 4333	0417183699	
Youth Care Functions Includes: Personal Support, Meet & Greet & Pastoral Care			
Youth Care activated by the ESU OnCall Emergency Services Coordinator on 0418 943 835			
Youth Care - PCIR	(08) 9376 5000		PCIR@youthcare.org.au Unit 1/103 Catherine Street, Morley 6062
Defence			
Army activated by the ESU OnCall Emergency Services Coordinator on 0418 943 835			
Irwin & Campbell Barracks	93112378 93112531	0407804824 0458717307	Jarrad.scott@defence.gov.au Stephen.demarchi1@defence.gov.au

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Dept of Health & Hospital			
Health are activated by the ESU OnCall Emergency Services Coordinator on 0418 943 835			
Disaster & Preparedness Unit Duty Officer	(08) 9328 0533 (24/7)		189 Royal Street, East Perth
Sir Charles Gardiner (QEII) Hospital – Jill Martin	(08) 9346 3539	0450957867	jill.martin@health.wa.gov.au Emergency Preparedness Coordinator Based at Sir Charles Gardiner Hospital (Now part of the City of Perth LEMC)
PMH & KEMH Hospitals – Richard Johnson Louise Keyes KEMH Caroline Kerr KEMH	(08) 9340 8250 (08)6458 1020	0404870645 0411143159	Richard.johnson@health.wa.gov.au Emergency Preparedness Coordinator Based at Princess Margaret Hospital

CPFS Perth District Core Staff

Representative	Position	Work/Day Contact Details	After Hours Contact Details	Postal and/or Email Address
PERTH DISTRICT – 190 Stirling Street, Perth WA 6000 – Phone: 9214 2444				
Jane Simmons	A/District Director	9214 2444	0437158635	jane.simmons@cpfs.wa.gov.au
Rosanna Trinchi	Asst District Director	9241 2444	0439998533	rosanna.trinchi@cpfs.wa.gov.au
Leah Jennings	SPDO	9214 2444	0477372805	leah.jennings@cpfs.wa.gov.au
Jan Buckner	Business Manager	9214 2444	0438070995	jan.buckner@cpfs.wa.gov.au
Liz O'Sullivan	District Admin Officer	9214 2444		Liz.o'sullivan@cpfs.wa.gov.au
Lauren Pozzi	Team Leader Child ST1	9214 2444	0477375372	lauren.pozzi@cpfs.wa.gov.au
Lisa Ludgwick	Team Leader Child ST2	9214 2444	0423299624	lisa.ludgwick@cpfs.wa.gov.au
Simone Rist	Team Leader IFST	9214 2444	0477371357	simone.rist@cpfs.wa.gov.au
Fran Orford	Team Leader CT1	9214 2444	0477371358	fran.orford@cpfs.wa.gov.au
Tara Francis	Team Leader CT2	9214 2444	0438008614	tara.francis@cpfs.wa.gov.au
Annette Bohm	Team Leader CT3	9214 2444	0477372801	annette.bohm@cpfs.wa.gov.au
Coral Deegan	Team Leader CT4	9214 2444	0428860401	coral.deegan@cpfs.wa.gov.au
Anina Simonis & Angela Hislop	Clinical Psychologist	9214 2444	0429086583	anina.simonis@cpfs.wa.gov.au angela.hislop@cpfs.wa.gov.au
Glenice Smith	Aboriginal Practice Leader	9214 2444	0457592583	Glenice.smith@cpfs.wa.gov.au

CPFS Fremantle District Core Staff

Representative	Position	Work/Day Contact Details	After Hours Contact Details	Postal and/or Email Address
FREMANTLE DISTRICT – 25 Adelaide Street, Fremantle – Phone: 9431 8800				
Glenn Mace	District Director	9431 8800	0447986233	glenn.mace@cpfs.wa.gov.au
Paul Burge	Assistant District Director	9431 8800	0424194950	Paul.burge@cpfs.wa.gov.au
Gina Angelini	Business Manager	9431 8800		gina.angelini@cpfs.wa.gov.au
Trina Mansford	Admin Assistant	9431 8800		trina.mansford@cpfs.wa.gov.au
Pamela Sturgeon	Team Leader	9431 8800		pamela.sturgeon@cpfs.wa.gov.au
Julie Fitzgerald	A/SPDO	9431 8800	0438910424	julie.fitzgerald@cpfs.wa.gov.au
Julie Pelosi	Snr Clinical Psychologist	9431 8800		Julie.pelosi@cpfs.wa.gov.au
Stephen Loo	Aboriginal Practice Leader	9431 8800		stephen.loo@cpfs.wa.gov.au

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 3 – Organisational Roles and Responsibilities

The provision of emergency welfare services requires the support of a number of statutory, private and voluntary organisations. These responsibilities are allocated on a state-wide basis and have been determined by agreement between the respective organisations, the State Welfare Emergency Committee and the Department.

The roles and responsibilities of each co-opted agency are negotiated with that agency at a local level to suit the capabilities and availability of welfare organizations. The roles and responsibilities are then reflected in this plan.

The allocated responsibilities do not restrict one organisation from assisting another, regardless of its primary role.

Should an organisation not be able to manage its primary role, support with that role may be requested from the Welfare Coordinator. Ultimately, the Department for Child Protection and Family Support is responsible for these functions where no Welfare Support Agency assistance is available, subject to Part 3 of this plan.

List of Agencies:

Aboriginal Affairs (Department of)

Adventist Development and Relief Agency

Child Protection and Family Support (Department for)

Council of Churches

Country Women's Association

Disability Services Commission

Education (Department of)

Fire and Emergency Services (Department of) – State Emergency Service (Northshore) and Community Liaison Unit

Health (Department of)

Human Services (Department of) – Centrelink

Local Government and Communities (Department of)

Local Government Authorities – Vincent, Subiaco, Claremont, Nedlands, Cambridge, Peppermint Grove, Mosman Park & Cottesloe

Multicultural Interests (Office of)

Red Cross (Australia)

Salvation Army

St John Ambulance

Volunteering WA

WA Police

Youth Care PCIR

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CHILD PROTECTION AND FAMILY SUPPORT (DEPARTMENT FOR)

- a. Role:
- To coordinate all functional areas in the emergency welfare response during emergencies.
- b. Responsibility:
- (1) Appoint the Welfare Coordinator to support each Local Government area/s;
 - (2) If applicable, establish and manage the activities of the *Perth and Fremantle District – Western Central* Emergency Welfare Coordination Group including the provision of secretariat support;
 - (3) Provide staff and operate Welfare Centres if required;
 - (4) Coordinate all welfare resources utilised under this plan;
 - (5) Coordinate the welfare functional areas of:
 - (a) Emergency Accommodation;
 - (b) Emergency Catering;
 - (c) Emergency Clothing and Personal Requisites;
 - (d) Personal Support Services;
 - (e) Registration and Reunification; and
 - (f) Financial Assistance;
 - (6) Provide representatives to various emergency management committees and coordination groups as required.

ABORIGINAL AFFAIRS (DEPARTMENT OF) (DAA)/LOCAL ABORIGINAL ORGANISATIONS

- a. Role:
- Assist with welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Provide strategic policy advice regarding the provision of emergency welfare services to indigenous members and communities; and
 - (3) Assist with other welfare functional areas where agreed.

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ADVENTIST DEVELOPMENT AND RELIEF AGENCY (ADRA)

- a. Role:
- Assist with the welfare functional area of Emergency Accommodation; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required ;
 - (2) Manage short to medium term accommodation services; and
 - (3) Assist with other welfare functional areas where agreed.

COUNCIL OF CHURCHES/LOCAL CHURCHES/CHURCH MINISTERS FELLOWSHIP

- a. Role:
- Assist with the welfare functional area of Personal Support Services; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer at the Welfare Centre if required;
 - (2) Assist with the functional area of Personal Support Services at Welfare Centres where available; and
 - (3) Assist with other welfare functional areas where agreed.

COUNTRY WOMEN'S ASSOCIATION (CWA)

- a. Role:
- Assist with the welfare functional area of Emergency Catering.
 - Assist with the welfare functional area of Personal Support Services;
 - Assist with the welfare functional area of Emergency Clothing and Personal Requisites; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Assist with the provision of Emergency Catering at Welfare Centres;
 - (3) Assist with the provision of Personal Support Services;

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- (4) Assist with the provision of Emergency Clothing and Personal Requisites; and
- (5) Assist with other welfare functional areas where agreed.

DISABILITY SERVICES COMMISSION (DSC)

- a. Role:
 - Assist with the welfare functional area of Personal Support Services.
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
 - (1) Provide a Support Agency Officer/s as required;
 - (2) Provide access to staff to assist with Personal Support Services where agreed and available;
 - (3) Provide strategic policy advice regarding the provision of welfare services to people with disabilities; and
 - (4) Assist with other welfare functional areas where agreed.

EDUCATION (DEPARTMENT OF) (DoE)

- a. Role:
 - Assist with the welfare functional area of Emergency Accommodation;
 - Assist with the welfare functional area of Personal Support Services;
 - Assist with the welfare functional area of Emergency Catering; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
 - (1) Provide a Support Agency Officer/s as required ;
 - (2) Provide access to facilities for Emergency Accommodation where available;
 - (3) Provide access to facilities for Emergency Catering where available;
 - (4) Provide access to staff to assist with Personal Support Services where agreed and available; and
 - (5) Assist with other welfare functional areas where agreed.

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**FIRE AND EMERGENCY SERVICES (DEPARTMENT OF) (DFES) – STATE
EMERGENCY SERVICE (SES) - NORTHSHORE**

- a. Role:
 - Provides immediate local support to the HMA/Controlling Agency and to local residents in combating a disaster;
 - May be required for response/recovery actions to assist with logistical matters at the Welfare Centre if one is opened; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
 - (1) Provide a Support Agency Officer/s as required;
 - (2) Coordinate all evacuation resources and establish and operate designated evacuation departure points;
 - (3) Provide a DFES/SES Officer at the Welfare Centre, if and when required to assist with logistical matters resulting from the emergency/disaster, including transport of people, goods and equipment, and provision of emergency power and lighting; and
 - (4) Assist with other welfare functional areas where agreed.

**FIRE AND EMERGENCY SERVICES (DEPARTMENT OF) (DFES) –
COMMUNITY LIAISON UNIT (CLU)**

- a. Role:
 - The Primary role of the Community Liaison Unit is to provide two way communications between the Incident Management Team (IMT) and the affected community/communities during the 'response' phase of the incident.
 - The specific role and function of the Unit will vary on an incident by incident basis.
- b. Responsibility:
 - (1) Provide a Support Agency Officer/s as required;
 - (2) Engage 'face to face' two way communication and liaison with affected communities through a point of public interface e.g. at a welfare centre;
 - (3) Support the facilitation of public meetings and other community-based communication networks to support the IMT provide the community with timely, accurate and relevant information about the incident;
 - (4) Obtain local 'intelligence' and feedback from the community/communities relating to the incident and provide this to the IMT; and

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- (5) Providing an interface for community members and others to request specific incident based support.

HEALTH (DEPARTMENT OF) (DoH)

- a. Role:
- Assist with the welfare functional area of Personal Support Services, in particular specialist counselling services; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Provide a comprehensive response to mental health effects of an emergency, as outlined in the Mental Health Disaster Subplan;
 - (3) Provide health response as outlined in WESTPLAN - Health;
 - (4) Assist with the provision of Personal Support Services at Welfare Centres; and
 - (5) Assist with other welfare functional areas where agreed.

HUMAN SERVICES (DEPARTMENT OF) - CENTRELINK

- a. Role:
- Assist with the welfare functional area of Financial Assistance;
 - Assist with the welfare functional area of Personal Support Services; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Provide Financial Assistance to people affected by the emergency in accordance with Centrelink guidelines, policies and the Social Security Act;
 - (3) Provide support services or referral advice to appropriate agencies; and
 - (4) Assist with other welfare functional areas where agreed.

LOCAL GOVERNMENT AND COMMUNITIES (DEPARTMENT OF)

- a. Role:
- Assist with welfare functional areas where agreed.
- b. Responsibility:

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- (1) Provide a Support Agency Officer/s as required;
- (2) **Negotiate at the local level how the Department of Local Government and Communities could assist;** and
- (3) Assist with other welfare functional areas where agreed.

LOCAL GOVERNMENT AUTHORITY (VINCENT, SUBIACO, CLAREMONT, NEDLANDS, CAMBRIDGE, PEPPERMINT GROVE, MOSMAN PARK & COTTESLOE)

The specific role of individual Local Government Authorities (LGA) are negotiated by the Department at the local level – this could include Ranger Services.

a. Role:

- Assist with the welfare functional area of Emergency Accommodation;
- Make arrangements for the care of domestic pets brought to an assembly or welfare centre including managing and registering animals that are brought in or found during an emergency or evacuation; and
- Assist with other welfare functional areas where agreed.

b. Responsibility:

- (1) Provide a Support Agency Officer/s as required;
- (2) Assist with the welfare functional area of Emergency Accommodation by utilising Local Government facilities as Welfare Centres;
- (3) Provide immediate welfare for lost and distressed domestic animals; ensure domestic animals that are loose are impounded for their safety & safety of road users and rescue crews; provide a refuge for domestic animals for collection by their owners at an appropriate time after the event; and
- (4) Assist with other welfare functional areas where agreed.

MULTICULTURAL INTERESTS (OFFICE OF) (OoMI)/LOCAL MULTICULTURAL GROUPS

a. Role:

- Assist with welfare functional areas where agreed.

b. Responsibility:

- (1) Provide a Support Agency Officer/s as required;
- (2) Provide strategic policy advice regarding the provision of welfare services within a multicultural framework; and
- (3) Assist with other welfare functional areas where agreed.

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RED CROSS (AUSTRALIAN)

- a. Role:
- Manage the welfare functional area of Registration and Reunification.
 - Assist with the welfare functional area of Personal Support Services; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Assist with Registration at Welfare Centres;
 - (3) Provide a State Central Registry and Inquiry Centre to receive, process and answer inquiries regarding the whereabouts and safety of relatives and friends;
 - (4) Manage and operate the Registration and Reunification System;
 - (5) Assist with the provision of Personal Support Services; and
 - (6) Assist with other welfare functional areas where agreed.

SALVATION ARMY

- a. Role:
- Manage the welfare functional area of Emergency Catering;
 - Manage the welfare functional area of Emergency Clothing and Personal Requisites;
 - Assist with the welfare functional area of Personal Support Services; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Provide Emergency Catering at Welfare Centres;
 - (3) Provide Emergency Clothing and Personal Requisites such as toiletries and other incidentals to those affected as required;
 - (4) Assist with the provision of Personal Support Services; and
 - (5) Assist with other welfare functional areas where agreed.

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ST. JOHN AMBULANCE (First Aiders) - PLEASE CALL CPFS'S ESU - 0418 943 835 TO APPROVE COST BEFORE CONTACTING SJA. If an ambulance is required please call 000/112/106.

- a. Role:
- Assist with the welfare functional area of Personal Support Services; and
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer /s as required;
 - (2) Provide qualified First Aiders at Welfare Centres, where required; and
 - (3) Assist with other welfare functional areas where agreed.

VOLUNTEERING WA (INSERT LOCAL GROUP?)

- a. Role:
- Assist with welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Provide strategic policy and advice regarding the provision of volunteering services within the welfare emergency management environment;
 - (3) Manage affiliated and spontaneous non-affiliated Volunteers; and
 - (4) Assist with other welfare functional areas where agreed.

WA POLICE

- a. Role:
- Assist with welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) Maintain public order where required; and
 - (3) Assist with other welfare functional areas where agreed.

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YOUTH CARE - PCIR

- a. Role:
- Assist with the welfare functional area of Personal Support Services;
 - Provide Pastoral Care and Support – in support of CPFS
 - Assist with other welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) In support of CPFS provide Personal Support services including practical support and emotional support; pastoral care and support.
 - (3) Assist with other welfare functional areas where agreed.

OTHER LOCAL ORGANISATIONS

- a. Role:
- Assist with welfare functional areas where agreed.
- b. Responsibility:
- (1) Provide a Support Agency Officer/s as required;
 - (2) **Negotiate at the local level how the organisation/s could assist; and**
 - (3) Assist with other welfare functional areas where agreed.

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Appendix 4 – Local Welfare Centres

The management of Evacuation is the responsibility of the HMA/ Controlling Agency in charge of the emergency. It is the responsibility of Local Governments to ensure the provision of facilities for use as Welfare Centres in an emergency (*DFES Local EM Arrangements Development Guide 2009 page 32*). The Department works in partnership with Local Governments and establishes and manages Welfare Centres on behalf of the HMA/Controlling Agency. The Department appoints a Welfare Centre Coordinator to coordinate welfare services at the Welfare Centre.

Emergency Accommodation is the provision of temporary shelter for persons rendered homeless by an emergency or due to evacuation from an emergency, ranging from short term emergency shelter to medium term accommodation determined by the Department.

Accommodation facilities, such as government owned or managed or private residential facilities may be utilised when available and appropriate. A list of pre-determined Welfare Centres should be negotiated and maintained by the Department's District Emergency Services Officer and is included in this Appendix, together with Appendix 4A Emergency Accommodation Services.

- (1) The provision of temporary shelter may take the form of a centre established and maintained to provide emergency welfare services to disaster affected persons, known as a Welfare Centre. Welfare Centres may include: Evacuation Centres, Relief/Recovery Centres (commonly referred to as 'One Stop Shops') and Accommodation Centres.
- (2) Welfare Centres are pre-determined by the Department in partnership with the Local Government/s' Local Emergency Management Committees (LEMCs). The LEMCs are to ensure Local Emergency Management Arrangements (LEMA) identify such facilities and existing infrastructure that are available for use by Emergency Management Agencies (including the Department) within their respective boundaries. In the event of a lack of facilities the LEMC are to note this in the LEMA's and advise the HMA/Controlling Agency to make alternative arrangements.
- (3) The pre-determined Welfare Centres are recorded on the State Welfare Centre Database which HMAs/Controlling Agencies have access to, in Local Governments' LEMAs and in relevant Local Welfare Plans.

The activation of which pre-determined Welfare Centre to utilise for all hazards is through consultation with the respective Local Emergency Coordinator, the HMA/Controlling Agency, the Department's Welfare Coordinator and the relevant Local Government to ensure the safety of evacuees, welfare centre staff and volunteers. Therefore, the Department will not establish Welfare Centres in Bushfire *Emergency Warning* areas, and will only establish Welfare Centres in Bushfire *Watch and Act* areas with the assurance of the HMA/Controlling Agency that it is deemed safe to do so.

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The HMA/Controlling Agency must consult with the Department's Welfare Coordinator and the Local Government regarding the activation of Welfare Centres as part of the assessment of the integrity and suitability of buildings, particularly in cyclone areas and for other hazards such as storm surge and flood.

- (4) In smaller, non-complex events, and in some regional and remote areas where the Local Government Welfare Coordinator has been approved by the Department, any expenditure under this arrangement would need to be requested and considered by the Department prior to the financial cost being incurred, as outlined in Section 3.8 Financial Arrangements for Response above.

Where Local Governments elect to make their own arrangements to establish and manage Welfare Centres, without consultation with the Department, they do so **at their own expense**.

- (5) The Department will take responsibility for the premises utilised as Welfare Centres and shall exercise reasonable care in the conduct of its activities and agrees to replace or reimburse for supplies used in the operation of the Welfare Centre.

The Department staffs and operates Welfare Centres on behalf of the relevant HMA/Controlling Agency. In the event of any claim for unusual damage incurred as a result of the use of facility as a Welfare Centre, the Department will facilitate processes with the HMA/Controlling Agency to respond to the claim.

The owner/s of the facilities agree to utilise their building insurance, in the event of damage resulting from the actual disaster event to the structure of the building.

The Department will utilise contract cleaners or pay for the use of the usual cleaners to restore the facilities directly utilised as a Welfare Centres back to serviceable condition.

- (6) In some circumstances the HMA/Controlling Agency may need to exercise powers within the *Emergency Management Act 2005* to acquire such suitable facilities for use in the event of an emergency (as deemed necessary).
- (7) In some circumstances, particularly in larger State level sized emergencies, facilities in a local area in which an emergency or disaster has occurred may not be suitable / sufficient to ensure the safety of all evacuees, welfare staff and volunteers. In these circumstances local government authorities recognise that they may be asked for use of their facility as a 'State Welfare Centre' to assist affected members of other local government area communities. At these times it would be the expectation that the State Welfare Centre would operate in a similar manner with the same procedures as if operating as a Local Welfare Centre as outlined in this plan.

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Please note the following:

- In the event of an evacuation, people may make their own accommodation arrangements e.g. stay with family or friends locally (if this is safe) or in another town.
- Some special groups may need their own secure section in a welfare centre, or a separate welfare centre.
- Organisations, educational and care facilities, e.g. aged, special needs, with responsibility for the care, supervision or provision of services to children or their clients, should ensure plans are in place to maintain service provision during an emergency. Should they evacuate or otherwise attend a welfare centre, the organisations' supervisory staff must continue their responsibilities by remaining at the centre and continuing to supervise and provide services to their children or clients, liaising with the welfare coordinator at the centre. Children or clients are to be returned to parents or other responsible adults approved by that organisation.
- Welfare centres will only accept Assistance Dogs e.g. Guide Dogs, "Hearing" Dogs and Disability Aid Dogs.
- If a school needs to evacuate they would try to evacuate to another school as a first option. Schools would use resources within the school such as gym mats, blankets if they had them, any food in school canteens etc. However if these resources weren't available and the Department had spare items, these items would be shared with the school. If schools and the Department didn't have these resources available, the Department would share any information on sourcing items from Appendices in this Local Welfare Plan.

See over for the list of Pre-determined Welfare Centres.

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List of Pre-Determined Welfare Centres

As per point (2) above in App 4 - Welfare Centres are pre-determined by the Department in partnership with the Local Government/s' Local Emergency Management Committees (LEMCs). The LEMCs are to ensure Local Emergency Management Arrangements (LEMA) identify such facilities and existing infrastructure that are available for use by Emergency Management Agencies (including the Department) within their respective boundaries. In the event of a lack of facilities the LEMC are to note this in the LEMA's and advise the HMA/Controlling Agency to make alternative arrangements.

The buildings in the shaded boxes below have been identified as most suitable for use in Level 2 and 3 events and these details have been provided to a Hazard Management Agency Database

Other facilities would be suitable for short term only (less than 8 hours)

Premises	Address of Centres	Key Contact	Facilities & Shelter Capacity
CITY OF VINCENT			
Loftus Community Centre	99 Loftus Street, Leederville	City of Vincent Steve Butler 0419195581	Halls, Meeting Rooms, Tables Chairs, Commercial Kitchen Capacity 500+
Mt Hawthorn Community Centre (Main Hall & Lesser Hall)	197 Scarborough Beach Road, Mt Hawthorn	City of Vincent Steve Butler 0419195581	2 x Halls, Meeting Rooms, Tables & Chairs, Commercial Kitchen plus Child Care Centre Capacity 340
North Perth Town Hall & Lesser Hall	26 View Street, North Perth	City of Vincent Steve Butler 0419195581	2 x Hall, Meeting Room, Tables & Chairs, Kitchen Capacity 200
Banks Reserve Pavilion	60 Joel Terrace, Mt Lawley	City of Vincent Steve Butler 0419195581	Hall, Meeting Rooms, Tables & Chairs, Kitchen Capacity 150
CITY OF SUBIACO			
Lords Recreation Centre	3 Price Street, Subiaco Julie Rechici, Mgr Rec Svces (08) 62296602	City of Subiaco Ph: 9237 9222 Mgr Field Svces 0418909639	Halls, Meeting Rooms, Creche, Café, Pool Tables & Chair Capacity 500
Shenton Park Community Centre	240 Onslow Road, Shenton Park	City of Subiaco Ph: 9237 9222 Mgr Field Svces 0418909639	Hall, Meeting Rooms, Children's Activities, Tables & Chairs, Commercial Kitchen Capacity 130
Tom Dadour Centre	363 Bagot Road, Subiaco	City of Subiaco Ph: 9237 9222 Mgr Field Svces 0418909639	3x Rooms, Kitchen, Tables & Chairs, Air Conditioned Capacity 100

<p style="text-align: center;">LOCAL WELFARE PLAN</p> <p style="text-align: center;">CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC</p>
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Subiaco Community Centre	203 Bagot Road, Subiaco	City of Subiaco Ph: 9237 9222 Mgr Field Svces 0418909639	Hall & Meeting Room, Tables & Chairs, Commercial Kitchen Capacity 110
The Palms Community Centre	Cnr Rockeby & Nicholson Road, Subiaco	City of Subiaco Ph: 9237 9222 Mgr Field Svces 0418909639	Hall, Tables, Chairs & Kitchen Capacity 100
TOWN OF CLAREMONT			
Claremont Showgrounds – Royal Agricultural Society	1 Graylands Road, Claremont	Showgrounds 62633158 or Town of Claremont 9285 4300 or John Balcombe 0437 880 993	State Evacuation Centre Capacity 10,000
TOWN OF CAMBRIDGE			
The Boulevard Centre	99 The Boulevard, Floreat	Town of Cambridge 93476000 Mark Robinson 0411 229 927	Halls, Meeting Rooms, Tables & Chair, Commercial Kitchen Capacity 180
Leederville Town Hall	84 Cambridge Street, West Leederville	Town of Cambridge 93476000 Mark Robinson 0411 229 927	Halls, Meeting Rooms, Tables & Chair, Commercial Kitchen Capacity 200
Wembley Community Centre	40 Alexander Street Wembley	Town of Cambridge 93476000 Mark Robinson 0411 229 927	Halls, Meeting Rooms, Tables & Chair, Commercial Kitchen Capacity 320
CITY OF NEDLANDS			
Mount Claremont Community Centre	19 Haldane St, Mt Claremont	City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall, Meeting Rooms, Kitchen, Tables & Chairs Capacity 350+
Tressilian Community Centre	Cnr 21 Tyrell St & Edward St, Nedlands	Ros Currie 9386 7475 City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall, Meeting Rooms, Kitchen, Tables & Chairs Capacity 200
Adam Armstrong Pavillion	David Cruikshank Reserve, Cnr Beatrice Rd & Wattle Ave, Dalkeith	City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall, Kitchen Capacity 230 (Stand) 120 (seated) Tables, Chairs, Heating & cooling
Dalkeith Civic Hall	97 Waratah Avenue, Nedlands	City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall & Kitchen Capacity 185 - Aged Day care Attached

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SHIRE OF PEPPERMINT GROVE, TOWN OF MOSMAN PARK & TOWN OF COTTESLOE			
The Grove Community Centre	1 Leake Street, Peppermint Grove	Shire of Peppermint Grove Ph: 9286 8686 John Merrick 0418933161 or Debra Burn 0466601180	Halls, Meeting Rooms, Kitchen – Capacity 100
TOWN OF MOSMAN PARK			
Alf Adams Pavilion	Solomon Street, Mosman Park	Mosman Park Ph: 9384 1633 or Kevin Poynton 0421380451	Hall – Capacity 166
TOWN OF COTTESLOE			
Cottesloe Civic Centre	109 Broome Street, Cottesloe	Town of Cottesloe Ph: 9285 5000	Halls, Meeting Rooms, Kitchen

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Appendix 4A – Alternative Accommodation Services:

In the event of an evacuation, people may make their own accommodation arrangements e.g. stay with family or friends locally (if this is safe) or in another town.

If a small number of people were required to evacuate the Department would explore alternative arrangements, depending upon the situation at the time. This may include a range of options such as commercial and private facilities. PLEASE ENSURE ACCOMMODATION PROVIDERS HAVE ABNs – providers cannot receive payment without one.

Please contact the On Call Duty Officer of CPFS's Emergency Service Unit – 0418 943 835 – to seek approval for use of commercial accommodation.

In a larger emergency CPFS may need assistance in organising accommodation for evacuees and ADRA can assist with this in designated areas. If additional help is required please contact the On Call Duty Officer of CPFS's Emergency Services Unit – 0418 943 835 and the Officer will activate ADRA if appropriate.

Community Centres (Short Term)

Premises	Address of Centres	Key Contact	Facilities & Shelter Capacity
Town of Vincent			
Royal Park Hall	180 Charles Street (Cnr Vincent St, West Perth)	City of Vincent Steve Butler 0419195581	Hall, Meeting Rooms, Tables & Chairs, Kitchen Capacity 100
Menzies Park Pavilion	95 - 117 Egina Street, Mt Hawthorn	City of Vincent Steve Butler 0419195581	Hall, Meeting Rooms, Tables & Chairs, Kitchen Capacity 70
Town of Claremont			
Claremont Meals on Wheels	282 Stirling Hwy, Claremont	Town of Claremont Ph: 9285 4300 or John Balcombe 0437880993	Halls x 2, Meeting Rooms, tables & Chairs, Kitchen Capacity 100
City of Nedlands			
Allen Park Pavilion	Wood and Kirkwood Road, Swanbourne	City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall & Kitchen, Tables & Chairs Capacity 105
John Leckie Pavilion	College Park, Cnr Melvista & Loton Rds, Dalkeith	City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall, Kitchen, Meeting Rooms Capacity 100
Drabble House	8 Webster Street, Nedlands	City of Nedlands Ph: 9273 3500 A/H: 9273 3500	Hall & 4 rooms Capacity 50

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Town of Mosman Park			
Memorial Hall	Mosman Park	Mosman Park Ph: 9385 3827	Hall & Meeting Rooms
David Jones Pavilion	McCabe Street Mosman Park	Mosman Park Ph: 9384 1633	Hall
Rocky Bay Inc Gymnasium	60 McCabe Street Mosman Park	Rocky Bay Ph: 9384 1855	Gymnasium
Town of Cottesloe			
Cottesloe SLSC	Marine Parade, Cottesloe	Ph: 9383 4400	Hall, Kitchens Capacity
North Cottesloe SLSC	Marine Parade, North Cottesloe	Ph: 9284 2626	Hall, Kitchens Capacity

Assembly Areas

The Western Central Local Government Authorities have many other community facilities, parks, reserves and bushland – the following areas have ablution facilities and could be used as assembly points during an evacuation including: **(Further information on the facilities, contacts and capacity of buildings to be provided by the Local Governments)**

Assembly Area	Assembly Area
<ul style="list-style-type: none"> Allen Park – Kirkwood Road, Swanbourne Charles Court Reserve – Esplanade, Nedlands DC Cruickshank Reserve – Beatrice Road, Dalkieth Melvista Oval – Melvista Avenue – Nedlands Mueller Park – Roberts Road, Subiaco Nicholson Road Reserve (PALMS) – Rockeby & Nicholson Road, Subiaco JH Abrahams Reserve – Hackett Drive, Subiaco Britannia Road Reserve – Britannia Road, Leederville Birdwood Square Reserve – Bulwer Street, Perth Mrs Herberts Park, Victoria Avenue, Claremont Claremont Park – Cnr Stirling Highway and Bayview Tce, Claremont Jabe Dodd Park – Bayview Terrace, Mosman Park Chidley Point Reserve – Caporn St, Mosman Park Minim Cove Park/Cooling Ponds/Tennis 	<ul style="list-style-type: none"> Beaton Park – Esplanade, Nedlands College Park Oval – Princess Road, Nedlands Mt Claremont Oval (Graylands Reserve) – Alfred Road, Mt Claremont Theatre Gardens – Hamersley Road, Subiaco Rosalie Reserve, Onslow & Derby Roads, Subiaco Woodvill Reserve, London St, North Perth Beatty Park Reserve – Vincent Street, North Perth Banks Reserve – Joel Terrace, East Perth Lake Claremont Park – Lapsley Road, Claremont Keane Point Reserve, Peppermint Grove Memorial Hill Park, Peppermint Grove City Beach Oval Floreat Oval Perry Lakes Reserve

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Courts – Stone Street, Mosman Park	
▪ Mann Oval-Solomen St, Mosman Park	▪ Wembley Golf Club
▪ Mosman Park Golf Club	▪

Aged Care and Disabled

Refer to the individual facilities evacuation plans or the Western Central Aged/Disabled Care Plan (to be formulated) or Recovery Plans for the specific details for the Emergency Evacuation and Reception of Residents – Aged Care & Disabled – due to the special needs of these groups a general evacuation/welfare centre is generally not appropriate. Local Government Authorities may be able to assist with identifying any cooperative aged/disabled care emergency evacuation agreements in place within their areas.

Communities of Interest

Aged Care, Nursing Homes & Retirement Communities

Centre	Address	Contact
Alfred Carson Nursing Home	30 Bay Road, Claremont	9230 6500
Amana Living – Dorothy Genders	99 McCabe Street, Mosman Park	9424 6363
Anglican Homes	416 Stirling Hwy, Cottesloe	9383 1088
Arcadia Waters	141 Claremont Crescent, Swanbourne	9286 0500
Brightwater – Onslow Gardens	39 Hamersley Road, Subiaco	1800 005 009
Curtin Aged Person Home	40 Marine Parade, Cottesloe	9284 5047
Freshwater Bay Nursing Home	67 Palmerston Street, Mosman park	9384 1647
Hamersley Nursing Home	441 Rockeby Road, Subiaco	9381 2455
Hollywood Seniors Citizens Village & Aged Care	118-120 Monash Avenue, Nedlands	9380 5211
Kimberley Nursing Home	78 Kimberley Street, West Leederville	9381 1428
Koh-I-Noor Nursing Home	34 Pangbourne Street, Wembley	9387 5854
Lake View Lodge	5 Britannia Road, Leederville	9444 6655
Lake View Lodge	5 Britannia Rd, Leederville	9444 6655
Leighton Nursing Home	40 Florence Street, West Perth	9328 9366
Mercy Community Services (includes Catherine McAuley & Urshula House)	18 Barrett Street, Wembley	9442 3444
Mont Clare (Mercy Place)	9 Dean Street, Claremont	9383 0000
Mosman Park Nursing Home	57 Palmerston Street, Mosman Park	9384 1769
Mosman Park Sundowner Centre	416 Stirling Highway, Cottesloe	9424 6363
Riversea Hostel for the Aged	720 Stirling Highway, Mosman Park	9385 3766
Rocky Bay	60 McCabe Street, Mosman Park	9383 5111
Romily House	19 Shenton Road, Claremont	9384 3324
Rosewood Care Group	67 Cleaver Street, West Perth	9328 5822
St Louis Retirement Village	Dean Street & Albert St, Claremont	9385 1420
St Lukes Nursing Home	429 Rockeby Road, Subiaco	9381 8061
St Michael's Nursing Home	53 Wasley Street, North Perth	9227 2900
Sundowner Hostel	416 Stirling Highway, Cottesloe	9383 1088

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Shine Community Services – Aged Persons Support Service	81 Forrest Street Cottesloe	9383 2663
Villa Pelletier Hostel	48 Ruislip Street, Leederville	9381 8000
Wearne Hostel (Church of Christ Homes)	40 Marine Parade, Cottesloe	6222 9200

Tertiary Institutions (Universities & TAFES)

Institute	Address	Contact No
Leederville TAFE	Richmond Street, Leederville	1300 300 822
Mt Lawley TAFE	Cnr Harold & Lord Sts, Mt Lawley	1300 300 822
Central TAFE	133 Salvado Road, Subiaco	9382 5732
Edith Cowan Uni, Churchlands	Pearson St, Churchlands	13 43 28
Edith Cowan Uni, Mt Lawley	2 Bradford Street, Mt Lawley	13 43 28
University of WA	35 Stirling Hwy, Crawley	6488 6000 or 9380
University of WA - Claremont	Bay Road, Claremont	3838

Australian Army Barracks

Institute	Address	Contact No
Campbell Barracks	West Coast Drive, Swanbourne	Ph: 9383 6333
Irwin Barracks	Stubbs Terrace, Karrakatta	Ph: 9285 6666

Backpackers, Caravan, Tourist & Mobile Home Parks

Ocean Beach Backpackers	2 Eric Street, Cottesloe	Ph: 9384 5111
Rainbow Lodge Backpackers	133 Summers Street, Perth	Ph: 9227 1818
Planet Inn Backpackers	496 Newcastle Street, West Perth	Ph: 9227 9969
Billabong Backpackers	381 Beaufort Street, Highgate	Ph: 9328 7720
Ozi Inn Backpackers	282 Newcastle Street, Northbridge	Ph: 9328 1222
Spinner's Backpackers	342 Newcastle Street, Northbridge	Ph: 9328 9468
Trinity Backpackers	230 Hampden Rd, Crawley	Ph: 9423 9423
Underground Backpackers	268 Newcastle Street, Northbridge	Ph: 9228 3755

Schools and Colleges

School	Address	Contact No
Aranmore Primary School	20 Brentham Street, Leederville	Ph: 9444 9366
Aranmore Catholic College	41 Franklin Street, Leederville	Ph: 9444 9355
Beehive Montessori School	Lower Curtin Avenue, Mosman Park	Ph: 9383 1283
Christ Church Grammar	Queenslea Drive, Claremont	Ph: 9442 1555
Churchlands Primary School	Cromarty Rd, Floreat Park	Ph: 9383 9022
Churchlands Senior High School	20 Lucca St Churchlands	Ph: 9441 1700
Cottesloe Primary School	530 Stirling Hwy, Cottesloe	Ph: 9384 2426
Dalkeith Primary & Pre Primary School	44 Circe Circle, Dalkeith	Ph: 9386 3710
Freshwater Bay Primary School	Bayview Terrace, Claremont	Ph: 9384 0293
Highgate Primary School	147 Lincoln Street, Highgate	Ph: 9328 4201
Hollywood Primary School	117 Monash Avenue, Nedlands	Ph: 9386 2343
Iona Presentation College	33 Palmerston St, Mosman Park	Ph: 9384 0066

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Iona Primary School	1 Buckland Ave, Mosman Park	Ph: 9384 0066
John XXIII College	John XXIII Avenue, Mt Claremont	Ph: 9383 0400
Jolimont Primary School	657 Hay Street, Jolimont	Ph: 9387 2622
Kyilla Primary & Pre-Primary	4 Selkirk Street, North Perth	Ph: 9201 2278 (PS) Ph: 9444 1828 (PP)
Lake Monger Primary School	Dodd Street, Wembley	Ph: 9387 4536
Loreto Primary & Pre Primary Schools	69 Webster St, Nedlands	Ph: 9386 7009
Methodists Ladies College	356 Stirling Hwy, Claremont	Ph: 9384 4000
Moerlina School	16 Brockway Road, Mt Claremont	Ph: 9384 5894
Montessori School		Ph: 9385 1482
Mosman Park Primary School	91 Victoria St, Mosman Park	Ph: 9384 6667
Mosman Park School for Deaf Children	91 Victoria Street, Mosman Park	Ph: 9384 2088
Mt Claremont Primary School	103 Alfred Road, Mt Claremont	Ph: 9384 0278
Mount Hawthorn Ed Support Centre	Killarney Street, Mount Hawthorn	Ph: 9443 4022
Mount Hawthorn Senior Primary School	1 Killarney Street, Mt Hawthorn	Ph: 9242 3677
Nedlands Primary School	35 Kinsway Road, Nedlands	Ph: 9386 2278
Newman College	Peebles Rd, Floreat	Ph: 9204 9444
North Cottesloe Primary School	100 Eric Street, Cottesloe	Ph: 9384 7733 Fax: 9385 3527
North Perth Primary School	5 Albert Street, North Perth	Ph: 9328 7104
Perth Modern School	90 Roberts Road, Subiaco	Ph: 9380 0550
Presbyterian Ladies College	14 McNeil Street Peppermint Grove	Ph: 9384 6444
Quintilian School	46 Quintilian Rd, Mt Claremont	Ph: 9393 4274
Rosalie Primary School	101 Onslow Road, Shenton Park	Ph: 9381 6011
Sacred Heart Primary School	40 Mary Street, Highgate	Ph: 9328 8817
Scotch College	76 Shenton Road, Swanbourne	Ph: 9383 6800
Shenton College	227 Stubbs Terrace, Shenton Park	Ph: 9488 2100
St Hilda's Anglican School for Girls	Bayview Terrace, Mosman Park	Ph: 9285 4100
St Thomas Primary School	8 Warden Street, Claremont	Ph: 9286 9500
Subiaco Primary School	Bagot Road Subiaco	Ph: 9381 5078
Swanbourne Primary School	Narla Rd, Swanbourne	Ph: 9385 5033

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Early Childhood (Day Care, Kindergartens & Pre School)

School	Address	Contact No
Child Care Centres		
Cottesloe	80 Railway Street, Cottesloe	9385 1060
Jellybeans Claremont	153 Claremont Crescent	9383 4344
Mt Claremont	19 Haldane Street, Mt Claremont	9384 0278
Tresillian Arts Centre	21 Tyrell Street, Nedlands	9389 1977
Dalkeith	58 Dalkeith Road, Nedlands	9386 8217
Dalkeith Early Learning Centre	58 Dalkeith Road, Dalkeith	9386 9930
The Learning Sanctuary Nedlands	73 Stirling Highway, Nedlands	9386 1044
Gurrlongga Njinj	386 Lord Street, East Perth	9228 2428
Point Resolution	53 Jutland Parade, Dalkeith	9386 5835
Kids Galore	144 Eton Street, North Perth	9242 5667
Kidz R Us	38 Monmouth Street, Mt Lawley	9328 5740
Meela	116 West Parade, Mt Lawley	9227 9886
Leederville	244A Vincent Street, Leederville	9227 1514
Mother Goose	66 Forrest Street, Mt Lawley	9227 8323
Mulberry Tree	207 Scarborough Beach Road, Mt Hawthorn	9443 6388
Subicare Child Care Centre	295 Bagot Road, Subiaco	9382 4607
Totspot Child Care Centre & Kindy	174 Grosvenor Road, North Perth	9328 9797
Family Day Care Centre – Tffany's Place	170A Alfred Road, Swanbourne	Ph: 9385 1253
Pre Primary and Kindergarten's		
Churchlands Kindergarten	Cromarty Rd, Floreat Park	Ph: 9387 3647
Dalkeith Pre-School	167 Victoria Avenue	Ph: 9386 6353
East Claremont Pre Primary	Melvista & Hackett Rd, Nedlands	Ph: 9386 6151
Ethnic Child Care Resources Unit (ECCRU)	390 Oxford Street, Mt Hawthorn	Ph: 9443 4323
Hollywood Pre-Primary	Monash Avenue, Nedlands	Ph: 9386 6538
Nedlands Early Learning Centre	49 Carrington Street, Nedlands	Ph: 9386 3134
Nedlands Park Pre Primary	14 Melvista Ave, Nedlands	Ph: 9389 8364
North Cottesloe Kindergarten	330 Marmion St, Cottesloe	Ph: 9384 4945
Margaret Kindergarten	45 Richmond Street, Leederville	Ph: 9444 1799
Melvista PrePrimary	Melvista Avenue (Cnr Hackett Road), Nedlands	Ph: 9386 6151
Rosalie Kindergarten	334 Onslow road, Shenton Park	Ph: 9381 2768
Seaview Kindergarten	Cnr Jarrad & Broome Sts, Cottesloe	Ph: 9384 3357
Subiaco Pre Primary	271 Bagot Rd, Subiaco	Ph: 9381 5078
Claremont Kindi – New Beginnings	Bernard Street, Claremont Park	Ph: 0409310983
Freshwater Bay Pre Primary & Kindergarten	Bayview terrace, Claremont	Ph: 9384 0293
St Thomas Pre Primary and Kindi	8 Warden Street, Claremont	Ph: 9286 9500

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 5 – Emergency Catering Services

The establishment of an emergency catering service for those rendered homeless, evacuees and welfare workers engaged under this plan.

- (1) Depending on the numbers involved and the length of time catering is required, this may be met through the following:
 - (a) voluntary groups such as the Salvation Army, Country Women's Association (CWA) or local service clubs;
 - (b) fast food outlets;
 - (c) Meals-on-Wheels; or
 - (d) Hospital/Hotel/Motel/Public Catering services.
- (2) Responsibility for the provision of meals for non-welfare emergency workers is the responsibility of the HMA/Controlling Agency.
- (3) A resource list of catering agencies and other options should be maintained by the Senior District Emergency Services Officer and is included in this Appendix.

Salvation Army Head Quarters – Emergency Services – 0407 611 466**ES Trailer 50-100 (Local); Truck,+ Mobile Cool Room 100-250+ (HQ)**

To activate and in accordance with the State Agreement/Partnership – discuss requirements further with CPFS Duty Officer and then Salvation Army Duty Officer rather than local contacts

Rapid Relief Team If the Salvation Army are not available to activate and in accordance with the State Agreement/Partnership – discuss requirements further with CPFS Duty Officer and then Rapid Relief Team

Marcus Dadd WA State Team Leader

M 0447 032 700 E marcus.dadd@au-rapidreliefteam.org

SECONDARY CONTACT:

Ben Sivewright

M 0438 202 233 E ben.sivewright@au-rapidreliefteam.org

Meals on Wheels

Stirling – Cnr Natalie Way & Delawney Street, Balcatta Ph: 9345 8580

Subiaco – 203 Bagot Road, Subiaco Ph: 9381 2129

Bayswater – 61 Broun Avenue, Morley Ph 9272 0622

Head Office – 67 Cleaver Street, West Perth Ph 9285 5822

(Approx 1000 chilled meals ready for reheating and distribution)

Country Women's Association – will support the Salvation Army

Head Office: 1174 Hay Street West Perth Ph: 9321 6041

Royal Perth Hospital

Approx 1000 chilled meals ready for reheating and distribution

Foodbank

63 Division Street, Welshpool Ph: 9258 9277 or 0413 742 956

Easy Meals

1 Yelland Way Bassendean Ph: (08) 9379 3460 Fax 9379 1169

easymealsorders@tcsperth.com.au

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Should the Department for Child Protection and Family Support not be able to engage the Salvation Army to provide the catering function at the Welfare/Evacuation Centre a suggested shopping list is to be used for the initial response by personnel in purchasing enough essential supplies to cater for the numbers (including staff and volunteers) for at least 24 hours or as required.

Fast Food Outlets can provide quick food in an emergency but only for the short term.		
Domino's Pizza	All Stores	131 888
Eagle Boys	All Stores	131 433
Hungry Jacks	Subiaco Claremont	9381 5364 9383 2525
McDonalds	Jolimont North Perth	93877261 9443 4223
Subway	Subiaco Wembley Floreat Claremont	9381 6143 9285 8655 9387 1444 9284 7401
Red Rooster	Head Office Catering Jolimont	1322837 93872011
Chicken Treat	Head Office (Catering) Wembley	1300133077 9341 4846
Kentucky Fried Chicken	Head Office (Osborne Park) Subiaco	92429400 93839318
Food Court	Cambridge Forum, Wembley	9383 9318
Nandos	Subiaco Nedlands	9381 9797 9389 6432
Food Halls	Most Shopping Centres	

Special dietary needs/culturally appropriate food – LGA Environmental Health Officers will have access to information on providers of food that may address special dietary requirements, including cultural needs.

TELEPHONE DIRECTORY ASSISTANCE

12456

YELLOW PAGES

WWW.YELLOWPAGES.COM.AU

WHITE PAGES

WWW.WHITEPAGES.COM.AU

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

WATER SUPPLIERS

Water Corporation Head Office Depots (x2) Transport Regional Tankers	George Basonovic 350 Bottles (24/7) - immediate 5,000 Bottles (24/7) – 1 hour 70,000 Bottles (24/7) 2 hours 5,000 Bottles (24/7) 25 Tonnes (24/7) – 4 hours	131 375 (24hrs)	0417 180 677 or 93898786 (a/h)
Neverfail Springwater (will accept payment with LPO)	Stefan Thomas (State Manager) Patrick Davis (Regional Manager) Brian Kennedy	9204 0101 9204 0122 9204 0104	0408 285 005 0437 548 751 0401 100 282
Palm Springs Natural Spring Water 16 Millrose Drive, Malaga Phone 9209 0600		Aussie Natural 8 Modal Crescent, Canning Vale Phone 9256 1987	
Naturalis Spring Water 16 Northumberland Avenue Alexander Heights Phone 93422985 Mobile 0411 048183		Don's Water Supplies 0419049561 24/7 Deployment donws@bigpond.net.au www.donswatersupply.com.au	

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 6 – Personal Requisites – Supply Information and Retail Outlets

The provision of essential clothing and personal requisites, such as toiletry packs, to persons affected by an emergency.

- (1) This function includes the provision of basic necessities such as blankets, towels, mattresses, pillows, bedding, disposable nappies, and sanitary needs, as required.
- (2) Where possible new clothing or financial assistance for the purchase of new clothing should be provided to eligible persons as soon as practicable.
- (3) The use of 'recycled' clothing is a last resort.
- (4) A resource list of emergency clothing and personal requisites suppliers should be maintained by the Senior District Emergency Services Officer and is included in Appendix 6 of this plan. This lists organisations and retail outlets who agree to participate in these arrangements, and ensures that acceptable procedural matters have been established.

Name	Address	Contact Details	After Hours Contact
24hr Petrol Stations	Refer to the Telephone Directory		
FAL	8 Geddes Street, Balcatta	9311 6000 9344 7411	
Shopping Centres	Cottesloe Central	9261 6666	
	Floreat Forum	9385 4722	
	Claremont Arcade	9426 8888	
	Broadway Fair, Nedlands	9386 3390	
	Crossways, Subiaco	9288 0288	
IGA Supermarkets	Mosman Park	9384 9071	
	City Beach Ocean Village	9341 2250	
	City Beach	9385 8697	
	Claremont	9384 7795	
	Nedlands	9389 8301	
	Captain Stirling, Nedlands	9386 5883	
	Cottesloe	9383 1808	
	Dalkeith	9386 3040	
	Swanbourne	9384 7795	
Supa IGA Supermarkets	Wembley	9387 9500	
Farmer Jacks	Crossways SC, Subiaco	9381 2794	
	St Quentin Ave, Claremont	9384 5486	
Supa Valu	Broadway Shopping Centre, Nedlands	9386 4356	
Woolworths	Floreat	9203 3500	

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

	Peppermint Grove	6141 9990	
Coles Supermarket	Mosman Park	9384 0644	
	Floreat	9387 5655	
	Claremont	9384 1410	
	Claremont Quarter	9286 7600	
Beds Plus	Joondalup Drive (Greg)	9301 4010 9353 5166 (warehouse)	0409030383
Ranger Camping	Joondalup Drive (Geoff Rayner or Brett)	9301 1622	0412 956 269
Foodbank of WA	63 Division Street Welshpool	9258 9277	0413 742 956
Bunnings	Peppermint Grove	9235 2500	
	Claremont, Leura Ave	9285 2700	
Kathmandu	Peppermint Grove	9383 4910	
KMART			
BIG W			
Target			

TELEPHONE DIRECTORY ASSISTANCE - 12455

CPFS Emergency Services Unit	ESU maintains a small quantity of stretchers, inflatable beds, blankets & towels at their storage units.	ON CALL PH	0418 943 835
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Bedding

- Beds Plus hold 20+ single foam mattresses per store plus a number of doubles. They can supply pillows and limited quilts. The owner has 11 stores across the metropolitan area plus a warehouse. They would have approximately 200 mattresses that could be obtained fairly quickly. Other Bedding stores would have supplies on hand as well.
- Spotlight stores/KMarts/Target/Big W would have good supplies of doona's, sheets, pillows, towels, blankets etc if required.
- H Polsey & Co - 108 Mulgool Road, Malaga – 9248 4515 or 0402218817 - Emergency Evacuation Packs (Pillow, Blanket & Towel) and Doonas etc

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 7 – Personal Support Services

The provision of Personal Support Services, including practical assistance, emotional support, basic first aid services, information, referral, advocacy, advice, counselling, child care and psychological services, is to ensure that affected persons receive the necessary personal support to cope with the effects of loss, stress, confusion, trauma and family disruption.

- (1) Departmental officers will work with other specialist agencies in providing this service. These include specialised counselling and psychological services, childcare facilities and self-help groups.
- (2) Referral to information and advisory services on matters which may include other relief measures not necessarily provided by the Department, such as availability of grants and other forms of financial assistance, healthcare, provision of child care and financial counselling.
- (3) A list of relevant agencies and services should be maintained by the District Emergency Services Officer and is included in this Appendix.

Special Interest Groups

Disability Services Commission (Main Administration) 53 Ord Street West Perth Phone 94269200	Disability Services Commission (North Metro Region) 124 Dundas Road Inglewood Phone 92718000
Foster Care Association 89 Hensman Road, Subiaco Phone: 1800 641 911 or 9388 1911 (Emergency baby clothing)	Ethnic Disability Advocacy Centre 14 -16 Victoria Street, Perth Phone: 9221 9921 (Counselling, Housing, Personal Advocacy)
North Perth Migrant Resource Centre Phone: 9328 2699	Silver Chain Nursing Phone 9242 0242
Aboriginal Alcohol and Drug Service 211 Royal Street, East Perth Phone: 9221 1411	St Vincent De Pauls (Coastal & Perth Regions) Ph: 9349 7646 or 9274 7577
Activ Foundation 41 Bishop Street, Jolimont 6014 Phone: 9387 0555	The Samaritans 60 Bagot Road, Subiaco Phone: 9388 2500
Lifeline Perth (24hrs) 57 Murray Street, Perth 6000 Phone 1311 14	Alcohol & Drug Information Services (24 hrs) 7 Field Street, Mt Lawley 6050 9442 5000

Advocacy/Counselling Services

Salvation Army (Food, feeding trailer, clothing, Counselling) Head Office – 333 William Street, Northbridge Phone 92277010	Department for Child Protection and Family Support - CPFS Perth District - 190 Stirling Street, East Perth Phone: 9214 2444 or Fremantle District – 25 Adelaide Street, Fremantle Phone: 9431 8800
Association for the Blind WA	Ethnic Disability Advocacy Centre

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

16 Sunbury Road Victoria Park Phone 93618696 (Counselling, Social Workers)	320 Rockeby Road, Subiaco Phone 9388 7455 Counselling, Emergency Housing, Wheelchairs Personal Advocacy)
Wanslea Family Service 110 Scarborough Beach Road, Scarborough 6019 (provides crisis support program, children services, social work, counselling)	Ishar Multicultural Centre for Women's Health 8 Sudbury Place Mirrabooka 6061 Phone: 9345 5335 (provides services in different languages eg Health ed, Mental health Counselling, Clinical Services)
Psychiatric Emergency Team (PET) – 24 hrs Phone:1300 555 788	Senses Foundation 11 Kitchener Ave, Burswood Phone: 9473 5400 (counselling & social workers)
Edmund Rice Centre 19 Brewer Place, Mirrabooka 6061 Phone: 9440 0625 www.ercm.org.au	Mercy Care 4 Brewer Place, Mirrabooka 6061 Phone: 9344 2468 www.mercycare.com.au
Metropolitan Migrant Resource Centre 1/14 Chesterfield Road, Mirrabooka 6061 Phone: 9345 5755 www.mmrcwa.org.au	Association for Services to Torture & Trauma Survivors (ASeTTS) 286 Beaufort Street, Perth Phone 9227 2700

Legal Support Services

Legal Aid 55 St Georges Terrace, Perth 6000 Ph 1300650579 or TTY 1800241216	Citizens Advice Bureau 25 Barrack Street, Perth WA 6000 Ph 92215711
North Suburbs Community Legal Centre (Mirrabooka), 10 Cobbler Place, Mirrabooka Ph 9440 1663 TTY 9440 1680	Northern Suburbs Community Legal Centre (Joondalup) Edith Cowan University, Building 1, 270 Joondalup Drive, Joondalup Ph 93014413 TTY 9301 4426
Sussex Street Community Legal 29 Sussex Street, East Vic Park 6101 Ph 6253 9500 TTY 94702831	Women's Law Centre PO Box 3182 Adelaide Terrace, Perth Ph 9272 8800 TTY 9272 9500
Welfare Rights & Advocacy Services 98 Edward Street, Perth 6000 Ph 9328 1751 TTY 9328 6069	Law Society of WA Level 4, 89 St Georges Terrace, Perth Ph 9322 7879

Translation and Interpretive Services

WA Deaf Society Suite 46, 5 Aberdeen St, East Perth Phone 133677 or A/H: 0410017540 (Interpreters)	Northern Suburbs Migrant Resource Centre 1/14 Chesterfield Street Mirrabooka Phone 93455755 (Translation and Interpreters)
Better Hearing Australia 29 Railway Parade East Perth 93287938 (audio loops)	Translating and Interpreting Service (24hrs) 131450

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Medical Treatment

Princess Margaret Hospital Phone 9340 8222	Osborne Park Hospital (no emergencies) Phone 9346 8000
King Edward Memorial Hospital Phone 9340 2222	Sir Charles Gardiner Hospital (QEII) Phone 9346 3333
Joondalup Health Campus including Emergency & After hours General Practitioner Clinic Phone 9400 9400 or 94052211	Fiona Stanley Hospital 102-118 Murdoch Drive, Murdoch Phone 6152 2222
Swan District Hospital Eveline Road Middle Swan Phone 93475244	Royal Perth Hospital Phone 92242244 Fax 92243511
St John Ambulance Phone 9334 1222 (general office) Phone 9334 1234 or 000 Fax 93341207	Royal Flying Doctor Service Phone 94141200 or 1800625800 Fax 94173880
Dept of Health Phone 9328 0553 (24/7 paging)	Derbal Yerrigan Health Service Phone 9421 3888
Health Direct Phone 1800 022 222	Health Info Phone 1300 135 030
Poisons Information(24hrs) C/- Sir Charles Gardiner Hospital Phone 13 11 26	Bethesda Hospital (Private) 25 Queenslea Drive, Claremont Phone: 9340 6300

Medical Treatment - Doctors

A full list of doctors and other specialist medical centres within the Western Central area is included in the Yellow Pages or contact the Telephone Directory Assistance on 12455.

Cottesloe Medical Centre 525 Stirling Hwy, Cottesloe Phone: 9384 1500	Mosman Park Medical Group 51 Harvey Street, Mosman Park Phone: 9384 4426
Subiaco Station Medical Group 1st Floor, 400 Roberts Road, Subiaco Phone: 9346 9999	Ashton Avenue Medical Centre 14 Ashton Avenue, Claremont Phone: 93852288
Claremont Medical Centre 206 Stirling Highway, Claremont Phone: 9285 5100	

Chemists/Pharmacists

Guardian Pharmacy Cnr Beechboro & Benara Road, Morley Phone: 9377 1822	Greg's Discount Chemist Shop 166, Level 1, Centro Galleria, Morley Phone: 9276 2204
Wembley Pharmacy Phone: 9387 3079	Beaufort Street, 647 Beaufort Street - 24hrs Phone: 9328 7775
Pharmacy 777 – Cottesloe (8am – 8pm) Phone 9383 4161	Hollywood Hospital Pharmacy (9:00am - 9:00pm) Ph: 9346 6419
Claremont – Stirling Drive In (8:00am to 11pm) Phone: 9384 2292	Subiaco 7 Day Chemist (8:30 – 9:00pm) Phone: 9388 1203

<p style="text-align: center;">LOCAL WELFARE PLAN</p> <p style="text-align: center;">CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC</p>
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Captain Stirling, Nedlands(8am – 8pm) Phone: 9386 3380	Amcal Chemist, Floreat Forum Phone: 9284 1777
Priceline Pharmacy – Peppermint Grove Phone: 9384 0051	Friendlylies Chemist – 20 Bayview Terrace, Claremont Phone: 9383 3311

Vaccination Supplies

Dept of Health Immunisation Clinic	16 Rheola Street, West Perth	Phone: 9321 1312
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Wheelchairs

Ethnic Disability Advocacy Centre (also Counselling, Emergency Housing, Personal Advocacy)	14-16 Victoria Street Perth	Phone: 9388 7455
RAC - free repair service for registered electric chairs & minor electrical problems & punctures		Phone: 131111
Red Cross Mobility Equipment Hire Service	17-19 Belgravia Street Belmont	Phone: 9334 6222

Clothing/Blankets

St Vincent De Paul Osborne Park Phone Operations Manager 1300794054 Mobile 0409 081027	Salvation Army 333 William Street Northbridge Phone 9328 1690
Anglicare 42 Colin Street, West Perth Phone 9321 7033	

Church Groups

These groups can provide venues, cars, volunteers, labour, kitchens, toilets, alternative accommodation, clothing, bedding, administration, counsellors – refer to the local community contact book for additional groups

St Columba's Church Phone: 9384 9186	St Lukes Phone: 9384 0108
Uniting Church Phone: 9310 2021	Baptist Church Phone: 9286 1886
Corpus Christi Catholic Church Phone: 93842421	All Saints Floreat Uniting Church Phone: 9387 6371
Christian City Church Phone: 9450 2242	Our Lady of Victory Church Phone: 9387 1158
Christ Church Phone – 9384 9244	Claremont Baptist Church Phone – 9385 2607
Presbyterian Church of Australia	St Barnabas Church

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Phone: 9380 9333	Phone: 9381 9824
St Cecilia Catholic Church Phone: 9387 1158	St Christopher Anglican Church Phone: 9385 8393
St Edmunds Anglican Church Phone: 9387 2287	St Josephs Catholic Church Phone: 9381 1248
St Nicholas Anglican Church Phone: 9387 1304	St Paul The Apostle Phone: 9341 2655
The Holy Spirit Catholic Church Phone: 9341 3131	Wembley Uniting Church Phone: 0402 050 300
St Phillips Church Phone 93851042	Nedlands Uniting Church Phone: 9386 1770
St Aloysius Catholic Church Phone: 9381 5383	Baptist Church Dalkeith Phone: 9386 6374
Uniting Church Wembley Downs Phone: 9245 2882	St Matthews Anglican Church Phone: 9381 2640
St Albans – Highgate Phone: 9328 8071	St Peters Phone: 9444 1516
St Hilda's – North Perth Phone: 9328 8967	St Patricks Anglican Church – Mt Lawley Phone: 9271 4516
Mt Hawthorn Baptist Church Phone: 9444 1171	North Perth Redemptorist Monastery Phone: 9328 6600
St Mary's – Leederville Phone: 9444 9624	Sacred Heart Catholic Church - Highgate Phone: 9328 3433
St Nikkolas – North Perth Phone: 9328 8552	Seventh Day Adventists Church – North Perth Phone: 9322 3881
Greek Orthodox Archdiocese of Aust – North Perth Phone: 9242 3466	City Vision Christian Fellowship – Mt Lawley Phone: 9228 4447
Bethany Church of God Inc – North Perth Phone: 9328 2261	Scripture Union of WA – Mount Hawthorn Phone: 9443 5055
St Mary's Star of the Sea Church Phone: 9384 2421	

Surf Lifesaving Clubs

These clubs have facilities with large halls and a large membership that may be available for use:

Cottesloe SLSC Marine Parade, Cottesloe Phone: 9383 4400	Fremantle SLSC Port Beach Road, Leighton Phone: 9335 4359
North Cottesloe SLSC Marine Parade, North Cottesloe Phone: 9284 2626	City of Perth SLSC Challenger Parade, City Beach Phone: 9385 9232
Floreat SLSC Westcoast Highway, Floreat Phone: 9385 9370	Swanbourne/Nedlands SLSC 282 Marine Parade, Swanbourne Phone: 9384 0020

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Other Clubs or Groups

Claremont Football Club Davies Road, Claremont 6010 Phone: 9384 9200	
Royal Agricultural Society Royal Showgrounds, Graylands Road, Claremont Phone: 9384 1933	Rotary Club of Claremont-Cottesloe 0411 861 245
RSL Phone: 9384 4719 or 9384 7709	APEX
Subiaco Football (West Coast & Subiaco) Gate 7, Roberts Road, Subiaco Phone 9381 2187	LIONS CLUB International 1300 859 955
Royal Freshwater Bay Yacht Club Phone: 9384 9100	Country Women's Association Cottesloe Branch – 9384 2829
Rotary 0411 861 245	City of Nedlands Volunteering Centre Phone: 9386 6326

Transport

Public Transport Authority Phone: 9326 2000	
Community Transport providers – TAPPS Phone: 93832663	HACC Transport Phone: 9309 8100
Cottesloe Council Bus Phone: 9285 5000	

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 8 – Key Personnel and Contact Lists:

Local Emergency Management Committee

Member	Organisation/Position	Address & E-mail	Phone/Fax
Police			
Mal Anderson	Inspector Central Metro	Mal.anderson@police.wa.gov.au Central Metro District, 2 Fitzgerald Street	Office 94227330
Julie Foley or Carol Vernon	Wembley Station Senior Sergeant OIC	julie.foley@police.wa.gov.au wembley.police.station@police.wa.gov.au 379 Cambridge Street, Wembley	Office 9214 7100 Mob 0475814412
Paul Gelmi	Cottesloe Station Senior Sergeant OIC	paul.gelmi@police.wa.gov.au 166 Curtin Avenue, Cottesloe	Office 9286 7703 Mob 0475821526
Local Government Authorities			
Steve Butler	Manager Ranger & Community Safety City of Vincent	steve.butler@vincent.wa.gov.au 244 Vincent Street, Leederville	Office 9273 6032 Mob 0419195581
Kate Allen	Coordinator Safer Vincent	kate.allen@vincent.wa.gov.au 244 Vincent Street, Leederville	Office 9273 6580 Mob 0419195581
Michael Duckett	Manager Field Services City of Subiaco	michaeld@subiaco.wa.gov.au 241 Rockeby Road, Subiaco	Office 9237 9274 Mob 0418909639
John Gorgio	Team Leader Rangers Town of Cambridge	jgorgio@cambridge.wa.gov.au 1 Bold Park Drive, Floreat	Office 9347 6000 Mob
John Balcombe	Senior Ranger Town of Claremont	jbalconbe@claremont.wa.gov.au 308 Stirling Highway, Claremont	Office 9285 4373 Mob 0437880993
Andrew Melville	Manager Health & Compliance City of Nedlands	amelville@nedlands.wa.gov.au 71 Stirling Highway,	Office 9273 3500 Mob 0413153137
Daniel Sharples	Team leader Ranger Services – City of Nedlands	dsharples@nedlands.wa.gov.au 71 Stirling Highway, Nedlands	Office 9273 3500 Mob 0417978966
Jessica Bruce	Coordinator Rangers City of Nedlands	jbruce@nedlands.wa.gov.au 71 Stirling Street, Nedlands	Office 9273 3540 Mob 0437781996
Lee-Anne Low	Facility & Program Coordinator Shire of Peppermint Grove	comcentre@peppermintgrove.wa.gov.au 1 Leake Street, Peppermint Grove	Office 9286 8686
Mark Goodlet LEMC Chairperson	CEO - Town of Mosman Park	cexo@mosmanpark.wa.gov.au Memorial Park, Bayview Terrace	Office 9384 1633 Mob 0408950901
Vivienne Piccoli LEMC Exec Officer	Town of Mosman Park	VPiccoli@mosmanpark.wa.gov.au Memorial Park, Bayview Terrace, Mosman Park	Office 9384 1633
Brad Casserly	Senior Ranger Town of Mosman Park	BCasserly@mosmanpark.wa.gov.au	Mob 0438980781
Nicholas Woodhouse	Manager Engineering Services Town of Cottesloe	mes@cottesloe.wa.gov.au 109 Broome Street, Cottesloe	Office 9285 5050 Mob 0419943675
Neil Reeves	Senior Ranger Town of Cottesloe	R1@cottesloe.wa.gov.au	Office 9285 5000 Mob 046769698
HMA's & Support Agencies			
Tim McGrade	District Officer – DFES Stirling	DOStirling@dfes.wa.gov.au Unit 1, 108 Winton Rd, Joondalup	Mob 00427986872 Office 9301 3908
Graham Sears	District Officer – SES & DFES	Graham.sears@dfes.wa.gov.au Unit 1, 108 Winton Rd, Joondalup	Mob 0427004109
Jim MacLean or Nick Elliott	Training Officer or Local Manager Northshore SES	maclea@iinet.net.au localmanager@northshoreses.wa.gov.au 3-7 Lynton Street, Mount Hawthorn	Mob 0478714771 (J) Mob 0467676501 (N) Office 9444 9440 Callouts 132 500
Merveen Cross	DEMA – Office Emergency Management (OEM)	merveen.cross@oem.wa.gov.au 20 Southport Street, Leederville	Office 9482 1714 Mob 0427 996 676

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Richard Johnson	Emergency Preparedness Coordinator PMH & KEMH Hospitals	Richard.johnson@health.wa.gov.au	Office 9340 8250 Mob 0404870645
Louise Keyes - EPC Caroline Kerr – Mgr EM	KEMH Hospital	Louise.keyes@health.wa.gov.au Caroline.kerr@health.wa.gov.au	64581020 0411143159
Jo-Anne Bennett	CPFS SDESO North Metro (Vincent, Subiaco, Cambridge, Claremont & Nedlands)	joanne.bennett@cpfs.wa.gov.au 190 Stirling Street, Perth 6000	Office 9214 2497 Mob 0429 683 948
Tara Francis - Deputy (Local Welfare Coordinators & Deputy LEMC Reps)	Team Leader – Perth CPFS	tara.francis@cpfs.wa.gov.au 190 Stirling Street, East Perth 6004 Graham.D.Thompson@cpfs.wa.gov.au coral.deegan@cpfs.wa.gov.au	Office 9214 2444 Mob 0419 921 495 Mob 0409 203 016 Mob 0428 860 401
Terry Sillitto	CPFS – SDESO – Metro East (Peppermint Grove, Mosman Park & Cottesloe)	terry.sillitto@cpfs.wa.gov.au 25 Adelaide Street, Fremantle	Office 9431 8818 Mob 0427 389 375
Julie Fitzgerald – (Local Welfare Coordinator & Deputy LEMC Rep)	Team Leader – Fremantle CPFS (Peppermint Grove, Mosman Park & Cottesloe)	julie.fitzgerald@cpfs.wa.gov.au 25 Adelaide Street, Fremantle	Office 9431 8800 Mob 0438910424
Welfare Support - 24/7 Duty Officer	CPFS Emergency Services Unit	20 Southport Street, West Leederville	Mobile 0418 943 835 24/7 CPFS Activation
Crisis Care (24hrs)	CPFS - Crisis Care		9223 1125 1800 199 008
Community and Other Agency Representatives			
Carolyne Doherty	Red Cross – Emergency Services Coordinator	cdoherty@redcross.org.au 110 Gooderich Street, East Perth	Duty 0408930811 Mob 0488911578 Office 9225 1961
Phil Jacobsen	Red Cross - Volunteer	philjacobsen@hotmail.com 36 Tareena Street, Nedlands	Mob 0419856922
Heather Boxall	Silver Chain – East Metropolitan	hboxall@silverchain.org.au 19 Wright Street, Highgate	Mob 0410222382
Jarrad Scott – Defence Dept (Guest)	Senior Environment Manager – Irwin and Campbell Barracks	Jarrad.scott@defence.gov.au Building 9 Leeuwin Barracks, Locked Bag 5001, Fremantle 6959	Office 9311 2378 Mob 0407804824
Stephen De Marchi – Defence Dept (Guest)	Ranges & Training Area Manager – Campbell Barracks	Stephen.demarchi1@defence.gov.au Building 12 Leeuwin Barracks East Fremantle 6158	Office 9311 2531 Mob 0458717307
Stephen Easton	Manager Biodiversity Conservation	Steve.easton@bgpa.wa.gov.au	Mob 0409889851
Lesley Hammersley	Director Horticulture & Conservation Botanic Gardens & Parks Authority	Lesley.Hammersley@bgpa.wa.gov.au Kings Park, Fraser Avenue, West Perth	Office 9480 3602 Mob 0417099263

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Hazard Management/Support Agencies

HAZARD MANAGEMENT/SUPPORT AGENCIES	PHONE/FAX
Department of Agriculture and Food WA	Ph 93683333 Fax 93681205
Department of Parks & Wildlife	Ph 9474 9055 (Wildcare Help Line) Ph 9219 9999 (Media)
Department of Environment Regulations	Ph 1300 784 782 (Pollution Watch) Ph 1300 762 982 (Contamination) Ph 6467 5012 (Media)
Department of Industry & Resources	Ph 92223333 Fax 92223333 1300 665 500 (after hours/emergencies)
Department of Transport	Ph 9320 9320 Fax 93209545
Department for Child Protection and Family Support:- Joondalup District Service Delivery Office Perth District Service Delivery Unit Mirrabooka District Service Delivery Unit Midland District Service Delivery Unit Emergency Services On-Call Duty Officer Crisis Care	Ph 9301 3600 Fax 9301 3601 Ph 92142444 Fax 92142446 Ph 93449666 Fax 93493074 Ph 92749411 Fax 92501779 Ph 0418 943 835 Ph 9223 1111 or 1800 199 008
Department of Health On-Call Duty Officer (for all emergencies requiring a health response)	Ph 9328 0553 (24/7 paging) Ph 92224222 (Ops Centre) or 9388 4999 (CDCD – Human Epidemic)
Main Roads Western Australia (MRWA)	Ph 138 138 or 1800622008 Fax 9323 4400
WA Police	000 – Emergencies 131 444 – Enquiries Fax 9222 1949
St John Ambulance Service Any activation must be approved by ESU	000 – Emergencies Ph 93341311 (Advice, Consult & Activate) Ph 9334 1226 (Activate & Standown)
Department of Fire and Emergency Services (DFES)	000 – Emergencies 132500 - SES 9395 9209 - Operations 1300 657 209 – Public Hotline 9323 9333 – Communications Centre
Water Corporation (Perth North Region)	Ph 131375 or 94202420 Fax 94237765
Western Australian State Emergency Service	Ph 92770555 Fax 92778320
Public Transport Authority	Ph 9220 9999 Fax 922209999 (Security& Emergencies)
Department of Transport – Marine Oil Pollution	Ph 9480 9924 AH 0417 938 157
Brookfield Rail	1300 987 246 – Emergencies Ph 9212 2800
National Security Hotline	Ph 1800 123 400

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Bordering Local Government Authorities

LOCAL AUTHORITIES	ADDRESS	PHONE/FAX
City of Bayswater	61 Broun Avenue, Morley	Ph 9272 0622 Fax 9272 0665 Ph 1300 360 333
A/H Rangers/Security		
City of Stirling	25 Civic Place Stirling	Ph 9345 8555 Fax 9345 8822 Ph 1300 365 356
A/H Rangers/Security		
City of Perth	27 St Georges Terrace, Perth	Ph 9461 3333 Fax 9461 3083 Ph 9229 2970
A/H Rangers/Security		
City of Subiaco	241 Rockeby Road, Subiaco	Ph 9237 9222 Fax 9237 9200
City of Vincent	Vincent Street(cnr Loftus St), Leederville	Ph 9273 6000 Ph 9273 6061 (a/h) Fax 9273 6099
Town of Cambridge	1 Bold Park Drive, Floreat	Ph 9347 6000 Fax 9347 6060
Nedlands City Council	71 Stirling Highway, Nedlands	Ph 9273 3500 Fax 9273 3670
Town of Claremont	308 Stirling Highway, Claremont	Ph 9285 4300 Fax 9285 4301
Shire of Peppermint Grove	1 Leake Street, Peppermint Grove	Ph 9286 8600 Fax 9286 8610
Mosman Park Town Council	Memorial Park, Bayview Terrace, Mosman Park	Ph 9384 1633 Ph 9384 3694
Cottesloe Town Council	109 Broome Street, Cottesloe	Ph 9285 5000 Ph 9285 5070 or 9427 0482 (a/h) Fax 9285 5001
City of Fremantle	8 William Street, Fremantle	Ph 9432 9999 Fax 9430 4634

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

CPFS Local Welfare Coordination Centre

The primary Local Welfare Emergency Coordination Centre will be located at:

Perth District
Department for Child Protection
and Family Support
190 Stirling Street
East Perth WA 6000
Ph: (08) 9214 2444
Subiaco, Vincent, Nedlands,
Cambridge & Claremont

Fremantle District
Department for Child Protection
and Family Support
25 Adelaide Street
Fremantle WA 6060
Ph: (08) 9431 8800
Peppermint Grove, Mosman Park &
Cottesloe

Depending on the risk or priority the Local Welfare Coordination Centre may alternatively be located at the Welfare/Evacuation Centre to be opened (see Appendix 4) or as directed by the Local Welfare Coordinator.

During response and recovery activities Liaison Officers are provided by each of the participating organizations to assist the Local Welfare Coordinator in the management of the welfare response. These Officers will need to be located at the Local Welfare Coordination Centre as required.

Contact details of Support Agency Officers and key personnel are detailed at Appendix 2 and Appendix 8

Perth & Fremantle Activations

The activation procedure for community emergencies has been designed to ensure a quick response to requests during emergency situations within the Perth District Offices of the Department for Child Protection and Family Support.

Unless contact is made directly through to the CPFS Local Emergency Management Coordination Group representative the first call is to the Local District Director who will then activate and coordinate the department's local plan and ensure the department's response.

NOTE: If the local District Director is unavailable then the person requesting assistance is to move down the contact list.

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

PERTH (Vincent, Subiaco, Claremont, Cambridge & Nedlands)

Call	Name	Position	Work Number	Mobile
1	Jane Simmons and or Rosanna Trinchi	A/District Director or Assistant District Director	9214 2444	0417 958 446 0439 998 533
2	Tara Francis Graham Thompson Coral Deegan	Local Welfare Coordinators	9214 2444	0419921495 0409203016 0428860401
3	Jo-Anne Bennett	Senior District Emergency Services Officer	0429 683 948	0429 683 948
4	Duty Officer 24/7	Emergency Services Unit	0418 943 835	0418943 835
5	Duty Officer 24/7	Crisis Care Unit	9223 1125	9223 1125

FREMANTLE (Peppermint Grove, Mosman Park & Cottesloe)

Call	Name	Position	Work Number	Mobile
1	Glenn Mace	District Director	9431 8800	0447 986 233
2	Julie Fitzgerald	Team Leader	9431 8800	0439 910 424
3	Terry Sillitto	Senior District Emergency Services Officer	0427 389 375	0427 389 375
4	Duty Officer 24/7	Emergency Services Unit	0418 943 835	0418 943 835
5	Duty Officer 24/7	Crisis Care Unit	9223 1125	9223 1125

The Local District Director will ensure that activation of staff is appropriate. The Director will also ensure the Departments Emergency Services Unit is informed of the request.

Local Emergency Coordination Centre

The Emergency Coordination Centre is a facility from which the central management of resources for the emergency is coordinated and at which a CPFS Liaison Officer may be dispatched to provide regular updates of the emergency to the Local Welfare Coordinator in support of an effective multi agency response and recovery service.

Town of Cambridge Administration Centre (Reception Area) 1 Bold Park Drive, Floreat Ph: 9347 6000 Fax: 9347 6060	Primary Location (First Preference)
City of Vincent Vincent Street (Cnr Loftus Street) Leederville Ph: 9273 6000 Fax: 9273 6099	Alternate Location (2nd Preference)
The Palms Community Centre Cnr Nicholson Road & Rockeby Road, Subiaco Ph: 9273 9222 Fax: 9237 9200	Alternate Location (3rd Preference)
WA Police Complex – Claremont Agricultural Showgrounds, Ashton Avenue, Claremont Ph: 9385 1265 Fax: 9386 3670	Alternate Location (4th Preference)

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Lifelines

LIFELINES	PHONE/FAX
Western Power	13 1351 or 1800 622 008
Alinta Gas	131 352
Water Corporation	131 375 or 94202420 (Admin)
Main Roads Western Australia (MRWA)	138138
Public Transport Authority	9326 2000 or 9220 9999
Telstra	132 203
Optus	131 344
SES	132 500

Bureau of Meterology

Bureau of Meterology www.bom.gov.au/weather/wa	9263 2222
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LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Police, Fire and SES Key Contacts

POLICE EMERGENCIES 000
 POLICE ASSISTANCE 131444

POLICE STATIONS	PHONE
Wembley Police Station	9214 7100
Cottesloe Police Station	9286 7777
Claremont (Royal Show & Major Events Only)	9385 1265
Central Metropolitan District Office	9222 1432

FIRE, RESCUE & HAZARDOUS MATERIAL EMERGENCY CALL 000
 FLOOD, STORM & EARTHQUAKE EMERGENCY ASSISTANCE 132 500
 EMERGENCY INFORMATION HOTLINE (Incident Information for Public) 1300 657 209

NORTHSHORE SES UNIT KEY CONTACTS	PHONE/FAX
SES Regional Office, North Coastal Unit 1, 108 Winton Road, Joondalup Tim McGrade – A/District Officer DFES Stirling Graham Sears – District Officer SES & DFES	9301 3908 0427986872 (A) 0427005109 (G) DOStirling@dfes.wa.gov.au graham.sears@dfes.wa.gov.au
SES Northshore 5-7 Lynton Street, Mt Hawthorn Jim MacLean maclean@iinet.net.au Nick Elliott nick@northshoreses.com.au	Duty 0478 714 771 (M) 0467 676 501 (M)
Emergency Assistance	132 500

WESTERN CENTRAL LGA DISTRICTS KEY FIRE CONTACTS	PHONE/FAX
Perth North Coastal, 1/108 Winton Road, Joondalup	9301 2999 9301 2098 (fax)
Perth South Coastal, 20a Philimore Street, Fremantle	9431 0800 9335 2692 (fax)
Claremont Fire Station, 8 Congdon Street, Claremont	9384 2222 9384 4857 (fax)
Daglish Fire Station, 221 Stubbs Terrace, Daglish	9381 1222 9381 1321 (fax)
Perth Fire Station, 15 Moore Street, East Perth	9225 5740 9225 5764 (fax)

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 9 – Sanitary, Waste Disposal, Hire Services:**Toilet and Washroom Equipment**

Speedy Hire – Ph 9444 2005	GCS Hire – Ph 9309 6177
Coates Hire – Ph 131552	

Temporary Power Suppliers

Temporary Power Hire – Ph 9309 4999	Aggreki – 9356 1511
Allight – 9302 7000	

Cleaning Contractors

J&J Commercial Cleaners – 9375 3999	Dominant Property Svces–9275 8607
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Refuse Collection

Cleanaway – 9449 3333	
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Bulk Water Tankers (non-potable)

Acus Water Tanks – 9274 7493	
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Appendix 10 – Security Companies:

If security assistance is needed at a welfare centre and the WA Police were not available a security company/guard and patrol services could be either arranged through the Local Government Authority or contacted.

Name	Address	Contact Details Day & After Hours

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 11 – Animal Welfare**Veterinaries and Other Animal Haven's**

Prepared to assist during an emergency and/or prepared to be used as a domestic animal shelter.

Balcatta Veterinary Hospital (24 hrs) 59 Erindale Road, Balcatta Phone: 9344 2341	Murdoch Pet Emergency Centre (24 hrs) Emergency & Critical Care Phone: 1300 652 494
Fauna Rehabilitation Centre 170 Camboon Road Malaga Phone: 9249 3434	Wildlife (injured/carers) Calm (Wildcare) – 9474 9055 RSPCA – 9209 9300 Malubilai Wildlife Carers Network – 9472 1055
Cat Haven 23 Lemnos Street, Shenton Park Phone: 9442 3600	Swan Animal Haven Lot 1 Kalamunda Road, South Guildford Phone: 9279 8485
Dog Refuge Home 30 Lemnos Street, Shenton Park Phone: 9381 8166	Fauna Rehabilitation Foundation Phone: 9249 3434
RSPCA 108 Malaga Drive Malaga 6090 Phone: 9209 9300	Refer to the Yellow Pages for other Veterinarian and Animal Haven Listings or Phone: 12455
Grantham Street Vet Clinic Ph: 9387 2144	Swanbourne Veterinary Clinic Phone: 9384 2644
Mosman Park Vet Ph: 93832285	Cottesloe Animal Hospital Ph: 9384 1877
Nedlands Vet Centre Ph: 9383 7773 Ph: 9386 5505	Wembley Veterinary Clinic Ph: 9249 3434
Floreat Veterinary Clinic Ph: 9383 7773	Claremont Veterinary Clinic Ph: 9385 3577
Subiaco Veterinary Clinic Ph: 9381 2291	Dalkeith Veterinary Clinic Ph: 9386 6277
City Beach Vet Ph: 9245 1977	Perth Veterinary Specialist/Animal Emergency Care (24/7) Ph: 9204 0400

Food suppliers

City Farmers – Wembley Downs Cnr Flynn & Selby Streets, Wembley Phone: 9383 7651	Broadway Pets Shop 36 Broadway Fair, 88 Broadway, Nedlands Phone 9386 8695
Pet Stock Leura Avenue, Claremont Ph 9385 1106	

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Local Government Rangers

Town of Claremont	9285 4300 0437 880 993 (a/h)
City of Subiaco	9237 9222
City of Nedlands	9273 3500 9273 3500
Town of Cambridge	9374 6000
City of Vincent	9444 9011

Additional Animal Shelters or Pounds

Bayswater – 9272 0972	Carine Pound – 9246 3981
Swan – 9249 1270	Mirrabooka Pound – 9349 1541
Wanneroo – 9405 5270	Dog Swamp Pound – 9444 6800
St Francis – Osborne Park – 9444 9266	Mt Lawley Pound – 9271 3671

Boarding Kennels

Australian Boarding Kennels 8 Hawkins Road, Jandabup Phone: 9405 1227	Bowbilla Boarding Kennels & Cattery 201a Mary Street, Wanneroo Phone: 9405 1246 (0421433058 Mobile)
Canine Country Club 290 Neaves Road, Mariginiup Phone: 9306 1999 (0409191662 Mobile)	Lake Adams Boarding Kennels & Cattery 45 Adams Road, Mariginiup Phone: 93062341
Northern Suburbs Pet Chalets 156 Neaves Road, Mariginiup Phone: 9405 3100	West Coast Pet Care Centre 49 Adams Road, Mariginiup Phone: 9306 2767
Colin Bainbridge 440 Sydney Road, Gnangara Phone: 0410 060 985	RSPCA 108 Malaga Drive, Malaga Phone: 9209 9300
Shenton Park Dog's Refuge 30Lemnos Street, Shenton Park Phone: 9381 8166	

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 12 – Distribution List:

This plan has been distributed electronically to:

Department for Child Protection and Family Support

- *Perth & Fremantle District Staff*
plus hard copies – located in the
 - Local Welfare Coordinator Guide and Checklist Folders (DD, ADD, LWC, BM, Team Leaders & Emergency Kit)
- Emergency Services Unit Staff

Local Emergency Management Committee

- *Western Central* Local Emergency Management Committee (Controlled Document)

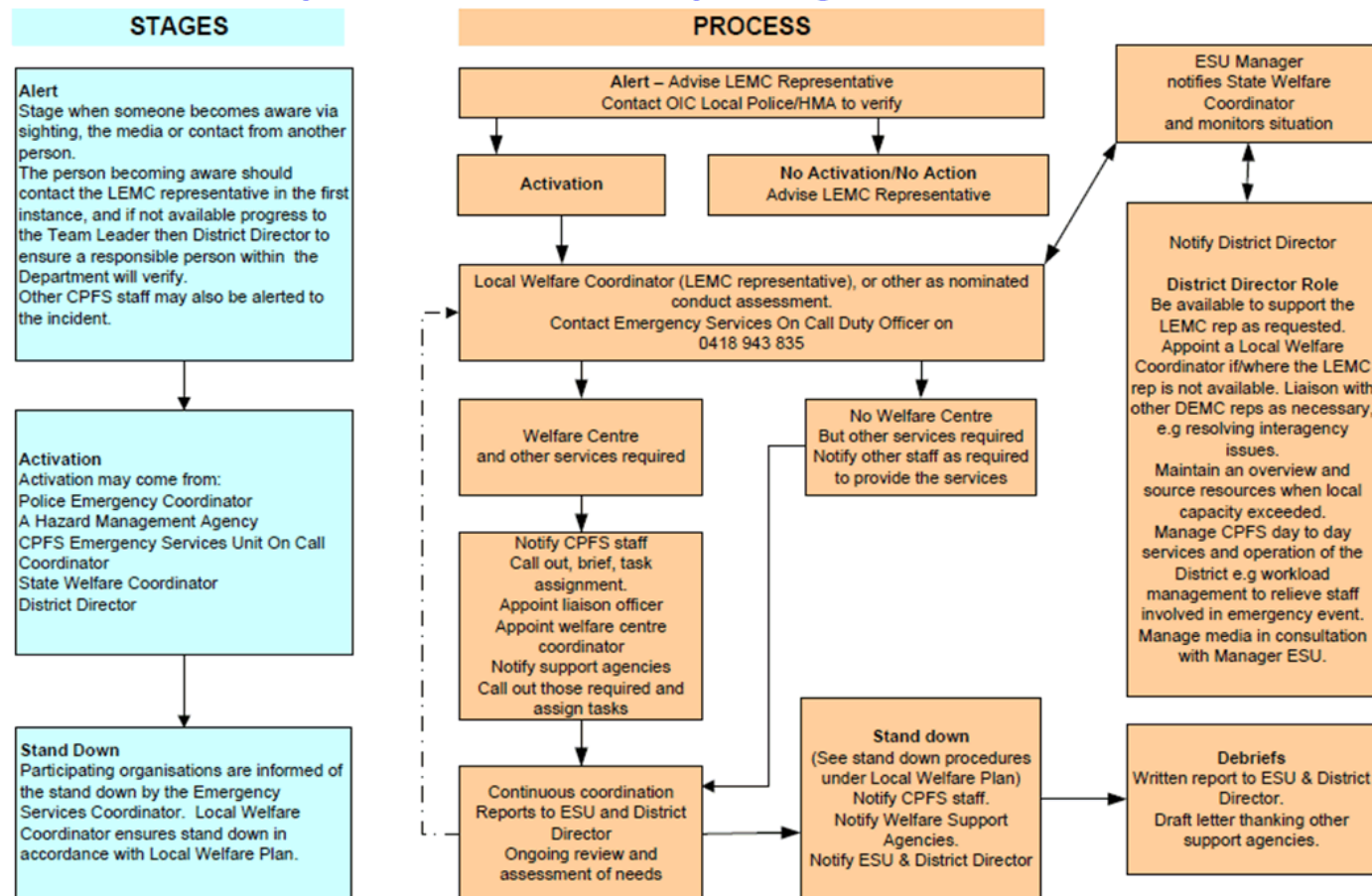
Welfare Coordination Group – can use the table below to record the agencies

- List the agencies

Name	Agency	Address Email &/or Postal	Contact Details

LOCAL WELFARE PLAN
CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 13 – The Department's Standard Operating Procedures:



P:\EM\Local Welfare Plans\Metro\Perth and Fremantle\Western Central\May 2017

LOCAL WELFARE PLAN

CPFS PERTH & FREMANTLE DISTRICTS – WESTERN CENTRAL LEMC

Appendix 14 – Glossary

In accordance with SEMC State Emergency Management Plans Development Guide, only terms and acronyms used in this document which are not identified in the Emergency Management Western Australia Glossary are included here.

EMERGENCY SERVICES COORDINATOR – an appointed officer of the Department for Child Protection and Family Support authorised to activate responses to emergencies and approve emergency expenditure and utilisation of resources to meet the emergency welfare requirements.

FUNCTIONAL TEAM LEADER – a person tasked to coordinate the delivery of service provision for one of the 6 (six) Welfare defined functional areas (Accommodation, Catering, etc). The term Functional Team Leader relates to the specific task to be performed not the title of the incumbent (i.e. the Functional Team Leader may be a Department Team Leader, Manager, Project officer but is performing the task of Functional Team Leader)

LOCAL GOVERNMENT WELFARE COORDINATOR – the nominated representative of the Local Government Authority which has elected to assume the responsibility to coordinate the welfare response during emergencies, and liaise with the Welfare Coordinator of the Department.

REGISTRATION – The process of accurately recording on registration forms appropriate details of all persons affected by an emergency and who are temporarily in a Welfare Centre or other location under the authority of the Emergency Services.

STATE WELFARE COORDINATOR – the nominated representative of the Director General, Department for Child Protection and Family Support, with the responsibility to coordinate the welfare response to emergencies.

SUPPORT AGENCY OFFICER – are officers from each Welfare Support Agency provided to the Department to assist in the management of the welfare response, as outlined in Section 3.1.3 of this plan.



















WELFARE CENTRE – any centre established for the purpose of provision of emergency welfare support services to persons affected by an emergency. The facility may be named an Evacuation Centre, Accommodation Centre, Relief Centre, Recovery Centre, One-Stop-Shop or other name as appropriate. For the purposes of this plan all such facilities are classified as a Local Welfare Centre.

WELFARE CENTRE COORDINATOR – a person appointed by the District Director or Welfare Coordinator to manage the functioning of a Welfare Centre. Usually a senior Department for Child Protection and Family Support staff member.

WELFARE COORDINATOR – are the Department's staff member appointed by the District Director for the Department and have responsibilities as outlined in Section 2.6 of this plan.

WELFARE SUPPORT AGENCY – a participating organisation whose response in an emergency is to provide assistance to functions under this plan.

13 CHIEF EXECUTIVE OFFICER**13.1 INFORMATION BULLETIN****TRIM Ref:** D17/177329**Author:** Emma Simmons, Governance and Council Support Officer**Authoriser:** Len Kosova, Chief Executive Officer

- Attachments:**
1. Minutes of the Environmental Advisory Group Meeting held on 19 February 2018 [↓](#) 
 2. Minutes of the Environmental Advisory Group Meeting held on 16 April 2018 [↓](#) 
 3. Minutes of the Environmental Advisory Group Meeting held on 11 June 2018 [↓](#) 
 4. Minutes of the Safer Vincent Advisory Group Meeting held on 11 July 2018 [↓](#) 
 5. Minutes of the Children and Young People Advisory Group Meeting held on 23 July 2018 [↓](#) 
 6. Minutes of the Arts Advisory Group Meeting held on 2 August 2018 [↓](#) 
 7. Minutes of the Design Review Panel Meeting held on 8 August 2018 [↓](#) 
 8. Minutes of Tamala Park Regional Council Meeting held on 16 August 2018 [↓](#) 
 9. Minutes of the Design Review Panel Meeting held on 22 August 2018 [↓](#) 
 10. Urban Mobility Advisory Group (UMAG) - Unconfirmed Minutes 27 August 2018 [↓](#) 
 11. Monthly Street Tree Removal Information [↓](#) 
 12. Statistics for Development Applications as at end of August 2018 [↓](#) 
 13. Register of Legal Action and Prosecutions Register Monthly - Confidential
 14. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 22 August 2018 [↓](#) 
 15. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 16. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 17. Register of Petitions - Progress Report - September 2018 [↓](#) 
 18. Register of Notices of Motion - Progress Report - September 2018 [↓](#) 
 19. Register of Reports to be Actioned - Progress Report - September 2018 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated September 2018.

**CITY OF VINCENT****ENVIRONMENTAL ADVISORY GROUP MEETING****19 February 2018 AT 6:00PM****Venue: City of Vincent – Function Room****CONFIRMED MINUTES****Attendees:**

City of Vincent Councillors:
Cr Loden (*Chair*), Cr Hallett

Community Representatives:
David White, Fiamma Riviera, Halinka Lamparski, Isaac Lorca, Jacinta Key, Zoe Myers

City of Vincent Officers:
Director Engineering Services (DES), Manager Policy and Place (MPP), Coordinator Policy and Place (CPP); Project Officer Parks and Environment (POPAE) and Sustainability Officer (SO)

1. Welcome/Declaration of Opening and Introductions

The Chair opened the meeting at 6.05pm.

2. Apologies

Anthony Horton, Chris Cutress, Lisa Edwards, Leanne Jones, Director Development Services (DDS)

3. Confirmation of Minutes

Minutes from meeting on 27 November 2017 were confirmed by all members in attendance.

4. Review of Ideas Session

The EAG was presented with the outcomes of the previous meeting's Ideas Session.

The ideas generated and scored by the Group at its previous meeting were presented in a table showing the alignment of each idea with the City's relevant Strategies and Plans and setting out opportunities for implementation or further development.

The group was given the opportunity to clarify and seek clarification about any of the ideas and their pathway to implementation.

The ideas generated through this process will feed into new initiatives put forward for future budgets and inform the review and development of current and future strategies and plans. These will be presented to the Group for input in due course.

5. Tree Pruning on Private Land

This discussion item carried over from the EAG meeting held on 2 October 2017 as that meeting did not achieve a quorum.

The EAG was asked to consider if the City should subsidise or provide tree pruning services to property owners for the purpose of power line clearance.

Recommendation:

The EAG recommended that property owners seeking financial assistance for the maintenance of trees should be directed to apply for listing on the Trees of Significance register. Such listing will ensure long-term protection of the trees and thereby also protect the City's investment in those trees.

6. Other Business**6.1 Landscaping options for Lawler Street sump site**

The local community within the catchment area for the new park will be notified about the works and given opportunity to provide input into the design of the space.

6.2 Climate Emergency Declaration

A summary document (provided by a Community Representative) explaining what is meant by "climate emergency" and what the City of Darebin is doing about it will be circulated to the EAG with these Minutes. The Group can then discuss the matter via Loomio and decide if it should be brought to a future meeting.

6.3 China's "ban" on foreign waste – potential impact on the City

The City has received advice from its recycling contractor that for the duration of the City's current recycling contract there will be no changes to recycling processes resulting from China's recycling import changes. The City's recycling contract is on a fixed price basis, which means that any financial impacts resulting from changes to international recycling markets are borne by the City's recycling contractor.

Impacts beyond the period of the current recycling contract will be considered as part of the City's Waste Strategy. This is currently being developed and will be discussed at the next EAG meeting.

6.4 Use of pesticides by the City

In response to a Community Representative query, the EAG was advised that the City does not carry out chemical fogging for the control of insects. The use of pesticides by the City is generally limited to herbicide sprays. These are used only where alternative control methods are not available or viable. In these cases the application site is clearly signed and marked with a dye or foam marker.

7. Previous Agenda Items – status update

Item	Current Status	Next Step
Lawler Street Sump makeover to public open space	Engineering works included in Budget 2017/18. Contractor currently being selected.	Engineering works to commence early 2018.
Sustainable Environment Strategy development	In progress.	EAG to review draft Strategy in first half of 2018.
Waste trial (140L bin trial)	Trial currently under way.	Trial to be completed by the end of 2017/18 financial year.
Composting Hub (near mulch pile at Britannia Reserve)	Included in Budget 2017/18.	Agreement with Transition Town Vincent to be finalised.
Tree Selection Tool	Phase 1 completed. Community workshop to receive input on Tree Master List held on 23 November 2017.	Tree Selection Tool to be embedded into the revised draft Greening Plan following community consultation.
Hyde Park Floating Reed Bed Filtration System - Trial	City's Officers to prepare a report for Council to consider approving trial.	Council to consider approving trial.
Encouraging Community Solar	Desktop review completed. Online resource page being designed.	Online resource page to be completed during the 2017/18 financial year.
Hyde Park Lakes Turtle Study	Included in Budget 2017/18.	Council approval at 14 November OMC. Study to commence in 2018.
Verge Policy Review	Review confirmed to proceed this year.	Verge Policy review to commence 2018.

8. Next meeting

16 April 2018

10. Close

The Chair closed the meeting at 7.34pm

These Minutes were confirmed as a true and correct record of the meeting of the Environmental Advisory Group held on 19 February 2018.

Signed: Chairperson

Dated: This day of 2018

**CITY OF VINCENT****ENVIRONMENTAL ADVISORY GROUP MEETING****16 April 2018 AT 6:00PM****Venue: City of Vincent – Function Room****CONFIRMED MINUTES****Attendees:**

City of Vincent Councillors:
Cr Loden (*Chair*), Cr Hallett

Community Representatives:
Chris Cutress, David White, Isaac Lorca, Leanne Jones

City of Vincent Officers:
Director Engineering Services (DES), Coordinator Policy and Place (CPP); Project Officer Parks and Environment (POP AE) and Sustainability Officer (SO)

1. Welcome/Declaration of Opening and Introductions

The Chair opened the meeting at 6.05pm.

2. Apologies

Community Representatives: Anthony Horton, Fiamma Riviera, Halinka Lamparski, Jacinta Key, Lisa Edwards, Zoe Myers; City of Vincent Officers: Director Development Services (DDS) Manager Policy and Place (MPP).

3. Confirmation of Minutes

Minutes from the EAG meeting on 19 February 2018 were confirmed by all members in attendance.

4. Update on Greening Plan Review

The EAG was presented with an update on the Greening Plan review process and the changes that are proposed as a result of previous consultation with the EAG and with Elected Members of Council.

Clear themes emerged through the consultation process, with impacts on the objectives, targets and actions contained within the Plan. Foremost among these is the need to further address greening of the private realm with the inclusion of private/public targets.

EAG discussed the need for more education for landowners and developers to understand the City's development policies and the value of retaining tree canopy.

EAG requested the latest tree canopy data available for the City. Administration presented what is available to date:

Tree Canopy Cover for the Vincent Local Government Area		
	2009	2014
Privately owned land	7.39%	6.81%
Public land	19.87%	21.45%
Total	11.74%	11.9%

EAG requested to know which technology was used for measuring tree canopy and vegetation cover – NDVI or LiDAR. Administration found the technology is NDVI (Normalized Difference Vegetation Index).

The EAG will have further opportunity to provide comment on the Greening Plan once Council has approved the draft for community consultation. No recommendation was sought at this time.

5. Update presentation on the Waste Strategy and Action Plan 2018-23

The EAG was presented with an update on the City's Waste Strategy and Action Plan 2018-2023 (WSAP), which is currently in development.

The presentation included:

- The background and context for the WSAP;
- Challenges, risks and opportunities identified in developing the WSAP;
- Draft objectives and targets; and
- Projects being considered for the Action Plan.

The draft WSAP is to be presented to Council on 29 May 2018.

Recommendation:

The group expressed its general support for the elements of the draft WSAP presented at this meeting.

EAG members were invited to provide any further feedback directly to the responsible officer via email.

The only specific comment received was a suggestion that targets be considered for specific waste streams (rather than just zero waste to landfill overall) and the possibility of setting targets per capita to account for changing population.

6. Single Use Plastics Report

The EAG was presented with a Report presenting the findings and recommendations from Administration's investigation into single use plastics within the City's operations and its facilities.

Key impacts identified were dog waste bags, indoor and outdoor bin liners, advertising banners, single use serving ware (including water bottles and drinking straws) and balloons.

Recommendations were based on the following principles:

- Eliminate unnecessary items;
- Choose reusable options for items that are necessary;
- Replace plastic with compostable alternatives where single use items are unavoidable and composting is available; and
- Implement effective recycling of single use plastics where alternatives with lower environmental impact are not available.

The Group was advised that two recommendations from the Report with impact on the 2018/19 Budget would be presented to Council at its Budget Workshop on 17 April 2018. The remaining recommendations with significant resource implications would be presented for Council's consideration as part of the draft Corporate Business Plan in May 2018.

Recommendation:

The Group expressed its support for the recommendations of the Single Use Plastics Summary Report and requested one additional consideration – the potential impact of banning plastic drinking straws from use at events on people with certain disabilities who rely on their use.

7. Other Business**7.1 Update on Notice of Motion relating to Action on Climate Change**

The matter of a climate emergency declaration raised at the EAG meeting on 19 February 2018 was resolved via a Notice of Motion adopted by Council at its meeting on 4 April 2018.

Council resolved to endorse the position expressed in the Western Australian Local Government Association's Draft Climate Change Policy Statement – that there is a climate emergency which requires urgent action by all levels of government to avoid an unacceptable burden on future generations.

7.2 Frequency of EAG meetings

The Group considered whether the frequency of its meetings should be increased to accommodate the large volume of material scheduled for its consideration over the coming months.

The consensus was to keep meetings at eight week intervals, but extend their duration if required or opt for special meetings on an as-needed basis when major items require significant discussion time. A special meeting was suggested for consideration of the draft Sustainable Environment Strategy.

8. Previous Agenda Items – status update

Item	Current Status	Next Step
Climate Emergency Declaration	Notice of Motion adopted by Council on 4 April 2018	To be delivered through the SES and Waste Strategy
Lawler Street Sump makeover to public open space	Engineering/civil works commenced 3 April 18 and expected to take approximately four weeks	Landscaping plans to be completed.
Sustainable Environment Strategy development	In progress.	EAG to receive an update at its scheduled June meeting or at a special meeting if required.
Waste trial (140L bin trial)	Trial currently under way.	Trial to be completed by the end of 2017/18 financial year. DES to provide an update at the June meeting of the EAG.
Composting Hub (near mulch pile at Britannia Reserve)	Items currently being sourced and purchased as per agreement	Items to be installed on site and pilot project to commence.
Tree Selection Tool	90% completed	Tree Selection Tool to be embedded into the revised draft Greening Plan following community consultation.
Hyde Park Floating Reed Bed Filtration System - Trial	City's Officers to prepare a report for Council to consider approving trial.	Council to consider approving trial.
Encouraging Community Solar	Online resource page completed and on website.	Promote solar resource page to community.
Hyde Park Lakes Turtle Study	Engagement of student being finalised. Project specifics and timeline being developed by UWA	Study to commence including initial report/literature review
Verge Policy Review	Council input received, advice sought from LGIS	Admin to prepare draft Policy and risk assessment in second half of 2018.

8. Next meeting

11 June 2018

10. Close

The Chair closed the meeting at 8.06pm

These Minutes were confirmed as a true and correct record of the meeting of the Environmental Advisory Group held on 16 April 2018.

Signed: Chairperson

Dated: This day of 2018

**CITY OF VINCENT****ENVIRONMENTAL ADVISORY GROUP MEETING****11 June 2018 AT 6:00PM****Venue: City of Vincent – Function Room****CONFIRMED MINUTES****Attendees:**

City of Vincent Councillors:
Cr Loden (*Chair*), Cr Hallett

Community Representatives:
Chris Cutress, David White, Lisa Edwards, Jacinta Key, Halinka Lamparski

City of Vincent Officers:
Director Engineering Services (DES), A/Director Development Services (DDS), Manager Policy and Place (MPP); Project Officer Parks and Environment (POPAE) and Sustainability Officer (SO x 2)

1. Welcome/Declaration of Opening and Introductions

The Chair opened the meeting at 6.06pm.

2. Apologies

Community Representatives: Anthony Horton, Fiamma Riviera, Zoe Myers, Isaac Lorca, Leanne Jones.

3. Confirmation of Minutes

Minutes from the EAG meeting on 16 April, 2018 were confirmed by all members in attendance.

4. Update on the 140L bin Waste Trial (brought forward from item 5 on the Agenda)

The EAG was presented with an update on the 140L bin Waste Trial. The aim of the voluntary trial was to see the results when residents were offered an incentive of \$40 to switch from a 240L to a 140L general waste bin.

Less than 200 people took up the offer of a smaller bin, and the overwhelming majority stated that they did so because they only partially filled their existing bin. Changing to a smaller bin did not appear to prompt participants to change their waste management behaviours or to divert more material to recycling.

However, the trial has provided useful information to feed into the City's Waste Strategy, which will be presented to Council on 26 June 2018.

The City is now also trialling food waste collection in a number of apartment buildings, to further inform future waste stream options.

EAG raised questions about China's restrictions on recycling as reported in the media. DES advised that as far as the City's waste stream is concerned, nothing has changed. China still takes our recyclables. A contamination rate of 0.5% is acceptable.

It is expected that plastic bags in the recycling stream will reduce with the plastic bag ban now in place. This may assist with lowering our contamination rate further.

Recommendation:

That the City proactively communicate the message of 'business as usual' for recycling to the community. This messaging could be incorporated into planned Plastic Free July messaging.

EAG members can help to share the message via their community networks.

5. Update on the Sustainable Environment Strategy Review

The EAG was presented with the City's expected project timeline and progress to date with the SES. This includes:

- Review of the actions and projects in the current SES 2011-16;
- Development of the Key Focus/ Opportunity areas for SES;
- Agreement on the draft structure of the document;
- Agreement on draft Objectives for the Key Focus Areas;
- A review of the Strategic Community Plan feedback from late 2017 & EAG ideas from early 2018;
- Baseline data gathering to develop draft targets; and
- Review of the City's related strategies, plans and policies to identify gaps.

The next step is to engage a Consultant with relevant expertise to fill knowledge gaps and provide advice on targets, performance indicators, measuring tools and reporting frameworks. The resulting work is planned to be presented to the EAG in October 2018 and the draft SES is expected to be completed by the end of the calendar year.

Recommendation:

EAG expressed general support for the proposed timelines for the SES project and requested that the earlier SES workshop outcomes that EAG members participated in be shared with the EAG via email.

EAG further recommended that a Council Workshop or survey may be appropriate to gain interim feedback from Elected Members prior to the presentation of the draft SES document to Council in early 2019.

EAG members advised they would be happy to amend EAG meeting dates to fit in with the Consultant's work on the SES.

6. Other Business

6.1 Water Sensitive Cities Index Benchmarking

In July 2018 the City will undergo benchmarking against the Water Sensitive Cities Index developed by the CRC for Water Sensitive Cities. External stakeholders will be invited to attend the workshop including the Department of Water, Water Corporation and the City's Water Consultants. The Community Representatives on the EAG are also invited to participate.

Recommendation:

That Administration email all Community Representatives on the EAG the invitation to attend the Water Sensitive Cities Workshop.

6.2 Update on Community Compost Hub

Transition Town Vincent's (TTV) community compost hub at Britannia Reserve is almost ready to launch. The last of the equipment is now being installed onsite. 40 people have already registered their interest in participating. TTV will promote the project via Facebook when the project is ready to commence.

7. Previous Agenda Items – status update

Item	Current Status	Next Step
Greening Plan	Draft Greening Plan completed and Council Report prepared.	Draft Greening Plan to be presented to Council on 26 June 2018.
Waste Strategy	Draft Waste Strategy completed and Council Report prepared.	Draft Waste Strategy to be presented to Council on 26 June 2018.
Lawler Street Sump makeover to public open space	Opening is being held at 2pm on 23 June 2018.	An invite will be extended to EAG members.
Sustainable Environment Strategy development	Work on draft Strategy in progress.	EAG to review early draft in June 2018.
Waste study (140L bin trial)	In final stages.	Trial to be completed by the end of 2017/18 financial year. Update to be provided to EAG in June 2018.
Composting Hub (near mulch pile at Britannia Reserve)	Transition Town have set up a Facebook page. There are 40 people registered to be involved.	Install signage. Once dome compost bins go in hub will commence and more broad advertising will go out from Transition Town. There will be a log book to write rough volumes for participants.
Tree Selection Tool	Completed.	Outline of Tree Selection Tool included in draft Greening Plan as an appendix.

Item	Current Status	Next Step
Hyde Park Floating Reed Bed Filtration System - Trial	City's Officers to prepare a report for Council to consider approving trial.	Council to consider approving trial.
Encouraging Community Solar	Online resource page completed and on website. Working with Marketing Team to promote this resource to the community.	Roll out promotion and create printed collateral.
Hyde Park Lakes Turtle Study	Project specifics and timeline being developed by UWA.	Study to commence in 2018/19.
Verge Policy Review	Draft Policy currently out for community consultation. Risk assessments of proposed changes being undertaken.	Further report to Council following consultation period and completion of risk assessment.

8. Next Meeting

6 August 2018

9. Close

The Chair closed the meeting at 7.00pm

These Minutes were confirmed as a true and correct record of the meeting of the Environmental Advisory Group held on 11 June 2018.

Signed: Chairperson

Dated: This day of 2018



CITY OF VINCENT

**SAFER VINCENT ADVISORY GROUP (SVAG)****Wednesday, 11 July 2018 at 6.00pm**

Venue: Committee Room
City of Vincent Administration and Civic Centre
244 Vincent Street, Leederville

UNCONFIRMED MINUTES**Attendees:**City of Vincent Councillors

Cr Joanne Fotakis (Chairperson)

Community Representatives

Sharan Kraemer (SK)

Irina Lobeto (IL)

Natashya Cox (NC)

Representatives

Chris Green – Wembley Police Station (CG)

Maria McAtackney – Nyoongar Outreach Services (MM)

City of Vincent Officers

Phillipa Baker – Community Projects Officer (PB)

Kate Allen – Community Partner (KA)

James Lockwood – A/ Projects and Strategy Officer – Community Safety (JL)

Peter Cicanese – Prosecutions and Strategy Officer – Community Safety (PC)

1. Welcome / Declaration of Opening

Cr Fotakis welcomed opened the meeting at 6:10pm and delivered Acknowledgement of Country on behalf of the Group.

2. ApologiesCommunity Representatives

Julie Foley – OIC Wembley Police

Kate Vivian – OIC Perth Police

John Waghorn – OIC Bayswater/Morley Police

Chris Parry (CP)

City of Vincent

Cr Susan Gontaszewski (SG)

Michael Quirk (MQ)

Sandra Watson (SW)

Rossling Ellis (RE)

Karen Balm (KB)

Steve Butler (SB)

3. Declaration of Interest

Nil.

4. Confirmation of Previous Minutes

Minutes from previous meeting held on 3 August 2017 were approved as a true and correct record.

Moved: Sharan Kraemer**Seconded:** Natashya Cox

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CARRIED**5. Business Arising from Previous Minutes****5.1 Intramaps**

It was proposed at the previous meeting that the CCTV camera locations be added as a layer within the City's Intramaps system, however this has not yet been actioned.

ACTION: Intramaps layer to be investigated and progressed by KA, and an update provided at the next meeting.

5.2 Leederville Rest Stop

The name of this project was changed to Leederville Outreach and Chill Out Zone. The three month trial was undertaken from December 2017 – February 2018 and feedback has been positive although outcomes are still being assessed.

ACTION: Chairperson has requested follow up by KA with JF at Wembley Police to find out if a drop in crime statistics or other feedback was noted by police on Friday nights during the project period with an update to be provided at the next meeting.

5.3 City of Vincent Website Translation Services

A request was made at the previous meeting as to whether the City can enable the website to be translated using third party programs such as Google Translator. Marketing had advised that this was to be added to the Scope for Stage 2 of the website.

ACTION: Chairperson requested follow up by KA to ensure that this has been done with an update to be provided at the next meeting.

5.4 'Business Beat' joint initiative between City and WA Police

Community Partnerships to liaise with Beaufort St Network and Bayswater Police regarding joint foot patrols to meet local businesses and provide advice about crime prevention. Bayswater Police cancelled scheduled foot patrol due to other commitments.

ACTION: KA to follow this up with both Beaufort Street Network and Bayswater Police. In addition, KA is to contact Leederville Connect and Wembley Police about implementing a similar initiative in Leederville.

5.5 Leederville CCTV Network Project

This project has been completed and acquitted. Four (4) staff have been trained to operate the CCTV system and the Community Safety team are considering training additional staff. Furthermore, the WA Police now have direct access to the City's cameras via the State CCTV Strategy 'Connected Solution' pilot program.

5.6 Target Hardening Home Security Checklist

KA investigated the feasibility of designing and implementing Home Security Checklists, however, as the WA Police already have a comprehensive checklist for home security it was considered a duplication. It was suggested that the City include this checklist as a link on our website.

ACTION: KA to add the WA Police checklist to the City's website resources.

5.7 Terms of Reference Review

The Terms of Reference have been reviewed, updated and endorsed by Council with the changes including a name change from Safer Vincent Crime Prevention Partnerships to Safer Vincent Advisory Group (SVAG), and a greater alignment to the City's Strategic Community Plan.

6. Order of Business**6.1 Public Open Space Strategy - Presentation**

- PB provided background and context for the Public Open Space Strategy and requested feedback from SVAG members particularly from a context of safety in the City's parks and open spaces.
- NC asked for consideration of more multi-purpose public space which will encourage more people to use the space, increasing perception of safety. NC also advised lighting in parks was an issue and that people experiencing homelessness often squat in parks and at sporting club facilities which can be a safety issue.
- MM asked for spaces that cater to people experiencing homelessness, such as including secure lockers that people can use to store belongings which should reduce the items that are left in public spaces.
- NC requested consideration of population growth in the amount and type of spaces and amenities that are provided.

ACTION: KA to circulate PB contact details to the SVAP members to provide any further comments

6.2 Beaufort Street CCTV Upgrade and Laneway Lighting Project – Feedback

- PC and JL provided background on CCTV upgrade. The infrastructure is ageing and some cameras have been stolen. The City applied for grant funding to upgrade the infrastructure and has additionally put funds on budget for new cameras. There is also funding to upgrade lighting in the laneway area behind IGA which has been identified as a 'hotspot' for graffiti and other issues.
- MM noted that lighting is not necessarily a deterrent for graffiti offenders.
- PC and JL advised that they are seeking feedback on camera placement and suggestions of stakeholders that may wish to be involved in the project.
- CG noted that the Leederville cameras provide excellent quality footage.
- SVAG members discussed stakeholders – primarily businesses in the area – and their potential interest in camera locations, also possibility of businesses linking in their own CCTV footage to extend the network.

ACTIONS:

- 1) KA to send PC contact details for Beaufort St Network as a potential stakeholder.
- 2) KA to circulate PC contact details to SVAG members to provide any further comments on the upgrades.

6.3 Updated Terms of Reference

- This item was discussed at 5.7

6.4 Progress of Community Safety and Crime Prevention Plan 2015-2018 (Plan)

- KA advised that the current Plan expires this year and is currently assessing the progress against the Plan to determine achievements what is no longer relevant etc.
- KA advised that the new Plan will be in a different format to the old Plan.
- KA has commenced the research and development phase for the new Plan and is seeking input from the SVAG members on content and objectives. Further information will be presented at the next SVAG meeting to enable the SVAG members to review and comment.

ACTIONS:

- 1) Chairperson requested KA send SVAG members a copy of the old plan, links to some of the City's recent Plan's and Strategies and also links to some examples of Plans from other Councils.
- 2) Chairperson to send SVAP members some general categories and themes to start generating ideas for the new Plan.

6.5 Development of Community Safety and Crime Prevention Plan 2019-2022

- This item was discussed at 6.4

6.6 Weld Square

- KA advised that the City is continuing to receive requests from groups who wish to, or have been providing food and other services for people experiencing homelessness at Weld Square.
- As a result the Community Partnerships will be engaging with all stakeholders about service provision needs and concerns and will submit a report to Council.
- MM noted that Nyoongar Outreach Services (NOS) were still seeing issues with anti-social and aggressive behaviour at Weld Square from the same group of people and felt their needed to be a greater police presence to deal with the group that were causing the issue.
- MM also advised that Manna Inc had changed the meal service time in the past two weeks. KA advised the City was not aware of this and would investigate this further.

ACTIONS:

- 1) KA to follow up with Manna Inc and other stakeholders regarding meal service time
- 2) KA to request increased bike team presence at Weld Square from Perth Police

6.7 Security Rebates

- KA advised that other local governments such as Town of Victoria Park, provide a security rebate of around \$250 for residents and businesses who increase security by installing CCTV cameras, alarm systems, security screens, doors and lighting.
- KA asked for comment on whether the SVAG members should look into whether development of a Security Rebate program for residents and businesses, funded out of the Safer Vincent Initiatives budget, would be beneficial for the City.

ACTIONS:

- 1) KA to forward information to SVAG members on initiatives offered by other Councils, for consideration at the next SVAG meeting
- 2) KA to add this as an agenda item for the next SVAG meeting.

7. General BusinessCommunity Representatives

NC queried whether recent increase in vacancies of commercial properties might cause a rise in anti-social issues, squatting etc. in Leederville. Chairperson advised commercial vacancies across COV are still very low so unlikely to have a major impact however we can review.

ACTION: KA to review whether this is an issue based on crime statistics, feedback from Police and the community

Wembley Police

CG advised that due to the changes to the WA Police structure, from Monday all police response and investigation/follow up (for general policing matters) will be undertaken by the Wembley Station. Under the current model, response is handled by Perth district.

Nyoongar Outreach Services (NOS)

MM advised that the main activity and issues had been at Weld Square, Forrest Park and Birdwood Square. June was the busiest month in the past 3 month period due to winter weather causing people to seek shelter. High rates of people presenting with substance use issues. MM noted there are lots of people squatting at the facility on the corner of Lord and Walcott Streets, next to Forrest Park. Requested to find out whether the facility is currently occupied. MM also queried high level graffiti in Gladstone Street near NOS premises and whether the City still has a graffiti officer.

ACTIONS:

- 1) KA to confirm whether the property at the corner of Lord and Walcott St is occupied and speak to owner or occupant re squatting issues accordingly.
- 2) KA to check whether graffiti incidents in Gladstone St area are being attended to by our graffiti officer.

8. Close / Next Meeting

Cr Fotakis closed the meeting at 7.30pm. The next meeting has been re-scheduled for Thursday, 27 September 2018.

Signed _____
Councillor Joanne Fotakis (Chairperson)

Date this _____ day of _____ 2018

	Summary of Actions	Responsibility	Due Date
1.	Intramaps layer – IT have created task request for GIS consultant. Community Safety team to provide maps.	KA	18 October 2018 In Progress
2.	Leederville Rest Stop – Leederville Outreach and Chill Out Zone 3 month trial December 2017 – February 2018 – Feedback from WAPOL requested.	KA	Completed
3.	City of Vincent Website Translation Services – Website third party programs such as Google Translator – the technical language does not translate well on City's websites. Marketing investigating proper translations in most relevant languages for key pages on our website.	KA	18 October 2018 In Progress
4.	'Business Beat' joint initiative between City and WA Police – held with Beaufort Street Network and Bayswater Police. Meetings held with Leederville Connect and Wembley Police about implementing a similar initiative in Leederville.	KA	Completed
5.	Target Hardening Home Security Checklist – the WA Police checklist has been added to the City's website resources.	KA	Completed
6.	Beaufort Street CCTV upgrade and Laneway Lighting Project – Feedback: – 1) Send City's Prosecutions and Strategy Officer (PC) contact details for Beaufort Street Network as a potential stakeholder. 2) Circulate the City's Prosecutions and Strategy Officer (PC) contact details to SVAG members to provide any further comments on the upgrades.	KA	Completed
7.	Progress of Community Safety and Crime Prevention Plan 2015-2018 (Plan): – 1) Chairperson requested the SVAG be sent a copy of the old Plan, links to some of the City's recent Plan's and Strategies and examples of Plans from other Local Governments. 2) Chairperson to send the SVAG some general categories and themes to start generating ideas for the new Plan.	KA Cr Fotakis	Completed 18 October 2018 In Progress

	Summary of Actions	Responsibility	Due Date
8.	Weld Square: – 1) Follow up with Manna Inc. and other stakeholders regarding meal service times. Changed Tuesday due to food safety (do not have access to kitchen after 11am) and submitted a written request to CoV for approval. 2) Request increased bike team presence at Weld Square from Perth Police.	KA	Completed
9.	Security Rebates: – 1) Forward information to SVAG members on initiatives offered by other Local Governments for consideration. 2) Add to Agenda for next meeting	KA	Completed
10.	General Business – Community Representatives– Review whether this is an issue based on crime statistics, feedback from Police and the community.	KA	Completed
11.	General Business – Nyoongar Outreach Services – 1) Confirm whether the property at the corner of Lord and Walcott Street is occupied and speak to owner or occupant regards to squatting issues. 2) Check whether graffiti incidents in Gladstone St area are being attended to by our Graffiti Officer.	KA KA	In progress 27 September 2018 Completed



CITY OF VINCENT

CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 23 July 2018 at 6.00pm

Venue: Committee Room
City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors

Cr Alex Castle (Chair)
Cr Susan Gontaszewski

City of Vincent Officers

Karen Balm – A/Manager Community Partnerships (KB)
Philippa Baker – Community Projects Officer – Leisure Planner (PB)

Community Representatives

Megan Kaino (MK)
Joel Birch (JB)
John Thomson (JT)
Andrew Rigg (AR)

1. Welcome / Declaration of Opening

Cr Castle opened the meeting at 6.05pm and delivered Acknowledgement of Country on behalf of the Group.

2. Apologies

Michael Quirk (MQ) Sandra Watson (SW) Sophie Doy (SD) Natalie Tarr (NT)

3. Confirmation of Previous Minutes & Action Items – 14 May 2018

The Minutes from the previous meeting held on 14 May 2018 were confirmed as a true and correct record.

Moved: John Thomson

Seconded: Cr Gontaszewski

4. Business

4.1 Introduction of Sophie Doy, Community Partner – Youth & Children

KB gave an update and overview of the City's new Youth & Children Community Partner Sophie Doy and advised the group that Sophie's focus would be on the establishment of the Vincent Youth Network (VYN) and the development of relationships with key stakeholders. SD's portfolio has also been expanded to include children with respect to Toy Library's, Playgroups, Child Care Centres and Child Health Clinics.

4.2 Youth Development Grants Update

KB advised that the inclusion of the Youth Development Grants within the City's Community Funding Policy had been endorsed by Council and that the Marketing team had finalised the marketing collateral for this initiative. SD will be promoting the Youth Development Grants to the City's various networks and schools along with a commencing a detailed marketing campaign.

ACTION: SD to promote and market Youth Development Grants

4.3 Vincent Youth Network Update

- KB advised that the VYN had been separated into two separate age groups with the VYN as the overarching program. This will enable more targeted engagement and outcomes for young people that have different interests and challenges.
- KB advised that Group 1 (ages 12-17) will develop four focus areas and deliver an event/activity for each focus area (one per term). The members will meet fortnightly and each meeting will encompass the event planning and also a level of mentoring and learning on the particular focus area they have chosen. The introductory meeting was held on 19 July, with seven (7) young people in attendance. Students were from both Aranmore Catholic College and North Perth Primary School.
- KB advised that the Group 2 (ages 18-25) is still being developed and there have been discussions with YMCA to ensure that the group does not duplicate the youth leaders' program that is already taking place at HQ. It was decided that while the two programs are delivered separately, there will be opportunities for collaboration and in particular, networking between the groups.

4.4 Banks Reserve Master Plan Presentation – Philippa Baker

- PB provided an overview of the Banks Reserve Master Plan project. The group was updated on the current recreational users, the community consultation process, the challenges, recommendations and proposed stages.
- PB advised that approximately 25 youth completed survey during community consultation and that this is consistent within the demographics of the area. PB advised that the City had received a community budget submission for the installation of a battery charger for wheelchairs along the pathway. This request has been included within the draft plan.
- Accessibility has been highlighted as a priority along with the lighting surrounding the reserve. The group was supportive of the basketball court as it was proposed to be open to the community. JT recommended lights be installed over the basketball court so that games could be played at night. The Chairperson requested consideration be given the spill created from floodlights.

4.5 Public Open Space (POS) Strategy Presentation – Philippa Baker

- PB provided a general overview of the public open space strategy including the need to maximise the value of open spaces for the community through improved amenities and functionality. The POS strategy would include a gap analysis being conducted on skate parks, civic spaces and playgroups.
- The Chairperson advised that it was anticipated that the POS strategy will identify and improve accessibility and connectivity.
- JT recommended consulting with the Youth Disability Access Network and the Youth Affairs Council of WA (YACWA) who are located on Oxford Street. JT also advised that they may be able to assist with an audit of public open space.
- PB advised that the VYN had discussed the POS and provided feedback to the City's Project team with respect to what they would like incorporated, along with the inclusion of the comments made through the Imagine Vincent campaign.

4.6 Vincent Schools Debating Competition Update

- KB provided an updated on the debating competition. The Western Australian Debating League (WADL) has been engaged to facilitate with the Chairperson requesting early engagement concerning the proposed format. It is proposed that the competition be held in Term 4; however, given graduation and the busy time of year, it is important for dates to be locked down.
- Discussions ensued with respect to schools excursion policies sometimes not enabling flexibility and the fact that parents would have to organise transport.

ACTION: SD to continue developing the City of Vincent Debating Competition and distribute to schools as soon as possible.

4.7 Other Business

- AR advised that the YMCA will be finalising the installation of dance floor and mirrors. They are anticipating that the space will be utilised more now with the renovations/upgrade. The YMCA received \$10,000 funding to assist with the upgrades. There is a launch event planned for 28 August 2018. Currently there is an all-women's drumming group and street dance artists. The bookings for the space are back to back, 7 days a week. YMCA are implementing a data gathering tool so that they can accurately determine the age and location of people attending the events.
- MK advised that the 40km sign near the school has been installed with the flashing component to be installed shortly.
- The committee made the decision to pre-set the dates for the upcoming meetings until the end of the year.

ACTION: SD to determine upcoming dates and circulate

5. **Close**

Cr Castle closed the meeting at 7.07pm. The next meeting is to be advised.

Signed _____
Councillor Alex Castle (Chair)

Date this _____ day of _____ 2018

Summary of Actions	Date
SD to promote and market Youth Development Grants	Ongoing
SD to continue developing the City of Vincent Debating Competition and distribute to schools as soon as possible.	By 1 September 2018
SD to determine upcoming dates and circulate	By 1 September 2018



CITY OF VINCENT

ARTS ADVISORY GROUP

Thursday, 2 August 2018 at 6:00pm

Venue: Committee Room
City of Vincent Administration and Civic Centre**MINUTES****Attendees:**City of Vincent Councillors

Cr. Jimmy Murphy (Chair) (JM)

Cr. Joanne Fotakis (JF)

Community Representatives

Mr Simon Venturi (SV)

Mr Graham Hay (GH)

Ms Julie Rosario (JR)

Ms Sioux Tempestt (ST)

Ms Jessica Darlow (JD)

Ms Kaye Guthrie Adonis (KA)

Ms Laura Warren (LW)

Ms Claire Stokes (CS)

Dr Sandy Toussaint (ST)

City of Vincent Officers

Rosslind Ellis – Manager Marketing and Communications (RE)

Tegan Patrucco – Arts and Activation Officer (TP)

Guest Presenter

Annette Hasluck – WA AIDS Council

1. Welcome / Declaration of Opening – Acknowledgement of Country

JM opened the meeting at 6.02pm and acknowledged the traditional custodians of the land on which the meeting was held, and paid respect to the elders past, present and emerging.

2. Apologies

Michael Quirk – Director Community Engagement (MQ)

3. Confirmation of Previous Minutes – 7 June 2018

The minutes from the previous meeting held 7 June 2018 were confirmed as a true and correct record.

4. Business**4.1 WA AIDS Council – Presentation**

Annette Hasluck presented a proposal for the City of Vincent to support the creation of an artwork for the Style Aid event in December. It was noted that the event is potentially moving from Fremantle to the City of Vincent, and the West End Arts Precinct was suggested as a location for the event.

Annette Hasluck left the meeting at 6.24pm. Discussion was had concerning the potential support of Style Aid and the funding of an artwork. It was agreed upon that the partnership would be highly positive for the City of Vincent and that in-principle support is given to the project pending further discussions with the West End Arts Precinct Town Team and budgeting.

ACTION: RE to meet with West End Arts Precinct Town Team and Annette Hasluck

4.2 Draft Arts Strategy 2018 – 2020

The Arts Development Action Plan 2018 – 2020 was tabled for consideration. RE noted that the document in its current form is going to council on August 21st. JM thanked the Arts Advisory Group for their input into the document and their feedback on the drafts.

The following suggestions were made for the further development of the document:

- The role of City of Vincent staff and the Arts Advisory Group is decision-making needs to be made clear.
- The language needs tightening to provide clarity and greater depth.
- Artist acknowledgements need to be added to the pictures used.
- The 'guerrilla arts' project needs re-naming.
- Clarification needed about what are goals and what are outcomes.
- The mission statement could be added to the 'Background' page and/or labelled as a mission statement on the mission statement page.

4.3 Murals and Traffic Control Boxes (TCB) Sub Group

TP noted that one more Arts Advisory Group member was required on the Murals and TCB Sub Group. TP reported that ST had volunteered however a conflict of interest for ST had previously been recorded for this Sub Group. TP expressed belief that the conflict could be easily managed, with ST not being asked to comment on any applications for opportunities she had also expressed interest in. It was agreed upon that ST would join the Sub Group, with JF stepping in to give feedback on applications if conflicts arise.

4.4 Action Log

The Action Log was noted and reviewed with the following items completed:

- Arts Advisory Group to provide feedback on Arts Strategy draft document.
- TP to meet with JM, KG and ST to discuss the mural guidelines and application process.
- TP to inform councillors of the value of Get Your Shorts On ticket.

5. **Visual Art Projects/Opportunities**

5.1 Pride – Expressions of Interest (EOI) Open

TP reported that the EOIs for the Pride artist opportunities (4 traffic control boxes and the Lightbox Laneway exhibition) are currently open, and encouraged Arts Advisory Group members to share this with their networks. TP noted the advertising of the opportunities on social media had gotten a good response.

5.2 Murals

Chatsworth Deli

TP reported that she is currently working with Chatsworth Deli on Beaufort Street to put out an EOI for an artist for their mural. TP confirmed that the City of Vincent would be covering the cost of 3 shortlisted design concepts to ensure a higher quality of artist.

Noongar Radio

TP reported that Jade Dolman had finished most of the mural and would be returning to complete the final touches when weather and her schedule permitted. TP reported that Kambarni is in the process of designing the Noongar Radio uniforms.

Mount Hawthorn Community Facility

TP reported that Andrew Frazer had to reschedule his painting dates due to the weather, however the mural will be completed during August. TP circulated pictures of the new concept design.

5.3 Percent for Art*Rosewood Aged Care Residential Facility in West Perth*

TP requested that any Percent for Art Sub Group members who were yet to provide their feedback on the Rosewood application please send through their comments as soon as possible.

289 Vincent Street

TP reported that the developers of 289 Vincent Street have contracted an Arts Consultant with a good reputation.

5.4 Leederville Off-Ramp – Artwork Proposal

JM reported that a resident had contacted the City of Vincent about the upcoming freeway off-ramp development and the potential to create an artwork on the new sound barrier. JM and TP are meeting with the resident and works contractor Monday the 6th August to discuss this.

6. Performance Art Projects/Opportunities6.1 Perth Symphony Orchestra (PSO)

TP reported that after meeting with PSO it has been determined that a dog concert is not possible due to cost and the format necessary to make it safe for dog's ears, however PSO have put forward a number of concert options within budget and with various themes. TP and RE will determine the best fit for the Summer Events program. PSO will likely be utilised in the Halloween events.

7. Close / Next Meeting

JM closed the meeting at 7.11pm. The next meeting will be held on the 6th September 2018.

Summary of Actions	Responsibility	Due Date
Administration to investigate opportunity including the roof of the Mezz and installation at Hyde Street Reserve	RE	1 July 2018
Leedy Streets Open Data to be brought to next meeting and review of competing events in Perth over the Summer	RE	1 June 2018
Summer Concerts Review of Summer Concerts	RE	1 July 2018
285 and 289 Vincent Street Artworks Percent for Art Policy Review	RE	1 Dec 2018
Develop a strategy for 2018 – 2020 which has KPI's relating to art development	RE	1 June 2018
Develop a Public Art Assessment Panel – planners, art officers & professional artists	TP	To be investigated
RE and Annette Hasluck to meet with WEAP re: Style Aid event and artwork	RE	1 September 2018



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 08 August 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)	Jay Naidoo (Manager Development & Design)
Simon Venturi	Emily Andrews (Urban Planner)
Dr Anthony Duckworth-Smith	Stephanie Norgaard (Urban Planner)
Sasha Ivanovich	

Applicant-Item 3.1Applicant-Item 3.2

3.30pm**Member Discussion****4.00pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.00pm.

2. Apologies**3. Business****4.10pm–4.40pm – Applicant's Presentation – a JDAP has been lodged****3.1 Address:** 247 Stirling Street, Perth**Proposal:** Five Storey Mixed Use Development**Applicant:** Urbanisim / Alphaomega Real Estate Pty Ltd**Reason for Referral:** The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).**Applicant's Presentation:**

The applicant did not present

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • 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 • More consideration needed for the articulation of the southern elevation • Reduced setback at street is appropriate in the context of the surroundings. However, setback variation to sides will have impact in terms of bulk and sunlight access for adjoining properties and does not ameliorate impact of building bulk • Consideration needed to take into account adjoining properties development potential. This may impact on access to sunlight, cross ventilation for communal courtyard space and the development's windows in the future.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • More detailed plans are needed for calculating and assessing required landscaping (canopy cover, deep soil zone etc) to comply with the City's policy • Have regard to landscaping maintenance when considering landscaping. Demonstrate the viability of the landscaping given its solar orientation • Take into account the maintenance needed for the current planting areas to ensure that the desired outcome is achieved • Landscaping shall contribute to the amenity of the entire development not just individual apartments • It is encouraged to employ a landscape architect to generate a considered landscaping proposal given that the landscaping is used for privacy screening and some areas will receive limited solar access. Suitable plant species selection is important to ensure the desired outcomes are achieved and the landscaping meaningfully contributes to resident amenity
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • If non-compliant setbacks are being proposed, sufficient justification for the concession being sought on height is needed. Consider stepping back the upper two floors to minimise the bulk/scale impact of the development • Re-assess the over-scaled rear block as this adds to the overall bulk/scale of the development and impacts on the apartments and communal courtyard's access to natural light • Rear units feel over scaled. Usually scale would be reduced at rear to allow sunlight from rear to penetrate. Development relies on adjoining property remaining vacant to achieve satisfactory access to natural light
Principle 4 – Functionality build quality and	<ul style="list-style-type: none"> • Improve resident amenity, achieve more northern solar access to apartments, cross ventilation to apartments and also incorporate more soft landscaping into the communal area to meet landscaping requirements • Unclear who can / will use the outdoor area to the rear • Over scaled rear units. Development towards the rear of the site limits access to natural light to the units at the front and communal courtyard

Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Poor amenity outcome as the development appears forced and tight, particularly in terms of car parking external space outside the units, including the long lift passage. • Travel distance from the lift to the front entry needs to be reconsidered. The current arrangement is far from ideal.
Principle 7 – Legibility	<ul style="list-style-type: none"> • Entry/arrival sequence requires some reconfiguration to improve the amenity. Current proposal has a very small lift lobby at ground floor level and a very long and potentially dark passage at upper levels
Principle 8 – Safety	<ul style="list-style-type: none"> • Concerns regarding windows facing the access and ROW - Can these be opened and do they comply with BCA requirements? If not this will also impact on natural ventilation of single aspect rooms on this side. • Consider adding fire rated openings in the upper level communal corridor from the lift to allow for more light
Principle 9 – Community	<ul style="list-style-type: none"> • Reconsidering the building footprint and scale to provide more light into the communal courtyard will make the areas more useable. Removing a portion of the rear northern apartments could achieve this.
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • It is noted that this application is an extension of time to an approved plan under the DAP but since that approval the Built Form Policy was implemented in the City of Vincent and the development needs to be assessed against the current Built Form Policy • Sufficient justification in relation to the new policy has not been provided. Justification needed as to why this proposal meets the new Built Form Policy • Previous DRP comments remain applicable

Conclusion:

DRP advised if the current comments are addressed then they can support the application

4.30pm–4.40pm – Applicant Presentation – No DA Lodged

3.2 **Address:** 351 Stirling Street, Highgate

Proposal: Seven Multiple Dwellings

Applicant: Wilt Design

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 6 June 2018

Applicant's Presentation:

Applicant presented a power point presentation.

Recommendations & Comments by DRP on 6 June 2018:

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 streetscape or adding another room at ground level for the front unit. 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	

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> The Committee does not support the current design location of the car bay and ground floor entry. Reconsider the position and location of the Lobby, bins, stores and visitor bay to front. This impacts on the level of streetscape activation. Stores to the front does not allow for street activation. Positive internal apartment planning as well as external materials and colour selections.
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	<ul style="list-style-type: none"> Height of boundary walls to the south relies on 'borrowing' setback from neighbour's ROW to reduce impact. Consider the bulk impact of viewing large boundary walls from the adjoining property plus overshadowing impacts. Boundary walls on south to rear block are also not of a similar scale to existing parapet wall and require additional height which will impact on rear neighbour. Concern for the lack of ground level activation streetscape level.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Landscaping to be increased to meet the City's requirements and be of benefit to all residents. Rear communal space is isolated from the majority of residents. Consider relocating part or all of the communal space to the middle or front of the site. This will soften the experience of the development as viewed from the street and when residents are moving through the site
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Limited north light to front apartments.
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider placing an apartment at the front of the site on ground. Can deliver a good apartment within a 6m width. A front fence can provide a level of screening and privacy for residents of this unit whilst also achieving a level streetscape activation and passive surveillance. Location of stores visible to front of development, not active use/function of development. Potential to move stores to below ground.
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	<ul style="list-style-type: none"> Common space to the rear is not in an ideal location. Isolated communal area in back will likely not be used by all residents. Though it is noted that this could be good outcome for the adjoining block it also contributes to generating a poor outcome for resident amenity on this block. Consider relocating the communal space to the front or middle of the block rather than rear or alternatively part front and part rear.
Principle 10 – Aesthetics	N/A
Comments	N/A

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 5.00pm.

The next meeting will be held on 22 August 2018.



Ordinary Meeting of Council

Minutes

Thursday 16 August 2018, 6:00pm
Town of Victoria Park
99 Shepperton Road, Victoria Park

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park

Minutes TPRC Meeting of Council – 16 August 2018

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Minutes TPRC Meeting of Council – 16 August 2018

TAMALA PARK REGIONAL COUNCIL

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis	Cr Jo McAllister
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Sophie Dwyer Cr Christine Hamilton-Prime
City of Perth	Commissioner Andrew Hammond	Commissioner Gaye McMath
City of Stirling	Cr Karen Caddy Cr Joe Ferrante Cr Giovanni Italiano (CHAIRMAN) Cr Bianca Sandri	Cr Suzanne Migdale
Town of Victoria Park	Cr Claire Anderson	Cr Ronhhda Potter
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Samantha Fenn Cr Brett Treby (DEPUTY CHAIRMAN)	Cr Russell Driver Cr Domenic Zappa

 Minutes TPRC Meeting of Council – 16 August 2018

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Claire Anderson Cr Karen Caddy Cr John Chester Cr Emma Cole (arrived 6.15pm) Cr Samantha Fenn (arrived 6.08pm) Cr Joe Ferrante Cmr Andrew Hammond Cr Nige Jones Cr Bianca Sandri Cr Andres Timmermanis Cr Brett Treby
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies Councillors	Nil
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Carl Buckley (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Matej Nvota (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr John Giorgi (Town of Cambridge) Mr Martin Mileham (City of Perth) Mr Stuart Jardine (City of Stirling) Mr Anthony Vuleta (Town of Victoria Park) Mr Len Kosova (City of Vincent) Mr Daniel Simms (City of Wanneroo)
In Attendance Participant Councils' Advisers	Mr Garry Hunt (City of Joondalup) Mr Ross Povey (City of Stirling) Ms Noelene Jennings (City of Wanneroo)
Members of the Public	Nil
Press	Nil

Minutes TPRC Meeting of Council – 16 August 2018

1. OFFICIAL OPENING

The Chairman declared the meeting open at 6:05pm and welcomed Councillors to the Tamala Park Regional Council meeting.

DISCLOSURE OF INTERESTS

Nil

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Nil

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 21 June 2018

Moved Cr Timmermanis, Seconded Cr Jones.

That the minutes of the Ordinary Meeting of Council of 21 June 2018 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (10/0).

5A. BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

Minutes TPRC Meeting of Council – 16 August 2018

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

9.15 *Annual Plan FYE 2019 - Confidential*

9.16 *Development Management Agreement – Key People – Confidential*

8. REPORTS OF COMMITTEES

Management Committee Meeting – 19 July 2018

Cr Treby – Chairman, Management Committee advised that the Committee considered a number of Items listed in this agenda and that there had been significant discussion on Items 9.6 and 9.8. He advised that he would provide further comments when the items were formally considered.

Audit Committee Meeting – 8 August 2018

Cr Ferrante – Chairman, Audit Committee advised that the Committee considered a number of Items listed in this agenda and that there had been significant discussion on Items 9.7 TPRC Annual Budget which was recommended to Council along with a number of Council Policy reviews.

Cr Fenn arrived during discussion on this Item (6:08pm).

9. ADMINISTRATION REPORTS AS PRESENTED (ITEMS 9.1 – 9.17)**9.1 BUSINESS REPORT – PERIOD ENDING 1 AUGUST 2018**

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 1 August 2018.

The Motion was put and declared CARRIED (11/0).

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF MAY & JUNE 2018

Moved Cr Treby, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- **31 May 2018; and**
- **30 June 2018.**

The Motion was put and declared CARRIED (11/0).

Minutes TPRC Meeting of Council – 16 August 2018

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF MAY & JUNE 2018

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of March and April 2018:

- **Month ending 31 May 2018 (Total \$1,234,196.02)**
- **Month ending 30 June 2018 (Total \$3,311,291.64)**
- **Total Paid - \$4,545,487.66**

The Motion was put and declared CARRIED (11/0).

9.4 PROJECT FINANCIAL REPORT – JUNE 2018

Moved Cr Treby, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (June 2018) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0).

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 1 AUGUST 2018

Moved Cr Caddy, Seconded Cr Fenn.

[The recommendation in the agenda]

That the Management Committee RECEIVES the Sales and Settlement Report to 1 August 2018.

Cr Cole arrived during discussion on this Item (6:15pm).

The Motion was put and declared CARRIED (12/0).

9.6 PROJECT BUDGET FYE 2019

Moved Cr Caddy, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

- 1. APPROVES the Project Budget FYE 2019 (July 2018), submitted by the Satterley Property Group, as the basis of financial planning for the TPRC Budget FYE 2019.**

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2. **RECEIVES** the Budget Forecast FYE 2020 (July 2018), submitted by the Satterley Property Group.
3. **ACCEPTS** that the Satterley Property Group has achieved Key Performance Indicator KPI 4.4 requiring the preparation of a Project Budget on an annual basis by March each year.

The Motion was put and declared CARRIED (12/0).

9.7 TPRC DRAFT BUDGET FOR FYE 2019

Moved Cr Ferrante, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council:

1. **ADOPTS** the Budget for the Tamala Park Regional Council for the year ending 30 June 2019, incorporating the following statements:
 - a. **Statement of Comprehensive Income**, indicating an operating deficit of \$322,047.
 - b. **Statement of Financial Activity**, showing surplus at end of year position of \$34,345,153.
 - c. **Rate Setting Statement**, indicating no rates levied.
2. **ADOPTS** a percentage of 10% or \$5,000 whichever is the greater for the purposes of the reporting of material variances by Nature and Type monthly for the 2018/2019 financial year, in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The Motion was put and declared CARRIED (12/0).

9.8 SALES AND LOT RELEASE STRATEGY FYE 2019 (JULY 2018)

Moved Cr Timmermanis, Seconded Cr Chester.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the Sales and Lot Release Strategy FYE 2019 (July 2018), submitted by the Satterley Property Group, as the basis of sales and marketing planning for FYE 2019.
2. **DELEGATES** to the CEO authority to approve changes to the Sales and Lot Release Strategy FYE 2019 (July 2018) relating to stage sizes and timing of stage releases, subject to a supporting recommendation from the Satterley Property Group and not having a negative impact on the TPRC Budget.

At the request of Council, the Chairman put the Recommendations separately.

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1. **APPROVES** the Sales and Lot Release Strategy FYE 2019 (July 2018), submitted by the Satterley Property Group, as the basis of sales and marketing planning for FYE 2019.

Recommendation 1 was put and declared CARRIED (12/0).

2. **DELEGATES** to the CEO authority to approve changes to the Sales and Lot Release Strategy FYE 2019 (July 2018) relating to stage sizes and timing of stage releases, subject to a supporting recommendation from the Satterley Property Group and not having a negative impact on the TPRC Budget.

Recommendation 2 was put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

9.9 AUDIT COMMITTEE AUDIT CHARTER & ANNUAL AUDIT PLAN REVIEW

Moved Cr Sandri, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the TPRC Audit Charter (July 2018).
2. **ADOPTS** the Audit Plan 2018/2019.

Cr Ferrante left the meeting during discussion on this Item (6:49pm).

The Motion was put and declared CARRIED (11/0).

9.10 PAYMENT OF ACCOUNTS & SECURITY OF PAYMENT INSTRUMENTS POLICY REVIEW

Moved Cr Jones, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council APPROVES the Payment of Accounts & Security of Payment Instruments Policy (July 2018).

The Motion was put and declared CARRIED (11/0).

9.11 INVESTMENT POLICY REVIEW

Moved Cr Sandri, Seconded Cr Cole.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the Investment Policy (July 2018).

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2. **NOTES** that the review of the Investment Policy for 2019 should take into account the findings of the Banking Royal Commission.

Cr Ferrante re-joined the meeting during discussion on this Item (6:50m).

Moved Cr Cole, Seconded Cr Anderson.

An additional Recommendation 3

3. **NOTES** that the next review of the Investment Policy is to include a social and environmental responsibility profile of institutions stating, “When exercising the power of investment preference is to be given to investments with institutions that have been assessed to have a higher rating of demonstrated social and environmental responsibility, providing that doing so will secure a rate of return that is at least equal to alternatives offered by other institutions”.

The Motion was put and declared LOST (6/6).

For: Cr Anderson, Cr Cole, Cr Fenn, Cmr Hammond, Cr Sandri and Cr Treby

Against: Cr Caddy, Cr Chester, Cr Ferrante, Cr Jones, Cr Italiano and Cr Timmermanis

Casting Vote Against: Cr Italiano

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the Investment Policy (July 2018).
2. **NOTES** that the review of the Investment Policy for 2019 should take into account the findings of the Banking Royal Commission.

The Motion was put and declared CARRIED (12/0).

9.12 CREDIT CARD POLICY REVIEW

Moved Cr Jones, Seconded Cr Ferrante.

[The recommendation in the agenda]

That the Council APPROVES the Credit Card Policy (July 2018).

The Motion was put and declared CARRIED (12/0).

9.13 PETTY CASH POLICY REVIEW

Moved Cr Sandri, Seconded Cr Jones.

[The recommendation in the agenda]

That Council APPROVES the Petty Cash Policy (July 2018).

The Motion was put and declared CARRIED (12/0).

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9.14 PROCUREMENT POLICY REVIEW

Moved Cr Chester, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council APPROVES the Procurement Policy (July 2018).

The Motion was put and declared CARRIED (12/0).

Moved Cr Ferrante, Seconded Cr Fenn.

That Late Item 9.17 - Sales and Marketing - Spring Campaign Proposal be brought forward for consideration.

The Motion was put and declared CARRIED (12/0).

9.17 SALES AND MARKETING - SPRING CAMPAIGN PROPOSAL

Moved Cr Timmermanis, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council:

- 1. RECEIVES the Satterley Property Group correspondence (dated 9 August 2018) regarding a Sales and Marketing - Spring Campaign proposal.**
- 2. APPROVES participation in the Sales and Marketing - Spring Campaign to provide a \$20,000 discount on selected house and land packages at Catalina Estate as detailed in the Satterley Property Group advice, commencing 5 September 2018 to 30 November 2018, subject to a minimum of 10 builders participating in the Spring Campaign.**
- 3. Subject to recommendation 2 above APPROVES the following for the duration of the Sales and Marketing – Spring Campaign:**
 - 3.1 A discount of \$10,000 applying to all lots in Catalina;**
 - 3.2 The deletion of the Early Construction Rebate from all lots;**
 - 3.3 The use of a \$2,000 referral fee to the Builder's Sales Representative for providing a qualified sales lead that results in the settlement of a lot at Catalina and that this fee be paid directly by the TPRC.**

At the request of Council, Recommendations 1 – 3.2 and Recommendation 3.3 were put separately.

- 1. RECEIVES the Satterley Property Group correspondence (dated 9 August 2018) regarding a Sales and Marketing - Spring Campaign proposal.**

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2. **APPROVES** participation in the Sales and Marketing - Spring Campaign to provide a \$20,000 discount on selected house and land packages at Catalina Estate as detailed in the Satterley Property Group advice, commencing 5 September 2018 to 30 November 2018, subject to a minimum of 10 builders participating in the Spring Campaign.
3. Subject to recommendation 2 above **APPROVES** the following for the duration of the Sales and Marketing – Spring Campaign:
 - 3.1 A discount of \$10,000 applying to all lots in Catalina;
 - 3.2 The deletion of the Early Construction Rebate from all lots;

Recommendation 1 – 3.2 were put and declared CARRIED (12/0).

- 3.3 The use of a \$2,000 referral fee to the Builder's Sales Representative for providing a qualified sales lead that results in the settlement of a lot at Catalina and that this fee be paid directly by the TPRC.

Recommendation 3.3 was put and declared CARRIED (12/0).

Moved Cr Treby, Seconded Cr Anderson.

That Standing Orders be suspended to allow Confidential Items 9.15 and 9.16 to be discussed behind closed doors.

The Motion was put and declared CARRIED (11/1), Cr Timmermanis against.

Council's Consultants vacated the meeting.

9.15 ANNUAL PLAN FYE 2019 - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Timmermanis.

[The recommendation in the agenda]

That the Council:

1. **APPROVES** the Annual Plan FYE 2019, prepared by the Satterley Property Group and that it be used as the basis of planning and inputs to the TPRC Budget FYE 2019.
2. **ACCEPTS** that the Satterley Property Group has achieved Key Performance Indicator 2.6 requiring the preparation of a Project Annual Plan.

The Motion was put and declared CARRIED (12/0).

9.16 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE – CONFIDENTIAL

Moved Cr Treby, Seconded Cr Anderson.

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[The recommendation in the agenda]

That the Council resolves to APPROVE the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Kim Lawrance	General Manager – Development (WA)

Name of Replacement Person	Position
Brenton Downing	General Manager – Development (WA)

The Motion was put and declared CARRIED (12/0).

Moved Cr Timmermanis, Seconded Cr Jones.

That Standing Orders be reinstated and the meeting doors be opened.

The Motion was put and declared CARRIED (12/0).

The recommendations for Confidential Items 9.15 and 9.16 were read out as follows:

9.15 ANNUAL PLAN FYE 2019 - CONFIDENTIAL

That the Council:

- 1. APPROVES the Annual Plan FYE 2019, prepared by the Satterley Property Group and that it be used as the basis of planning and inputs to the TPRC Budget FYE 2019.*
- 2. ACCEPTS that the Satterley Property Group has achieved Key Performance Indicator 2.6 requiring the preparation of a Project Annual Plan.*

9.16 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE – CONFIDENTIAL

That the Council resolves to APPROVE the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Kim Lawrance	General Manager – Development (WA)

Name of Replacement Person	Position
Brenton Downing	General Manager – Development (WA)

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

9.15 *Annual Plan FYE 2019 - Confidential*

9.16 *Development Management Agreement – Key People – Confidential*

14. GENERAL BUSINESS

The CEO reminded Councillors that the Workshop to Review Catalina Estate Vision / Objectives was to be held this Saturday 18 August 2018 at Mindarie Marina commencing at 9:00am.

15. FORMAL CLOSURE OF MEETING

The Chairman declared the meeting closed at 8:07pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2018

as a true record of proceedings.

CHAIRMAN



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 22 AUGUST 2018 at 3.30pm****Venue: Function Room
City of Vincent Administration and Civic Centre****MINUTES****Attendees:**Design Advisory Committee Members:James Christou (Chairperson)
Simon Venturi
Munira MackayCity of Vincent OfficersJay Naidoo (Manager Development & Design)
Joslin Colli (Coordinator Planning Services)
Fiona Atkins (Urban Planner)
Stephanie Norgaard (Urban Planner)
Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Andrew Savietto	Sovereign Building
Carlo Famiano	CF Town Planning
Myf Zrinski	Tiger Developments

Applicant-Item 3.2

Myf Zrinski	Tiger Developments
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3.30pm**Member Discussion****4.00pm****1. Welcome / Declaration of Opening**

The Chairperson, James Christou declared the meeting open at 4.00pm.

2. Apologies**3. Business****4.10pm–4.40pm – Applicant's Presentation – No DA Lodged****3.1 Address:** 24 Ellesmere Street, North Perth**Proposal:** Four Multiple Dwellings**Applicant:** Sovereign Building**Reason for Referral:** The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant's Presentation:

The presented the plans

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Limited surrounding context shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context Consider the neighbouring streetscape context and identify some of the strong features and materials. Reinterpret these, without necessarily mimicking them, into the façades in a contemporary manner with the aim of positively contributing to the identity of the local area and streetscape Further façade resolution and information regarding external materials and detailing is required
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Reduce the extent of hard paving to increase area of deep soil zones and canopy cover as per the requirements of the Built Form Policy Retention of the existing London street tree is important. Investigate the level change, footings and boundary fence to ensure the tree can be retained. An arborist report would need to be submitted with the DA – recommend obtaining as soon as possible before progressing the design of the development Consider engaging a landscape architect to look at the soft landscaping opportunities Show trees discussed in presentation on floorplans
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> A true Multiple Dwelling approach may create better amenity for residents rather than a Grouped Dwelling town house design by potentially reducing the amount of hard landscaping, and allowing greater access to north sun for units Consider moving the garage for unit 4 to be accessed off the rear driveway rather than from London Street. This would reduce the extent of hard landscaping along the London Street streetscape. The garage vehicle turning area could be used as a break in the mass of the development along London Street. Consider upper level unit planning to relocate robes from northern side of bedrooms and provide north facing windows instead. Consider moving the visitor bay and garage on the ground floor on Unit 1 adjacent to Ellesmere to create landscaping opportunities and have windows facing to the POS opposite No habitable rooms or openings are provided at street level for units 1 and 4. Introduction of habitable rooms/windows could improve the development's relationship with the streetscape. The garage in unit 1 could be flipped to allow a habitable room and windows facing the park view as well as windows facing north Units have hallways through the kitchen which is not

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	encouraged
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> Townhouses have minimal access to north facing light. Garages and internal robes are blocking access to the northern light. Look for opportunities to improve north light access especially to living areas such as high level skylight windows on the north side
Principle 7 – Legibility	<ul style="list-style-type: none"> Entry into the dwellings requires visitors to go through the kitchen and meals area. Consider pedestrian entry access from London street to rectify this, improve street activation, break up the streetscape fence and improve the London street elevation
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> Provide North elevation in presentation which is not currently drawn Show north point on all floorplans

Conclusion:

DRP advised if the current comments are addressed then they can support the application.

4.30pm–4.40pm – Applicant Presentation – DA 5.2018.204.1

3.2 Address: 177 Grosvenor Road, North Perth

Proposal: Four Grouped Dwellings

Applicant: Thompson Sustainable Homes WA / V & J Investments Pty Ltd

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Applicant's Presentation:

Applicant presented a power point presentation.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Unit 1 and 2 elevation articulation and aligned pairing are very flat. Greater articulation is required Limited surrounding context shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context Architectural elevations are generic. This project is located on an attractive street with a local character. Investigate some elements of the existing streetscapes
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	materials, detailing and architectural language that could be brought into the design to reference the local area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • More information needed on the calculation of the landscaping and species to be provided • Consider engaging a Landscape architect to explore soft landscaping opportunities on the site
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Examine different ways to incorporate the gradient of the site into the design of the development. Look at creating a series of levels. Consider units stepping front to back to the gradient of the development
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • Unit 4 resident amenity is low. Unit 4's location on the western side and layout is very much like a 'slither' with very tight bathroom which would be difficult to get into and use. Look at possibly redesigning unit 3 to give more floor area to unit 4. Also look into dividing down the middle to create east/west orientation for dwellings, with unit 4 to face the lane way - better amenity is created for both units 3 and 4 • Door from garage (at this level) to main living areas should be considered • Reconsider the location of the Courtyards on Units 1, 2 and 3. Investigate the possibility of mirroring the courtyards to make them appear larger and allow greater light as well as ventilation into units. • Consider moving the rear walls to create larger internal courtyards • Floor plans on upper levels do not respond to the courtyard. The courtyards at upper levels are often faced by robes, bathrooms and blank walls. Use the internal courtyard as an opportunity to gain outlook, natural light and ventilation into upper level habitable rooms. • Show the bins and outdoor drying yard / clothes line on the plans. • Consider relocating the bedrooms inwards and placing the living spaces on the north wall at both lower and upper level. Also consider creating an upper level balcony which will assist the elevations by providing depth, articulation on the streetscape and provide occupants with passive surveillance opportunities of the streetscape. • Scullery may not be so useable and extends the corridor length significantly and makes the kitchen/dining an irregular, smaller shape. Consider moving the stairs to where the scullery is currently located as well as moving the bathroom to open up the interaction and connection of the habitable rooms with the internal courtyards. • The design is limited by laneway and garage location. Utilize the level change. Look at other designs for the car parking to free up space to better configure the units.
Principle 5 – Sustainability	<ul style="list-style-type: none"> • Consider the north and west windows that will need sun shading. Use this an opportunity to provide more depth and articulation to the elevations
Principle 6 – Amenity	<ul style="list-style-type: none"> • Further consideration needed for the planning of Unit 3 and 4 to increase the level of amenity • Consider the fumes and noise that will be generated from the garage and that will impact the living rooms located closest to the stairs

	<ul style="list-style-type: none"> Internal planning of units needs further development
Principle 7 – Legibility	N/A
Principle 8 – Safety	<ul style="list-style-type: none"> Consider windows on the western façade facing the laneway for passive surveillance from the upper levels (check with building for fire separation). Also consider the need for sun shading
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> The site has significant potential, including the change in level and the north facing front street and rear lane facing the southern views, which has not currently been fully captured. Consider a basement option for the cars to take advantage of the scope of the site, consider incorporating split level within the unit designs to reduce height of the building off ROW. The use of the internal courtyards could also provide a significant level of amenity for residents. Further develop the use of the 'courtyard house' which has significant potential – courtyards to allow for cross ventilation.

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 5.35pm.

The next meeting will be held on 5 September 2018.



URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 27 August 2018 at 6.00pm
 Venue: Function Room
 City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

Attendees:

City of Vincent Elected Members:
 Cr. Jonathan Hallett (*Chairperson*)

Community Representatives:
 Greg Korovesi, Laura Donovan, Regina Foley, Scott Smith, Courtney Weber, Holly Taylor, Sam Laybutt, Philip Taylor (*Westcycle*), Katherine Celenza (*Roadwise Road Safety Advisor*)

City of Vincent Officers:
 Andrew Murphy (*Director Engineering*), Francois Sauzier (*Active Transport Officer*)

1. Welcome / Declaration of Opening

1.1 JH opened meeting at 6.02pm

Apologies - Mayor Emma Cole, Cr. Alex Castle, Parwez Jahmeerbacus, Scott Gibbings, Adam Wilmott, Craig Wilson (Manager Asset & Engineering)

2. Confirmation of Previous Minutes Moved **LD** Seconded **RF**

3. Business

3.1 Pedestrian and Cyclist Access

3.1.1 North Perth Common – View St Carpark

FS presented images of North Perth Common and raised issue of pedestrian and cyclist access. Discussion ensued. SL advised balance of View Street (north of planned Common) could have a Safe Active Street treatment. LD considered possible left only turn onto Fitzgerald and also onto Angove (from the Rosemount carpark).

3.1.2 Axford Park

Concept presented. JH advised much still hinges on the proposed development to the immediate north of the park. SL advised of need to ensure separated east bound bike lane remained. Discussion ensued.

3.1.3 Oxford Street North

FS presented concept. LD recommended a central 'green' cycle lane at the approach to the SBR intersection. SL also added that the intersection be 'tightened'. Comments to be included as design progresses.

ACTION: CW / FS

Ref: D18/133939



CITY OF VINCENT

FS to circulate comments to Policy & Place to incorporate wherever possible in design considerations.

ACTION: FS

3.2 Leederville Town Centre & Street Closures

JH advised that this had been raised by GK via Loomio. GK advised that single events where road closures occurred were not representative of the potential positive impacts. Regular scheduled closures would result in more predictability for visitors and retailers.

3.3 Tactical Urbanism

LD presented on tactical urbanism – ‘short term interventions leading to long term changes’ and the possibility of implementing in Vincent. Discussion ensued about how valuable these low cost interventions are in leading to change. Key element is that these actions are bottom up – led by the community with the local government supporting.

CoV to consider where possible actions could happen without incurring Main Roads concerns/involvement.

ACTION: ALL

3.4 40KMH Speed Zone Trial

AM advised consultation closes next week and urged any members to complete surveys and encourage their networks to do so.

ACTION: ALL

3.5 Update on Previous Agenda Items

JH referred all to the ‘Update Information’ presented in the Agenda.

3.6 WALGA Road Safety Report

KC advised of increase in fatalities on WA roads compared to last year. Also advised that two safety campaigns are being rolled out including “We’re watching your speed, Are You?” Also, orders are being taken for ‘Please consider our kids’ bin stickers through the RSC. CoV Waste is already onto it and is ordering stickers.

3.7 Glendalough Station Access

FS advised of PTA offer to prepare some better PSP connections to the Glendalough train station (and also the imminent PSP upgrade from Glendalough to Hutton Streets). Showed slide of area of improvement focus including Tasman Street. PTA will be submitting a report with actions in the near future.

ACTION: FS

3.8 UMAG Review

(To be discussed at future meeting)

3.9 WABN Grant Application – Florence/Carr Streets

FS advised that an application for funding has been made to the DoT’s next round of funding for the 2019/20 financial year to build the Florence/Carr bike lanes. For the sake of the funding application, the project has been split into two stages as estimated construction costs are higher than expected. CoV engineering are to review the construction estimate.

ACTION: FS

Ref: D18/133939



CITY OF VINCENT

4. General Business**4.1 Ride2Work & Bike Maintenance**

FS presented leaflets outlining the forthcoming bike maintenance and two community events coming up as part of Ride2 Work 2018. UMAG invited to attend and spread the word.

ACTION: ALL**5. Close / Next Meeting**

Meeting closed at 7.30pm

Next meeting: 8 October 2018

These minutes are confirmed as a true and accurate record of the meeting of the Urban Mobility Advisory Group (UMAG) held on 27 August 2018.

Signed: Chairman

Dated this:.....day of.....2018

Ref: D18/133939



SUBJECT:	Street Tree Removal Requests
DATE:	29 August 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 18 July 2018 to 24 August 2018.



CITY OF VINCENT - Street Tree Removal Requests to 24 August 2018

Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
03/07/18	Parks Operations	23 Selkirk Street, North Perth	Tree is dead	<i>Lophostemon confertus</i>	Tree is confirmed to be dead	Y	Y - <i>Jacaranda mimosifolia</i>
05/07/18	Parks Operations	64 View Street, North Perth	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead and has been removed as part of the verge works for Adopt a Verge program	Y	Y - <i>Melaleuca viridiflora</i>
05/07/18	Resident	70 View Street North Perth	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be dead and has been removed	Y	Y - <i>Melaleuca viridiflora</i>
06/07/18	Resident	28 Mabel Street, North Perth	Exposed roots on verge	<i>Erythrina indica</i>	Tree inspected with Manager Parks and removal is deemed unwarranted	N	No
16/07/18	Resident	87 Fairfield Street, Mt Hawthorn	Tree is unhealthy and is a possible hazard	<i>Melaleuca linarifolia</i>	Tree is in perfect health and removal is unwarranted	N	No
24/07/18	Resident	8 Kadina Street, North Perth	Tree is dead	<i>Lophostemon confertus</i>	Tree is confirmed to be dead	Y	Y - <i>Jacaranda mimosifolia</i>
24/07/18	Resident	5 Auckland Street, North Perth	Heavily infested with Termites	<i>Callistemon salignus</i>	Tree has been eaten out by termites and is structurally unsound	Y	Y - <i>Melaleuca viridiflora</i>
06/08/18	Parks Operations	Opp. 61 Loftus Street on Median	High winds from storms have destabilised tree	<i>Eucalyptus sideroxylon</i>	Roots on western side of tree have protruded to the surface and tree is destabilised posing a hazard - Emergency removal undertaken	Y	Y - <i>Eucalyptus sideroxylon</i>
22/08/18	Resident	118 Egina Street, Mt Hawthorn	Destabilised to root area, tree in decline	<i>Agonis flexuosa</i>	Arborist report obtained which recommended removal due to unsafe structure	Y	Y - <i>Agonis flexuosa</i>
24/08/18	Resident	38 Bruce Street, Leederville	Tree is dead	<i>Callistemon viminalis</i>	Tree is confirmed to be dead	Y	Y - <i>Callistemon viminalis</i>

Statistics for Development Applications As at the end of August 2018

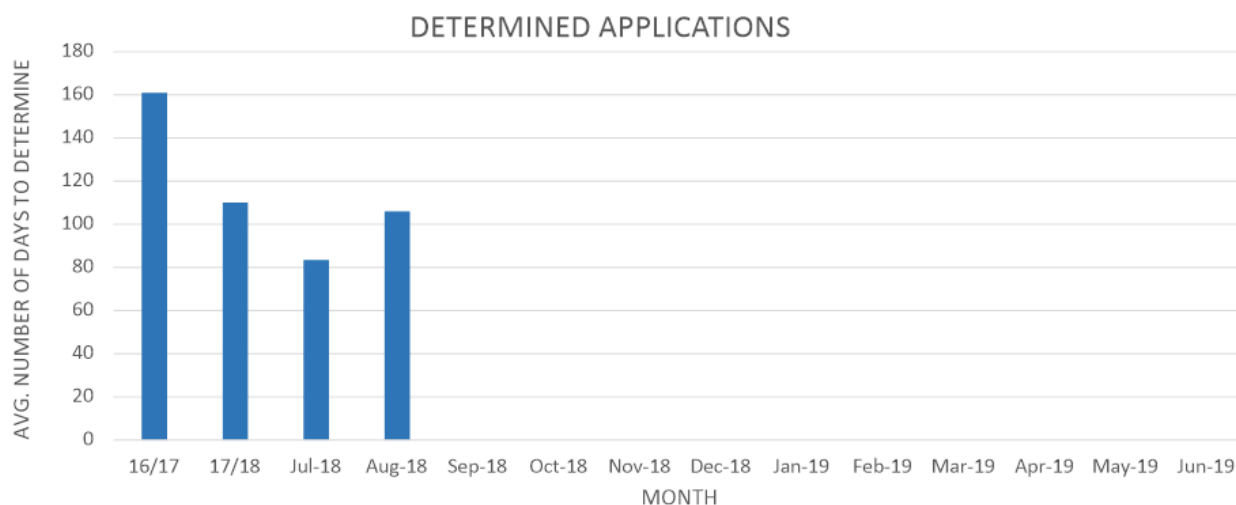


Table 1: Minimum, Median, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2018.

Processing Days	16/17	17/18	Jul-18	Aug-18	Sept-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19
Minimum	7	17	1	3										
Median	119	79.5	64	68										
Average	161	110	83.5	106										
Maximum	924	647	386	787										
Value of Determined DA's (in millions)			-	\$24.41										

DEVELOPMENT APPLICATIONS YET TO BE DETERMINED

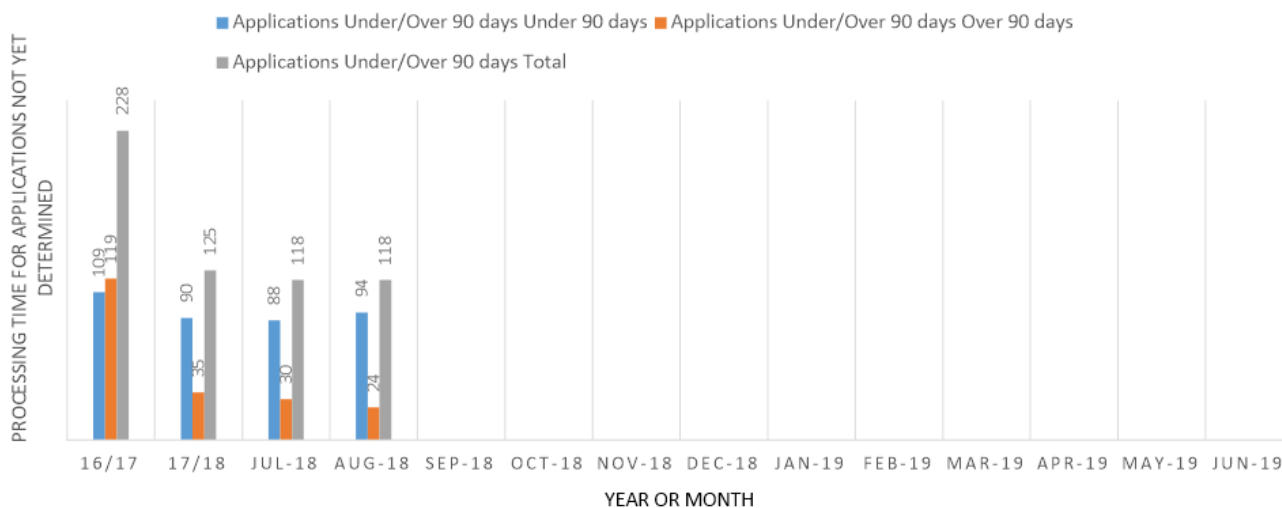


Table 2: No. of DA's lodged and determined each month.

	Jul-18	Aug-18	Sept-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19
DA's lodged	53	46										
DA's determined	60	46										
DA's withdrawn	3	3										
Value of DA's to be determined (in millions)	-	\$69.95										

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 23 AUGUST 2018**

1.	No. 17 Harwood Place, West Perth (DR 396 of 2017)	11 December 2017	Moharich and More on behalf of Boldform Pty Ltd	<p>Review in relation to a condition of approval limiting the minimum night stay. *****</p> <p>The subject of this review is a decision made by Council at its meeting of 14 November 2017 to approve the amendment of conditions for development approval 5.2015.568.1 granted on 3 May 2016 (Original Approval) for a Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 Harwood Place, West Perth. The review relates to Condition 5 which limits the minimum stay to three nights. The applicant seeks to amend this condition to allow a minimum two night stay in lieu of a three night stay. Following mediation, the applicant provide additional information and sought to a minimum one night stay. The SAT invited the City to consider this additional information and reconsider its decision through Section 31 of the SAT Act at its 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 submitted additional information to the City and the matter was presented to the Ordinary Meeting of Council on 24 July 2018. At that meeting, Council resolved to grant approval subject to additional conditions. The applicant subsequently requested additional time from the SAT to consider the determination and decide whether to proceed to a hearing. A directions hearing is scheduled for 15 September 2018 to determine whether the appeal will be withdrawn or proceed to hearing. <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>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</p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 23 AUGUST 2018**

				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. Due to a lack of satisfactory progress to remove the structures, on 26 July 2018, the matter was adjourned for a further directions hearing to be held on 6 August 2018, where the matter was set for final hearing on 13 November 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. The application was reconsidered by Council at its meeting 24 July 2018 with Council granting approving subject to revised conditions. The applicant has subsequently withdrawn the appeal. Completed. <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. The directions hearing scheduled 27 July 2018 was adjourned for a further directions hearing scheduled 10 August 2018. A further directions hearing has been scheduled for 16 November 2018 to allow the applicant to liaise with DPLH regarding a subdivision proposal. <i>Representation by: JDAP representation</i>
5.	No. 209 Vincent Street, West Perth	9 May 2018	Avena 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. The

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 23 AUGUST 2018**

				application was presented to the 21 August 2018 Council meeting and was approved. The City is awaiting advice as to whether the appeal will be withdrawn. <i>Representation by: City of Vincent Administration</i>
6.	No. 7 Chelmsford Road, Mount Lawley	13 April 2018	Macri	Application for review of Council's decision to refuse the application on 6 March 2018. ***** On 1 June 2018, Staff participated in a telephone Directions Hearing and consented to the request to proceed to Mediation. An on-site mediation session occurred on 19 June 2018 where the matter was adjourned to a directions hearing on 29 June 2018, where the 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>
7.	No. 48 Milton Street, Mount Hawthorn	19 July 2018	Urbanista Town Planning on behalf of DND Investments PTY LTD	Application for review of Council's decision to refuse the application on 26 June 2018. ***** The City attended directions hearing on 3 August 2018 where the parties indicated mediation was not likely to successfully resolve the issue. SAT subsequently directed each party to prepare a Statement of Issues, Facts and Contentions, so as to enable the matter to proceed to a Hearing on 3 October 2018. Further orders were issued by the SAT for a mediation to be held on 13 August 2018. An on-site mediation was held on 13 August 2018, however, the matter will proceed to a hearing on 3 October 2018. <i>Representation by: Allerding and Associates</i>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 23 AUGUST 2018**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	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	Approved on 31 July 2018 in accordance with the officer recommendation. The minutes are available here
2.	No. 18 Brentham Street, Leederville	Applicant: Geoff Loxton	Addition to existing Grouped Dwelling development (20 Grouped Dwellings)	1 May 2018	13 August 2018	Approved on 13 August 2018 in accordance with the officer recommendation. The minutes are available here
3.	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	Approved on 6 August 2018 in accordance with the officer recommendation. The minutes are available here
4.	Nos. 9 – 11 Money Street, Perth	Applicant: Allerding & Associates	Mixed Use Development comprising 22 Multiple Dwellings and 2 commercial tenancies	11 May 2018	21 August 2018	Approved on 21 August 2018 in accordance with the officer recommendation. The minutes are available here .
5.	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
6.	No. 289 Vincent Street, Leederville	Applicant: PTS Town Planning	Mixed use development	13 June 2018	To be confirmed	To be confirmed
7.	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
8.	Nos. 139-141 Lake Street, Perth	Applicant: Adriano Piviali	Mixed Use Development	11 July 2018	To be confirmed	To be confirmed
9.	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 23 AUGUST 2018**

No.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	No. 247 Stirling Street, Perth	Urbanisim/Alphaomega Real Estate Pty Ltd	Development Application – Five Storey Mixed Use Development – JDAP proposal	8/8/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Policy 7.1.1 (LPP 7.1.1).
2.	No. 351 Stirling Street, Highgate	Wilt Design	Development Concept – Seven Multiple Dwellings	8/8/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 6 June 2018.
3.	No. 24 Ellesmere Street, North Perth	Sovereign Building	Development Concept – Four Grouped Dwellings	22/8/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Policy 7.1.1 (LPP 7.1.1).
4.	No. 177 Grosvenor Road, North Perth	Thompson Sustainable Homes WA/V & J Investments Pty Ltd	Development Application – Four Grouped Dwellings	22/8/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Policy 7.1.1 (LPP 7.1.1).



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF PETITIONS - PROGRESS REPORT – SEPTEMBER 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 – SEPTEMBER 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
21 August 2018 – Submitted by Cr Loden		
Transparency of rates spend in the Budget	DCorpS	This will be done as part of the upcoming 2019/2020 Budget Workshops, as per the recommendation.
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 Sportsground 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	Completed. At the OMC held on 21 August 2018, Council approved the Axford Park Upgrade – Concept Design and Implementation of the Axford Park Upgrade Phase 2 Works.
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 – SEPTEMBER 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 – 21 August 2018</u>			
10.2	Axford Park Upgrade - Concept Design & Implementation of Quick Win Works Items	DE	Administration will undertake the following notification of Council's decision.
10.3	LATE REPORT: Revised Engineering Policies Relating to Verge Treatments and Street Trees	DE	Submitters to be advised of Council's decision.
11.1	License to use Axford Park for Mount Hawthorn Hawkers Markers – Heat Inspired Events	DCorpS	Licence to be prepared as per recommendation.
11.2	Report from Audit Committee meeting of 17 July 2018	DCorpS	Revised Terms of Reference to be finalised.
<u>Council Meeting – 24 July 2018</u>			
9.10	North Perth Town Centre Parking Restrictions - Results of Community Consultation	DDS	Completed. Administration has notified affected landowners and submitters of Council's decision and installed 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	Completed. Administration forwarded 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	Completed. 1 August 2018.
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>			
9.7	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.

Item	Report Details	Action Officer	Comments
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	Report drafted and to be presented at the OMC on 18 September 2018
10.3	Draft Waste Strategy 2018 – 2023	DE	Report drafted and to be presented to the OMC on 18 September 2018
11.1	Variation of Kiddies Learning Hub Pty Ltd's licence to use Banks Reserve Pavilion to include an additional 1 hour on Mondays and extend the licence term to 28 June 2019	DCorpS	Variation of lease being drafted.
11.2	Acquisition of private rights of way as Crown Land and vesting in City – Right of Way between London and Dunedin Streets, Mount Hawthorn (Lot 60) and Colvin Lane, West Perth (Lot 67)	DCorpS	Public Notice issues. Closes 31 August 2018. Following consideration of any objections, make a request to the Minister.
12.1	Review of Community Engagement Policies	DCE	The revised Street Parties Policy will be presented to Council on 18 September 2018. The Welcome to Country Policy community consultation has closed and the outcome of submissions received will presented to Council on 18 September 2018.
13.3	Corporate Business Plan 2018/19-2021/22	DCorpS	Design finalised by the City's Marketing & Communications Team for publishing on website. Awaiting on CEO approval.
13.4	Community Budget Submissions 2018/2019	DCorpS	Completed. 1 August 2018.
18.1	CONFIDENTIAL ITEM: Expressions of Interests received and disposition options for 245 Vincent Street, Leederville	DCorpS	Completed. 1 August 2018.
<u>Council Meeting – 29 May 2018</u>			
10.1	Review of Engineering Policies Relating to Verge Treatments and Street Trees	DE	Completed. Policies adopted at the OMC 24 August 2018.
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 – 4 April 2018</u>			
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	Clubs working with the City's Community Engagement Directorate to resolve some leasing issues.
<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 with Loftus Community Centre following the completion of the Leasing Management Framework.
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 and surrounds. Further report to be presented to Council on 16 October 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.
<u>Council Meeting – 17 October 2017</u>			
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	DCorpS	Delegated Authority has been obtained from the Chief Executive Officer (CEO). Waiting for lease to be finalised for execution.

Item	Report Details	Action Officer	Comments
<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.
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. Review of this document currently being finalised and proposed to presented to a Council Member Workshop in September 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>
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.

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 7 March 2017</u>			
9.1.4	Submission on Metropolitan Region Scheme Amendment 1310/41 – Guildford Road from East Parade to Tonkin Highway (SC654)	DDS	The submission was forwarded to the Western Australian Planning Commission on 10 March 2017. A meeting between Main Roads, the Department of Transport and the Department of Planning was held on 4 April 2017. A letter to the Minister for Transport, the Minister for Planning and the Western Australian Planning Commission is currently being prepared.
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	DDS	Health; Property; and Trading in Public Places Local Laws to be reported back to Council in 2018.
<u>Council Meeting – 13 December 2016</u>			
9.1.11	Outcomes of Advertising – Draft Policy No. 7.1.1 – Built Form (SC2320)	DDS	Notice of final adoption and revocation published in the Perth Voice on 21 January 2017. Landscaping and setback provisions provided to WAPC at a meeting on 23 January 2017. A follow up meeting with the Department of Planning was held on 2 March 2017 and again on 9 August 2017. The Policy provisions were considered at the Statutory Planning Committee meeting on 12 December 2017 and the City was notified of the WAPC's decision on 8 January 2018. Administration is now in discussions with the Department of Planning Lands and Heritage regarding the WAPC decision and a future amendment to the Built Form Policy. Administration has commenced a review of the Built Form Policy in conjunction with the review of the landscaping and setback provisions that are subject to the approval of the WAPC and will report back to Council on this matter in 2018. It is proposed that the heights in the Claisebrook area will be reviewed through item "5.2 Investigate a Planning Framework for each of the City's Town Centres."
<u>Council Meeting – 15 November 2016</u>			
9.3.8	Leederville Gardens Retirement Village – Village Manager (SC313 & SC308)	DCorpS	Completed. 1 August 2018.
<u>Council Meeting – 18 October 2016</u>			
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.
<u>Council Meeting – 23 August 2016</u>			
9.2.3	Proposed 40kph Area Wide Speed Zone Trial – South Vincent Progress Report No 2 (SC466)	DE	In progress. Consultation closes 5 September 2018. Report to be presented to OMC on 16 October 2018.
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	Final wording of lease being negotiated with Department.
<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.

Item	Report Details	Action Officer	Comments
<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. This is pending until completion of the draft Community Leasing Framework which is to be presented to the Council Workshop on 25 September 2018.
<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.
<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.

Item	Report Details	Action Officer	Comments
<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

Nil

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 CHIEF EXECUTIVE OFFICER'S ANNUAL PERFORMANCE REVIEW 2017-18**

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):

- (a) a matter affecting an employee or employees

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