



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 13 November 2018

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

David MacLennan
Chief Executive Officer

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

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- The live stream can be accessed from <http://webcast.vincent.wa.gov.au/video.php>
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
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Order Of Business

1	Declaration of Opening / Acknowledgement of Country	7
2	Apologies / Members on Leave of Absence	7
3	(A) Public Question Time and Receiving of Public Statements	7
	(B) Response to Previous Public Questions Taken On Notice.....	7
4	Applications for Leave of Absence	7
5	The Receiving of Petitions, Deputations and Presentations	7
6	Confirmation of Minutes	7
7	Announcements by the Presiding Member (Without Discussion)	7
8	Declarations of Interest	7
9	Development Services	8
9.1	No. 13 (Lot: 36; D/P: 2001) Bramall Street, East Perth - Change of Use to Unlisted Use (Community Purpose).....	8
9.2	No. 486 (Lot: 1; D/P: 10160) Newcastle Street, West Perth - Amendment to Approval for Seven Grouped Dwellings and Home Occupation (Office) - Extension of Time	65
9.3	Nos. 150, 152 and 158 (Lot: 31, 15 and 14; D/P: 73062, 14 and 28) Claisebrook Road, Perth - Amendment to Approval for Mixed Use Development comprising seven commercial tenancies and 116 Multiple Dwellings	84
10	Engineering.....	173
10.1	Minor Parking Restriction Improvements/Amendments.....	173
11	Corporate Services.....	178
11.1	Licence to Exipnos Pty Ltd for alfresco structure within road reserve - Units 3 & 4 177 Stirling Street, Perth - Brika Bar.....	178
11.2	Statutory review of City of Vincent's wards and representation	184
11.3	Variation of seasonal licences for Charles Veryard Reserve Pavilion (rubbish & recycling bin charges) and write-off of portion of fees	200
11.4	Authorisation of Expenditure for the Period 19 September 2018 to 16 October 2018	205
11.5	Investment Report as at 31 October 2018.....	224
12	Community Engagement	234
12.1	Draft Banks Reserve Master Plan.....	234
12.2	Draft Public Open Space Strategy	319
12.3	Adoption of Policy No. 3.10.3 - Street Activation	361
12.4	Tennis West Proposal for Robertson Park, Fitzgerald Street, Perth	381
13	Chief Executive Officer	387
13.1	Council Briefing and Ordinary Meeting of Council Dates for 2019	387
13.2	Information Bulletin	390
13.3	Appointment of an Alternate Member for Mindarie Regional Council – 6 December 2018 [ABSOLUTE MAJORITY DECISION REQUIRED].....	424
14	Motions of Which Previous Notice Has Been Given.....	426
14.1	LATE ITEM: Notice of Motion - Cr Joshua Topelberg - Policy No. 3.8.12 - Mobile Food Vendor.....	426
15	Questions by Members of Which Due Notice Has Been Given (Without Discussion).....	427
16	Representation on Committees and Public Bodies	427
17	Urgent Business	427

18	Confidential Items/Matters For Which The Meeting May Be Closed	427
18.1	Leederville Gardens Inc. - Board Appointments	Error! Bookmark not defined.
19	Closure	427

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 - 16 October 2018

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

9 DEVELOPMENT SERVICES**9.1 NO. 13 (LOT: 36; D/P: 2001) BRAMALL STREET, EAST PERTH - CHANGE OF USE TO UNLISTED USE (COMMUNITY PURPOSE)****TRIM Ref:** D18/141112**Author:** Mitchell Hoad, Senior Urban Planner**Authoriser:** Luke Gibson, A/Director Development Services**Ward:** South

Attachments:

1. Attachment 1 - Location and Consultation Map [↓](#) 
2. Attachment 2 - Development Application Plans [↓](#) 
3. Attachment 3 - Parking Management Plan [↓](#) 
4. Attachment 4 - Maylands Premises Management Plan [↓](#) 
5. Attachment 5 - Summary of Submissions [↓](#) 
6. Attachment 6 - Applicant's response to Summary of Submissions [↓](#) 
7. Attachment 7 - 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 Factory to Unlisted Use (Community Purpose) at No. 13 (Lot: 36; D/P: 2001) Bramall Street, East Perth, in accordance with the plans shown in Attachment 2 and the determination advice notes contained within Attachment 7:

1. Use of Premises

- 1.1 This approval relates to a Change of Use from Factory to Unlisted Use (Community Purpose) as shown on the plans dated 3 September 2018. It does not relate to any other development on the site;
- 1.2 This approval is valid for two years from the date of commencement of the Unlisted Use (Community Purpose);
- 1.3 A maximum of 60 people are permitted on the site at any one time, being comprised of four full-time staff, six volunteers and 50 visitors;
- 1.4 The hours of operation for the Unlisted Use (Community Purpose) shall be limited to the following:

Private Use (no visitors)

Monday to Friday: 8:30am to 5:00pm;

Visitors

Monday to Friday: 10:00am to 2:00pm;

2. Parking and Access

- 2.1 A minimum of four off-street parking bays shall be provided;
- 2.2 All off-street parking is to be available during business hours for staff members. The parking bays are not to be used for storage purposes or the like;
- 2.3 A minimum of six bicycle facilities (two internal and four external) shall be provided and designed in accordance with AS2890.3 prior to the occupation of the premises;

- 2.4 Prior to the use of the premises as an Unlisted Use (Community Purpose), the existing roller door to the Right of Way shall be modified to provide a minimum width of 6 metres;
- 2.5 Access to the premises from the Right of Way shall be restricted to staff and volunteers only. Visitors to the premises shall only enter the premises from Bramall Street; and
- 2.6 The existing crossover from Bramall Street being removed, and the kerbing and verge reinstated with landscaping to the specification and satisfaction of the City;

3. Management Plan

Prior to occupation, a Management Plan is to be submitted to and approved by the City, that addresses the control of anti-social behaviour (to reasonable levels) associated with the proposed use, including how visitors will enter and leave the premises. The Management Plan is to be approved by the City and thereafter implemented to the City's satisfaction, and is to consider the following:

- 3.1 How visitors will be managed, including before, during and after the lunch period, so as to minimise the impact on the surrounding area;
- 3.2 A complaints management procedure, detailing how complaints and incidents will be managed should they occur;
- 3.3 Security and safety of staff, volunteers, and visitors within the premises, as well as adjoining businesses and residents; and
- 3.4 Waste management;

The approved Management Plan shall be reviewed after 12 months, with any changes identified during this review or by the City, being incorporated into an updated Management Plan, to be approved by the City and thereafter implemented;

4. Signage

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

5. General

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

PURPOSE OF REPORT:

To consider an application for development approval for a Change of Use to an Unlisted Use (Community Purpose) at No. 13 Bramall Street, East Perth (subject site).

PROPOSAL:

The application proposes a Change of Use from the existing Factory to an Unlisted Use (Community Purpose) at the subject site, to facilitate the operations of "The Shopfront", which is a drop-in service operated by the Catholic Church.

BACKGROUND:

Landowner:	Fineline Print and Copy Service Pty Ltd
Applicant:	Roberts Day
Date of Application:	6 September 2018
Zoning:	MRS: Urban

	LPS2: Zone: Commercial R Code: Not applicable
Built Form Area:	Activity Corridor
Existing Land Use:	Factory
Proposed Use Class:	Unlisted Use (Community Purpose)
Lot Area:	491m ²
Right of Way (ROW):	Southern side, City owned, 4 metres in width and sealed
Heritage List:	Not applicable

The subject site is zoned Commercial under the City of Vincent Local Planning Scheme No. 2 (LPS2) and is bound by Bramall Street to the north, a ROW to the south, Nos. 110 – 116 East Parade, to the west, and No. 9 Bramall Street to the east. The sites to the east, west and south of the subject site is zoned Commercial under LPS2 and consist of commercial uses. The properties on the northern side of Bramall Street are zoned Residential R60 under LPS2 and consist of predominantly single-storey Single Houses. A location plan is included as **Attachment 1**.

The subject site currently accommodates of single-storey commercial building, which was previously operating as a factory, and was most recently occupied by Finline Print and Copy Service. The City was unable to obtain any records of when the factory was originally approved or constructed. Finline Print and Copy Service has since relocated from the subject site and the building is currently vacant.

DETAILS:

The application proposes to change to use of the subject site from Factory to Unlisted Use (Community Purpose), to facilitate the activities of “The Shopfront”, which is a community service operated by the Catholic Church. The applicant has advised that the “The Shopfront” currently operates from a premises in Maylands and *“provides assistance and acts as a referral to visitors who may be experiencing difficulties dealing with problems in their life (i.e. accommodation, budgeting, depression, hunger, and loneliness)”*. The applicant has advised that the service is focussed on the elderly and single mothers who may be in the need of assistance, and while it is intended that the premises will generally serve the local community, it will be advertised through the Church and may therefore attract visitors from a wider catchment. The applicant further advised that the location has been chosen given its proximity to the East Perth Train Station and its central location, meaning that it will be highly accessible to staff, volunteers and visitors.

The proposed use (including parking) is confined within the existing building, which covers the entire site. With the exception of the signage (outlined below), no other external modifications or additions to the existing building are proposed as part of this development application. The application proposes to utilise the existing Bramall Street entrance, as well as the existing roller door at the rear of the site to provide access from the ROW. The details of the application include:

Internal Use and Facilities

- Three counselling rooms;
- A dining space to accommodate up to 50 people at any one time; and
- A reception area, office space for administration activities, a staff room, a storage area for non-perishable items, and toilets for visitors and staff.

Parking and Access

- Four staff parking bays at the rear of the site with access from the ROW. The bays are located within the existing building footprint, which enables this to be securely managed. In addition, six bicycle spaces are proposed to be provided, with two spaces being located inside the building and four spaces being located within the Bramall Street verge;
- The applicant has advised that the roller door will be opened and closed manually by staff to allow volunteers and visitors to access the building from the rear during the lunch period, and after this access will be restricted to allow for vehicles to exit; and
- Laundry services will also utilise this space for deliveries and pick-ups.

Operating Hours and Staff Numbers

- The premises will be staffed by four full time staff members between 8:30am and 5:00pm, Monday to Friday;

- The premises will be open for visitors between 10:00am and 2:00pm, Monday to Friday. During this time, six volunteers will also be in attendance to assist with the lunch period (consisting of light refreshments such as sandwiches, tea and coffee), which operates between 11:00am and 2:00pm. It is estimated that up to 50 visitors will utilise the premises between these operating hours, most likely at an average of 15 visitors per hour; and
- Before 10:00am and after 2:00pm, the building will be closed to visitors, and will only be occupied by the four full time staff members.

Signage

- One wall sign measuring 1 metre high by 3.5 metre wide affixed to the front façade facing Bramall Street, containing the name and logo of “The Shopfront”;
- One wall sign measuring 1 metre high by 3.5 metre wide affixed to the rear façade facing the ROW, containing the name and logo of “The Shopfront”; and
- The removal of all existing signage currently advertising Finline Print and Copy Services.

The development application plans are included as **Attachment 2**. In support of the application, the applicant has provided a Parking Management Plan prepared by GTA Consultants, which is included as **Attachment 3**. The applicant has provided a copy of the management plan currently implemented as part of the approval for the Maylands premises, which is included for information in **Attachment 4**.

The table below summarises the planning assessment of the proposal against the provisions of the City’s LPS2, the City’s Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy), and the City’s Policy No 5.7.2 – Signs and Advertising. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Parking & Access		✓
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 is considered an “A” use in accordance with Clause 18(4)(b) of LPS2.
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements	
Unlisted Uses have no prescribed parking requirement under Table 1 of the City’s Policy No. 7.7.1 – Non-Residential Parking Requirement, with parking to be determined by the City based on a site specific Parking Management Plan.	The application proposes four on-site staff parking bays, and is supported by a Parking Management Plan.

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 Schemes) Regulations 2015*, for a period of 21 days from 1 October 2018 to 22 October 2018. The method of consultation being a sign on site, an advertisement in the local newspaper, and 35 letters mailed to all owners and occupiers surrounding the site (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation.

A total of 13 submissions were received, one supporting the proposal, 11 objecting to the proposal and one expressing concerns. The main concerns raised by the submissions are as follows:

- Consistency with the objectives of the Commercial zone of LPS2;
 - The intended patron numbers relative to the size of the subject building;
 - Consistency with the matters to be considered by local government of Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - Inadequate provision of car parking, including the availability of on-street parking;
 - Pedestrian access to the site; and
 - Anti-social behaviour, including the potential for people to congregate outside of the building.
- Administration's and the applicant's responses to the submissions received are provided as **Attachment 5** and **Attachment 6** respectively.

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. 7.5.2 – Signs and Advertising.

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

Delegation to Determine Applications:

In accordance with Clause 6.2(9) of the City's Delegated Authority Register 2018-2019, the application is required to be determined by Council as the development proposes a use which is not listed in Table 1 of the City's Parking Policy.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013-2023 states:

"Natural and Built Environment

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Land Use

The subject site is zoned Commercial under LPS2, with the area located south of Bramall Street also zoned Commercial, and the area north of Bramall Street zoned Residential R60. The immediate vicinity surrounding the subject site consists of a mix of commercial uses south of Bramall Street, and existing residential development north of Bramall Street.

During the consultation period, concerns were received in regards to the appropriateness of the uses, including consistency with the objectives of the Commercial zone. In considering the appropriateness of the use, Council shall have regard to the objectives of the Commercial zone under LPS2, 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.*

In considering the above objectives, the following is relevant:

- The application involves a community use, not a commercial use. Whilst the relevant objective does not necessarily prohibit community uses, Council needs to consider the compatibility of any such use with the intended commercial context. In this regard, it is not uncommon for community uses to be located within commercially zoned areas.
- The proposed development does not compromise the ability for the surrounding Commercial zoned land to be used for more intensive commercial activities.
- The proposed development does not involve any substantial external modifications to the existing building.
- It could reasonably be considered that the proposal contributes towards sustainability through the adaptive reuse of an existing building.
- The proposed development is reusing the existing building, and therefore maintains the existing streetscape, although it does involve the removal of the existing Bramall Street crossover and installation of bicycle parking facilities. This change is considered likely to have a positive impact on the streetscape.
- In considering whether or not the development is likely to be detrimental to the amenity of adjoining owners or residential properties in the locality, Council must consider the practical impacts of the proposal, including car parking, access, operating hours and management of anti-social behaviour. These matters are discussed later in the report.

For the reasons outlined above, providing that the proposed land use is able to limit the impacts on the surrounding area, it can be considered to be consistent (at least not inconsistent) with the objectives of the Commercial zone under LPS2.

Parking

During the consultation period concerns were received regarding car parking for the use, specifically the availability of on-street parking. In accordance with the Parking Policy, where a use is not listed, the

requirement is to be determined by the City by a site specific management plan. The applicant has provided a Parking Management Plan (which is included as **Attachment 3**), and proposes a total of four bays to be provided on site, dedicated to staff. Volunteers and visitors are proposed to access the subject site through public transport and alternative transport methods, or by utilising on-street parking within the vicinity of the subject site.

Clause 67(r), (s), (t) and (u) of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires Council to consider the following:

- the suitability of the land for the development taking into account the possible risk to human health or safety;
- the proposed means of access to the site;
- the adequacy of car parking to serve the proposed development;
- the impact of additional traffic on the locality; and
- the adequacy of public transport services and the access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities).

These matters are discussed below.

Public Transport and Alternative Methods of Transport

- The applicant has advised that given the circumstances of visitors utilising “The Shopfront” premises in Maylands, all visitors travel either by public transport or by walking. The applicant has also advised that “The Shopfront” can provide vouchers to visitors to cover some of the costs associated with public transport;
- The subject site is located approximately 50 metres from the East Perth Train Station;
- The subject site is located approximately 650 metres from a bus stop, which has services operating every 10 minutes to 30 minutes in peak periods, and 30 minutes to 60 minutes in off-peak periods.
- There is an existing footpath located along Bramall Lane which connects to an existing footpath on the western side of East Parade, and an existing shared path on the eastern side of East Parade. The application also proposes to provide six bicycle spaces, with four of these to be located within the Bramall Street verge in front of the premises, for convenient access for visitors. The other two spaces are proposed to be provided within the internal parking area to provide a secure area for volunteers’ bicycles to be stored. End of trip facilities, including lockers and showers, are also proposed to be provided within the staff room and toilet facilities respectively;
- The parking management plan provided proposes visitors to the premises access the premises through public transport, and walking. The existing path network in the locality provides for a path to facilitate movement from the East Perth Train Station over East Parade, which is next to the intersection with Bramall Street. While not a controlled pedestrian crossing, it does accommodate a pedestrian refuge in the median strip, enabling pedestrians to safely cross the road. Further, the peak time for visitors is between 10am and 2pm, this does not overlap with peak periods for people using on-street parking and walking to the East Perth Train Station. It is anticipated that visitors to the premises would be spread out over this four hour period, and pedestrians will be able to safely access the premises. In light of this, it is considered that pedestrian access can be safely achieved to the premises, and the proposal does not pose a greater risk to safety of pedestrians.
- The proposal has identified the provision of end of trip facilities for pedestrians and cyclists, including separate staff and visitor toilets, shower facilities, and the installation of bicycle racks within the Bramall Street verge and the rear staff parking area. In light of this, it is considered that the proposal provides adequate end of trip facilities for pedestrians and cyclists.

Car Parking

- The application proposes to provide four on-site parking bays dedicated to full time staff, which are accessed from the existing ROW and can be secured;
- There is currently on-street car parking available directly adjacent to the subject site along Bramall Street. The parking on the southern side of Bramall Street is restricted to 2 hour parking. The parking along the

northern side is unrestricted, although there are some portions of which are no stopping areas, and thus cannot be used for parking; and

- The Parking Management Plan (included as **Attachment 3**) details the existing parking conditions and a survey of car parking bays available within 200m of the subject site. This identifies that there is 81 public car parking bays available within 200m of the subject site. Of these 81 bays:
 - 30 are restricted to 1 hour parking;
 - 27 are restricted to 2 hour parking; and
 - 24 do not have time restrictions.

The parking survey, completed on Friday 31 August 2018, identified that over the course of the day (between 9am and 5pm) the peak period was between 12 midday and 2:00pm. During this period, it was identified that there was between 29 and 32 bays available. It was also identified that during this period, 14 of the on-street bays along Bramall Street were available, although it did not differentiate the availability the 2 hour parking available on the southern side of Bramall Street from the unrestricted parking available along the northern side.

The main concern regarding the parking, is to accommodate the six volunteers, given they will be on the site for four hours (between 10:00am and 2:00pm), and there are one and two hour parking restrictions on some of the on-street parking in the vicinity of the subject site. The applicant has advised that as part of the induction process, volunteers will be advised to park in the on-street parking available on Joel Street (between Bramall Street and Summers Street) in the first instance, which abuts land owned by Western Power. This section is approximately 100 metres from the subject site, and has 17 unrestricted bays located on either side of the road. The parking survey identified that during the peak period, 14 of these bays were occupied, which would leave three bays available for volunteers to utilise.

There is also space to accommodate seven vehicles parked along the northern side of Bramall Street, which does not have any parking restrictions. As noted above, the parking survey did not differentiate between the availability of parking on the northern and southern sides of Bramall Street, however a review of Nearmaps indicated that following demand for on-street parking on weekdays:

- Monday 12 February 2018 – two cars parked;
- Thursday 14 December 2017 – no cars parked;
- Friday 20 October 2017 – one car parked;
- Friday 18 August 2017 – no cars parked;
- Tuesday 28 February 2017 – three cars parked;
- Monday 16 January 2017 – three cars parked;
- Monday 28 November 2016 – one car parked; and
- Monday 10 October 2016 – no cars parked.

Whilst it is noted that the above does not cover the entire day, it does indicate that there is generally the ability for between four and seven vehicles to be accommodated along the northern side of Bramall Street. This will provide further opportunities for volunteers to park, should they choose to drive.

The applicant has also advised that as part of the induction process, volunteers will also be made aware of alternative public transport options, such as the East Perth Train Station which is within walking distance to the subject site. There is also six bicycle spaces to be provided. Although some these are likely to be used by visitors, it is noted that there are no restrictions on who could use these, which would provide additional alternative methods for volunteers.

In light of the above information, it is considered that there is sufficient on-site car parking provided to accommodate for staff parking, and there is sufficient public parking available within the immediate locality, along with adequate public transport and alternative transport methods available for volunteers and visitors. However, given there are community concerns regarding the acceptability of the car parking proposed as part of the development, it may be appropriate to consider the imposition of a condition that either provides a time limitation on any approval or requires the provision of a cash-in-lieu contribution to car parking. This matter is discussed later in the report.

Traffic and Access and Egress

Vehicle access for staff is proposed to be provided to remain as existing, being from the ROW through the existing roller door. From a technical perspective, the City has identified that to ensure sufficient manoeuvring

space is available for vehicles entering and existing, the width of the roller door needs to be widened from 5.6 metres to 6 metres. This is necessary as the ROW width is currently 5.0 metres, and there are concerns over the ability for vehicles to safely and efficiently enter and exit through the current arrangement. In light of this, it is recommended that a condition be imposed for the roller door width to be increased to 6.0 metres, to ensure suitable access and manoeuvring is achieved.

Given the nature of the proposal and that it is anticipated that the majority of visitors will access the premises by using public transport, it is considered that the volume of vehicular traffic likely to be generated will be similar to what could reasonably be expected for a commercial site in that location. As such, the proposal is considered acceptable from a traffic perspective.

Patron Numbers and Operating Hours

The potential impact of the proposed use on the surrounding area will be, in part, a function of the operating hours. In this regard, the peak period of activity is between 10am and 2pm which would coincide when at least some of the nearby residential occupants would be at work.

With respect to patron numbers, the applicant has advised that a maximum of 60 people would be in the premises during the peak period between 10am and 2pm, consisting of four staff, six volunteers and 50 visitors. However, it is likely that peak attendance would be less, as it is anticipated that visitors will come and go during these hours, and not remain in the premises for the entire four hour period. In terms of the applicable Building Code of Australia requirements, the applicant would need to install a unisex disabled toilet, however, there is sufficient room for this to be accommodated. The provision of that toilet would need to occur prior to an Occupancy Permit being issued by the City.

Anti-Social Behaviour

Clause 67(n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires Council to consider the amenity of the locality, including social impacts of the proposal. During the consultation period, concerns were received over the potential for anti-social behaviour, including people loitering outside of the building, particularly prior to opening, as well as criminal behaviour such as theft. In response to this, the applicant provided the following:

- *"The Shopfront" provides services to a wide range of people from the local community experiencing hardship, a significant number of which include the elderly and single mothers;*
- *"The Shopfront" premises currently operating in Maylands does not experience these issues; and*
- *Volunteers will make visitors aware of end of lunch service, and due to the close proximity to the East Perth Train Station, it is anticipated that visitors will leave the premises quickly. Should there be any incidents, the full time staff will be able to assist.*

The application currently proposes for entry to the premises for visitors accessing the lunch service to be provided from the ROW. Should visitors queue outside prior to the premises opening to the public, this may cause safety issues for both visitors and vehicles, given this ROW provides vehicle access to adjoining properties. In light of this, a condition is recommended to restrict visitor access to be from the Bramall Street frontage, so as to address these concerns.

In addition, to address the concerns relating to loitering, anti-social behaviour and the interface with nearby residential properties, it is recommended that if the application is approved, that a condition be imposed to require a management plan to address the following:

- How visitors will be managed, including before, during and after the lunch period, so as to minimise the impact on the surrounding area;
- A complaints management procedure, detailing how complaints and incidents will be managed should they occur;
- Security and safety of staff, volunteers, and visitors within the premises, as well as adjoining businesses and residents; and
- Waste management.

For the purposes of comparison, it is noted that the premises in Maylands operates on a similar scale as that proposed by this application. The Maylands site operates from midday to 3pm on weekdays and from 6:30pm to 8:30pm Monday to Wednesday. The premises accommodates up to 58 people at any one time, inclusive of four staff members and four volunteers. Anecdotal evidence provided from the City of Bayswater has indicated

that the use (as supported by a management plan, as contained in **Attachment 4**) has been operating at the current premises without instances of anti-social behaviour. It is noted that the proposed development is of a lesser scale in terms of operating hours than the Maylands premises, and therefore, it is considered the subject development will be able to negate incidences anti-social behaviour, so long as a management plan is prepared and implemented to the City's satisfaction.

The imposition of the recommended conditions is considered to ensure that the use operates without having a detrimental impact of the nearby area. If the conditions of approval are not adhered to, it would be open to the City to undertake formal compliance action.

Community Benefit

Clause 67(x) requires consideration to be given to the impact of the development on the community as a whole, notwithstanding the impact on particular individuals. As detailed above, the development is considered to have minimal impact on the immediate area, on the basis of the relatively low scale of the proposal with its peak hours being during the middle of the day, the intended clientele, as well as the implementation of a management plan. In considering this matter, it is acknowledged that the proposed use does provide a broader social benefit in that it provides a genuine community service in an accessible location.

Time Limited Approval

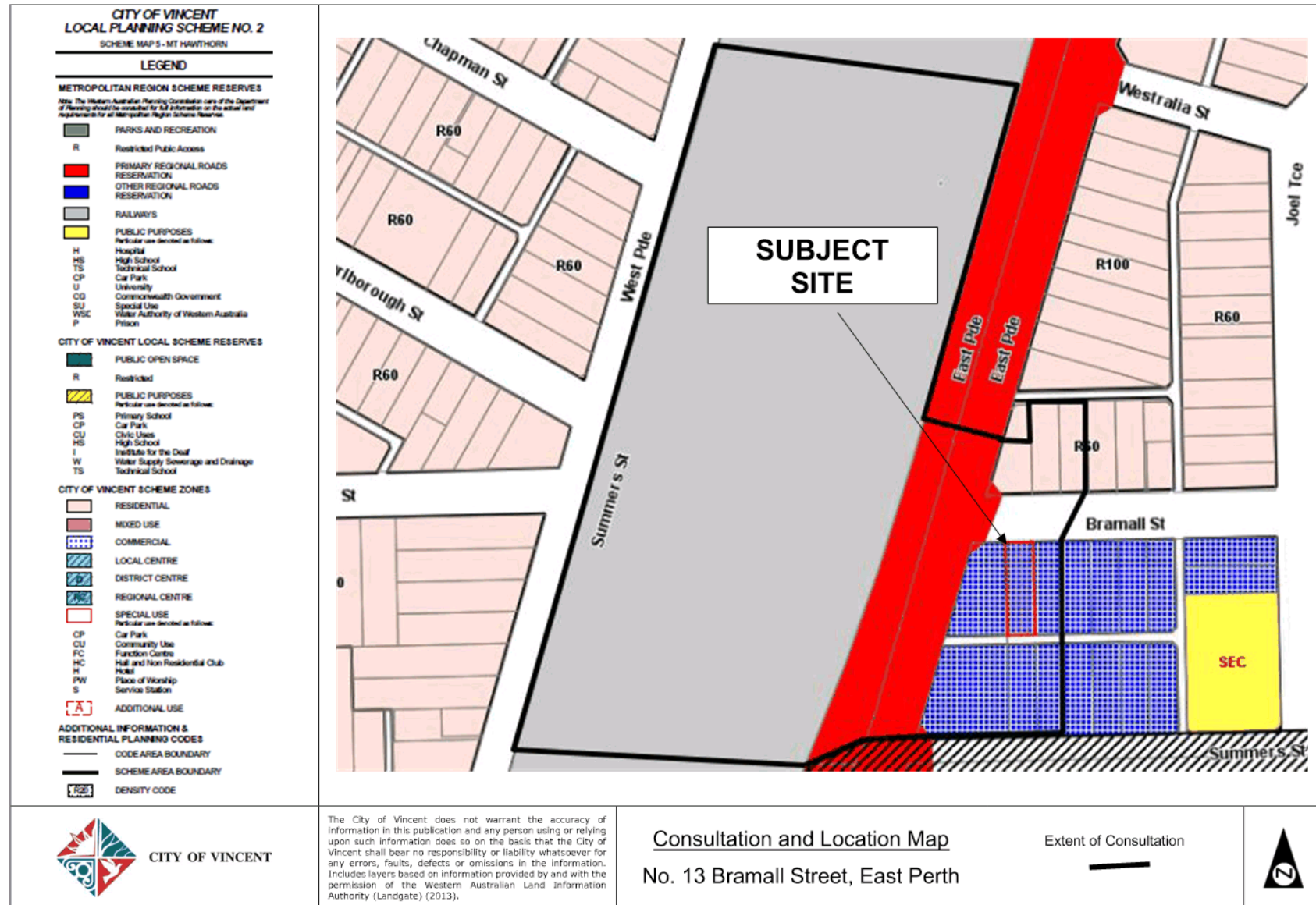
Given the unique nature of the use, and its proximity to residential properties, as well as the surrounding locality being an area in transition, it is considered that the imposition of a time limited approval is appropriate. Allowing the premises to operate for an initial two year period will allow a mechanism for a review of whether the use is appropriate within the context, particularly in regards to whether the supply of public car parking within the area is adequate to accommodate volunteers and visitors, as well as whether the management plan is working effectively. If a subsequent application is lodged in future, these aspects can be reassessed, as well as considering whether the use remains consistent with the intent of the planning framework at that point in time and any complaints or incidents that may have occurred during this time. Should the use be considered to still be acceptable, it could be approved with or without a further time limit and/or a requirement to make a cash-in-lieu contribution to car parking, depending on how the use has operated within the initial approval period.

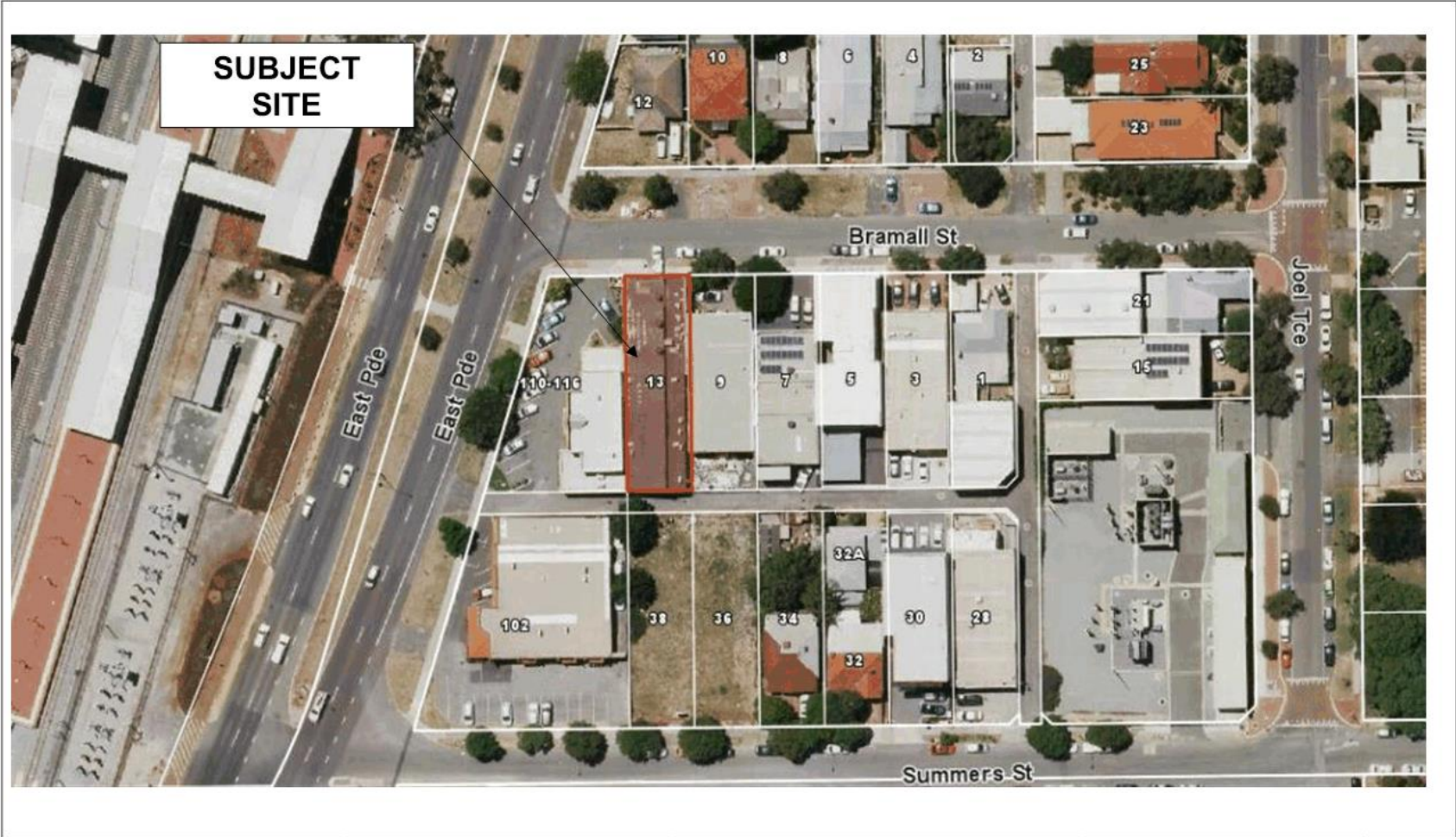
Should this reassessment identify that the use is no longer appropriate, it would be open to Council to refuse any such application.



It should be noted that this approach is consistent with that taken for a comparable application for No. 33 (Lot 421) Church Street, Perth, where Council, on 18 December 2012 resolved to approve an Unlisted Use (Community Service) for a period of five years. The time limitation was imposed to enable Council to assess of the impact of the land use on the amenity of the locality, before deciding to allow or not allow the use to continue. On 16 October 2018, Council considered an application for an additional five years and resolved to grant an unrestricted approval on the basis that the premises was operating satisfactorily.

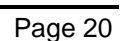
Conclusion

On 6 September 2018, the City received a development application for an Unlisted Use (Community Purpose) at No. 13 Bramall Street, East Perth. 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 for a community service use which is consistent with the objectives of the Commercial zone as set out in LPS2. The Parking Management Plan submitted for the site is considered to demonstrate that there is sufficient car parking and transport methods to support the proposed use. In light of the above, the proposed Unlisted Use (Community Purpose) is supported, subject to conditions.





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CADASTRAL INFORMATION
SOURCE: PHOTOGRAPH
YYMMDD: 180903
DWG REF: N/A
PROJECTION: N/A

AERIAL PHOTOGRAPHY
SOURCE: N/A
YYMMDD: N/A

RD
great places

SIZE A4, NOT TO SCALE

A	ELEVATION PLAN	180904	EVDL	EVDL
REV	SIGNAGE	YYMMDD	DRAWN	APPR'D

EXISTING SIGNAGE - REAR ELEVATION
Lot 36, 13 Bramall Street, East Perth
City of Vincent

REF NO.	DRAW NO.	REV.
BAR EPH	RD1 001	A



CADASTRAL INFORMATION
SOURCE: PHOTOGRAPH
YYMMDD: 180903
DWG REF: N/A
PROJECTION: N/A

AERIAL PHOTOGRAPHY
SOURCE: N/A
YYMMDD: N/A

RD
great places

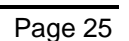
SIZE A4, NOT TO SCALE

PROPOSED SIGNAGE - REAR ELEVATION
Lot 36, 13 Bramall Street, East Perth
City of Vincent

A	ELEVATION PLAN	180904	EVDL	EVDL
REV	SIGNAGE	YYMMDD	DRAWN	APPR'D

REF NO.	DRAW NO.	REV.
BAR EPH	RD1 001	A







Lot 36 (13) Bramall Street, East Perth Parking Management Plan

Client // [REDACTED]
Office // WA
Reference // W159620
Date // 04/09/18

Lot 36 (13) Bramall Street, East Perth

Parking Management Plan

Issue: B-F 04/09/18



GTA Consultants Office: WA

Quality Record

Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
A-Dr	04/09/18	Draft				
A	04/09/18	Final				
B	04/09/18	Final				

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Table of Contents

1. Introduction	1
1.1 Purpose of this Report	1
1.2 Proposed Development	1
1.3 Site Context	1
2. Parking Allocation	3
2.1 Parking Provision	3
3. Alternative Modes of Transport	4
3.1 Public Transport	4
3.2 Pedestrian and Cyclist Facilities	5
4. Public Parking	7
5. Parking Management Plan & Management Strategy	9
5.1 Parking Management Plan	9
5.2 Parking Management Strategies	11
6. Findings & Summary	13

Appendices

A: Proposed Redevelopment Plans

Figures

Figure 1.1: Subject Site and its Environs	2
Figure 1.2: Zoning Map	2
Figure 3.1: Existing Cycling Network	5
Figure 3.2: Department of Transport's Future Cycle Network	6

Tables

Table 2.1: Parking Provision	3
Table 3.1: Public Transport	4
Table 4.1: Current Detailed On-street Parking Demand within 200m	7
Table 4.2: Historical Snapshot On-street Parking Demand within 200m	8
Table 5.1: Owner/Applicant Details	9
Table 5.2: Property Details	9
Table 5.3: Parking Allocation	9
Table 5.4: Detailed Parking Allocation	10

Table 5.5:	Alternative Transport Modes	10
Table 5.6:	Available Public Parking within 200m	11

1. Introduction

1.1 Purpose of this Report

GTA Consultants (GTA) has been commissioned by Roberts Day, [REDACTED] to document a car parking management plan for the City of Vincent for the proposed Change of Use at Lot 36 (13) Bramall Street, East Perth (subject site) from the existing Factory to a Referral Centre for Families.

As part of the Development Application, a Parking Management Plan is required by the City of Vincent.

1.2 Proposed Development

A Referral Centre for Families is proposed at the subject site. The application proposes:

- The Centre to be open to customers from 10.00am to 2.00pm. The referral centre would see on average 50 people over this four-hour opening period.
- Four (4) staff members to be on the site from 8.30am-5.00pm.
- Six (6) volunteers to be onsite during lunch period 10.00am-2.00pm.
- Lunch is served from 11.00am-1.00pm.
- Five (5) on-site parking bays.

Access to the development is either via the front (for pedestrian entry) for customers coming to counselling sessions or via the rear laneway for the four staff members to park their vehicles on-site and volunteers/customers coming for the lunch service.

Due to the financial situation and the expected clientele, none of the customers will be travelling by car. It is likely they will travel by public transport, walk from the surrounding areas or travel by bike.

A local footpath network is currently provided on both sides of Bramall Street which connects to other footpaths within the local footpath network, as well as the East Perth Train Station.

1.3 Site Context

The subject site is approximately 491m² in area, and zoned Urban under the Metropolitan Scheme (MRS) and Commercial under the City of Vincent's Local Planning Scheme No. 2 (LSP 2). It is bound by Bramall Street and Residential Lots to the north, Commercial land uses such as offices and office shop land uses to the east and west, and an access laneway to the south (with access to East Parade, Bramall Street and Summers Street).

The subject site is approximately 9m from land identified as the East Parade Primary Regional Road Reservation under the MRS, and 20m from East Parade. The subject site is also approximately 50-60m from the East Perth Train Station.

The location of the subject site and the surrounding environs is shown in Figure 1.1, and the land zoning is shown in Figure 1.2.

Figure 1.1: Subject Site and its Environs



(PhotoMap courtesy of NearMap Pty Ltd)

Figure 1.2: Zoning Map



(Reproduced from the City of Vincent Inframaps)

2. Parking Allocation

2.1 Parking Provision

The development proposes five (5) parking bays to be provided on site.

The development is classed as an "other land use" under Table 1 from the City of Vincent Policy 7.7.1 Non-residential Development Parking Requirements and thus the actual parking to be provided is to be determined by the City of Vincent on a site-specific Parking Management Plan, that being the purpose of this report.

The floor area uses of the building proposed is as summarised below:

○ Office/Entry Reception	50m ²
○ Counselling Rooms	45m ²
○ Meals/Dining	89m ²
○ Kitchen/Store	36m ²
○ Staff Room	15m ²
○ Parking	154m ²
○ Toilets & Hall	62.6m ²

Under the City of Vincent's Policy 7.7.1 Non-residential Development Parking Requirements, the office and counselling room use should provide 2 bays per 100m² for a Transit Corridor, under which this proposed development falls. This is summarised below.

Table 2.1: Parking Provision

Number of Bays Required	Number of Bays Provided	Surplus/Shortfall
2	5	+3

There is expected to be a three-bay surplus in on-site parking to be provided based on the proposed use. All five (5) proposed bays will be utilised fully by the four (4) full time staff on-site plus there will be the provision of a disabled bay. The parking access aisle inside the building will be utilised by delivery vehicles/laundry services to briefly park and then exit the building.

Customers are all expected to utilise public transport or walk/ride to the facility from the local area. The volunteers working and serving meals are expected to be on-site only between 10am and 2pm and are expected to park on the local street network during this short period.

Access to the parking is to be via the rear laneway which connects East Parade to another laneway connecting between Bramall Street and Summers Street.

3. Alternative Modes of Transport

3.1 Public Transport

The subject site is highly accessible via public transport given its close proximity of 50m to the East Perth Train Station. A number of bus routes are also available on Lord Street, within a 650m walk via Lord Street, Summers Street and the footbridge over the Midland Railway line. Public transport is summarised in Table 3.1:

Table 3.1: Public Transport

Route	Frequency	Key Destinations	Distance from Site
Midland Railway Line	10min (peak) 15min (off peak)	Perth, Bayswater, Guildford, Bassendean, Midland	~50m
Bus Route 41	15-20min (peak) 60min (off peak)	Elizabeth Quay, Mt Lawley Tafe, Bayswater	~650m
Bus Route 42	10-15min (peak) 30min (off peak)	Elizabeth Quay, Mt Lawley Tafe, Maylands	~650m
Bus Route 48	30min (peak) 50min – 60min (off peak)	Elizabeth Quay, Morley Bus Station	~650m
Bus Route 55	20min (peak) 60min (off peak)	Elizabeth Quay, Mt Lawley Tafe, Bassendean Town Centre	~650m

3.2 Pedestrian and Cyclist Facilities

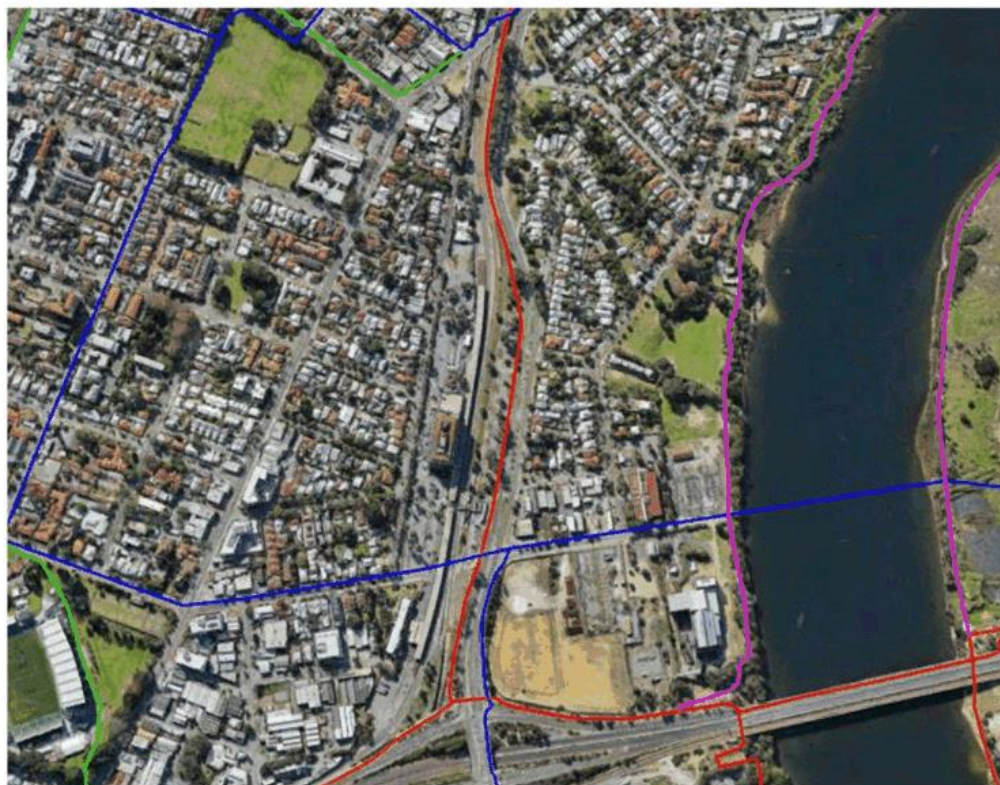
The subject site is also within close proximity to Principal Shared Paths connecting west into the Perth Central Business District, east along the Graham Farmer Freeway and north, along the Midland Railway Line, as shown in Figure 3.1. there is also a good footpath network in the area, with footpaths available on both sides of Bramall Street connecting to the local network which also have footpaths on both sides of the street such as East parade, Joel Terrace and Summers Street.

Figure 3.1: Existing Cycling Network



The cycling hierarchy stipulated by the Department of Transport has Primary, Secondary and Local routes as the movement-based network, in red, blue and green respectively. This has slightly changed from the Transport Plan (principal, strategic and local). The Perth Transport Plan shows a primary (red) route abutting the site to the west along East Parade and a strategic (blue) route to the south on Summers Street, as shown in Figure 3.2.

Figure 3.2: Department of Transport's Future Cycle Network



3.2.1 End of Trip Facilities

The referral centre proposes to have one (1) bike rack to allow staff and customers to ride bikes to and from the referral centre. The type of rack proposed will be able to cater for six (6) bikes in secure parking within the building.

Under the City of Vincent's Policy 7.7.1 Non-residential Development Parking Requirements, the 94m² of the building to be utilised as an office/counselling room use should provide 0.8 bays per 100m² long term bike bays for employees and 0.2 bays per 100m² for short term parking, in this case customers.

Based on the floor areas in Section 2 the development should provide for one (1) bicycle for employees and no racks are required for customers.

However, given the proximity of the site to Principal Shared Paths, bike racks for customers in excess of the above requirement are recommended. Additional racks could also be located on the verge immediately in front of the referral centre between the footpath and the roadway.

4. Public Parking

No formal (i.e. line marked) on street parking is provided along Bramall Street. However, the road reserve widths allow for informal on-street parking. The same applies for Summers Street between East Parade and Joel Terrace. Formal line marked on-street parking bays are provided on Joel Terrace from Summers Street northwards.

The following 81 parking bays are available within 200m (approximately a 2-3 minute walk) of the front door of the subject site on Bramall Street:

- Bramall Street 19 unmarked bays with 2P restrictions on the south side of the street and no restriction on the north side of the street
- Summers Street (East Pde to Joel Tce) 30 unmarked bays with 1P restriction on the north side of the street and no restriction on the south side of the street
- Joel Tce (Bramall St to Summers St) 17 marked bays with no restriction on either side of the street
- Joel Tce (N of Bramall St to No. 38) 15 marked bays with 2P restrictions on both sides of the street

The parking area located on the western side of East Parade at the East Perth train station has not been included in the above assessment as this facility is only for Transperth patrons for a fee of \$2 per day.

Parking surveys were undertaken for the above parking within 200m of the proposed development. This was undertaken with patrol surveys at 9am, 12pm, 2pm and 5pm on Friday 31st August 2018. The weather was partly cloudy with a temperate of approximately 17C.

Table 4.1: Current Detailed On-street Parking Demand within 200m

Street	9am	12pm	2pm	5pm
Bramall St	3	5	5	4
Summers St	23	27	25	10
Joel Tce S	12	14	14	10
Joel Tce N	2	6	5	3
Total	40	52	49	27
Spare Capacity	41	29	32	54

Also, Neamap was utilised to understand how parking might vary through the year for the 12-months to June 2018.

Table 4.2: Historical Snapshot On-street Parking Demand within 200m

Street	Noon, Fri Aug 17	PM, Fri Oct 17	AM, Thu Dec 17	PM, Mon Feb 18	PM, P/H Apr 18	Noon, Sun Jun 18
Bramall St	12	7	2	8	11	8
Summers St	27	21	16	22	26	27
Joel Tce S	13	13	6	13	14	13
Joel Tce N	6	5	2	6	4	5
Total	58	46	26	49	55	53
Spare Capacity	23	35	55	32	26	28

Based on the above it is apparent that there has been ample spare parking supply/capacity on streets within 200m of the proposed development over an extended period at various times of day and year.

Based on the survey undertaken over one day and the examination of the longer-term use patterns of the on-street parking, it is concluded that there is ample on-street parking to cater for the expected on-street parking by volunteers to the proposed development.

5. Parking Management Plan & Management Strategy

This section details the requirements required by the City of Vincent to assess the development under their policy and is prepared in accordance with their parking management plan framework. Sections 1 to 4 of this report should also be referenced to provide further background to the information provided below.

5.1 Parking Management Plan

5.1.1 Applicant Details

The table below details the applicant details for this proposed development.

Table 5.1: Owner/Applicant Details

Applicant Details	
Name	Emma van der Linden (RobertsDay)
Address	Level 2, 442 Murray Street, Perth, WA, 6000
Phone	08 9213 7300
Email	Emma.VanDerLinden@robertsday.com.au
Applicant Signature	

5.1.2 Property Details

The table below details the property details for this proposed development.

Table 5.2: Property Details

Property Details	
Lot Number	Lot 36
Address	13 Bramall Street, East Perth

5.1.3 Parking Allocation

Table 5.3: Parking Allocation

Parking Allocation	
Total Number Car Parking Spaces	2 required, 5 provided (inc disabled bay)
Total Number Short Term Bicycle Parking Spaces	0 required, 5 provided,
Total Number Long Term Bicycle Parking Spaces	1 required, 1 provided
Total Number Other Bays	1 Delivery/Laundry (within parking aisle)

Table 5.4: Detailed Parking Allocation

Development Type	Development Users	Parking Allocation			
		Type/Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
Other Land Use, Transit Corridor	Staff	Employee (>4hrs)	4	1	0
	Staff	Volunteers (<4hrs)	0	0	0
	Customers	Visitors	0	5	0
	Other	Deliveries/Laundry (15 mins)	0	0	1 (within parking aisle)
	Other	Disabled	1	0	0

5.1.4 Alternative Transport

The following table outlines the alternative transport options available to users of this development. All customers are expected to use alternative transports modes due to their socio-economic circumstances.

Table 5.5: Alternative Transport Modes

Transport Option	Type & Level of Service
Public Transport	
Train	Midland Railway Line within 50m of site with peak services every 10 minutes and 15 minutes off-peak
Bus	Routes are on Lord Street 650m from the site with combined peak services every 10 minutes and 15-30 minutes off-peak
Pedestrian	
Paths	Footpaths located on all streets within 200m vicinity of the site
Facilities	Ramps and warning signs for a pedestrian crossing of East Parade at western end of Bramall Street
Cycling	
Paths	Principle Shared path along Midland Railway line located approximately 50m from the proposed development. Shared path located along Swan River located approximately 375m from the site
Facilities	Ramps and warning signs for a pedestrian crossing of East Parade at western end of Bramall Street
Secure Bicycle Parking	One (1) for staff, Five (5) for customer
Lockers	To be provided in the staff room
Shower/Change Room	Change room area to be provided within the toilet facilities

5.1.5 Public Parking

A review of the public parking available within approximately 200m of the proposed development has shown the following supply of parking.

Table 5.6: Available Public Parking within 200m

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking	81	Bramall Street Summers Street (East Pde to Joel Tce) Joel Tce (Summers St N to No. 30)	2P on south side 1P on north side 2P north of Bramall Street
Off Street Parking	151 + 3 Disabled	East Perth Station	Transperth Customers Only

Of the 81 on-street parking spaces available within 200m of the proposed referral centre, during peak use of the on-street parking, approximately 12pm, there is approximately 30 spaces available for cars to park. This is ample capacity to cater for the expected six (6) volunteers to park for short periods between 10am and 2pm during the preparation and serving of meals at the referral centre.

5.2 Parking Management Strategies

The following strategies are proposed to ensure that the parking for the development is managed to appropriately and leads to a satisfactory overall parking management for the entire referral centre's parking operation.

5.2.1 Management & Operation

The staff parking will be managed by the manager of the referral centre.

5.2.2 Management of Parking Allocation

Of the five (5) on-site parking bays, four (4) will be allocated to the long-term staff working there from 8.30am to 5pm, whilst a further disabled bay is provided on an as needed basis. Signage will be erected to advise that access to the parking at the rear of the building is strictly for staff and deliveries only or disabled parking. In the first instance, volunteers will be requested to park Joel Terrace between Summers Street and Bramall Street where there is parking for approximately 17 cars and spare capacity of approximately three (3) to four (4) cars and both side of the street are commercial in land use. In the second instance, then only Bramall Street will be utilised and only to park on the south side of Bramall Street, again on the side of the road with commercial use.

5.2.3 Management of Tandem Bays

There are no tandem parking bays per se, but deliveries and the laundry service are expected to access the site from the laneway and enter the parking aisle at the rear of the building to briefly park. This will block in the long-term staff parking.

This is not an issue as vehicles parked in the long-term staff parking will not be utilised by staff during office hours and thus the parking aisle can be used by delivery vehicles and the laundry service to briefly park.

This will be managed by the manager of the referral centre and staff advise when a vehicle is parked in the parking aisle.

5.2.4 Way Finding

As all parking on-site is to be provided for staff, there is no requirement for way-finding measures to be implemented.

5.2.5 Promotion of Alternative Transport Modes/Work Place Travel Plan

The provision of an on-line parking guide should be provided to detail the available access to the site via public transport, namely taking the Midland Railway line services to the East Perth train station. Also, customers coming from areas such as Maylands/Bayswater can utilise bus services along Lord Street, stopping approximately 500m from the site. This advice should also be provided by staff when customers telephone the referral centre to make an appointment.

Also, customers will be advised of the proximity and location of the Principal Shared Paths alongside the Midland Railway line and the Swan River on-line and when calling the referral centre for an appointment.

To further encourage the use of alternative transport, customers will be advised not to drive their vehicles to the referral centre due to no on-site parking available.

Also, the installation of bike racks could be considered immediately in front of the referral centre on the verge between the footpath and the edge of the road.

6. Findings & Summary

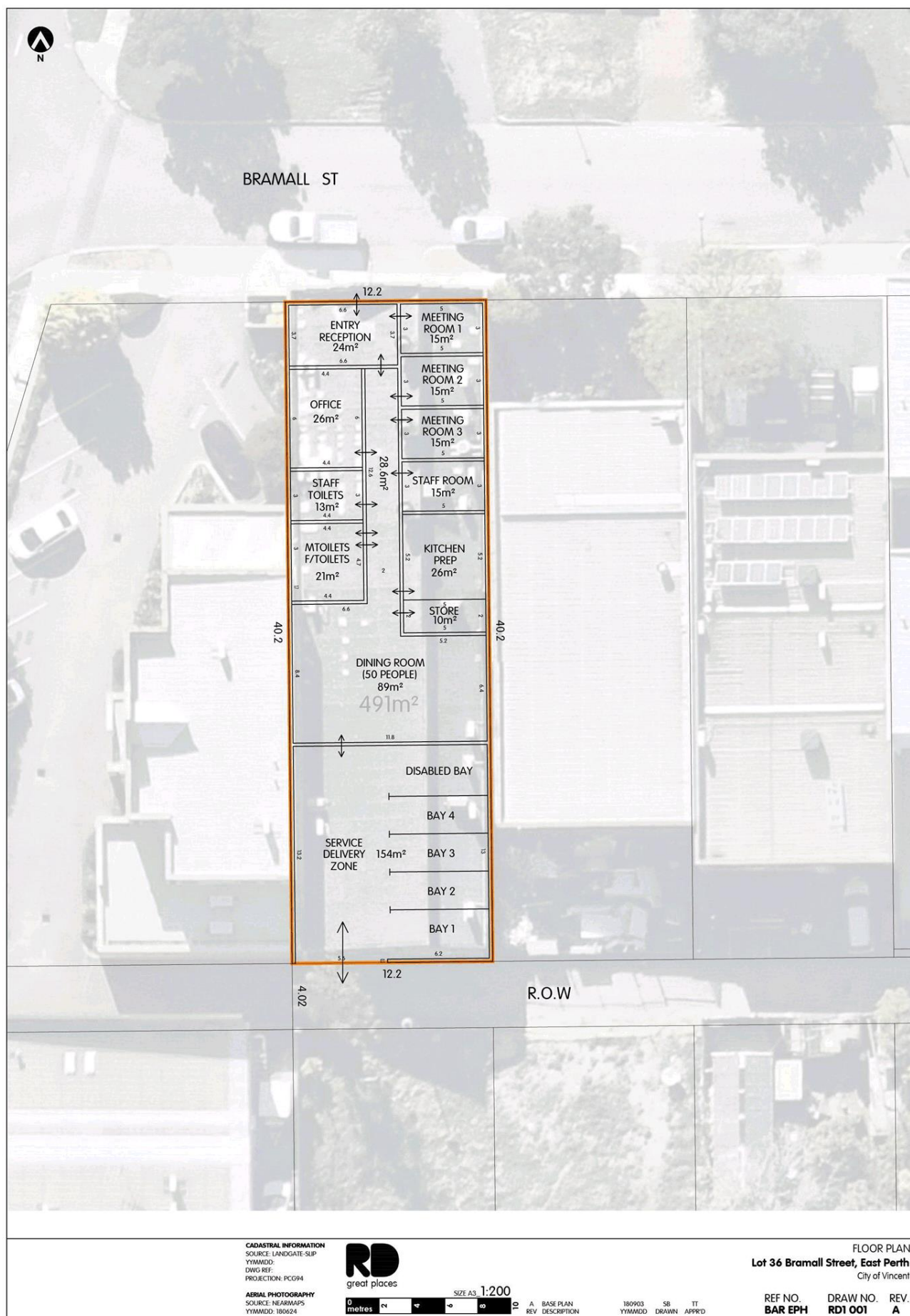
Overall, the proposed referral centre will provide ample on-site parking and with appropriate strategies in place will manage the expected parking associated with volunteers and customers.

- i The development provides adequate parking to serve the needs of its customers with all customers expected to not require any parking to be provided.
- ii Alternative public car parking is available (with a significant number of unused on-street parking bays) this being on-street for short term volunteers working at the referral centre between 10am and 2pm.
- iii On-site bike parking has been provided for both referral centre staff and customers of the referral centre.
- iv Alternative transport modes are available and of a very high standard, with high-frequency train services located approximately 50m from the proposed development and Principal Shared Paths also similarly located in proximity.
- v The proposed Parking Management Plan is considered appropriate and addresses the expected usage of the proposed development.

Appendix A

Appendix A

Proposed Redevelopment Plans





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Table of Contents

The Shopfront
Lot 54 (170) Whatley Crescent, Maylands

1.0	Overview	1
2.0	Administration and Management	2
2.1	Opening Times	2
2.2	Staff and Volunteers	2
2.3	Emergency and Safety Procedures	3
2.4	Criteria for Assistance	3
2.5	Shopfront Client Rules	4
2.6	Building and Property Maintenance	4
2.7	Provision of Meals	5
2.8	Deliveries	5
2.9	Record Keeping and Statistics	5
3.0	Implementation	6

1.0 Overview

The Shopfront Lot 54 (170) Whatley Crescent, Maylands

This Operational Management Plan has been prepared in order to satisfy Condition 18 of the Planning Approval issued by the City of Bayswater on 3 February 2010, in respect of The Shopfront at Lot 54 (170) Whatley Crescent, Maylands.

The Shopfront has approval to operate as a Community Purpose use, providing a range of social services to clients (visitors) who may be struggling financially, homeless, disadvantaged or all otherwise in need of assistance.

The primary purpose of the Operational Management Plan is to ensure the effective and efficient operation of The Shopfront at all times.

The Operational Management Plan may be revised from time to time with the agreement of the City of Bayswater. A copy of the Operational Management Plan shall be retained at the premises at all times.

2.0 Administration and Management (cont'd)

The Shopfront
Lot 54 (170) Whatley Crescent, Maylands

Volunteer attendance is co-ordinated by the Shopfront assistant using a roster system which is overseen by the Director. Evening sessions are attended only by volunteers, overseen by a Person in Charge.

2.3 Emergency and Safety Procedures

During opening times there will be a designated Person in Charge of The Shopfront.

The following protocols shall be observed:

- Front and rear exits are not to be deadlocked during opening times.
- An emergency (panic) button is to be operational at all times.
- A fire exit plan is to be displayed, in accordance with all regulatory/statutory requirements.
- Security cameras shall be installed and maintained as part of providing a "duty of care" to all staff, volunteers and clients. Cameras are to be installed at the front entrance and overlooking the rear car park, and also to provide surveillance over each of the outside sitting areas.
- The Shopfront shall at all times maintain Public Liability cover for all staff, volunteers and visitors to The Shopfront.
- A minimum of two volunteers, including a designated Person in Charge, shall be on duty prior to The Shopfront opening for visitors.

2.4 Criteria for Assistance

The Shopfront has established specific criteria which need to be met in order for clients to qualify for assistance from The Shopfront.

Prior to a new client receiving assistance from The Shopfront, the Director and/or deputy shall conduct an interview to assess their requirements and determine whether the client's needs fall within The Shopfront's Mandate.

If the client's request falls within The Shopfront's mandate, the Director shall co-ordinate arrangements for appropriate assistance. If necessary, the Director or the designated authority shall confirm with the Shopfront assistant appropriate financial, material or practical assistance that will best assist the client. Follow-up with the client shall be undertaken to ensure they have received the best outcome for their particular needs.

2.0 Administration and Management

The Shopfront
Lot 54 (170) Whatley Crescent, Maylands

2.1 Opening Times

The opening times for The Shopfront are as follows:

Monday – Friday	12.00 pm – 3.00 pm
Monday evening	6.30 pm – 8.30 pm
Tuesday evening	6.00 pm – 8.00 pm
Wednesday evening	6.00 pm – 8.00 pm

The Shopfront is closed on weekends and all public holidays. The Shopfront also closes for 6 weeks from mid-December to 31 January every year.

Opening times shall be displayed on a sign in a front window at all times.

2.2 Staff and Volunteers

The Shopfront is attended by the following staff members:

- the Director;
- one (part-time) assistant; and
- two Christian Brothers.

In addition to the four (4) attending staff members, The Shopfront receives assistance from registered volunteers.

Prior to assisting at The Shopfront, all volunteers shall:

- undergo a Police check organised by The Shopfront; and
- complete an orientation program and induction.

The initial orientation and induction is the responsibility of the Director or a nominated suitably trained person.

Volunteer induction shall include:

- familiarisation with all emergency procedures, location of exits and proficiency with use of fire equipment;
- location of first aid box; and
- familiarisation with all relevant policies and protocols developed by The Shopfront, including this Operational Management Plan.

2.0 Administration and Management (cont'd)

The Shopfront
Lot 54 (170) Whatley Crescent, Maylands

If the client's request does not fall within The Shopfront's Mandate, The Shopfront shall endeavour to refer the client to other agencies or organizations who are able to provide the assistance they are seeking.

2.5 Shopfront Client Rules

The Shopfront maintains a "no tolerance" policy on inappropriate behaviour. The Shopfront has developed "The Shopfront Clients' Rules", which shall be displayed in several areas within The Shopfront. New clients shall be informed of The Shopfront behaviour policy, and the consequences if they fail to abide by the rules. In the event of the rules being breached by a client, the following general procedures apply:

- Clients causing a disturbance are asked to leave The Shopfront and are banned for a period of time, as specified by the Director;
- If the visitor breaks the rules a second time, they are banned again and are not permitted to return unless they agree to sign a Contract of Behaviour;
- If the client does not agree to sign the contract, or breaks the contract, they are permanently banned from The Shopfront.

Clients shall be informed they cannot wait outside The Shopfront prior to opening hours.

A staff member or volunteer shall be present outside The Shopfront entrance to greet clients not less than 15 minutes prior to the opening of the facility.

The Shopfront is a drug and alcohol free environment. Any person obviously under the influence of drugs or alcohol will not be permitted to enter the premises.

2.6 Building and Property Maintenance

The Shopfront Assistant shall have delegated responsibility for:

- overseeing on-going compliance with all relevant regulatory and statutory requirements as stipulated by the Planning Approval;
- ensuring that at the completion of each session all areas outside the building are left in a tidy and orderly condition;
- ensuring refuse bins are put out for collection the evening prior to collection and returned to the designated bin storage area as soon as practical the day of collection;

2.0 Administration and Management (cont'd)

The Shopfront Lot 54 (170) Whatley Crescent, Maylands

- co-ordinating internal and external building maintenance, including removal of any graffiti should this occur;
- informing the Director on any matters requiring liaison with the City of Bayswater with respect to any relevant building issues;
- maintenance of landscaping within the property; and
- cleaning the premises, including daily cleaning of toilets, kitchen area and main areas accessible to clients.

2.7 Provision of Meals

The Shopfront may provide a light meal and refreshments to visitors.

Generally sandwiches will be provided during afternoon sessions. Soup and a bread roll will generally be provided during evening sessions. Should the Person in Charge deem it appropriate in a particular situation, a more substantial meal may be provided to visitors.

2.8 Deliveries

Deliveries of packaged or pre-prepared food and other items, including blankets, shall occur by private vehicle during opening times. Deliveries may be unloaded either via the Whatley Crescent (public) access or, alternatively, via the right of way.

2.9 Record Keeping and Statistics

A client database is to be maintained by The Shopfront and updated after each session. Recording of clients' personal details shall be at the discretion of the Director. The Shopfront shall maintain a record of the number of clients in attendance at the mid point of each session, ie: approximately 1:30pm for afternoon sessions and approximately 7:00pm for evening sessions.

3.0 Implementation

The Shopfront Lot 54 (170) Whatley Crescent, Maylands

The Shopfront shall comply with the Operational Management Plan at all times. The Director or his delegate shall have responsibility for the implementation of the Operational Management Plan. Approval shall be sought from the City of Bayswater prior to any substantial revisions to the Operational Management Plan.

Summary of Submissions:

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

Comments Received in Support:	Officer Technical Comment:
Support the proposal without providing any additional comment.	Support is noted.
Comments Received in Objection:	Officer Technical Comment:
<p>Issue: <u>Safety and Anti-Social Behaviour</u></p> <ul style="list-style-type: none"> Concerned about the potential for people to congregate outside on the footpath and verge, particularly prior to opening, and that this may restrict access to the car parks of adjoining properties, and also cause a risk to their personal safety being so close to a busy road, as well as other pedestrians and cyclists. Concerned about the potential for increased crime in the area, including theft. The use poses a risk for the safety of individuals living in proximity to the premises, as well as nearby parks. Concerned that as transient people with no vested interest are being directed into the area, there will be a decline in safety, feel and sense of community as a result. 	<p>It is recommended that a condition be imposed, requiring the applicant to prepare a management plan for the City's approval, prior to the occupation of the use. This management plan will be required to outline how anti-social behaviour will be controlled, including the congregation of people and how they will leave the site.</p> <p>In regards to criminal behaviour, this is a matter for the Western Australian Police, and not the City. However, based on the information provided from the applicant with the target demographic of 'The Shopfront' being the elderly and single mothers, it is not anticipated that the operation of the use would result in an increased potential for crime in the area. The opening times for visitors is between 10am and 2pm during weekdays. Given these hours during the middle of the day, and the relatively short time for visitors to be at the premises, the use is considered to have no greater impact than other commercial uses, such as counselling or consulting services.</p>
<p>Issue: <u>Car Parking</u></p> <ul style="list-style-type: none"> The on-street bays along Bramall Street and Joel Terrace have few bays available during the day, and the proposed development will impact on limited parking within the area and may result in illegal use of parking bays within adjacent and/or surrounding sites. It cannot be substantiated that visitors to the premises will not drive. The proposal does not provide sufficient detail addressing how the requirements for sufficient end of trip facilities, in accordance with Clause 67(u)(iv) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The proposal does not adequately address the requirements of Policy No. 7.7.1 – Non-Residential Development Parking Requirements. 	<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 four on-site parking bays will be dedicated to use for the four full time staff members; Given the nature of the use, it is anticipated that visitors will access the subject site primarily through alternative transport methods, such as public transport and walking; Volunteers will be advised of the location of unrestricted on-street parking bays within the vicinity of the subject site, including seven along the northern side of Bramall Street directly in front of the subject site, and 17 along Joel Terrace within 100 metres of the subject site; The subject site is located approximately 50 metres from the East Perth Train Station and 480 metres from a bus stop located along Lord Street which provides services every 15 minutes between 10:00am and 2:00pm; and Six bicycle spaces for use by volunteers as well as visitors are proposed to be provided within the Bramall Street verge as well as the rear of the premises, as well as end of trip facilities, to encourage volunteers to seek alternative non-car based transport options.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	Given the nature of the use and the commitment of the applicant to encourage alternative methods of transport for volunteers, in addition to the availability of public transport facilities and on-street parking in the surrounding area, it is considered that the options available are sufficient to manage the car parking requirements of the proposed use, whilst also promoting alternative modes of transport to and from the subject site.
<p>Issue: <u>Property Values</u></p> <ul style="list-style-type: none"> The proposal will negatively impact on property values. 	Property values are not a valid planning consideration.
<p>Issue: <u>Use and Amenity</u></p> <ul style="list-style-type: none"> There are already many locations which contain such uses, including the premises in Maylands, so there is no need for another one which spreads into a residential area. The use should be located centrally or at an inner City location, and away from residents. The use should be operated from a Church. The use is not fitting with the regeneration of the area. The amenity of the area will be severely impacted by the increase of service trucks required to service the premises. The proposal will impact on the amenity of residents and the owners of surrounding commercial properties, and limit the ability for attracting tenants in the short term and redevelopment in the long term, by bring people of low socio-economic status into the area. It is unreasonable to expect that the number of clients will not disturb the surrounding residents and nearby businesses. The proposal introduces a conflicting land use in an area undergoing urban renewal. 	<p>The subject site is located within a Commercial zone, although it is noted that Residential zoned land is located directly across the road from the premises. The applicant has advised that the location has been selected due to its proximity to the East Perth Train Station, as well as being in proximity to the targeted demographic. Although the use is operated by the Catholic Church, it does not involve the carrying out of religious activities, and is not required to operate from a Church.</p> <p>The City recognises that the area is in transition, and due to the Metropolitan Redevelopment Authority and Western Power owned land along Summers Street. Given the uncertainty over the development of this land, the City considers that the imposition time limited approval period is appropriate to provide a mechanism for a review of whether the use is appropriate within the future context, including the redevelopment of the area. Should the use no longer be considered appropriate at the expiration of this period, it would be open to Council to refuse any future application.</p> <p>The proposal is not considered to impact on the amenity of residents, given the opening hours are between 10am to 2pm Monday to Friday. The amenity of surrounding commercial properties is not considered to be impacted given the short hours where the premises is open to visitors. As noted previously, it is recommended that a condition requiring a management plan to be submitted and approved be imposed, which will be able to suitably mitigate any impact on the amenity of surrounding commercial and residential properties. The nature of the use will not require any greater servicing than that which would be expected of a commercial business.</p>
<p>Issue: <u>Consistency with Objectives of Commercial Zone</u></p> <ul style="list-style-type: none"> The proposed community purpose is the antithesis of a commercial use and therefore is not compatible with the zone, nor does it properly apply principles of orderly planning. The proposal adapts an old factory to be used to house people for what is essentially domestic type activities, including 	<p>The proposal is considered to be consistent with the objectives of the Commercial zone for the following reasons:</p> <ul style="list-style-type: none"> The proposed development provides a counselling and referral service, which assists disadvantaged members of the local community with regards to seeking employment and housing. It is also noted that the proposed development does not compromise the ability for the surrounding Commercial zoned land to be used for more intensive commercial activities.

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>accommodating people within an area that does not have any windows, access to light, sunshine or outdoor opportunity.</p> <ul style="list-style-type: none"> The adaption of an old factory unit for habitation is likely to have a detrimental effect on the development itself, rendering it potentially unsafe and likely to impede the urban renewal process. The applicants have not demonstrated how the proposed development is not detrimental to the amenity of the adjoining owners and in particular, the commercial developments and residential properties in the area. As the proposal does not comply with any of the objectives of the Commercial zone, this should be a reason for refusal. 	<ul style="list-style-type: none"> The proposed development does not involve any substantial external modifications to the existing building, with access from Bramall Street to be provided through the existing entrance. To ensure sufficient manoeuvring space is available for vehicles entering and exiting the parking area given the 5.0 metre width of the ROW, it has been identified that the rear roller door should be modified to be widened to a minimum width of 6 metres (it is currently 5.6 metres wide). The applicant has indicated that they are not intending to make any external changes at this stage, however it is recommended that a condition be imposed to this effect, to ensure that adequate vehicle manoeuvring space is provided. Notwithstanding this recommended modification, it is considered that the proposal contributes towards sustainability through the adaptive reuse of the existing building. The proposed development is reusing the existing building, and therefore maintains compatibility with the streetscape. In regards to internal modifications, the applicant will need to seek an occupancy permit from the City prior to occupation, which will need to demonstrate compliance with the relevant requirements of the Building Codes of Australia. The proposed development does not detrimentally impact on the amenity of the adjoining business owners, as the use is consistent with counselling and office/administrative businesses, which are commonly found within the commercial areas. Given this, the proposed development does also not detrimentally impact on the amenity of the nearby residential properties, due to the administrative nature of its operation, as well as the relatively low-scale operation. It is also noted that peak period is between 10am and 2pm when visitors are permitted, and this would coincide when most of the occupants of the nearby homes would be at work.
<p>Issue: <u>Pedestrian Access</u></p> <ul style="list-style-type: none"> There is no pedestrian crossing nearby, and there are no traffic lights to facilitate the safe crossing of the road by pedestrian, particular those using the East Perth Train Station. Existing foot traffic surrounding the train station is at high levels. It would be a safety risk for such a high volume of people to visit the premises in such a short time. The safe access for 50 visitors visiting the premises without a proper cross-walk or over-pass has not been accounted for, in accordance with Clause 67(r) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. 	<p>The existing path network provides a path to facilitate movement from the East Perth Train Station over East Parade, which is next to the intersection with Bramall Street. While not a controlled pedestrian crossing, this does provide a break in the median strip for pedestrians to wait until it is safe to cross the road. In light of this, it is considered that safe pedestrian access to the East Perth Train Station is provided.</p> <p>As the peak time for visitors is between 10am and 2pm, this does not overlap with peak periods for people using on-street parking and walking to the East Perth Train Station. It is anticipated that visitors to the premises would be spread out over this four hour period, and pedestrians will be able to safely access the premises.</p> <p>In light of this, it is considered that pedestrian access can be safely achieved to the premises, and the proposal does not pose a greater risk to safety of pedestrians.</p>

Page 3 of 5

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>Issue: <u>Advertising</u></p> <ul style="list-style-type: none"> It is disappointing that the proposal was not advertised to surrounding residents. 	<p>Advertising was undertaken in accordance with the City's Policy No. 4.1.5 – Community Consultation, which included 35 letters being mailed to owners and occupiers surrounding the site, as well as a sign being placed on site and a notice in the local newspaper. It is noted that this particular submitter is located outside of the area where letters were sent to owners and occupiers, and therefore did not receive written notification of the proposal.</p>
<p>Issue: <u>Traffic and Vehicle Access</u></p> <ul style="list-style-type: none"> The proposal will introduce additional traffic into the area. The Right of Way (ROW) is inadequate for the manoeuvring of vehicles, given its narrowness, in accordance with Clause 67(s) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. 	<p>Given the nature of the proposal, and that it is anticipated that the majority of visitors will access the premises by using public transport, it is considered to generate a similar volume of traffic to a similar commercial counselling or consultancy business, and is considered acceptable on this basis.</p> <p>Vehicle access for staff is proposed to be provided to remain as existing, being from the ROW through the existing roller door. The City has identified that to ensure sufficient manoeuvring space is available for vehicles entering and existing, the width of the roller door needs to be widened from 5.6 metres to 6 metres. This is necessary as the ROW width is currently 5.0 metres, and there are concerns over the ability for vehicles to safely and efficient enter and exit through the current arrangement. In light of this, it is recommended that a condition be imposed for the roller door width to be increased to 6.0 metres, to ensure suitable access and manoeuvring is achieved.</p>
<p>Issue: <u>Miscellaneous</u></p> <ul style="list-style-type: none"> There is no bus stop along East Parade. The bus stop referred to is a train replacement services. The applicant has not provided any details in respect of the social impacts of the development, in accordance with Clause 67(n)(iii) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The application does not demonstrate adequate waste management. 	<p>The City notes this comment around the location of the bus stop. As part of its assessment, the City has not taken the location of this bus stop into account, given it operates as a replacement service.</p> <p>The applicant has advised that the targeted demographic for the proposal is the elderly and single mothers, who may be in the need of assistance. Considering this, the proposal is not considered to have an undue social impact on the area, as it is not operated as a 'soup kitchen' or refuge centre, which would have negative community perceptions. As the operating hours for the proposal are during the middle of the day, and the intent is for people to come and go from the site as needed, rather than spending the entire four hour period there, the social impacts of the development are considered to be no greater than other commercial uses in the area. Notwithstanding this, it is noted that the use has an interface with nearby residential properties, and in light of this, it is appropriate to condition the provision of a management. This management plan will outline the management of visitors, complaints management produces, safety of staff, volunteers, and surrounding residents and businesses. The implementation of this management plan will ensure that the use can operate in the locality without disturbing the existing social amenity of the area.</p> <p>In assessing the application, it is considered that the premises is capable of being adequately serviced with regards to waste, given it has been operated as a</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
	commercial use before. Notwithstanding, it is proposed that the management plan will include details in regards to waste management, to confirm the waste calculations and to ensure the acceptability of servicing methods.
Comments Received Expressing Concern:	Officer Technical Comment:
<p>Issue: <u>Advertising of Proposal</u></p> <ul style="list-style-type: none"> • Details on the application were difficult to find. • There was no verbal consultation with residents or businesses in the area. • The notice on the building was not very prominent and relayed very little information. • Information on the intended use of the building is required, including the intended use of the building, the number of staff occupying the building, and if there will be other people in attendance at the building during the day. 	<p>As noted above, advertising was undertaken in accordance with the City's Policy No. 4.1.5 – Community Consultation, which included letters being distributed as well as placing a notice in the local newspaper and a sign on site. There is requirement under Policy No. 4.1.5 for verbal consultation to be undertaken as part of this process. The advertising information was made available at the City's Administration building, and the Library and Local History Centre, and was also available under the Planning Consultations section of the City's website. The sign was placed on the front façade of the building, and was considered satisfactory. The letters distributed contained information regarding the proposed use, including details in relation to:</p> <ul style="list-style-type: none"> • The nature of the use; • The numbers of staff, volunteers and visitors; • The operating hours; • Car parking; and • Signage.
<p>Issue: <u>Car Parking</u></p> <ul style="list-style-type: none"> • The proposal will have an impact on available parking in the area, which is already limited due to people parking and travelling into the City. 	Refer to the Officer Technical Comment related to car parking above.
<p>Issue: <u>Anti-Social Behaviour</u></p> <ul style="list-style-type: none"> • Most people in the area may not be locals, and will loiter. • The proposal may result in increased criminal behaviour, including thefts and break-ins. 	Refer to the Officer Technical Comment related to safety and anti-social behaviour above.
<p>Issue: <u>Miscellaneous</u></p> <ul style="list-style-type: none"> • Who is Roberts Day. 	Roberts Day is the applicant who has submitted the application for development approval.

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

Summary of Submissions:

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

Comments Received in Support:	Applicant's Comment:
Support the proposal without providing any additional comment.	<ul style="list-style-type: none"> Noted.
Comments Received in Objection:	Applicant's Comment:
<p>Issue: <u>Safety and Anti-Social Behaviour</u></p> <ul style="list-style-type: none"> Concerned about the potential for people to congregate outside on the footpath and verge, particularly prior to opening, and that this may restrict access to the car parks of adjoining properties, and also cause a risk to their personal safety being so close to a busy road, as well as other pedestrians and cyclists. Concerned about the potential for increased crime in the area, including theft. The use poses a risk for the safety of individuals living in proximity to the premises, as well as nearby parks. Concerned that as transient people with no vested interest are being directed into the area, there will be a decline in safety, feel and sense of community as a result. 	<ul style="list-style-type: none"> The Shopfront will only be open to the public for a four-hour period from 10am-2pm. After which the premises will be closed. There are no benefits for visitors to or remain in the area before/after the lunch service, therefore the assumption that people will continue to stay in the area is unfounded. <p>Bramall Street is a local road – given that visitors will be accessing the site during off-peak periods there will be minimal impact to drivers and visitors safety.</p> <p>The proximity of the centre close to the East Perth train station will allow visitors to leave the centre quickly.</p> <ul style="list-style-type: none"> The Shopfront provides services to a wide range of people from the local community experiencing hardship – a significant number of which include the elderly and single mothers, which is not reflective of the types of people characterised with anti-social behaviour. The Shopfront provides assistance to a range of people including some who currently reside in or around the area that need counselling – these people are also members of the City of Vincent community.

Summary of Submissions:

Comments Received in Objection:	Applicant's Comment:
<p>Issue: <u>Car Parking</u></p> <ul style="list-style-type: none"> The on-street bays along Bramall Street and Joel Terrace have few bays available during the day, and the proposed development will impact on limited parking within the area and may result in illegal use of parking bays within adjacent and/or surrounding sites. It cannot be substantiated that visitors to the premises will not drive. The proposal does not provide sufficient detail addressing how the requirements for sufficient end of trip facilities, in accordance with Clause 67(u)(iv) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. The proposal does not adequately address the requirements of Policy No. 7.7.1 – Non-Residential Development Parking Requirements. 	<ul style="list-style-type: none"> A Parking Management Plan has been undertaken by GTA Consultants. This report outlines that there are 81 on-street car parking space within 200m of the proposed centre. During peak use of the on-street car parking (12.00pm) there are 30 car bays available. This is ample car parking to cater for the six (6) volunteers for a short period of time between 10am-2pm. <p>Joel Terrace has 15 on-street car bays which have no time restrictions on either side of the street – therefore does not require illegal use of car parking.</p> <ul style="list-style-type: none"> Current operations in Maylands indicate none of the visitors to the centre drive, this being reflective of their financial situation. The location of Bramall Street within walking distance of the East Perth Train Station makes this a logical locational choice for the centre. Following advertising the plans have been updated to provide bicycle racks within the re-claimed crossover and within the property to cater for visitors and volunteers. Community Purpose land use is not a use listed within Table 1 of the City's Non-Residential Development Car Parking Requirements. The car parking requirements are therefore to be determined by the City based on a site specific Parking Management Plan. A Parking Management Plan has therefore been prepared by GTA Transport Consultants.
<p>Issue: <u>Property Values</u></p> <ul style="list-style-type: none"> The proposal will negatively impact on property values. 	<ul style="list-style-type: none"> Not a planning consideration.
<p>Issue: <u>Use and Amenity</u></p> <ul style="list-style-type: none"> There are already many locations which contain such uses, including the premises in Maylands, so there is no need for another one which spreads into a residential area. The use should be located centrally or at an inner City location, and away from residents. The use should be operated from a Church. The use is not fitting with the regeneration of the area. The amenity of the area will be severely impacted by the increase of service trucks required to service the premises. The proposal will impact on the amenity of residents and the owners of 	<ul style="list-style-type: none"> East Perth is considered an inner-city location, with the site chosen due to the location of East Perth Train Station and proximity to Perth CBD. The Shopfront proposal is an operation of the Catholic Archbishop of Perth. The Community Purposes land use is consistent with the commercial zoning of the site and results in less impact (noise, traffic, amenity) than a compliant commercial development. The only deliveries to site would allow for small quantity food

Summary of Submissions:

Comments Received in Objection:	Applicant's Comment:
<p>surrounding commercial properties, and limit the ability for attracting tenants in the short term and redevelopment in the long term, by bring people of low socio-economic status into the area.</p> <ul style="list-style-type: none"> It is unreasonable to expect that the number of clients will not disturb the surrounding residents and nearby businesses. The proposal introduces a conflicting land use in an area undergoing urban renewal. 	<p>deliveries, being significantly less truck movements than a complaint commercial development would generate.</p> <ul style="list-style-type: none"> The Commercial zone brings with it an expected scale of operations. The Community Purposes use is consistent with this zone, will be wholly contained in the existing building and will not impact upon the future redevelopment opportunity of other properties. As above, the Community Purposes land use is consistent with the objectives for the Commercial Zone, therefore is it in line with the Scheme and intentions for the area. Other uses such as Bulky Goods Showroom, Industry – Light, Motor Vehicle Repair and Transport Depot, are permitted within the Commercial zone. These land uses would generate greater noise, odour and visual impact to the surrounding residents, as well as higher car parking demand and vehicle trip generation.
<p>Issue: <u>Consistency with Objectives of Commercial Zone</u></p> <ul style="list-style-type: none"> The proposed community purpose is the antithesis of a commercial use and therefore is not compatible with the zone, nor does it properly apply principles of orderly planning. The proposal adapts an old factory to be used to house people for what is essentially domestic type activities, including accommodating people within an area that does not have any windows, access to light, sunshine or outdoor opportunity. The adaption of an old factory unit for habitation is likely to have a detrimental effect on the development itself, rendering it potentially unsafe and likely to impede the urban renewal process. The applicants have not demonstrated how the proposed development is not detrimental to the amenity of the adjoining owners and in particular, the commercial developments and residential properties in the area. As the proposal does not comply with any of the objectives of the Commercial zone, this should be a reason for refusal. 	<ul style="list-style-type: none"> Justification has been provided to the City demonstrating the Community Purposes land use is consistent with the objectives of the Commercial Zone. The application does not propose to house people, with visiting hours limited to four hours between 10am-2pm. The centre will operate similar to a business, providing counselling services. No modifications are proposed to the external façade of the building, which previously operated as a printing business. The building is structurally sound therefore does not pose a safety risk. Justification has been provided to the City demonstrating the use will pose less impact than a compliant commercial development (noise, traffic and amenity). As above, justification has been provided to the City demonstrating the Community Purposes land use is consistent with the objectives of the Commercial Zone.
<p>Issue: <u>Pedestrian Access</u></p> <ul style="list-style-type: none"> There is no pedestrian crossing nearby, and there are no traffic lights to facilitate the safe crossing of the road by pedestrian, particular those 	<ul style="list-style-type: none"> The Shopfront is only open from 10am-2pm, which falls outside of peak hour traffic. Visitors will therefore be able to safely cross East Parade.

Summary of Submissions:

Comments Received in Objection:	Applicant's Comment:
<p>using the East Perth Train Station.</p> <ul style="list-style-type: none"> Existing foot traffic surrounding the train station is at high levels. It would be a safety risk for such a high volume of people to visit the premises in such a short time. The safe access for 50 visitors visiting the premises without a proper cross-walk or over-pass has not been accounted for, in accordance with Clause 67(r) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. 	<ul style="list-style-type: none"> Changes to allow additional pedestrian crossing (e.g. pelican crossing) is at the discretion of the City to provide. The commercial zone brings with it an expected range of land uses that would generate more noise, car parking demand and vehicle movement than is proposed by the Community Purpose land use. As above, providing a pedestrian cross-walk is at the discretion of the City.
<p>Issue: <u>Advertising</u></p> <ul style="list-style-type: none"> It is disappointing that the proposal was not advertised to surrounding residents. 	<ul style="list-style-type: none"> Advertising was undertaken in accordance with the City's requirements as set out in the Local Planning Scheme.
<p>Issue: <u>Traffic and Vehicle Access</u></p> <ul style="list-style-type: none"> The proposal will introduce additional traffic into the area. The Right of Way (ROW) is inadequate for the manoeuvring of vehicles, given its narrowness, in accordance with Clause 67(s) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. 	<ul style="list-style-type: none"> The Community Purpose land use generates less traffic than a compliant commercial development. The surrounding road network can therefore accommodate the level of traffic that expected to be generated. The plans have been updated since advertising to include vehicle swept paths demonstrating vehicles can manoeuvre from the right-of-way.
<p>Issue: <u>Miscellaneous</u></p> <ul style="list-style-type: none"> There is no bus stop along East Parade. The bus stop referred to is a train replacement services. The applicant has not provided any details in respect of the social impacts of the development, in accordance with Clause 67(n)(iii) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. <i>The application does not demonstrate adequate waste management.</i> 	<ul style="list-style-type: none"> Table 3.1, page 4 of the Parking Management Plan indicates that bus services are located on Lord Street, 650m east of the subject site. Given the close proximity to the East Perth Train Station, visitors are expected to use the railway as a first priority. The Shopfront provides counselling services and advocacy, similar to commercially operating consultancies and offices. These services aim to bridge the gap that is currently not catered by local or state government agencies. Waste will be collected by the City from Bramall Street similar to the surrounding commercial land uses. Limited waste will be generated on the site from the lunch service and is not at a commercial scale and does not warrant additional services to the site.
Comments Received Expressing Concern:	Applicant's Comment:
<p>Issue: <u>Advertising of Proposal</u></p>	<ul style="list-style-type: none"> Advertising (including sign on site) was undertaken in accordance with the City's requirements.

Summary of Submissions:

Comments Received Expressing Concern:	Applicant's Comment:
<ul style="list-style-type: none"> Details on the application were difficult to find. There was no verbal consultation with residents or businesses in the area. The notice on the building was not very prominent and relayed very little information. Information on the intended use of the building is required, including the intended use of the building, the number of staff occupying the building, and if there will be other people in attendance at the building during the day. 	
<p>Issue: <u>Car Parking</u></p> <ul style="list-style-type: none"> The proposal will have an impact on available parking in the area, which is already limited due to people parking and travelling into the City. 	<ul style="list-style-type: none"> A Parking Management Plan has been undertaken by GTA Consultants. This report outlines that there are 81 on-street car parking space within 200m of the proposed centre. During peak use of the on-street car parking (12.00pm) there are 30 car bays available. This is ample car parking to cater for the six (6) volunteers for a short period of time between 10am-2pm.
<p>Issue: <u>Anti-Social Behaviour</u></p> <ul style="list-style-type: none"> Most people in the area may not be locals, and will loiter. The proposal may result in increased criminal behaviour, including thefts and break-ins. 	<ul style="list-style-type: none"> The Shopfront will only be open to the public for a four-hour period from 10am-2pm. After which the premises will be closed. There are no benefits for visitors to or remain in the area before/after the lunch service, therefore the assumption that people will continue to stay in the area is unfounded. The Shopfront provides services to a wide range of people from the local community experiencing hardship – a significant number of which include the elderly and single mothers, which is not reflective of the types of people characterised with anti-social behaviour.
<p>Issue: <u>Miscellaneous</u></p> <ul style="list-style-type: none"> Who is Roberts Day. 	<ul style="list-style-type: none"> RobertsDay are a planning and design consultancy submitting on behalf of our client, the Catholic Archbishop of Perth.

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

Determination Advice Notes:

1. In regards to Condition 2.4, this has been imposed to ensure that there is sufficient manoeuvrability for vehicles to enter and existing the parking area, given the reduced Right of Way width of 5 metres. The applicant is advised that a separate planning approval will be required to be lodged with and approved by the City for this modification, and the modification undertaken, prior to the issuing of an occupancy permit for the proposed use;
2. In regards to Condition 2.5, this has been imposed to ensure that there is no congregation of people waiting to enter the premises, which may restrict safe vehicle access through the Right of Way.
3. The applicant is advised that reasonable 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.
4. 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.
5. 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.
6. If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
7. 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.
8. 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. 486 (LOT: 1; D/P: 10160) NEWCASTLE STREET, WEST PERTH - AMENDMENT TO APPROVAL FOR SEVEN GROUPED DWELLINGS AND HOME OCCUPATION (OFFICE) - EXTENSION OF TIME
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TRIM Ref: D18/136717

Author: Mitchell Hoad, Senior Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Location Plan  
2. Attachment 2 - Subdivision Approval  
3. Attachment 3 - Extract of Ordinary Meeting of Council Minutes 7 March 2017
 

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 development approval for Seven Grouped Dwellings and Home Occupation (Office) at No. 486 (Lot: 1; D/P: 10160) Newcastle Street, West Perth, granted on 7 March 2017 (reference 5.2016.285.1), subject to the following conditions:

1. Unless otherwise noted. all conditions, requirements and advice notes detailed on the development approval 5.2016.285.1 included in Attachment 3 continue to apply to this approval;
2. The modification of Condition 12 so as to reads as follows:

“12. Home Business

12.1 The Home Business shall at all times operate in accordance with the definition of a Home Business as prescribed by the City’s Local Planning Scheme No. 2;” and

3. The addition of a new Condition 15 as follows:

“15. This decision constitutes development approval only and is valid until 7 March 2021. If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect”.

PURPOSE OF REPORT:

To consider an application for development approval for an extension of time to substantially commence development of the previously approved Seven Grouped Dwellings and Home Occupation (Office) at No. 486 Newcastle Street, West Perth (subject site).

PROPOSAL:

The application seeks approval for an extension of time (two years) to substantially commence the previously approved development.

BACKGROUND:

Landowner:	Eleganza Developments Pty Ltd
Applicant:	Eleganza Developments Pty Ltd
Date of Application:	29 August 2018
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R160
Built Form Area:	Activity Corridor

Existing Land Use:	Single House
Proposed Use Class:	Grouped Dwelling – ‘P’ use Home Business – ‘D’ use
Lot Area:	1,237 square metres
Right of Way (ROW):	North-eastern side, Crown owned with private access rights, 5 metres in width and sealed
Heritage List:	Not applicable

The subject site is zoned Mixed Use R160 under the City’s Local Planning Scheme No. 2 (LPS2), and is bound by Newcastle Street to the south-west, a ROW to the north-east, and Nos. 482-484 and No. 490 Newcastle Street to the south-east and north-west respectively. Both of these properties are also zoned Mixed Use R160 under LPS2, and consist of single-storey Single Houses. A location plan is included as **Attachment 1**. The subject site is located within the Activity Corridor Built Form Area under the City’s Policy No. 7.1.1 – Built Form (Built Form Policy). The subject site is subject to a six storey height limit under the Built Form Policy.

Subdivision Approval

On 7 February 2017, the Western Australian Planning Commission approved an application subject to conditions to subdivide the property into seven lots. A copy of the approved subdivision plan is included as **Attachment 2**. The landowner has not yet sought clearance of the conditions of subdivision approval.

Previous Development Approval

On 7 March 2017, Council resolved to approve a development application subject to conditions for Seven Grouped Dwellings and a Home Occupation (Office) at the subject site. The application consisted of:

- The demolition of the existing Single House and associated structures;
- Seven Grouped Dwellings with a maximum height of four storeys, and varying in size between 92.97 square metres and 124.3 square metres;
- A Home Occupation (Office) use incorporated into the front dwelling with an area of 29.82 square metres;
- 14 resident parking bays incorporated within double garages for each dwelling, and two visitor bays in the northwest corner of the site;
- Access provided by a common driveway provided from the ROW; and
- Landscaping provided on the ground floor. This landscaping consists of 97 square metres (7.8 percent) of deep soil area with a total of 155.5 square metres (12.5 percent) of landscaping on the site. A condition was imposed on the approval to require 80 percent canopy cover within the western setback area, in accordance with the Built Form Policy.

An extract of the Council Minutes, including the plans is shown in **Attachment 3**. It should be noted that the development approval is consistent with the abovementioned subdivision approval.

DETAILS:

The application proposes a two year extension of time to substantially commence the development of the previously approved Seven Grouped Dwellings and Home Occupation (Office). The current development approval is due to expire on 7 March 2019. The application does not propose any changes to the plans that were previously approved by Council.

The applicant has advised that the extension of time is being sought to allow time to secure presales in the current economic climate, which may take 10 to 11 months, and then progress with the required documentation for the Building Permit, which may take two to three months. The applicant has advised that they are applying for the extension of time now so as to avoid a situation whereby the current approval expires in the middle of this process. In accordance with Clause 77(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and application can be made to extend the terms of approval.

As part of the City’s review of the application, it was identified that the Home Occupation approved originally had an area of 29.82 square metres, which exceeds the area (20 square metres) referred to in the definition of the use under both the City’s previous Town Planning Scheme No. 1 (TPS1) and current LPS2. This matter will need to be resolved and is discussed later in the report.

Summary Assessment

The application has been assessed against the provisions of the City's LPS2, Built Form Policy, and the WAPC's Residential Design Codes (R Codes). In assessing the application, it has been identified that the proposal remains consistent with that previously approved by Council on 7 March 2017, and does not incorporate any changes. Therefore, it does not propose any new departures to LPS2, the Built Form Policy or the R Codes. This is because the R Codes stipulates that all standards for Grouped Dwellings within R160 coded areas as per the R80 coded areas.

CONSULTATION/ADVERTISING:

The previous application was advertised for a period of 14 days in accordance with the City's Policy No. 4.1.5 – Community Consultation. At the conclusion of the consultation period, three submissions were received, one of which objected to the proposal and two of which provided comments. Following this, the applicant amended the plans to address the concerns raised in the submissions. The amended plans were then considered, and approved, by Council on 7 March 2017.

The current application was not advertised for public consultation, on the basis that it remains consistent with the plans previously approved by Council, and there are no modifications or further departures resulting from any changes to the planning framework, which is discussed further in the Comments section below. Whilst the issue of the Home Occupation will need to be addressed as part of the current application, given that (i) the practical nature and form of the use is not proposed to change from that which was previously approved and (ii) the Home Occupation was advertised as part of the original proposal, and no submissions were received in respect to this use, it was not considered necessary to readvertise the proposal on the basis of that issue.

Design Review Panel (DRP):

Referred to DRP: No

The previous application was referred to the DRP for comment on the aesthetics of the development and elevations to all boundaries. The applicant submitted amended plans to address the DRP comments, and these plans were subsequently approved by Council. As the application does not propose any changes or modifications to the built form which was previously approved, the subject application was not referred to the DRP for comment.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.5.9 – Home Business, Home Occupation and Home Store.

Delegation to Determine Applications:

In accordance with 6.2(13) of the City's Delegated Authority Register 2018-2019, the application is required to be determined by Council, as the original development approval was 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:

In considering the acceptability of this application for an extension of time, Administration has considered the following:

1. Changes in the planning framework since development approval was granted;
2. Whether the development is likely to receive approval now; and
3. Whether the applicant has actively and relatively conscientiously pursued the implementation of the development.

This is discussed in further detail below.

1. Changes to the planning framework

City of Vincent Local Planning Scheme No. 2

The previous application for the subject site was assessed under the City's Town Planning Scheme No. 1 (TPS1). Since the previous application was approved, the City's LPS2 was gazetted on 16 May 2018. LPS2 rezoned the subject site from Residential R80 under TPS1 to Mixed Use R160.

State Planning Policy 3.1 Residential Design Codes

Despite the subject site being recoded from R80 under TPS1 to R160 under LPS2, there is no change to the R Codes requirements applicable to the proposal. Table 1 of the R Codes identifies that all standards for Grouped Dwellings within R160 area are as per the R80 code. In this regard, there is no change to the applicable requirements of the R Codes for the proposal.

2. Whether the development is likely to receive approval now

In considering whether the proposal would likely receive approval under the current planning framework, the following is noted:

- There are no new changes or modifications to the previously approved plans proposed as part of this application;
- The acceptability of the previously identified variations to the applicable deemed-to-comply requirements of the Built Form Policy and R Codes for the development has previously been considered and approved by Council, including the provision of landscaping;
- Since the previous approval, the City's LPS2 has been gazetted which rezoned the subject site. Both Grouped Dwellings and Home Occupation are permitted 'P' uses within the Mixed Use zone. The subject site is not affected by either Clause 26 or 32 of LPS2, which modifies the R Codes and includes additional Scheme requirements; and
- The gazettal of LPS2 also recoded the subject site. The standards applicable to R160 are the same as those applicable to R80, and therefore there is no change to the development requirements of the proposal.

In light of the above, the proposal would be supported under the current planning framework, although it is noted that under the land use definitions in LPS 2, a home-based commercial activity that occupies an area of between 20 and 50 square metres is a Home Business, and not a Home Occupation.

The main discrepancy between the Home Occupation and Home Business uses is the car parking requirements. Under the City's Policy No. 7.5.9 – Home Business, Home Occupation and Home Store, a Home Occupation should not require a greater number of parking facilities than normally required for a dwelling. For a Home Business, two dedicated on-site car bays are required. In addition to the one bay required for the

associated Grouped Dwelling under the R Codes, a total of three bays are required. The proposal involves the provision of a double garage for Unit 1, resulting in a one bay variation.

In considering this matter, the following is relevant:

- The nature of the home-based commercial activity is not proposed to change, and will be operated by the resident of the dwelling, as was previously proposed and approved;
- The home-based commercial activity is only nine square metres larger than what would be a Home Occupation;
- It is expected that the business aspect would likely operate during normal work hours (9:00am to 5:00pm Monday to Friday), when visitors to the dwellings would be less likely. This would potentially enable the proposed visitor bays to be used, if required; and
- The subject site approximately 45 metres from bus stops located on either side of Newcastle Street, as approximately 660 metres from the nearest CAT bus stop located within the City of Perth. Given the location of the subject site on the fringe of the Perth Central Business District, it is considered that there is sufficient public transport options available.

Based on the above, the proposed variation is considered acceptable and therefore the proposal would be supported under the current planning framework.

3. Implementation of the development

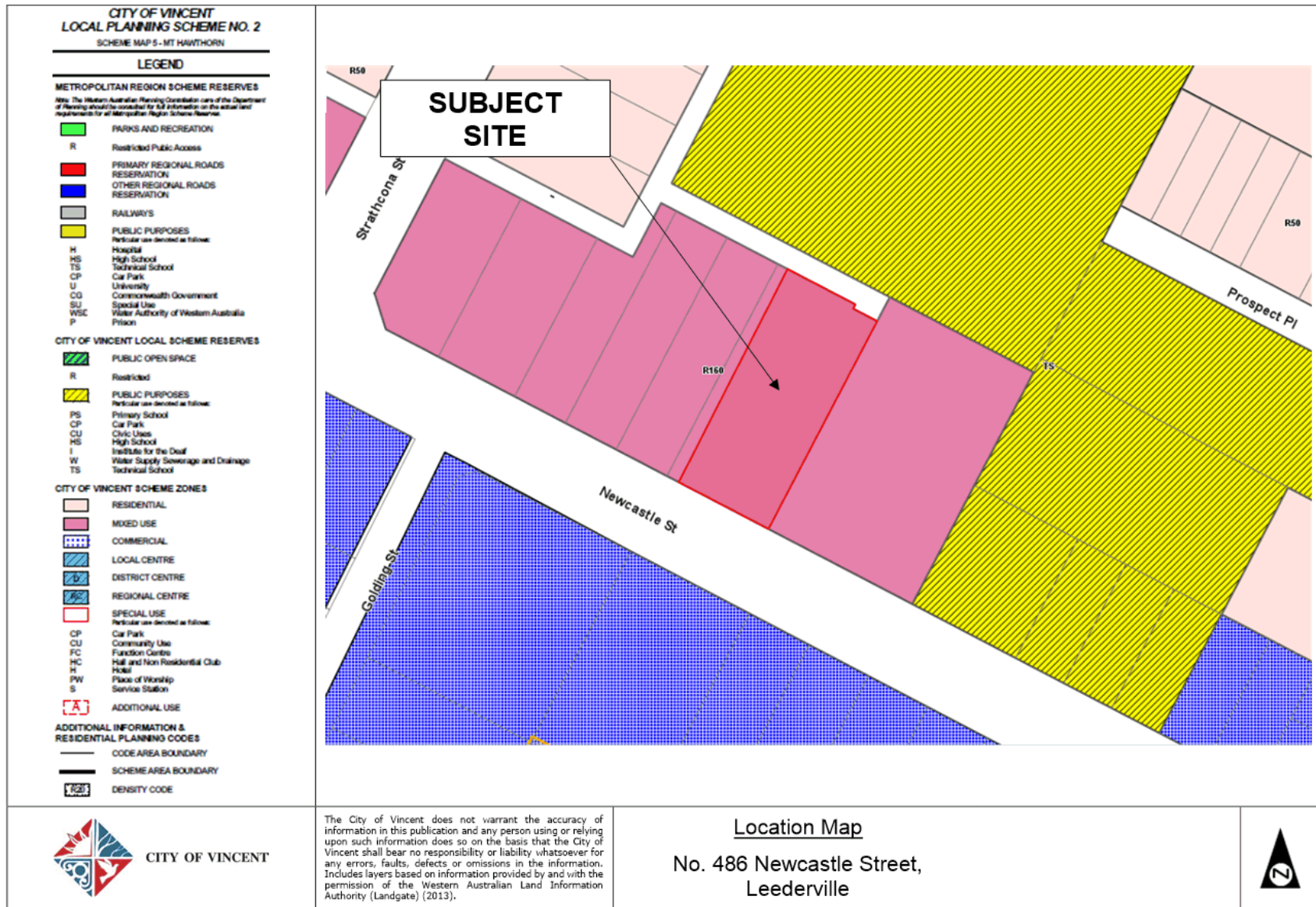
The applicant has advised the following steps have been taken to implement the development since approval was granted on 7 March 2017:

"To implement the development we have spent a few months trying to secure the finance through a construction loan and private investments. Adverse economic conditions have slowed us considerably. Now we are ready to go to the market as real estate agents have advised that there is consistent demand for this product but still it might be a lengthy process, approx. 10-11 months to pre-sell the majority of them. We spent the last few months producing the advertisement material to go on the market and trying to secure some presales."

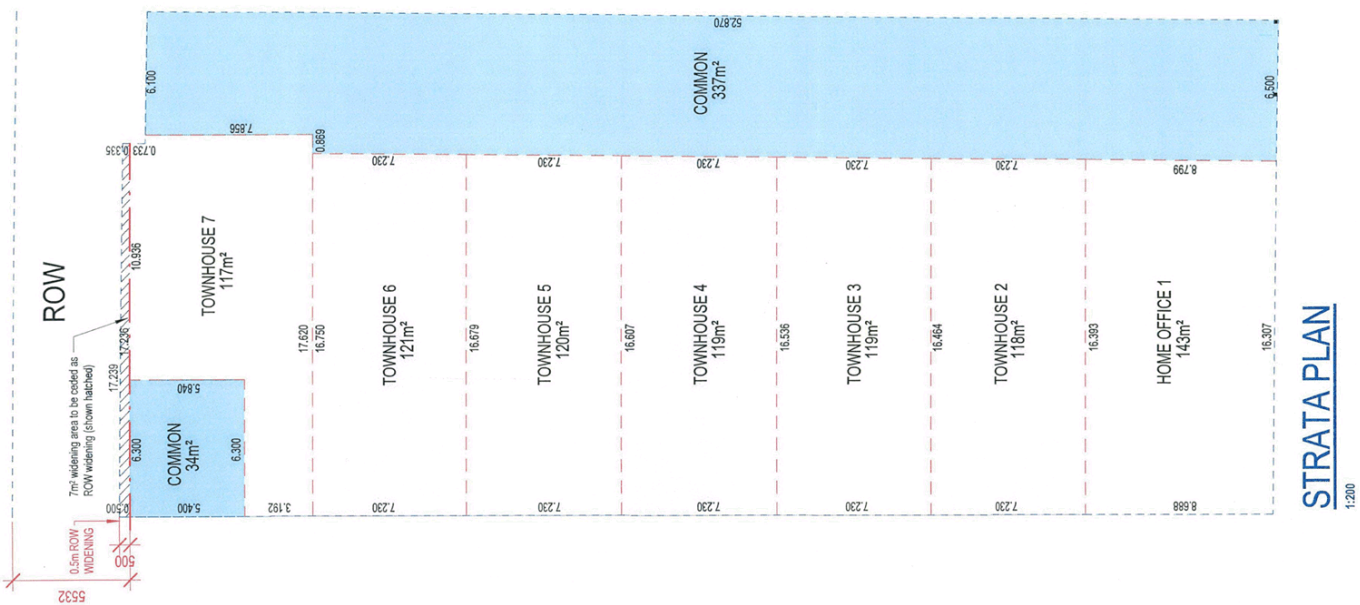
It is considered that the applicant has made an effort to progress their development approval and will be able to achieve at least some further progress before the approval is due to expire in March 2019.

Conclusion

On 29 August 2018, the City received an application to extend the period in which to substantially commence the development of Seven Grouped Dwellings and Home Occupation (Office) at No. 486 Newcastle Street, West Perth. The application does not propose any changes to the plans previously approved by on 7 March 2017, and remains consistent with the current planning framework. As noted, the City's assessment has identified that the Home Occupation use was incorrectly approved, and should have been considered as a Home Business, which it recommends be corrected. The applicant has sought to implement their previous approval, and is seeking an additional two years for which to substantially commence development as a result of difficulty securing presales in the current economic climate. In light of the above, the application is supported, subject to the same conditions previously imposed being suitably modified.







DEPARTMENT OF PLANNING
07 FEB 2017
FILE

REV.	DATE	DESCRIPTION
J	02/02/2017	ROW WIDENING
I	01/02/2017	HOUSES NAMING ON PLANS
H	30/01/2017	HO1/H07 1200H PARAPET WALL, HO1 NEW WINDOW SECOND FLOOR, ELEV 2 COLOURS
G	19/01/2017	1600H SCREEN TO HO1 NOTED
F	11/01/2017	HO1 DOOR IN MEETING ROOM
E	10/01/2017	EXISTING TREES TO RETAIN, TH7 ROOFTOP WALL, ELEVATIONS WITH LANDSCAPING
D	22/12/2016	APPROVED BUILT-FORM POLICY
C	05/10/2016	GARAGE GRADIENT, LEVELS TH6, TOILET ON ROOFTOP REMOVED, LANDSCAPING PLAN
B	26/09/2016	CROSS VENTILATION, NATURAL LIGHTING
A	22/09/2016	DRIVEWAY SLOPE, ROOFTOP ADDITION

STRATA PLAN & ROW WIDENING

SHEET No. 1 OF 1	PREPARED BY Giulia Pinto
SCALE: A1	ISSUE DATE 06/07/2016

LOT 1 (#486) NEWCASTLE STREET, WEST PERTH

PROPOSED #7 THREE-STORY GROUPED DWELLINGS (#6 TOWNHOUSES AND #1 HOME OFFICE)	DEVELOPERPETH 16 LANCASTER RD, WANGARA WA giulia@developerpeth.com.au - 0435 226 993
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ORDINARY MEETING OF COUNCIL
7 MARCH 2017

7

CITY OF VINCENT
MINUTES

9.1.1 No. 486 (Lot: 1; D/P: 10160) Newcastle Street, West Perth – Proposed Seven Grouped Dwellings and Home Occupation (Office)

Ward:	South	Date:	17 February 2017
Precinct:	Precinct 5: Cleaver	File Ref:	5.2016.285.1
Attachments:	1 – Consultation and Location Map 2 – Development Application Plans 3 – Summary of Submission 4 – Design Advisory Committee Comments 5 – Determination Advice Notes		
Tabled Items:	Nil		
Reporting Officer:	R Narroo, Senior Statutory Planning Officer		
Responsible Officer:	J Corbellini, Director Development Services		

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 development application for Seven Grouped Dwellings and Home Occupation (Office) at No. 486 (Lot 1; D/P: 10160) Newcastle Street, West Perth, in accordance with the plans included as Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Car Parking and Access

- 1.1 A minimum of 14 resident bays and two visitor bays shall be provided onsite, with a minimum of two resident car parking bays allocated to each dwelling;
- 1.2 The car park shall be used only by residents and visitors directly associated with the development;
- 1.3 Vehicle and pedestrian access points are required to match into existing footpath levels;
- 1.4 Prior to the commencement of development, the detailed design of the internal driveway, including drainage, shall be submitted to and approved by the City. This detailed design shall be accompanied by a report prepared by a hydraulics consultant and approved to the City confirming the necessary storm water management measures. Any recommendations of the report are to be undertaken prior the occupation or use of the development;
- 1.5 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development; and
- 1.6 All redundant crossovers shall be removed and the verge area reinstated to the City's satisfaction prior to the occupation or use of the development;

2. Right of Way

- 2.1 The Right of Way widening of 0.5 metre, as depicted on the approved plan, is to be ceded free of cost at the time of subdivision (including built strata subdivision) of the development to the satisfaction of the City;

ORDINARY MEETING OF COUNCIL
7 MARCH 2017

8

CITY OF VINCENT
MINUTES

2.2 The Right of Way widening of 0.5 metres, as depicted on the approved plan, shall be sealed, drained and graded to match into the level of the existing Right of Way to the satisfaction of the City prior to the occupation or use of the development; and

2.3 The 'Black/Charcoal Aluminium Garage Door' showing on Elevation 3 fronting the right-of-way shall be modified to be visually permeable as defined by the Residential Design Codes;

3. External Fixtures

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

4. Privacy

4.1 Prior to the occupation of the development, the wall to the roof terrace of Unit 7 on the western elevation shall comply with the visual privacy requirements of State Planning Policy 3.1: Residential Design Codes so as not to overlook the outdoor living area of the adjoining western property to the satisfaction of the City; and

4.2 All privacy screening devices or opaque glazing to windows on the western elevation, on the first floor, as depicted on the approved plans are to accord with the definition under the R-Codes;

5. Landscape and Reticulation Plan

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

- 5.1.1 The location and type of existing and proposed trees and plants;
- 5.1.2 The provision of mature tree planting in the deep soil zones;
- 5.1.3 Areas to be irrigated or reticulated; and
- 5.1.4 The western setback area is to be provided with a minimum 80% canopy cover; and

5.2 All works shown in the plans as identified in Condition 5.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. Verge Trees

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

7. Schedule of Finishes

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

ORDINARY MEETING OF COUNCIL
7 MARCH 2017

9

CITY OF VINCENT
MINUTES

8. Construction Management Plan

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

9. Waste Management

9.1 A Waste Management Plan shall be submitted to and approved by the City prior to commencement of the development detailing a bin store to accommodate the City's specified bin requirement and the form and timing of waste collection; and

9.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan;

10. Clothes Drying Facility

Each dwelling shall be provided with a clothes drying facility or communal area in accordance with the Residential Design Codes and to the satisfaction of the City prior to the occupation or use of the development. The clothes drying facility or commercial area shall be maintained thereafter to the satisfaction of the City;

11. Stormwater

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

12. Home Occupation (Office)

12.1 The area to the Home Occupation (Office) shall be limited to a maximum area of 29.82m²;

12.2 The Home Occupation (Office) shall not employ any person not a member of the occupier's household of Unit 1 of the proposed development;

12.3 The Home Occupation (Office) shall not display an external sign exceeding 0.2m² without the approval of the City; and

12.4 The Home Occupation (Office) shall not involve the retail sale, display or hire of goods of any nature;

13. General

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

14. Retention & Protection of Existing On-Site Mature Trees

14.1 The existing Olive Trees as depicted on the approved plans being retained and protected from any damage to the satisfaction of the City;

14.2 An arboriculturist report be submitted to and approved by the City, prior to the commencement of development which identifies measures to

ORDINARY MEETING OF COUNCIL
7 MARCH 2017

10

CITY OF VINCENT
MINUTES

ensure that the existing on-site mature trees referred to in Condition 14.1 above are retained and protected during the construction of the development and maintained thereafter; and

- 14.3 The recommendations identified in the arboriculturist's report as required in Condition 14.2 above are to be implemented to the satisfaction of the City prior to the commencement of development.

COUNCIL DECISION ITEM 9.1.1

Moved Cr Gontaszewski, Seconded Cr Loden

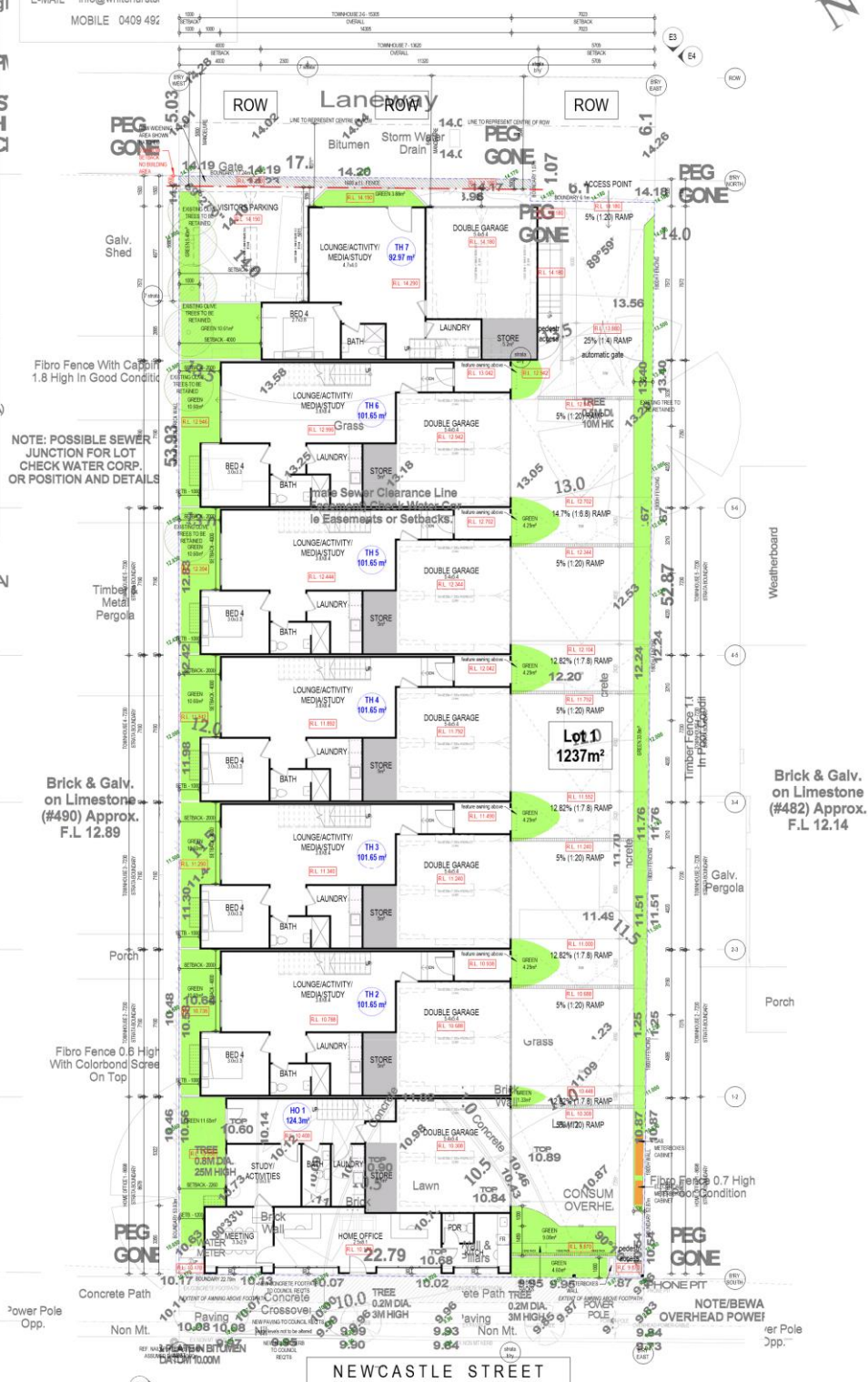
That the recommendation be adopted.

CARRIED UNANIMOUSLY "EN BLOC" (8-0)

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	E SURVEY
DRAWING	SURVEYOR
EMAIL:	raftingdesign@gmail.com
JOBDETAIL	
JOB #	0506S
CLIENT	ELEGANT DEVELOPERS
LOT	1
STREET	146 NEWCASTLES
SUBURB	WESTPERTH
LOCAL AU	CITY OF VINCI
DIAGRAM	10160
VOL / TOL	1040 / 14.1
LOCATION	SWAN
MAP REF	268-D/6
DATE	30/10/15
MISCLOSE	0.021m
AREA	1237m ²
COASTAL	NO
SURFACES	
ELEC.	OHEAD
WATER	YES
SEWER	YES
GAS	YES (CHECK ALINTA)
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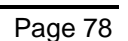
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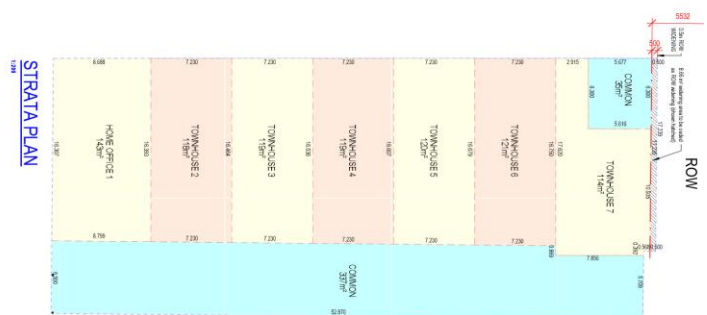
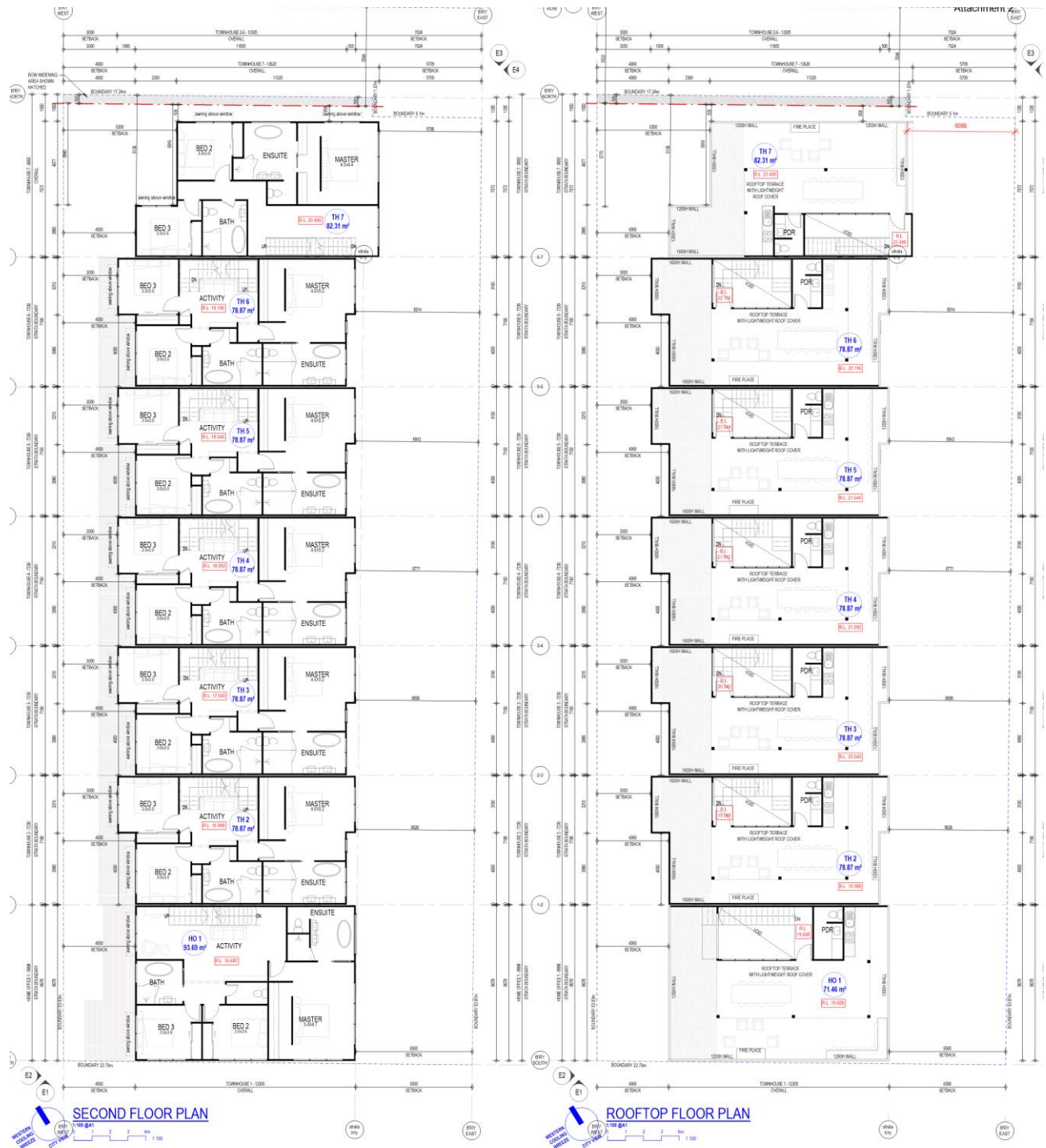


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OPEN SPACE CALCULATION - TOWNHOUSE 1, TH 1 & 2 AREAS

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ELEVATIONS WITH LANDSCAPING

SHEET No. A05 of 7

SCALE: 1:100

LOT 1 (480) NEWCASTLE STREET, WEST PERTH

PROPOSED BY: THREE ARCHITECTS

DESIGNED BY: THREE ARCHITECTS

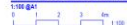
DATE: 10/11/2018

DEVELOPER: PERTH CITY COUNCIL

DATE: 10/11/2018

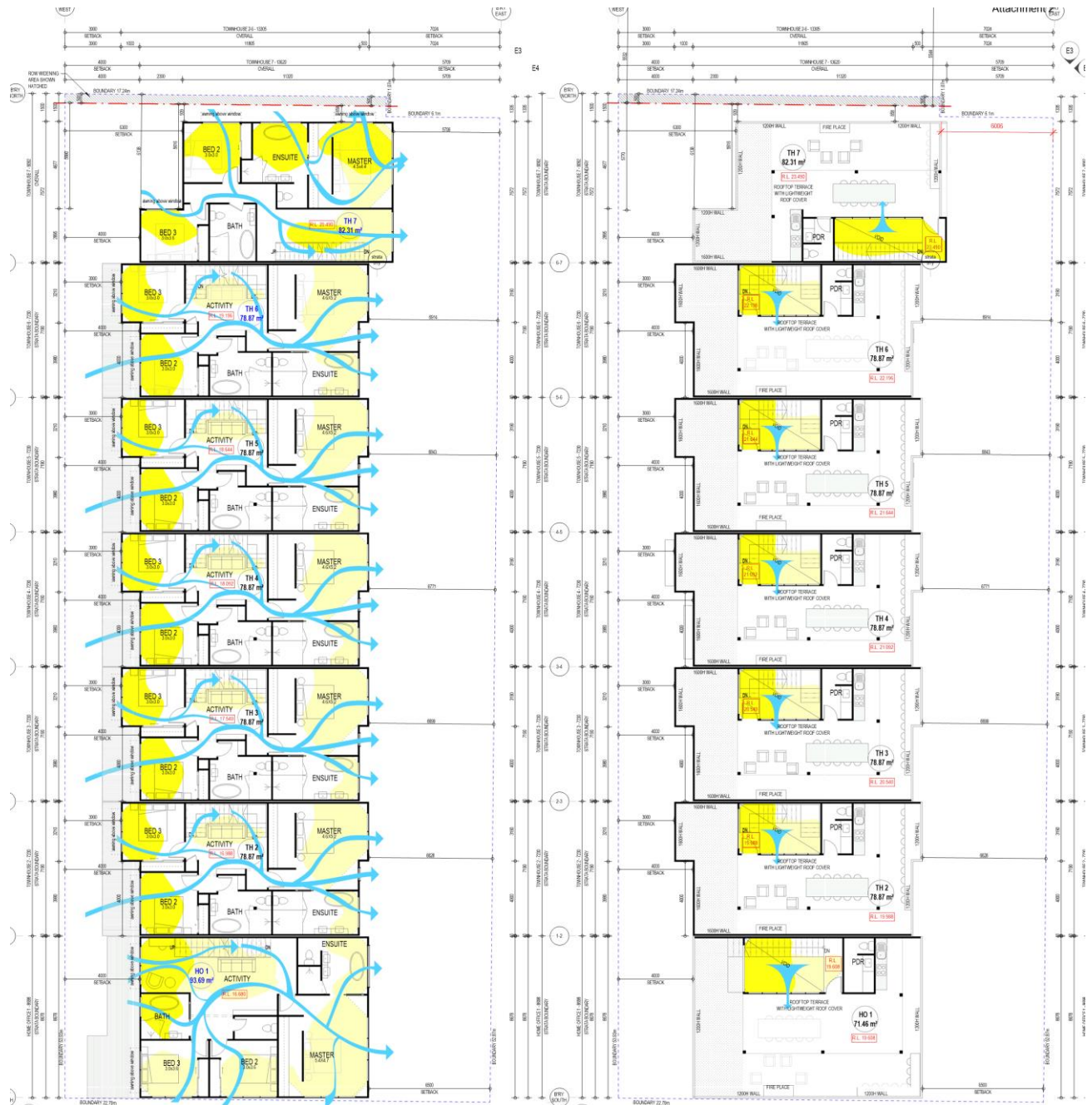
FIRST FLOOR PLAN

GROUND FLOOR PLAN



- The development has been designed to balance the city view with the northern sunlight exposure. All houses feature outdoor living areas and balconies exposed to north-west, as well as the open plan living areas including kitchens, dinings and livings. Windows consist in wide glass areas and where a privacy constraint must be satisfied, opaque glazing is specified so that natural lighting is not restricted. Plus, all houses have a rooftop area fully exposed to northern light, which increases its amenity. Windows and voids in the top stairwell allow natural lighting in the stairwell itself and the activity areas on the second level. Vergolas in the rooftop cover are located close to such windows, allowing to maximize the lighting access.

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SECOND FLOOR PLAN



- Natural Northern/Western Daylight to Living areas and Bedrooms
- Natural Southern/Eastern Daylight to Living areas and Bedrooms
- Cross-Ventilation Flow (Maximized by use of awning windows and louvre windows, which ensure 95% airflow. Air flows through stairwells and floor voids as well)

The development has been designed to balance the city view with the northern sunlight exposure. All houses feature outdoor living areas and balconies exposed to north-east or north-west, as well as the open plan living areas including kitchens, dining and living. Windows consist in wide glass areas and where a privacy constraint must be satisfied, opaque glazing is specified to that natural lighting is not restricted. Plus, all houses have a rooftop area fully exposed to northern light, which increases its amenity. Windows and voids in the top stairwell allow natural lighting in the stairwell itself and the activity area on the second level. Vespules in the rooftop cover are located close to such windows, allowing to maximize the lighting access.

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9.3 NOS. 150, 152 AND 158 (LOT: 31, 15 AND 14; D/P: 73062, 14 AND 28) CLAISEBROOK ROAD, PERTH - AMENDMENT TO APPROVAL FOR MIXED USE DEVELOPMENT COMPRISING SEVEN COMMERCIAL TENANCIES AND 116 MULTIPLE DWELLINGS

TRIM Ref: D18/132895

Author: Kate Miller, Senior Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Development Assessment Panel Minutes 25 September 2014
[↓](#) 
4. Attachment 4 - Development Assessment Panel Minutes 18 August 2016 [↓](#)

5. Attachment 5 - Applicant's Planning Report [↓](#) 
6. Attachment 6 - Design Review Panel Minutes (5 September 2018) [↓](#) 
7. Attachment 7 - Environmentally Sustainable Design Report [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Regional Scheme APPROVES the application to amend the development approval for Mixed Use Development at Nos. 150, 152 and 158 (Lots 31, 15 and 14) Claisebrook Road, Perth, granted on 25 September 2014, in accordance with the plans shown in Attachment 2, subject to the following:

1. Unless otherwise noted, all conditions, requirements and advice notes detailed on the previous approval dated on 25 September 2014 (and subsequently amended on 18 August 2016) continue to apply to this approval;
2. Condition 2 (requiring demolition of the former buildings) is to be deleted;
3. Condition 3 is to be amended as follows:
 - “3.1 A minimum of 40 parking bays for the commercial tenancies, 116 parking bays for the multiple dwellings and 29 parking bays for use of visitors is to be provided;
 - 3.2 A minimum of two motor cycle/scooter bays is to be provided; and
 - 3.3 A minimum of 21 bicycle bays is to be provided”;
4. The addition of a new Condition 4.6 as follows:
 - “4.6 Prior to issuing a Building Permit, the applicant is to submit amended plans demonstrating compliance with the deemed-to-comply requirements of Clause 6.2.3 (Sight lines) of the Residential Design Codes, to the satisfaction of the City of Vincent”;
5. The addition of a new Condition 6.1.3(f) as follows:
 - “6.1.3 (f) 24.5 percent of canopy coverage at maturity is to be provided on site; The addition of a new Condition 6.1.3(g) as follows:
 - “6.1.3 (g) The provision of an additional street tree within the adjacent verge, with the location to be to the satisfaction of the City”;
6. The addition of a new Condition 10 as follows:
 - “10 Prior to the issuing of a Building Permit, the applicant is to submit amended plans demonstrating the raised terraces on level 2 of the northern building are screened in

accordance with the deemed-to-comply requirements of Clause 6.4.1 (Visual privacy) of the Residential Design Codes, to the satisfaction of the City of Vincent”;

7. The addition of a new Condition 11 as follows:

“11 Prior to the issuing of an Occupancy Permit, the Applicant must implement the recommendations of the submitted Environmentally Sustainable Design Report so as to achieve a minimum 50 percent greenhouse gas reduction and 25 percent water reduction. All initiatives must be maintained for the duration of the development, to the satisfaction of the City”; and

8. The addition of a new Condition 12 as follows:

“12 This decision constitutes development approval only and is valid until 13 November 2021. If the subject development is not substantially commenced within this period, the approval shall lapse and be of no further effect”.

PURPOSE OF REPORT:

To consider an application for development approval for an extension of time to substantially commence development of the previously approved Mixed Use Development at Nos. 150, 152 and 158 Claisebrook Road, Perth (subject site).

BACKGROUND:

Landowner:	Baracus Pty Ltd
Applicant:	Alan Stewart
Date of Application:	31 July 2018
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R100
Built Form Area:	Mixed Use
Existing Land Use:	Hostel
Proposed Use Class:	Mixed Use Development (six commercial tenancies and 116 multiple dwellings)
Lot Area:	5,975m ²
Right of Way (ROW):	Not applicable
Heritage List:	No

The subject site is located at Nos. 150, 152 and 158 Claisebrook Road, Perth, as shown on the location plan included as **Attachment 1**. The site is vacant and bound by Cheriton Street to the north, Caversham Street to the south and Claisebrook Road to the west. The site is also adjacent to commercial development comprising an Office and vacant building to the east. The opposite side of Claisebrook Road (between Murchison Terrace and Coolgardie Terrace) comprises a vacant building, a single house and 15 multiple dwellings and the southern side of Caversham Street accommodates the Holcim concrete batching plant. The subject site and all surrounding development is zoned Mixed Use R100 the City's Local Planning Scheme No. 2 (LPS2).

Previous Development Approval

The development comprises two separate buildings, which contain a total of seven commercial tenancies and 116 multiple dwellings. The northernmost building contains four commercial tenancies and 55 multiple dwellings and the southernmost building contains three commercial tenancies and 61 multiple dwellings. Vehicle parking is proposed within the ground floor and level one of the development. Communal space is provided centrally between the towers on level two of the development. The development plans, as previously approved, are included as **Attachment 2**.

The application was originally presented to the Metro West Joint Development Assessment Panel (JDAP) on 25 September 2014 (JDAP Ref 14/00561). The JDAP resolved to approve the application. A subsequent application was presented to the JDAP on 18 August 2016, seeking to extend the term of approval for a further two years. The JDAP resolved to approve the application, extending the approval until 25 September 2018. The minutes of the two JDAP meetings are included as **Attachment 3** and **Attachment 4**.

The abovementioned JDAP applications were assessed under the East Perth Redevelopment Authority Scheme No. 1 (EPRA Scheme), however, the City's Local Planning Scheme No. 2 (LPS2), which was gazetted on 16 May 2018, served to supersede the EPRA Scheme. The subject application is therefore required to be considered under the current planning framework.

The subject application was lodged with the City for the purpose of extending the term of approval by a further three years. In accordance with Clause 77(1) of the *Planning and Development (Local Planning Scheme) Regulations 2015* an application can be made to the local government to extend the term of approval. Subclause (2)(b) permits the application to be made during or after the period within which the development approved must be substantially commenced. The applicant has requested the term of approval to substantially commence development be extended by three years (in lieu of the typical two years) so as allow the construction program to coincide with the relocation of the concrete batching plants.

Regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011* provides that an applicant is able to apply to the relevant local government to amend a previous JDAP approval, with the local government to determine the matter as it granted the original approval.

DETAILS:

The application proposes a three year extension to substantially commence development of the previously approved Mixed Use Development. No changes are proposed to the previously approved development plans.

The applicant has provided justification in support of the proposed extension of time, which is summarised as follows:

- Commencement of development has been delayed due to the uncertainty of the existing concrete batching plants located at Nos. 120 Claisebrook Road and 71 Edward Street.
- The concrete batching plants are considered to have caused urban blight and resulted in undesirable market conditions which did not provide high confidence for the developers in terms of sale of apartments. Notwithstanding, the gazettal of LPS2 provides certainty that future development within the surrounding locality will transition from commercial and industrial land uses to the intended mixed use land uses.
- At the time of submission, it was noted the term of approval for the concrete batching plants was being reviewed by the Minister for Planning, with another temporary approval likely to be granted to allow sufficient time for the plants to be appropriately relocated. Since that time, the Minister has made such a decision which provides further confidence the future of the subject locality is a high density mixed use precinct, without the concrete batching plants.
- It is considered approval of the extension of term for the subject application will allow sufficient time for the development to be constructed, with completion of the development coinciding with the end of term of the concrete batching plants. It is considered this will provide more favourable market conditions for the development.

The Applicant's submission in support of the application is included as **Attachment 5**.

CONSULTATION/ADVERTISING:

The previous application was advertised for a period of 14 days in accordance with the City's Policy No. 4.1.5 – Community Consultation. At the conclusion of the consultation period, three submissions were received, one of which objected to the proposal and two of which provided comments. The objections raised concerns in relation to the applicable planning framework and the acoustic report provided, noting no comments were raised in relation to the built form of the proposal. The application was considered and approved at the JDAP meeting on 25 September 2014.

Given the changes to the planning framework, the application was readvertised in accordance with the City's Policy No. 4.1.5 – Community Consultation, for a period of 14 days from 10 October 2018 to 24 October 2018. The method of consultation being 23 letters mailed to all owners and occupiers surrounding the site (as shown in **Attachment 1**), in accordance with the City's Policy No. 4.1.5 – Community Consultation.

In response, one submission was received, which was in support of the proposal.

Design Review Panel (DRP):

Referred to DRP: Yes

The original proposal was previously considered by the City's (then) Design Advisory Committee on 16 July 2014 and 3 September 2014. The proposal was awarded Design Excellence and for this reason, the application was not referred to the DRP as part of the Form 2 application extension of time that was approved on 18 August 2016.

Due to the time since the original approval, the current application was referred to the City's Design Review Panel (DRP) in September 2018. The DRP confirmed the development was of a high standard and comments from the previous meetings remain valid. In addition, the DRP provided additional comments for consideration, noting these have no significant impact on the design of the development.

In summary, the DRP confirmed they are supportive of the proposed development and the additional comments, included as **Attachment 6** are suggestions for the applicant's consideration only.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- *Planning and Development (Development Assessment Panels) Regulations 2011* (JDAP Regulations);
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.1 – Residential Design Codes (R Codes);
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form (Built Form Policy); and
- Policy No. 7.7.1 – Non Residential Development Parking Requirement.

In accordance with Schedule 2 Clause 77 (1) 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 mixed use development, being nine storeys in height.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

The City's Strategic Plan 2013 – 2023 states:

"Natural and Built Environment"

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

In considering the subject application for an extension of time, the City has considered the following:

1. Changes in the planning framework since development approval was granted;
2. Whether the development is likely to receive approval now; and

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

This is discussed in further detail below. The applicant has addressed the above matters within the planning report provided as **Attachment 5**.

1. Changes to the planning framework

City of Vincent Local Planning Scheme No. 2

The previous application for the subject site was assessed under the EPRA Scheme and associated policies. The EPRA Scheme did not provide land use zoning for the redevelopment area. However, precincts were created and the lots were to be developed in accordance with the Statement of Intent. The subject sites were located within Precinct 15: Claisebrook Road North, and the Statement of Intent was as follows:

“Within this Precinct, commercial, retail, service and light industrial uses compatible with residential use will be supported, including uses providing services to the businesses and residents of the central and inner city.

The Authority intend that there should be an improvement in the general level of amenity in the Precinct, with the improved presentation and maintenance of private properties and the public domain, and a progressive reduction in the incidence of those industrial activities incompatible with other uses, including residential development.”

It is noted that the EPRA Scheme outlined “Preferred” and “Contemplated” land uses. The application incorporated “Preferred” land uses.

The City's LPS2 was approved by the Minister and was subsequently gazetted on 16 May 2018. LPS2 identifies the subject site as Mixed Use R100. Compliance with the objectives of the Mixed Use zone is discussed under the relevant headings below.

Built Form Policy and State Planning Policy 3.1 Residential Design Codes

Since the JDAP's decision to approve the original development application in 2014 and subsequent application for an extension of time in 2016, the planning framework has changed, including changes to the Residential Design Codes (R Codes) and the adoption of the City's Built Form Policy. Under the Built Form Policy, the subject sites are located within the Mixed Use built form area. The identified departures to the deemed-to-comply provisions of the Built Form Policy and the R Codes are discussed under the relevant heading below. This assists in establishing whether the application would be supported under this current planning framework.

Existing Concrete Batching Plants

The existing concrete batching plants are located at No. 120 Claisebrook Road, Perth and No. 71 Edward Road, Perth. The gazettal of the City's LPS2 rezoned the subject sites to Mixed Use R160 and provided an Additional Use (concrete batching plants) until 30 June 2024.

The previous approval for the concrete batching plants limited the term of approval until 16 October 2018. On 10 October 2018, the Minister for Planning granted approval for the batching plants to continue operation until 30 June 2024, so as to align with LPS 2 and to allow sufficient time for the concrete batching plants to relocate to a more appropriate site.

The recent approval is consistent with the applicant's justification in that the concrete batching plants are to be relocated at or prior to June 2024. It is considered to time extension of the subject application will allow for the construction of the proposed development to align with the relocation of the concrete batching plants.

2. Whether the development is likely to receive approval now

The application proposes no changes to the previously approved development plans., however, given there has been substantial changes to the planning framework, reassessment of the proposal is required.

The below table details where discretion is required against the current planning framework in comparison to the previous planning framework. Where planning elements are not mentioned below, they are considered to satisfy the deemed to comply requirements of the current planning framework.

Planning Element	Previous Planning Framework (EPRA Scheme)		Current Planning Framework (LPS2)	
	Complies 'Deemed to Comply'	'Design Principles' Assessment	Complies 'Deemed to Comply'	'Design Principles' Assessment
Land Use	✓			✓
Plot Ratio		✓		✓
Setbacks	✓			✓
Tenancy size	✓			✓
Landscaping	✓			✓
Vehicle access	✓			✓
Visual privacy	✓			✓
Dwelling size	✓			✓
Environmentally Sustainable Design	N/A	N/A		✓

As detailed within the table above, discretion is required for the proposed land uses, plot ratio, setbacks, tenancy size, landscaping and dwelling diversity. As such, the proposed development has been considered against the relevant objectives and design principles below.

Mixed Use Zone

The application previously obtained approval by the JDAP for "Preferred" uses as identified by the EPRA Scheme, noting the uses were not explicitly stated. The subject application proposes Multiple Dwellings, Convenience Store, Lunch Bar, Office and Private – Recreation (Gymnasium) land uses. Multiple Dwellings are 'P' permitted and all of the commercial land uses are 'D' discretionary land uses under the City's LPS2. The commercial land uses are assessed against the objectives of the Mixed Use zone, which are as follows:

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

The subject locality currently comprises a mix of residential, commercial and industrial land uses. The application proposes mixed use development comprising of commercial tenancies on the ground floor and on level one of the building, and multiple dwellings above. It is considered the proposed land uses will be compatible with the residential dwellings and will service the needs of the surrounding locality. The surrounding land is also zoned Mixed Use R100 and is therefore likely to result in a similar type of development.

The subject site is bounded by three local roads to the north, south and west and the application proposes each of the commercial tenancies address at least one local road. The location of the commercial tenancies is considered to activate the site, whilst providing separation to other adjoining sites. This is considered to reduce potential impact of the land uses on surrounding development. In addition, the application complies with site requirements such as adequate parking facilities to ensure the development does not cause adverse impacts to surrounding development.

Plot ratio

Under the EPRA Scheme, a maximum plot ratio of 1.5 was permitted however, under the City's LPS2 and associated R Codes, a maximum plot ratio of 1.25 is permitted. The application proposes a plot ratio of 1.253 (7,500.70 square metres), thereby exceeding the permitted plot ratio area by 23.7 square metres. In considering this variation, the following is relevant:

- the application involves nine stories in lieu of the 10 that is permitted under the City's Built Form Policy
- the application proposes two separate buildings which are adequately setback from each other, the street and the lot boundaries
- the building bulk and scale is consistent with the desired built form of the locality
- the variation equates to 0.2 square metres per apartment

Based on the above, the minor variation is considered acceptable.

Setbacks

The City's Built Form Policy requires that where buildings adjoin non-residential Built Form areas, level three and above are to have a minimum setback of 4 metres from the lot boundary. The application proposes level three and above of the northern building to be setback 3.7 metres from the eastern lot boundary.

The reduced setback relates to a 0.8 metre length of wall, noting the remainder of the building is setback 5.1 metres from the eastern lot boundary. The reduced section of wall is considered a design element which adds articulation to the building and assists in reducing impacts of building bulk on the undeveloped adjoining properties. The setback variation satisfies the relevant design principles of the City's Built Form Policy and therefore is supported.

Tenancy Size

The City's Built Form Policy requires ground floor spaces to have a width of between 7.5 metres and 9 metres, to create regular entrances with active frontages. The application proposes tenancies one and three of the northern building with a width of 10.3 metres and 6.3 metres, respectively and the southern building proposes tenancies one, two and three to have widths of 27.1 metres, 27.7 metres and 22.8 metres, respectively.

As previously mentioned, the subject site is bound by three local roads. The increased tenancy widths ensures all street frontages remain activated in accordance with the design principles of the Built Form Policy. The tenancies are considered to provide regular entrances which increase the interest and engagement of pedestrians and improve walkability and vibrancy. Furthermore, the tenancies located on the street corners address both streets which is considered to minimise 'dead' spaces and increase visibility between the building and the street and vice versa. It is also considered the varying tenancy size ensures a mix of land uses can be accommodated on site.

As the tenancy size variations are considered to satisfy the relevant design principles of the City's Built Form Policy, the variation is supported.

Landscaping

Condition 6.1.3 of the JDAP's approval on 25 September 2014 required the preparation of a landscaping plan, although the condition did not detail any specific requirements.

The Built Form Policy requires 15 percent of the site to be set aside for deep soil zones and 80 percent of the rear or side setback area to be provided as canopy cover at maturity. The development incorporates 15.2 percent deep soil zones, 42.2 percent of the rear setback area provided as canopy cover at maturity and 11.6 percent canopy is provided over the entire site. The applicant has confirmed, however, that the canopy cover can be increased to 24.5 percent by using the proposed deep soil zones and has agreed to such condition being imposed. The applicant has also agreed to provide an additional street tree in the road reserve to offset the loss of a tree along Caversham Street to accommodate a new crossover.

The landscaping is strategically located within the communal space between the buildings and along the street boundaries. Whilst the development does not achieve 80 per cent of the rear setback area being provided as canopy cover at maturity, the setback and separation of the building will minimise impact of building bulk and mass on the adjoining properties. Therefore, it is considered the proposed landscaping locations will be effective in contributing to the visual amenity for residents and occupants and in reducing the impact of the development on adjoining properties and the street. Additionally, all planting areas are provided with ground cover. Whilst the ground cover is not included as canopy cover, it is considered the planting will positively

contribute to the visual amenity of the development. Furthermore, Administration is satisfied that the species proposed meet the City's requirements in terms of water wise plant and tree selection.

The application also proposes to retain 11 of the 12 existing verge trees. Whilst the verge trees do not contribute to the canopy cover on site, the retention of the existing verge tree along Cheriton Street, Claisebrook Road and Caversham Street will further contribute to the intended landscaping outcome for this development.

For these reasons, it is considered that the development satisfies the design principles of landscaping requirements contained in the Built Form Policy.

Vehicle Access and Parking

The City's Built Form Policy permits a maximum of one crossover per lot with a maximum width of 5 metres. The application proposes four crossovers, with one on Cheriton Street, one on Caversham Street and two on Claisebrook Road. All of the crossovers are proposed to be 6 metres wide.

Multiple crossovers spread over three streets will reduce the number of vehicles accessing and egressing an individual access way of the site. The reduced traffic volumes per access way will provide a safer environment for pedestrians.

It is also noted both crossovers along Claisebrook road do not achieve unobstructed sightlines in accordance with the deemed-to-comply requirements or design principles of Clause 6.2.3 (Sightlines) of the R Codes, due to the booster and pump rooms being proposed in these locations. This variation was not identified as a variation within previous applications and was therefore approved. Notwithstanding, a condition is recommended to ensure the development will provide unobstructed sightlines and therefore improve safety for pedestrians.

Visual Privacy

The R Codes requires raised outdoor living areas to be provided with a 6 metre cone of vision setback or the provision of some form of physical screening. The application proposes the raised terraces of the northern building to be setback between 1.5 metres to 4 metres from the eastern lot boundary.

Visual privacy was not identified as a variation as part of the previous applications. Notwithstanding, to ensure the development does not result in direct overlooking of active habitable spaces of the adjoining site, Administration recommends a condition be imposed to require the development to be screened in accordance with the deemed-to-comply requirements of Clause 6.4.1 (Visual Privacy) of the R Codes.

Dwelling Size

The R Codes permits a maximum of 50 percent (58 units) of the dwelling mix to be provided as one bedroom dwellings. The application proposes 59 one bedroom dwellings, which represents 50.9 per cent.

The application proposes a mix of single bedroom and two bedroom dwellings. It is considered the additional one bedroom dwelling is a minor variation and a suitable mix of dwellings is provided, in terms of both type and size. For these reasons, the proposed variation is supported.

Environmentally Sustainable Design

The City's Built Form Policy requires an Environmentally Sustainable Design (ESD) Report to be submitted, demonstrating the following:

- 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; and

P1.8.4 The development is capable of either achieving (i) a 5 star Green Star rating or (ii) a 50% reduction in global warming potential and a 25% reduction in water use.

The applicant has provided an ESD report to address the above provisions, which is included as **Attachment 7**. This Report lists the design strategies that will achieve the proposed greenhouse gas reduction and water use targets, and is considered to address the design principles and local housing objectives of Clause 1.8 of the Built Form Policy.

It is recommended that a condition be imposed requiring the submitted ESD report to be implemented.

3. Implementation of the development

As set out in **Attachment 5**, the applicant is seeking a time extension as they have not been able to commence the development due to the continued use of the concrete batching plants and unsuitable market conditions. The applicant has advised that the following has been undertaken to date and notes the delays in commencing construction:

- Closing the former backpacker hostel on the site;
- Commissioning the Project Architect to progress the detailed design and documentation of the project; and
- Obtaining preliminary cost estimates from prospective builders.

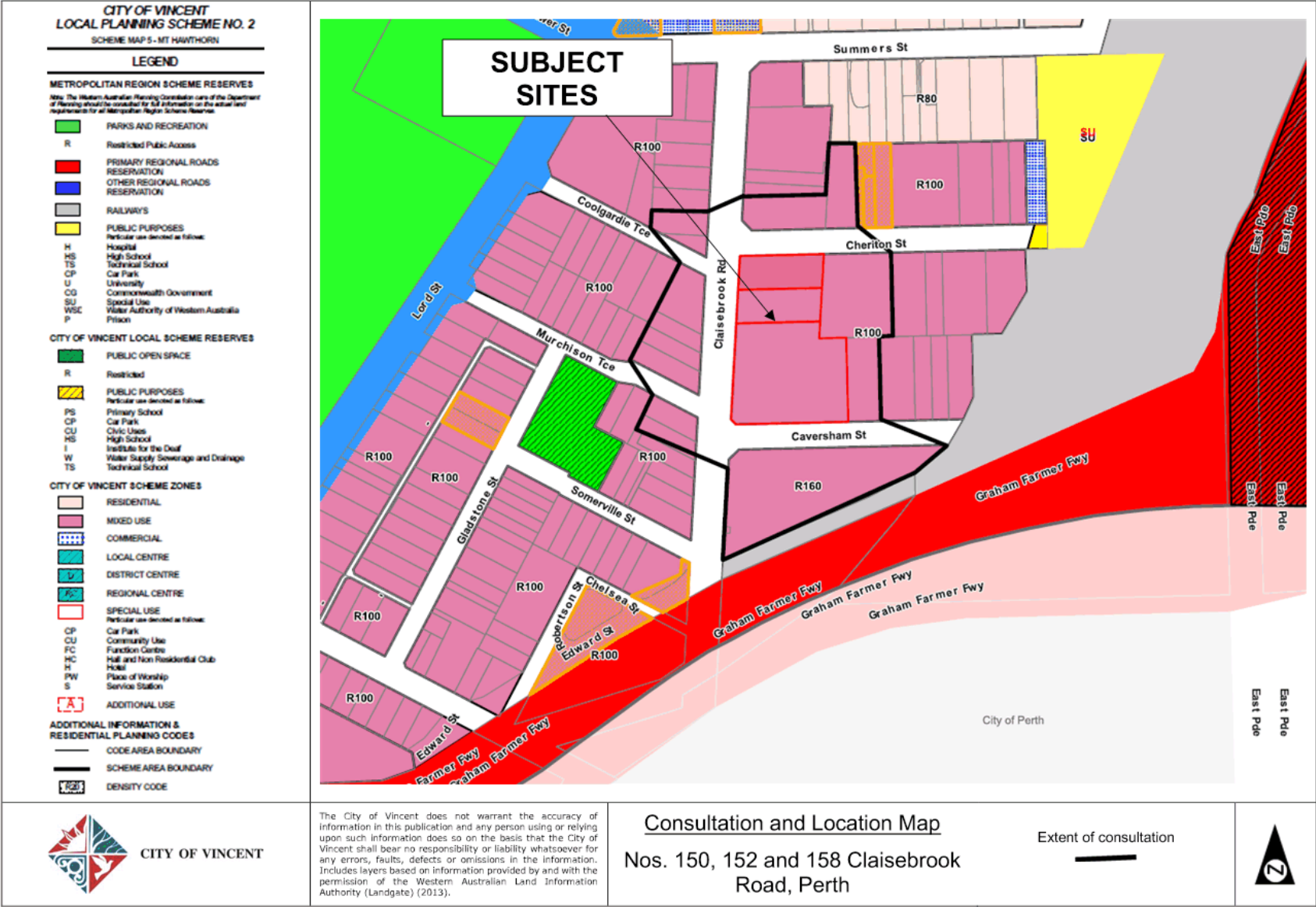
Whilst Administration does not consider substantial efforts have been made to progress the implementation of the development in the four years since approval was originally granted, it is considered the development reasonably satisfies the requirements of the applicable planning framework and should be considered on its merits, particularly given the impact of the concrete batching plant on the south side of Caversham Street.

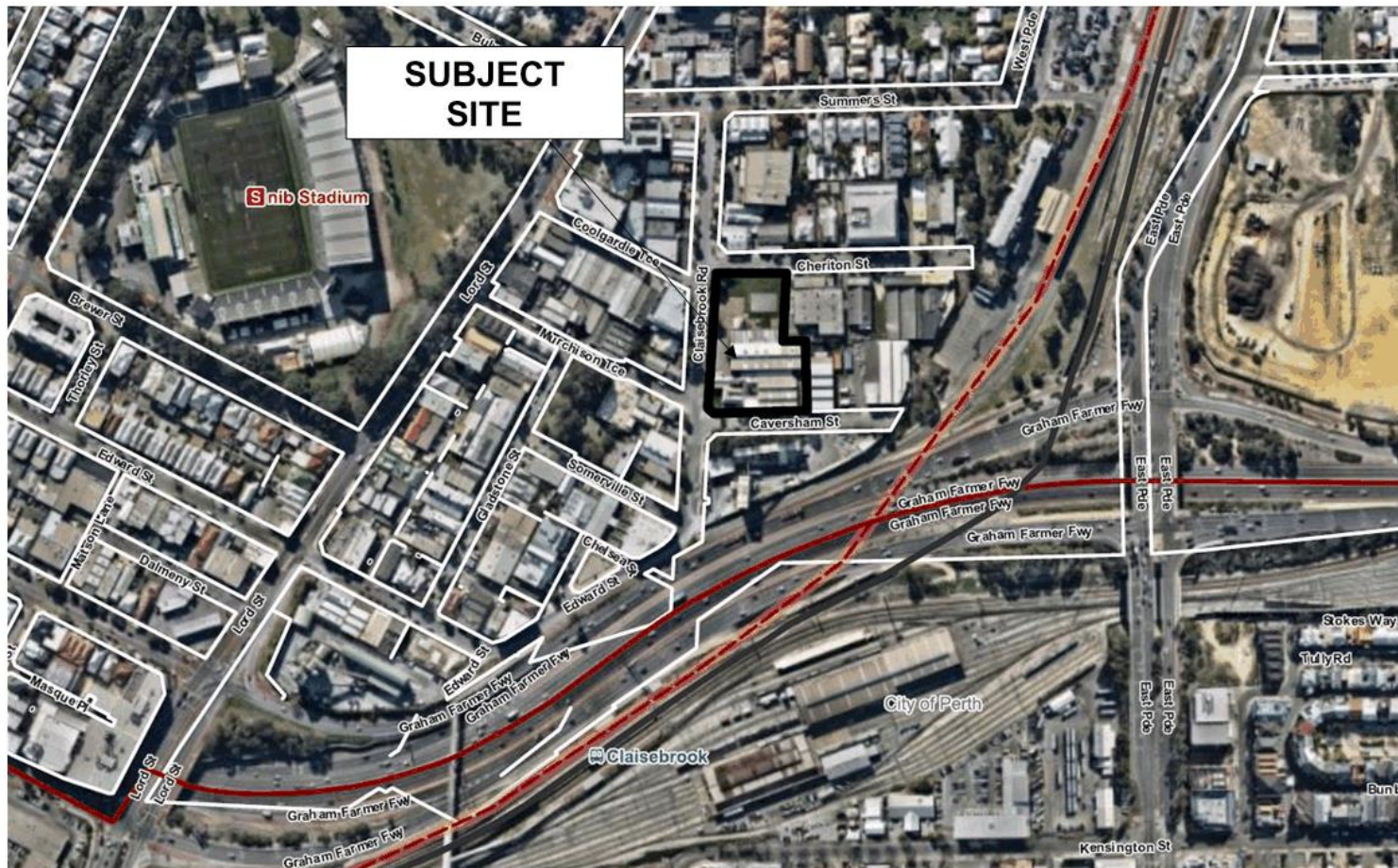
Conclusion:

On 31 July 2018 the City received a Form 2 application for the subject site which sought a three year time extension to substantially commence the development.

The application has been assessed against the City's LPS2, Built Form Policy, R Codes and the departures to the deemed-to-comply requirements have been identified above. For the reasons detailed above, the said variations are considered to meet the relevant design principles set out in the R Codes and local housing objectives set out in the Built Form Policy.

Administration is supportive of this application and recommends that the Form 2 application for Nos.150, 152 and 158 Claisebrook Road, Perth, be approved subject to conditions.





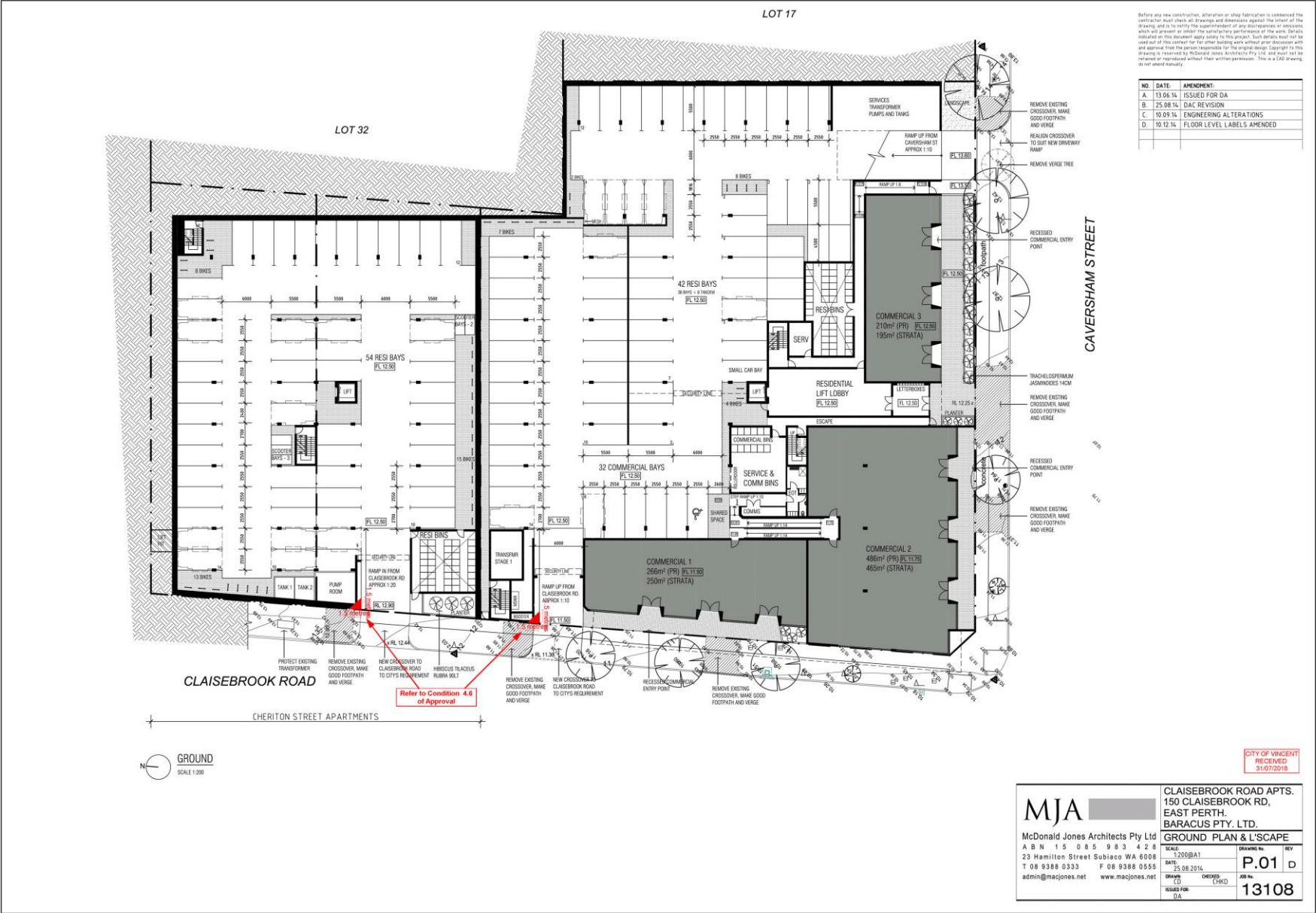
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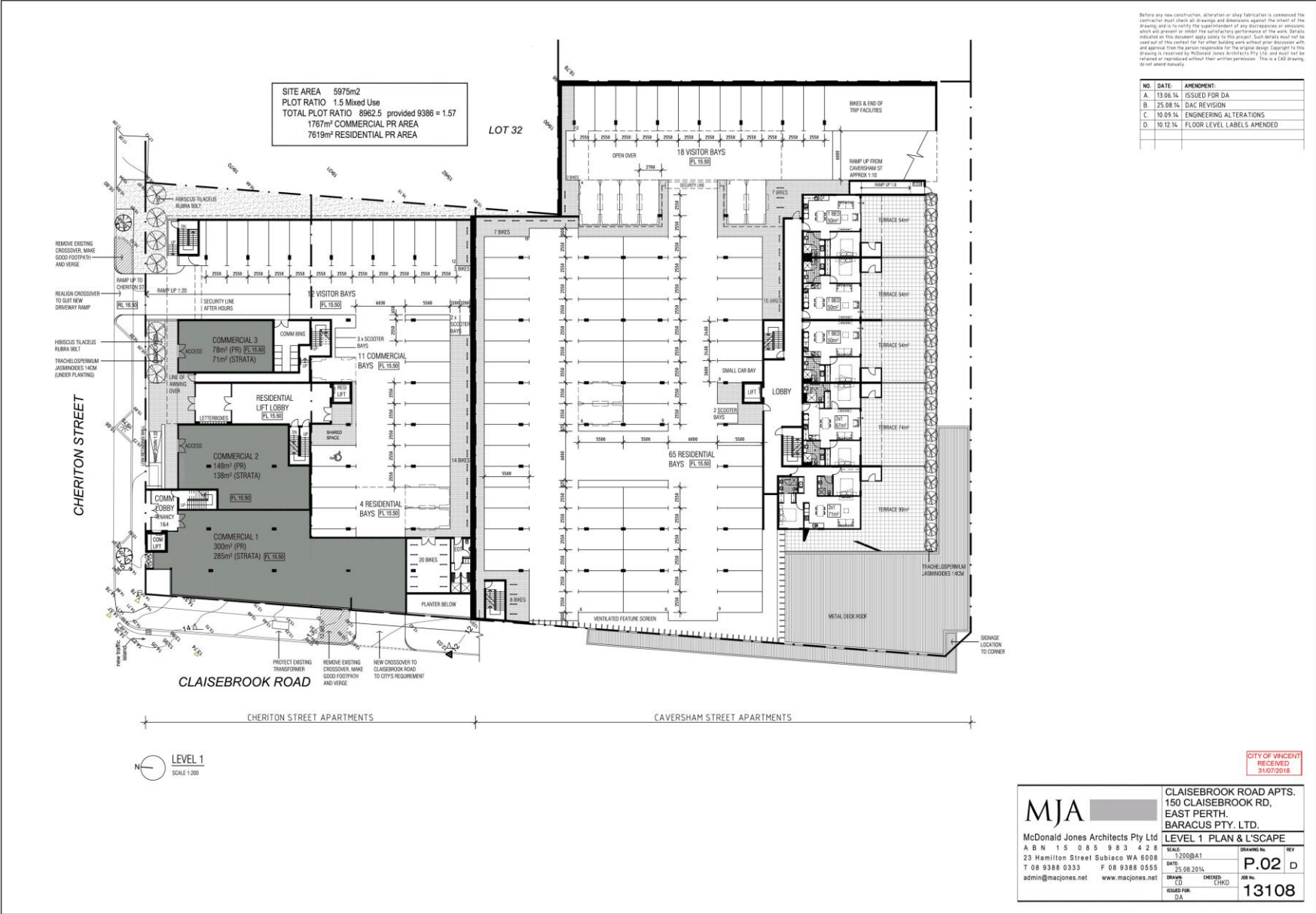
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.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

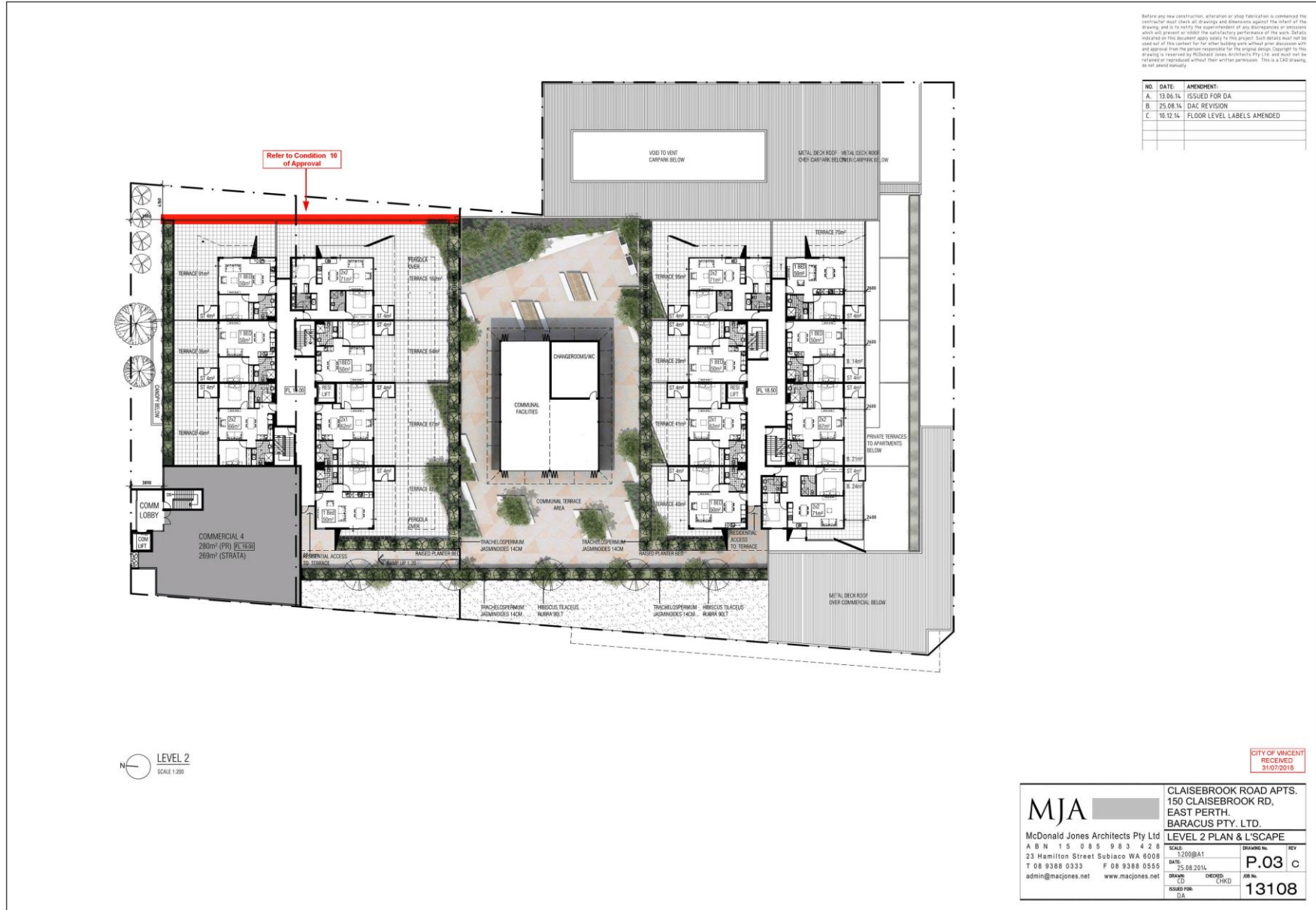
Nos. 150, 152 and 158 Claisebrook
Road, Perth

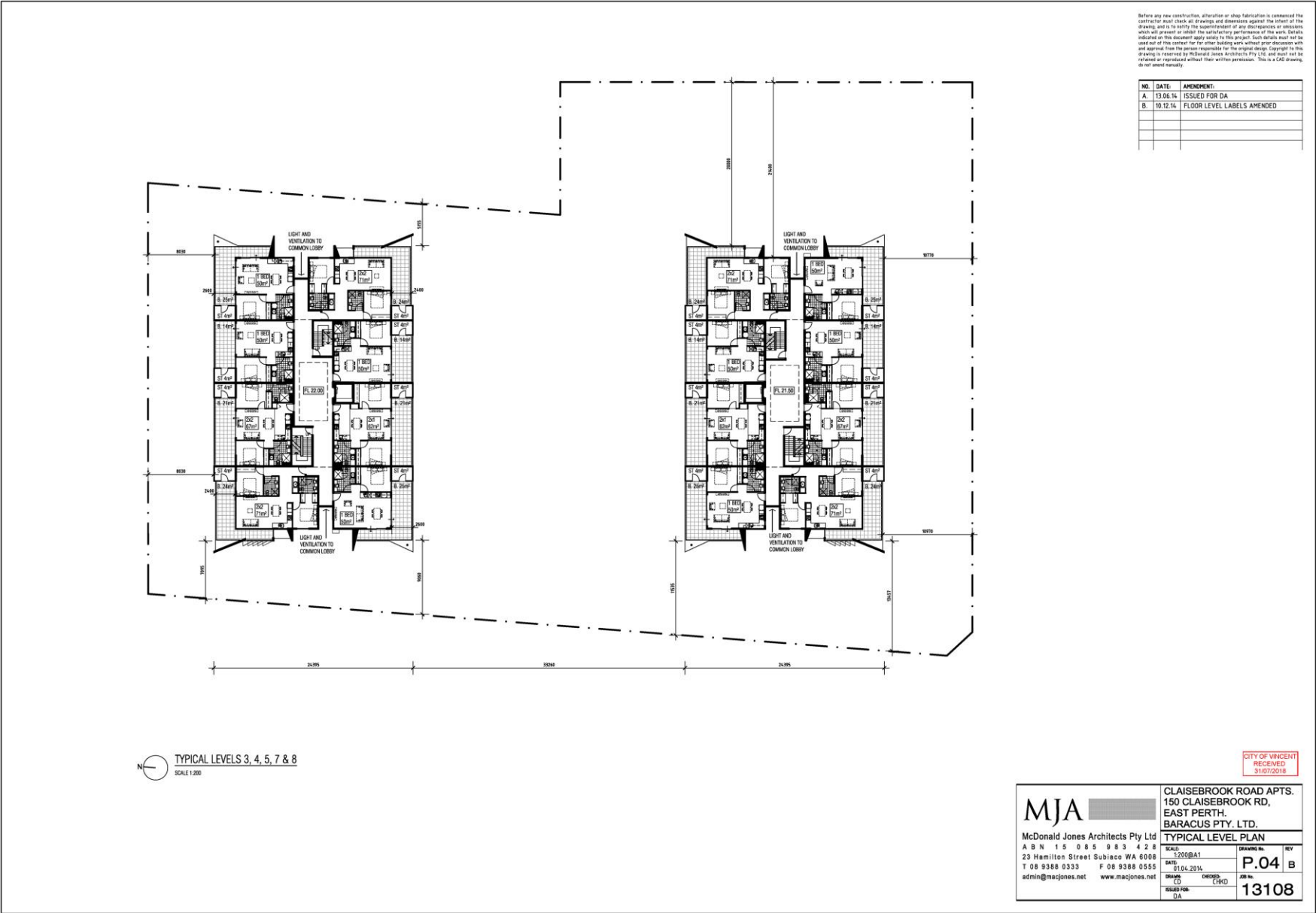


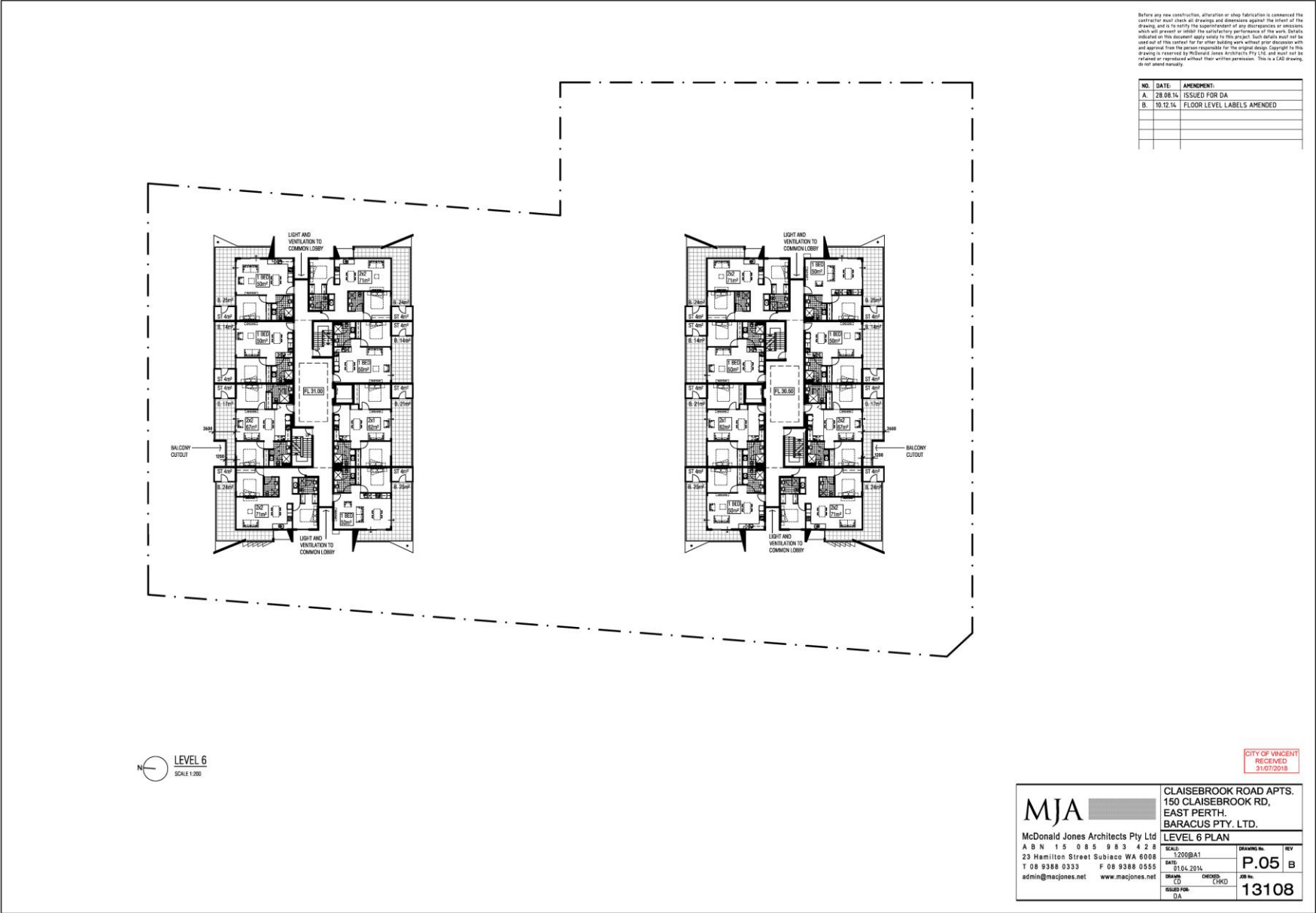


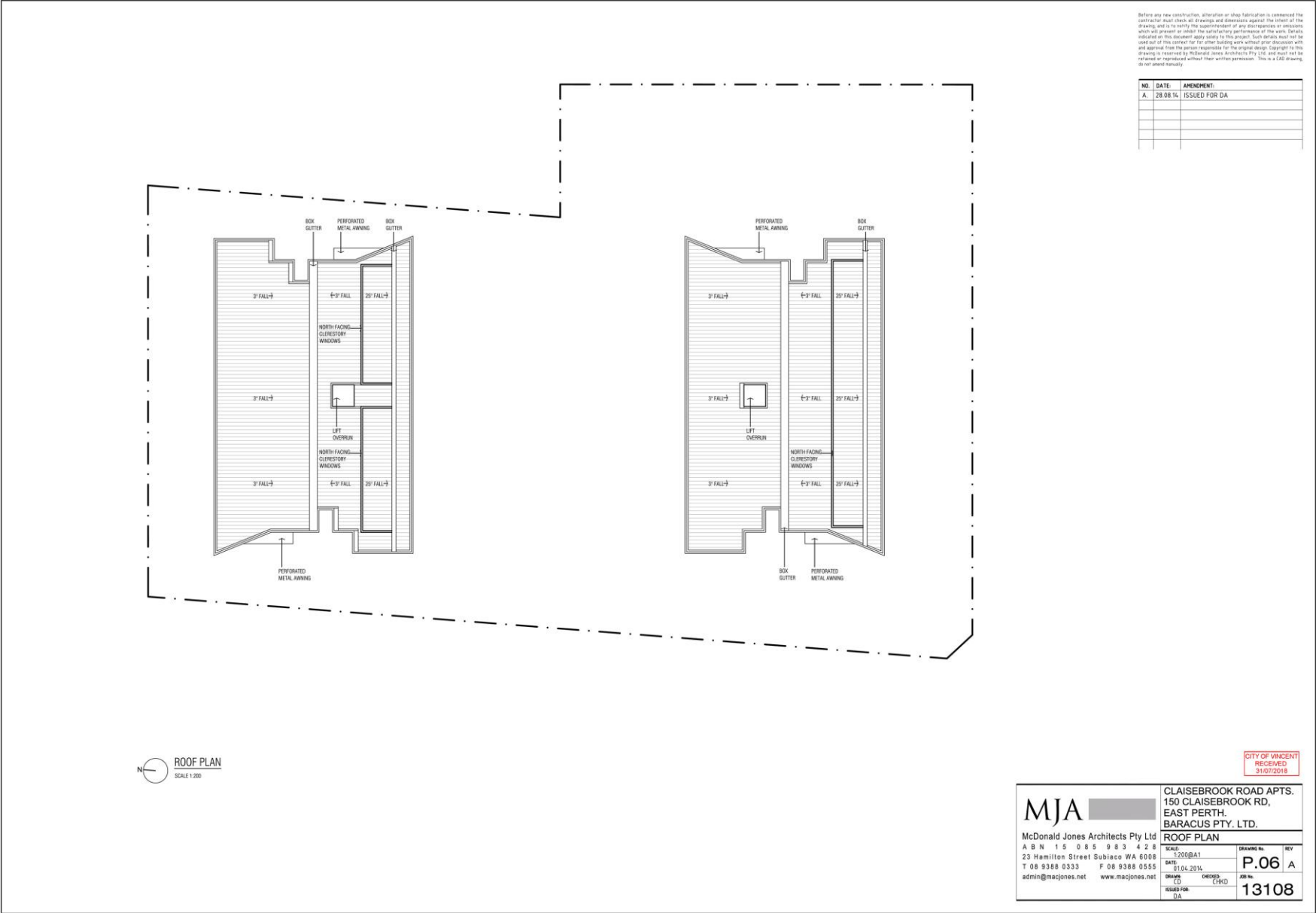








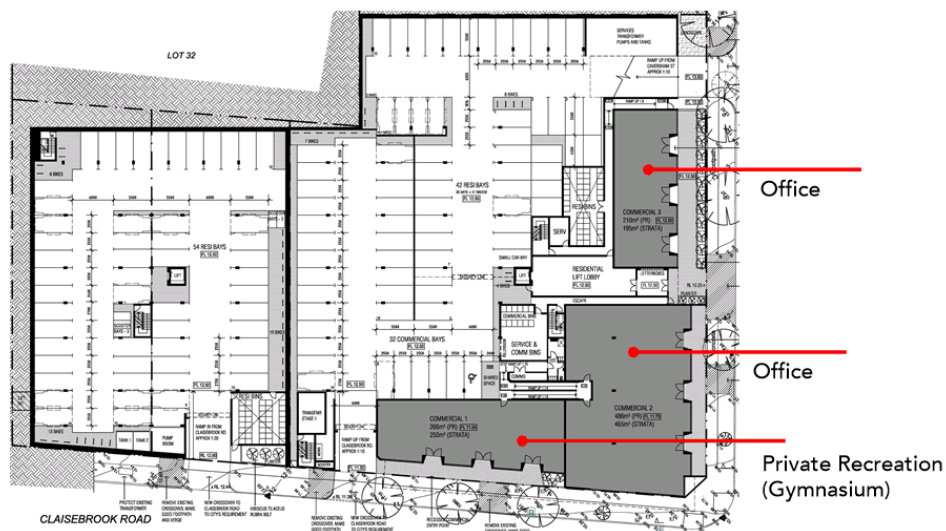




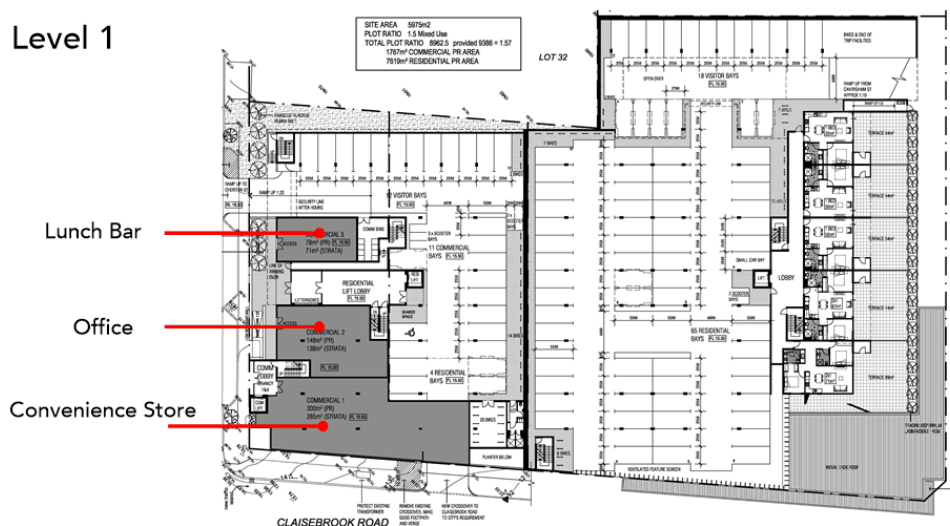




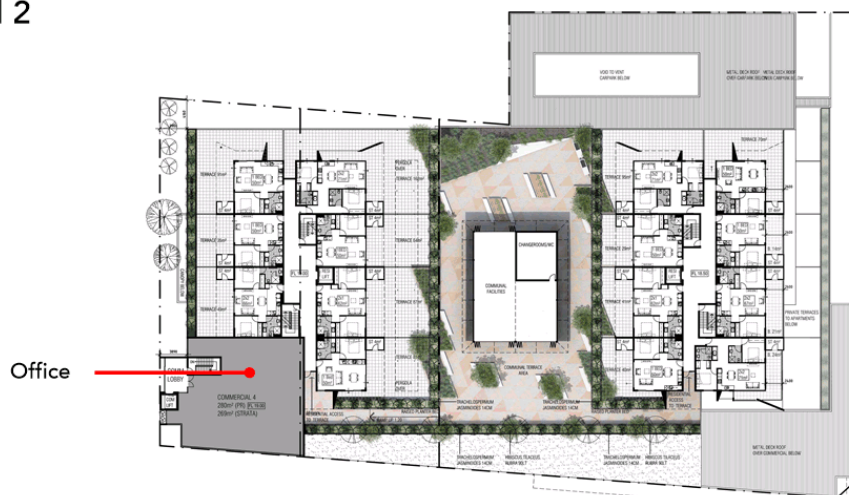
Ground Level



Level 1



Level 2



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Government of Western Australia
Development Assessment Panels

Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: Wednesday 25 September 2014; 9:30am
Meeting Number: MWJDAP/74
Meeting Venue: City of Vincent
244 Vincent Street, Leederville

Attendance

DAP Members

Ms Megan Bartle (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member)
Mr Malcolm Mackay (Specialist Member)
Cr Joshua Topelberg (Local Government Member, City of Vincent)
Cr Matt Buckels (Local Government Member, City of Vincent)

Officers in Attendance

Mr Gabriela Poezyn, Director Planning Services (City of Vincent)
Mr Petar Mrdja, Manager Planning and Building Services (City of Vincent)
Mr Peter Stuart, Statutory Planning Officer (City of Vincent)
Mr Michael Daymond (Department of Planning)
Mr Mat Selby (Department of Planning)

Local Government Minute Secretary

Ms Anita Radici (City of Vincent)

Applicants and Submitters

Mr Steve Allerding & Mr Tom Hockley (Allerding & Associates)
Mr Christopher Dwyer (McDonald Jones Architects)
Ms Rita Brooks (Baracus Pty Ltd)
Mr Alan Stewart (Rowe Group)

Members of the Public

10 members of the public.

1. Declaration of Opening

The Presiding Member, Megan Bartle declared the meeting open at 9:30am on Thursday 25 September 2014 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

Ms Megan Bartle
Presiding Member, Metro West JDAP



The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil.

3. Members on Leave of absence

Mayor John Carey (Local Government Member, City of Vincent).

4. Noting of Minutes

Minutes of the Metro West JDAP Meeting No. 73 held on Monday 15 September 2014 were noted by DAP members.

5. Disclosure of Interests

Nil.

6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

7. Deputations and Presentations

7.1 Mr Steve Allering (Allering & Associates) addressed the DAP for the application at Item No. 8.1b. The DAP Members asked questions and Mr Allering responded accordingly.

7.2 Mr Christopher Dwyer (McDonald Jones Architects) addressed the DAP for the application at Item No. 8.1a. There were no questions from the DAP Members.

7.3 Mr Rita Brooks (Baracus Pty Ltd) addressed the DAP for the application at Item No. 8.1a. There were no questions from the DAP Members.

7.4 Mr Alan Stewart (Rowe Group) addressed the DAP for the application at Item No. 8.1a. There were no questions from the DAP Members.

Ms Megan Bartle
Presiding Member, Metro West JDAP

**8. Form 1 - Responsible Authority Reports – DAP Applications**

8.1a Property Location:	Nos 150, 152 & 158 (Lots 14, 15 & 31) Claisebrook Road, Perth
Application Details:	Proposed Demolition of Existing Hostel and Construction of a Nine (9) Storey Mixed-use Development, Comprising of Six (6) Commercial Tenancies, Fifty-Nine (59) Single Bedroom Multiple Dwellings, Fifty-Seven (57) Two Bedroom Multiple Dwellings and Associated Car Parking
Applicant:	McDonald Jones Architects
Owner:	Baracus Pty Ltd
Responsible Authority:	City of Vincent
Report Date:	12 September 2014
DoP File No:	DAP/14/00561

The DAP Members asked questions which the City of Vincent and Department of Planning staff responded to accordingly.

REPORT RECOMMENDATION/PRIMARY MOTION

Moved by: Cr Topelberg

Seconded by: Cr Buckels

That the Metro West Joint Development Assessment Panel resolves to:

Approve DAP Application reference DAP/14/00561 and accompanying amended plans dated 29 August 2014 in accordance with the City of Vincent Town Planning Scheme No. 1, subject to the following conditions:

1. Interactive Front

Windows, doors and adjacent areas fronting Claisebrook Road, Caversham Street and Cheriton Street shall maintain an active and interactive relationship with the street;

2. Demolition

A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site;

3. On-Site Parking Provision

A maximum of one hundred and sixty seven (167) residential car bays and sixty (60) commercial car bays are to be provided on site for the development;

4. Car Parking and Accessways

4.1 The car park shall be used only by residents and visitors directly associated with the development;

Ms Megan Bartle
Presiding Member, Metro West JDAP



-
- 4.2 The car parking and access areas are to comply with the requirements of AS2890.1;
- 4.3 The car park areas for visitors shall be shown as common property on any strata plan;
- 4.4 Vehicle and pedestrian access points are required to match into existing footpath levels and ROW levels; and
- 4.5 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications.
5. **WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT'**, the owner or the applicant on behalf of the owner shall comply with the following requirements:
- 5.1 Percent for Public Art
- Advise the City how the proposed development will comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers. A value of \$250,000, being the equivalent value of one per cent (1%) of the estimated total cost of the development (\$25,000,000), is to be allocated towards the public art;
6. **PRIOR TO THE ISSUE OF A BUILDING PERMIT**, the following shall be submitted to and approved by the City:
- 6.1 The owner or the applicant on behalf of the owner shall provide the City with amended plans which address the following requirements:
- 6.1.1 Acoustic Report
- The manner in which the proposal will be completed to ensure compliance with:
- a) All recommendations made within the 'Mixed Use Development – Acoustic Services – DA Input' Report dated 14 August 2014 by Wood and Grieve Engineers are to be implemented; and
 - b) Compliance with the outcomes of the City's Policy No. 7.5.21 and the 'Mixed Use Development – Acoustic Services – DA Input' Report dated 14 August 2014 by Wood and Grieve Engineers.
- Certification that all recommendations have been implemented must be provided upon completion of works and prior to a Certificate of Classification being issued/the premises being occupied;

Ms Megan Bartle
Presiding Member, Metro West JDAP



6.1.2 Verge Treatment Plan

Detailed plans to the City's specification showing the upgrade of the verges adjacent to the subject land and shall address as a minimum:

- a) removal of redundant crossovers;
- b) landscaping and in-fill tree planting including the replacement of the one tree that has been authorised to be removed; and
- c) realignment of any street carparking;

6.1.3 Landscaping Plan

A detailed landscape and reticulation plan in accordance with the requirements of the Multiple Dwelling Policy No. 7.4.8 for the development site and adjoining road verge shall be submitted to the City for assessment and approval:

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

- a) The location and type of existing and proposed trees and plants;
- b) All vegetation including lawns;
- c) Areas to be irrigated or reticulated;
- d) Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
- e) Separate soft and hard landscaping plans (indicating details of plant species and materials to be used);

6.2 Amalgamation

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

Ms Megan Bartle
Presiding Member, Metro West JDAP

**6.3 Section 70A Notification under the Transfer of Land Act**

The owner(s) shall agree in writing to a notification being lodged 1) under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property and 2) being placed on the Sales Contract to alert prospective purchasers to the following:

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

6.3.2 the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling. The on-site car parking was in accordance with the requirements of the Residential Design Codes and City of Perth Parking Policy.

This notification shall be lodged and registered in accordance with the Transfer of Land Act prior to the first occupation of the development;

6.4 Schedule of External Finishes

A detailed schedule of external finishes (including materials and colour schemes and details) is to be provided to the satisfaction of the City;

6.5 Waste Management

6.5.1 A Waste Management Plan is required to be submitted and approved to the satisfaction of the City; and

6.5.2 An internal door to the bin store is required to be provided to allow the bin store to be accessed from within the building; and

6.6 Vehicle Entry Gates – Management Plan

The proposed vehicular entry gates to the car parking shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential units at all times, shall be submitted to and approved by the City;

7. PRIOR TO OCCUPATION OF THE DEVELOPMENT, the following shall be completed to the satisfaction of the City:**7.1 Landscape Plan and Verge Treatment Plan**

All works shown in the landscaping plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense;

Ms Megan Bartle
Presiding Member, Metro West JDAP

**7.2 Clothes Drying Facility**

Each multiple dwelling shall be provided with a clothes drying facility or communal area in accordance with the Residential Design Codes of WA 2013;

7.3 Car Parking

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

7.4 Stormwater

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

7.5 Installation of Public Art

The approved public art work shall be installed;

8. Street Furniture

With the exception of one verge tree locate in Caversham Street, no verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning; and

9. Underground Power

All power lines exception of high voltage power lines shall be placed underground along the street frontage of the development site, at the cost of the developer.

ADVICE NOTES:

1. With regard to condition 4.4, the portion of the existing footpath traversing the proposed crossover (subject to the footpath being in good condition as determined by the City's Technical Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
2. With reference to condition 4.5 all new crossovers to lots are subject to a separate application to be approved by the City;

Ms Megan Bartle
Presiding Member, Metro West JDAP



3. In reference to Condition 5.1 relating to Public Art the applicant is to consider the following:
 - 3.1 Option 1

Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; or
 - 3.2 Option 2

Provide cash-in-lieu of an art project. Payment must be made prior to the submission of a Building Permit for the development or prior to the due date specified in the invoice issued by the City for the payment (whichever occurs first);
4. In reference to condition 6.1.2, a refundable verge upgrade bond of \$20,000 shall be lodged prior to the issue of a building permit and will be held until all works have been completed and/or any damage to the existing facilities have been re-instated to the satisfaction of the City's Technical Services Directorate. An application to the City for the refund of the upgrade bond must be made in writing;
5. With regard to condition 6.1.3, the Council encourages landscaping methods and species selection which do not rely on reticulation;
6. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
7. With reference to condition 7.4, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
8. With reference to condition 8, a bond for the sum of \$3,000 is required to be submitted to cover the cost of removal of the verge tree, which is required to be carried out by the City's contractor; and

Ms Megan Bartle
Presiding Member, Metro West JDAP



9. Please note that any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. Please liaise with the City in this regard during the building permit process.

AMENDING MOTION**Moved by:** Cr Topelberg**Seconded by:** Cr Buckels

That Condition 6.3.1 be amended to read as follows:

“6.3.1 the use or enjoyment of the property may be affected by noise, traffic, car parking and other impacts associated with nearby commercial, ~~and non-residential~~ and industrial activities; and”

REASON: The Member stated that it was preferable to include this at this time to avoid confusion.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

That the Metro West Joint Development Assessment Panel resolves to:

Approve DAP Application reference DAP/14/00561 and accompanying amended plans dated 29 August 2014 in accordance with the City of Vincent Town Planning Scheme No. 1, subject to the following conditions:

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2. Demolition

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3. On-Site Parking Provision

A maximum of one hundred and sixty seven (167) residential car bays and sixty (60) commercial carbays are to be provided on site for the development;

4. Car Parking and Accessways

4.1 The car park shall be used only by residents and visitors directly associated with the development;

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

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

Ms Megan Bartle
Presiding Member, Metro West JDAP



- 4.4 Vehicle and pedestrian access points are required to match into existing footpath levels and ROW levels; and
- 4.5 All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications;
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- a) All recommendations made within the 'Mixed Use Development – Acoustic Services – DA Input' Report dated 14 August 2014 by Wood and Grieve Engineers are to be implemented; and
 - b) Compliance with the outcomes of the City's Policy No. 7.5.21 and the 'Mixed Use Development – Acoustic Services – DA Input' Report dated 14 August 2014 by Wood and Grieve Engineers.
- Certification that all recommendations have been implemented must be provided upon completion of works and prior to a Certificate of Classification being issued/the premises being occupied;
- 6.1.2 Verge Treatment Plan
- Detailed plans to the City's specification showing the upgrade of the verges adjacent to the subject land and shall address as a minimum:
- a) removal of redundant crossovers;
 - b) landscaping and in-fill tree planting including the replacement of the one tree that has been authorised to be removed; and
 - c) realignment of any street carparking;

Ms Megan Bartle
Presiding Member, Metro West JDAP



6.1.3 Landscaping Plan

A detailed landscape and reticulation plan in accordance with the requirements of the Multiple Dwelling Policy No. 7.4.8 for the development site and adjoining road verge shall be submitted to the City for assessment and approval:

For the purpose of this condition, a detailed landscape and irrigation plan shall be drawn to a scale of 1:100 and show the following:

- a) The location and type of existing and proposed trees and plants;
- b) All vegetation including lawns;
- c) Areas to be irrigated or reticulated;
- d) Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and
- e) Separate soft and hard landscaping plans (indicating details of plant species and materials to be used);

6.2 Amalgamation

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

6.3 Section 70A Notification under the Transfer of Land Act

The owner(s) shall agree in writing to a notification being lodged 1) under section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property and 2) being placed on the Sales Contract to alert prospective purchasers to the following:

- 6.3.1 the use or enjoyment of the property may be affected by noise, traffic, car parking and other impacts associated with nearby commercial, non-residential and industrial activities; and
- 6.3.2 the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwelling. The on-site car parking was in accordance with the requirements of the Residential Design Codes and City of Perth Parking Policy.

This notification shall be lodged and registered in accordance with the Transfer of Land Act prior to the first occupation of the development;

Ms Megan Bartle
Presiding Member, Metro West JDAP

**6.4 Schedule of External Finishes**

A detailed schedule of external finishes (including materials and colour schemes and details) is to be provided to the satisfaction of the City;

6.5 Waste Management

6.5.1 A Waste Management Plan is required to be submitted and approved to the satisfaction of the City; and

6.5.2 An internal door to the bin store is required to be provided to allow the bin store to be accessed from within the building; and

6.6 Vehicle Entry Gates – Management Plan

The proposed vehicular entry gates to the car parking shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential units at all times, shall be submitted to and approved by the City;

7. PRIOR TO OCCUPATION OF THE DEVELOPMENT, the following shall be completed to the satisfaction of the City:

7.1 Landscape Plan and Verge Treatment Plan

All works shown in the landscaping plans approved with the Building Permit shall be undertaken in accordance with the approved plans and maintained thereafter to the satisfaction of the City at the applicant's expense;

7.2 Clothes Drying Facility

Each multiple dwelling shall be provided with a clothes drying facility or communal area in accordance with the Residential Design Codes of WA 2013;

7.3 Car Parking

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

7.4 Stormwater

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

7.5 Installation of Public Art

The approved public art work shall be installed;

Ms Megan Bartle
Presiding Member, Metro West JDAP

**8. Street Furniture**

With the exception of one verge tree locate in Caversham Street, no verge trees shall be removed. The verge trees shall be retained and protected from any damage including unauthorised pruning; and

9. Underground Power

All power lines exception of high voltage power lines shall be placed underground along the street frontage of the development site, at the cost of the developer.

ADVICE NOTES:

1. With regard to condition 4.4, the portion of the existing footpath traversing the proposed crossover (subject to the footpath being in good condition as determined by the City's Technical Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not be deemed to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths;
2. With reference to condition 4.5 all new crossovers to lots are subject to a separate application to be approved by the City;
3. In reference to Condition 5.1 relating to Public Art the applicant is to consider the following:
 - 3.1 Option 1

Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; or
 - 3.2 Option 2

Provide cash-in-lieu of an art project. Payment must be made prior to the submission of a Building Permit for the development or prior to the due date specified in the invoice issued by the City for the payment (whichever occurs first);
4. In reference to condition 6.1.2, a refundable verge upgrade bond of \$20,000 shall be lodged prior to the issue of a building permit and will be held until all works have been completed and/or any damage to the existing facilities have been re-instated to the satisfaction of the City's Technical Services Directorate. An application to the City for the refund of the upgrade bond must be made in writing;
5. With regard to condition 6.1.3, the Council encourages landscaping methods and species selection which do not rely on reticulation;

Ms Megan Bartle
Presiding Member, Metro West JDAP



6. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5m) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If a request to erect scaffolding, site fencing etc or if building materials is required to be stored within the road reserve once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City's Ranger Services Section. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate;
7. With reference to condition 7.4, no further consideration shall be given to the disposal of stormwater 'off site' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'off site' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings;
8. With reference to condition 8, a bond for the sum of \$3,000 is required to be submitted to cover the cost of removal of the verge tree, which is required to be carried out by the City's contractor; and
9. Please note that any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. Please liaise with the City in this regard during the building permit process.

The Primary Motion (as amended) was put and CARRIED (4/1).

For: Ms Megan Bartle, Mr Malcolm Mackay, Cr Josh Topelberg and Cr Matt Buckels
Against: Mr Clayton Higham

Ms Megan Bartle
Presiding Member, Metro West JDAP



Government of Western Australia
Development Assessment Panels

Meeting No. MWJDAP/74
25 September 2014

8.1b Property Location: Lots 14., 15 & 31 Claisebrook Road, Perth
Application Details: Demolition of an existing building and construction of a nine storey mixed use development, comprising of 116 multiple dwellings, 7 commercial tenancies and basement car park
Applicant: McDonald Jones Architects
Owner: Baracus Pty Ltd
Responsible Authority: Western Australian Planning Commission
Report Date: 17 September 2014
DoP File No: DAP/14/00561 and 33-50167-1

ALTERNATIVE MOTION

Moved by: Cr Topelberg

Seconded by: Ms Bartle

That the Metro West Joint Development Assessment Panel resolved to **Approve** DAP Application reference DAP/14/00561 and accompanying plans dated 29 August 2014 in accordance the Metropolitan Region Scheme.

The Alternate Recommendation was put and CARRIED (4/1).

For: Ms Megan Bartle, Mr Malcolm Mackay, Cr Josh Topelberg and Cr Matt Buckels
Against: Mr Clayton Higham

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP Development Approval

Nil.

10. Appeals to the State Administrative Tribunal

As invited by the State Administrative Tribunal under Section 31 of the *State Administrative Act 2004*, the Metro West JDAP will reconsider 1 Seddon Street and 424-436 Hay Street Subiaco on 2 October 2014.

11. Meeting Close

There being no further business, the presiding member declared the meeting closed at 10:50am.

Ms Megan Bartle
Presiding Member, Metro West JDAP

Page 15



Government of Western Australia
Development Assessment Panels

Meeting No.141
18 August 2016

Minutes of the Metro West Joint Development Assessment Panel

Meeting Date and Time: 18 August 2016; 9am
Meeting Number: MWJDAP/ 141
Meeting Venue: Department of Planning
140 William Street, Perth

Attendance

DAP Members

Ms Megan Adair (Presiding Member)
Mr Clayton Higham (Deputy Presiding Member)
Mr John Syme (Specialist Member)
Cr Josh Topelberg (Local Government Member, City of Vincent)
Cr Matt Buckels (Local Government Member, City of Vincent)

Officers in attendance

Ms Paola Di Perna (City of Vincent)
Mr Remajee Narroo (City of Vincent)

Department of Planning Minute Secretary

Ms Dallas Downes (Department of Planning)

Applicants and Submitters

Mr Steve Allering (Allering & Associates)
Ms Margie Tannock (Squire Patton Boggs)
Mr Conor Lynam (Holcim)
Mr Christopher Dwyer (MJA Studio)
Ms Rita Brooks (Baracus)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Ms Megan Adair declared the meeting open at 9.05am on 18 August 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Deputy Presiding Member acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Ms Megan Adair
Presiding Member, Metro West JDAP

Page 1



The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: *'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.'* The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro West JDAP meeting No.140 held on 11 August 2016 were noted by DAP members.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

7. Deputations and presentations

7.1 Ms Margie Tannock (Squire Patton Boggs) addressed the DAP against the application at Item 9.1.

7.2 Mr Steve Allering (Allering & Associates) addressed the DAP against the application at Item 9.1. Mr Allering answered questions from the panel.

7.3 Mr Conor Lynam (Holcim) addressed the DAP against the application at Item 9.1.

7.4 Mr Christopher Dwyer (MJA Studio) addressed the DAP for the application at Item 9.1. Mr Dwyer answered questions from the panel.

8. Form 1 - Responsible Authority Reports – DAP Application

Nil

**9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval**

- 9.1 Property Location: Nos. 150 – 158 (Lots 14, 15 and 31) Claisebrook Road, Perth
- Application Details: Proposed Amendment to Planning Approval (DAP/14/00561) to Demolish an Existing Hostel and Construct a Nine Storey Mixed-use Development, Comprising of Six Commercial Tenancies, 59 Single Bedroom Multiple Dwellings, 57 Two Bedroom Multiple Dwellings and Associated Car Parking: Extension of Validity of Planning Approval
- Applicant: APP Corporation Pty Ltd
- Owner: Baracus Pty Ltd
- Responsible authority: City of Vincent
- DoP File No: DAP/14/00561

REPORT RECOMMENDATION / PRIMARY MOTION**Moved by:** Cr Josh Topelberg**Seconded by:** Cr Matt Buckels

That the Metro West Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/14/00561 as detailed on the DAP Form 2 dated 17 June 2016 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** DAP Application reference DAP/14/00561 as detailed on the DAP Form 2 dated 17 June 2016 in accordance with Schedule 2, Part 9, Clause 77(4)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for the proposed Amendment to Planning Approval DAP/14/00561 to Demolish an Existing Hostel and Construct a Nine Storey Mixed-use Development, Comprising of Six Commercial Tenancies, 59 Single Bedroom Multiple Dwellings, 57 Two Bedroom Multiple Dwellings and Associated Car Parking at Nos. 150 - 158 (Lots 14, 15 and 31) Claisebrook Road, Perth: Extension of Validity of Planning Approval for a further two years.

Conditions:

All conditions, requirements and advice notes detailed on the previous approval dated 8 October 2014 shall remain with a further Advice Note 10.

Additional Advice Note:

10. In relation to conditions 6.1.1 the acoustic report shall take the noise impact from the Graham Farmer Freeway and the concrete plants on each level of the proposed development into consideration.

Ms Megan Adair
Presiding Member, Metro West JDAP

Page 3



The Report Recommendation/Primary Motion was put and CARRIED (4/1).

For: Ms Megan Adair
Mr Clayton Higham
Cr Josh Topelberg
Cr Matt Buckels
Against: Mr John Syme

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the Presiding Member declared the meeting closed at 9.50am.

Ms Megan Adair
Presiding Member, Metro West JDAP

A handwritten signature in black ink, appearing to read 'Megan Adair'.

Page 4



STEWART
URBAN
PLANNING

alan@stewartplanning.com.au
m. 0413 842 645

123 Aberdeen Street
Northbridge WA 6003

30 July 2018

Joslin Colli
Coordinator Planning Services
City of Vincent
PO Box 82
Leederville WA 6902

Dear Ms Colli,

**AMENDED DAP APPLICATION – EXTENSION TO TERM OF APPROVAL
APPROVED MIXED-USE DEVELOPMENT
LOTS 14, 15 & 31 (Nos.150, 152 & 158) CLAISEBROOK ROAD, PERTH**

Stewart Urban Planning acts for Baracus Pty Ltd, the owner of the land situated at Lots 14, 15 and 31 (Nos.150, 152 and 158) Claisebrook Road, Perth ('site').

The Development Application for the Mixed-Use Development on the site was approved by Metro West Development Assessment Panel (DAP) on 25 September 2014 (DAP Ref 14/00561).

On 18 August 2016, the DAP approved an Amended DAP Application to extend the term of the approval by a further two years.

The approval is valid until 25 September 2018.

Pursuant to Regulation 17 (b) of the Planning and Development (Development Assessment Panels) Regulations, we hereby enclose for your consideration an Application to Amend the Development Approval for the purpose of extending the term of the approval by a further three years (expiring 25 September 2021).

In accordance with Regulation 17A, and pursuant to Deemed Provision 77 (1) (c) of the Planning and Development (Local Planning Schemes) Regulations, we request the City of Vincent (in lieu of the DAP) determines this Amended DAP Application.

The Amended DAP Application comprises:

- Completed DAP Form 2, signed by the Director / Secretary of Baracus Pty Ltd;
- Copy of the Certificate of Title and Company Extract confirming ownership; and
- The Application Fee of \$295, pursuant to the Planning and Development Regulations (Schedule 2 Item 5A).





This request to extend the term of the previous approval ought to be considered having regard to the five 'tests' established by the State Administrative Tribunal when considering proposals to extend the term of an approval:

1. Whether the proponent has actively sought to implement the approval;
2. Whether the planning framework has changed substantially since approval was granted.
3. Whether the development would likely receive approval now.
4. Whether the term of the original approval was adequate.
5. Whether the developer seeking to 'warehouse' the approval.

Whether the proponent has actively sought to implement the proposal.

The locality in which the site is situated has, for a considerable time, suffered from urban blight as a result of the existing operation (and uncertainty surrounding the future operation) of two heavy industrial land uses: the Holcim and Hanson concrete batching plants. The site of the approved 9-storey mixed-use development is directly north of the Holcim concrete batching plant.

At the time of its original determination, the DAP dismissed submissions by Holcim and Hanson objecting to the proposed mixed-use development, and resolved to grant Development Approval under the Metropolitan Region Scheme ('MRS') and (former) East Perth Redevelopment Scheme.

Since receipt of the DAP's original determination, the proponent has sought to implement the approval by:

- Closing the former backpacker hostel on the site;
- Commissioning the Project Architect to progress the detailed design and documentation of the project; and
- Obtaining preliminary cost estimates from prospective builders.

The DAP's decision was an important step toward realising the potential of the Claisebrook Road North Precinct as a vibrant mixed-use locality focused on Claisebrook rail station, with the decision no doubt having some influence on the planning framework that has since emerged (refer below).

Whilst the DAP's decision provided many land owners in the locality with some level of confidence with which to progress planning the development of their respective landholdings, the future of the concrete batching plants and the long-term planning framework for the locality has, until recently, remained uncertain.

This, combined with the less-than-desirable market conditions within which to promote, construct and sell apartments (made worse by the presence of the concrete batching plants), meant that the proponent was not prepared to commit significant resources toward the project following the DAP's decision to extend the approval.



Accordingly, the proponent has taken all reasonable steps to implement the approval given the circumstances surrounding the concrete batching plants and the long-term planning of the locality.

Whether the planning framework has changed substantially since approval was granted.

Since the DAP's decision of August 2016 to extend the term of the approval by a further two years, progress has been made to resolve the planning uncertainty that has blighted the locality in the past.

Importantly, the City's draft Local Planning Scheme No.2 ('LPS2') was gazetted 16 May 2018, replacing the former East Perth Redevelopment Scheme ('EPRS').

LPS2 was adopted by Council in November 2014 and thereafter referred to the Western Australian Planning Commission ('WAPC') for determination. The WAPC considered draft LPS2 in late 2016 and subsequently referred it to the Minister for Planning. In December 2017, after careful consideration of submissions and the competing issues surrounding the future of the Claisebrook Road North Precinct, the Acting Planning Minister approved LPS2, subject to modifications. In essence, the Acting Planning Minister has determined that the future of the locality is a high-density transit-orientated mixed-use precinct, without the concrete batching plants.

Zoning and Land Use

Under LPS2, the subject site is zoned 'Mixed Use' with a density code of R100

Within this zone, the proposed Multiple Dwellings are a permitted ('P') use while the ground floor Commercial (office) tenancies are permissible ('D') at the discretion of the decision-maker.

Zoning and Approvals for the Existing Concrete Batching Plants

The sites of the concrete batching plants are also zoned 'Mixed Use' under LPS2, with heavy industry being a prohibited ('X') use in this zone. To provide the operators of the concrete batching plants sufficient time to plan their relocation from the locality, the sites are the subject of an Additional Use under LPS2, which designates the concrete batching plants as permissible uses until 30 June 2014.

Since the concrete batching plants were established on their current sites in the mid 1990's, development approval has only ever been granted on a temporary basis, in recognition of the optimal planning outcome for the locality being high-density transit-orientated development benefiting from the proximity of Claisebrook station. The original approvals expired in 2012, however, the former Minister for Planning, on the advice of the State Administrative Tribunal ('SAT'), granted the batching plants a further 5-years (expiring 16 October 2017), to provide sufficient time for the area's planning framework to be resolved. In 2017, the City agreed to grant the concrete batching plants a further 12 months (only), expiring 16 October 2018.



The operators each filed Applications for Review against the City's decision, and the Reviews were subsequently 'called in' by the Minister for Planning. SAT's recommendations were presented to the Minister in December 2017. At the time of writing, the Minister had yet to determine the Applications for Review. Whilst there remains a level of uncertainty, it is assumed the Minister will grant the concrete batching plants a further temporary approval, expiring on the same date as the Additional Use 'sunset' clause in LPS2 (30 June 2014).

Such a decision would provide owners in the locality with some confidence that the concrete batching plants will be required to relocate from the Claisebrook Road North Precinct within 6 years, thereby facilitating the rejuvenation of the locality as envisioned by the former EPRS and the new LPS2. The 'sunset' clause in LPS2 also ensures there is only a limited amount of 'overlap' time during which occupants of new mixed-use buildings are required to live in proximity to the batching plants.

In light of the above, the use of the subject site for mixed-use purposes, including Multiple Dwellings and Commercial (office) tenancies, is consistent with the zoning of the land under LPS2.

Plot Ratio

Pursuant to the R100 density code, a plot ratio of 1.25:1 applies to the Multiple Dwellings within the approved development. Under former EPRS, the site was subject to a maximum residential plot ratio of 1.5:1.

The site has a land area of 5,981m², allowing a residential plot ratio floor area of 7,476m² under LPS2 (8,971m² under the former EPRS).

The Multiple Dwellings have a plot ratio floor area of 7,619m², being only 143m² more than the maximum plot ratio contemplated by the R100 code. This represents a minor plot ratio variation of just 0.02:1 that does not significantly affect the bulk and scale of the building or adversely affect the amenity or character of the locality.

Building Height

Pursuant to LPS2, the City has adopted Local Planning Policy 7.1.1 – Built Form ('BF Policy') to guide the design of buildings in each Built Form Area defined in the BF Policy.

The site is within the Mixed Use Built Form Area and subject to the following height considerations:

- Number of Storeys: 8
- Wall Height: 25.7m above Average Natural Ground Level ('ANGL')
- Roof Height: 28.7m above ANGL

The site falls by 6 metres in a north-east to south-west direction.



The ANGL (as defined in the BF Policy) is 14.6 metres below the northern 'tower', resulting in a deemed-to-comply wall height of 40.3 metres and overall height of 43.3 metres. The northern tower comprises 8 storeys (excluding lower basement, which is more than 50% below ground level) and has a wall height of 40 metres and overall height of 41.1 metres (excluding minor roof projections).

The ANGL below the southern tower is 13.5 metres, resulting in a deemed-to-comply wall height of 39.2 metres and overall height of 42.2 metres. The southern tower comprises 9 storeys (including lower basement, which is slightly more than 50% above ground level) and has a wall height of 39.5 metres and overall height of 40.6 metres (excluding minor roof projections).

The northern building satisfies the deemed-to-comply provisions of the BF Policy. The southern tower exceeds the deemed-to-comply maximum number of floors (+1 storey) and wall height (+0.3m) but satisfies the overall building height (-1.6m).

The height of the southern tower is considered to satisfy the relevant Design Principles of the BF Policy:

- The non-complying elements of the southern tower are a direct result of the site's topography, with the lowest basement level included in the number of storeys due to more than 50% of the volume of the basement being above the natural ground level.
- The development responds to the site's topography, with the internal floor level of the commercial tenancies matching that of the footpath adjacent to the tenancy. This contributes to the building's height above ANGL.
- The southern tower is situated approximately 20 metres from the site's eastern boundary and will not have any adverse amenity impacts on the neighbouring property, which is used for non-residential purposes.
- The tower is setback from the street frontages to minimise any impacts on the streetscape, while the land on the opposite (southern) side of Caversham Street is presently used for industrial purposes, meaning the tower will not have any adverse impacts as a result of overshadowing of residential properties.

In light of the above, and given this Amended Application simply seeks to extend the term of the approval, it is not considered necessary for a Local Development Plan to be prepared to facilitate the minor increase in the wall height of the southern tower.

Landscaping – Deep Soil Zones

For sites with a land area greater than 1,500m², the BF Policy requires 15% of the site to be set aside as deep soil planting areas. With a site area of 5,981m², this equates to a requirement for approximately 900m² of deep soil planting.



The previously approved design achieves approximately 685m² (11.5%) of deep soil planting, including 260m² in-ground and 425m² structured planting (minimum soil depth 1 metre). Further opportunities are available to increase the amount of structured planting without substantially modifying the design.

Condition 6.1.3 of the DAP approval requires the submission of a detailed Landscape Plan. This Condition provides an opportunity to review the landscape design and (if deemed necessary) increase the amount of structured planting.

Other Design Considerations

The development satisfies the majority of all other relevant deemed-to-comply provisions under the Residential Design Codes and BF Policy, including setbacks, car parking, store rooms, balconies, and access to sunlight.

A minor variation to the maximum number of one-bedroom dwellings is proposed. The Residential Design Codes specify a deemed-to-comply requirement for not more than 50% (58) of dwellings to comprise one-bedroom. Of the total dwellings (116), 50.8% (59) are one-bedroom dwellings. The number of single bedroom dwellings reflects the anticipated demographic for the development and is commensurate with the site's inner-city location adjacent to Claisebrook rail station.

Whether the development would likely receive approval now

As explained above, the proposed land uses are permissible and the development satisfies the majority of deemed-to-comply standards that are now applicable under the current planning framework for the area, with only minor variations sought. It is considered the development, if proposed as part of a new Development Application, would in all likelihood receive Development Approval.

Whether the term of the original approval was adequate

The length of time it has taken to progress the strategic planning and resolve the planning framework for the locality has been considerably longer than anticipated, and the lack of clarity in the planning system has led to a lack of investment in the locality by landowners and developers.

With this in mind, and with the benefit of hindsight, it is evident that the term of the original approval (two years) for the proposed development was inadequate. In comparison, when the former Minister for Planning considered applications to renew the approvals for the concrete batching plants in 2012, an extension of 5 years was granted to provide sufficient time to resolve strategic planning issues in the area. This further demonstrates that, in the circumstances, the original two-year approval was inadequate.

Whether the developer seeking to 'warehouse' the approval

In light of the above, the applicant has not simply sought to 'warehouse' the approval in an effort to enhance the value and / or sellability of the property.



The applicant intends to implement the approval, however, the lack of certainty in the planning system, combined with the urban blight caused by the batching plants and the uncertainty surrounding their future in the area, meant that the applicant was not in a position to substantially commence the project.

Conclusion

The planning framework applicable to the development has changed substantially since the DAP's original approval, with the approval and subsequent gazettal of the City's LPS2 in May 2018.

In accordance with the Minister's requirements, LPS2 embraces the concept of high-density, mixed-use development around Claisebrook rail station, with the site now zoned 'Mixed Use' with a density code of R100. Further, LPS2 includes the sites of the existing concrete batching plants in the 'Mixed Use' zone, where such industrial uses are prohibited ('X'). Significantly, LPS2 incorporates a 'sunset' clause to deem those uses permissible up until 30 June 2024 only. Relocation of the batching plants will enable the locality to maximise its potential as a transit-orientated precinct.

LPS2 has provided land owners in the locality with much needed certainty with respect to the long-term planning of the locality. A further extension to the term of this approval will enable the proponent to proceed with market research, pre-sales, design development and negotiations with builders, prior to commencement.

The development is consistent with the majority of standards recently introduced by LPS2 and the BF Policy, with minor variations sought to plot ratio, building height and dwelling mix, while reinstatement of Condition 6.1.3 will provide an opportunity to review (and increase) the provision of deep soil planting.

The renewal of the term of the approval also satisfies the five 'tests' established by the State Administrative Tribunal.

In light of the above, the City is requested to support this Amended DAP Application by granting an extension to the term of the approval, by a further three years, expiring 25 September 2021.

Should you require any further information or clarification in relation to this matter, please contact Alan Stewart on 0413 842 645.

Yours faithfully,

Alan Stewart

Director

Stewart Urban Planning



STEWART
URBAN
PLANNING

alan@stewartplanning.com.au
m. 0413 842 645

123 Aberdeen Street
Northbridge WA 6003

11 September 2018

Kate Miller
Senior Urban Planner
City of Vincent
Kate.Miller@vincent.wa.gov.au

Dear Kate,

**COMMERCIAL LAND USE ALLOCATIONS FOR APPROVED MIXED-USE BUILDING
LOTS 14, 15 & 31 (Nos.150, 152 & 158) CLAISEBROOK ROAD, PERTH**

Further to our recent discussions, we have nominated land uses for the commercial tenancies in the mixed-use building at Nos.150-158 Claisebrook Road, Perth.

The proposed land uses are shown on the attached plan.

All of the nominated land uses are discretionary ('D') uses in the Mixed Use zone pursuant to the Zoning Table of Local Planning Scheme No.2.

With respect to car parking, a total of 43 car parking bays are shown on the drawings as being set aside for the commercial tenancies in the building.

As summarized in the table below, the nominated commercial land uses require a total of 42.6 (43) car parking bays in accordance with the parking standards set out in Local Planning Policy 7.7.1 – Non-Residential Development Parking Requirements

Tenancy	Area (m ²)	Proposed Use	Parking Standard	Parking Required
Ground				
Tenancy 1	266	Office	2 / 100m ² NLA	5.32
Tenancy 2	486	Office	2 / 100m ² NLA	9.72
Tenancy 3	210	Private Recreation (25 people)	0.2 bays per person	5
Level 1				
Tenancy 1	300	Convenience Store	4 / 100m ² NLA	12
Tenancy 2	148	Office	2 / 100m ² NLA	2.96
Tenancy 3	78	Lunch Bar (20 seats)	0.1 bays per person	2
Level 2				
Tenancy 4	280	Office	2 / 100m ² NLA	5.6
Total				42.6



We trust this information is to your satisfaction and look forward to the City's favourable determination of the Amended DAP Application.

Should you require any further information or clarification in relation to this matter, please contact Alan Stewart on 0413 842 645.

Yours faithfully,

Alan Stewart

Director

Stewart Urban Planning



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 5 September 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>
Sasha Ivanovich (Chairperson)	Jay Naidoo (Manager Development & Design)
Tom Griffiths	Joslin Colli (Coordinator Planning Services)
Sid Thoo	Kate Miller (Senior Urban Planner)
Dr Anthony Duckworth-Smith	Mitch Hoad (Senior Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1**Information redacted for privacy purposes.**Applicant-Item 3.2**Information redacted for privacy purposes.**Applicant-Item 3.3**Information redacted for privacy purposes.**Applicant-Item 3.4Alan Stewart
Rita Brooks

3.30pm**Member Discussion****4.00pm****1. Welcome / Declaration of Opening**

The Chairperson, Sasha Ivanovich declared the meeting open at 4.10pm.

2. Apologies**3. Business****4.10pm–4.35pm – Information redacted for privacy purposes.**

Information redeacted for privacy purposes.

5.55pm–6.15pm – Applicant’s Presentation – 5.2018.282.1

3.4 Address: Nos. 150, 152 and 158 Claisebrook Road, Perth

Proposal: Mixed Use Development

Applicant: Baracus Pty Ltfd Stewart Urban Planning

Reason for Referral: The proposal has previously been referred to the former DRP and will benefit from referral in the context of the Built Form Policy requirements.

Applicant’s Presentation:

Applicant presented a power point presentation.

Recommendation & Comments from DRP on 3 September 2014

Mandatory:

- Improve the amenity offered to occupants. Improve;
 - Northern solar access to living areas and balconies of most apartments.
 - Cross ventilation to apartments.
 - The number of dual aspect apartments.
- As previous recommended, reconfigure the end treatments and/or layout of the

- lower elements to improve the number of apartments that are dual aspect, and receive improved northern solar access, cross ventilation.
 - The number of bathrooms with daylight/access to ventilation. For those bathrooms that cannot be relocated, provide an area of frosted glass to the door to provide borrowed light.
 - Minimise the amount of street frontage given over to blank or inactive uses, carparking access, and services.

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • Consider staggering the buildings rather than both developments being the same height and perfectly parallel to each other. • Consider further design development of elevations to reflect current and future higher market demands and expectations in design and aesthetic value.
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	<ul style="list-style-type: none"> • NatHERS ratings may require review since the original design was approved • Dark colours have high solar absorbance and will increase cooling loads especially the roof. Consider lighter colours • An ESD report is required to be submitted • Consider opportunities for the integration of solar PV and/or battery storage
Principle 6 – Amenity	<ul style="list-style-type: none"> • Consider reducing the size of the terraces on the ground floor of the left building, specifically for 1 bedroom apartments and for the removed areas to be allocated back into the communal/common area thus increasing amenity and to maximise the benefit of the communal area
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

DRP supports the development. A few suggestions are to be considered.

4. General Business

5. Close / Next Meeting



Kate Miller
Statutory Planning
City of Vincent
244 Vincent Street
Leederville WA 6007

MJA Reference No. 13108

22 October 2018

Dear Kate,

**RE: 150 CLAISEBROOK RD, PERTH
PROPOSED EXTENSION OF TIME REQUEST TO EXISTING APPROVAL**

Further to the carbon reducing strategies outlined in the submitted eTool Target setting Report, the following notes respond to queries raised by the City of Vincent in regards to the ESD provisions of the Built Form Policy:

P1.8.1 - Passive solar heating; cooling; natural ventilation and light penetration.

- Aspect:
 - 50% of tower apartments face directly north with 33m between the two towers ensuring no overshadowing in Winter.
 - Of the four south facing tower apartments within each building, 50% are corner apartments ensuring access to north-eastern and north-western sun.
- Solar penetration:
 - Apartment depths intentionally shallow.
 - Glazed balustrades.
 - Full width, full height glazed sliding doors to living rooms.
 - Top floor apartments include high level clerestory windows.
- Natural Ventilation:
 - All habitable rooms include operable windows and doors to the perimeter façade.
 - Communal lobby spaces include operable windows at the end of each hall to capture breezes and naturally ventilate.
 - All corner apartments have access to excellent natural ventilation.

P1.8.2 – Recovery and re-use of water.

- Refer to eTool water ESD initiatives within Target Setting Report.
- In addition, there are opportunities for rain water storage within the basement to provide storage to supplement irrigation from the mains for landscaped planters.

P1.8.3 – Climate moderation devices.

- Mass:
 - Balcony slab projections encircle the building to assist shading the high summer sun. Lower winter sun can enter the living spaces, whilst the balconies also provide direct access for residents seeking sun.
- Light weight:
 - Public art screening proposed for the western façade will shade the west-facing walls from the direct afternoon sun.
 - Additional white perforated screens are proposed to mid-level balconies on the east and west to assist shading from the extremes.
 - First floor commercial spaces include powdercoated louvres in front of full height glazing to assist shading the glass.

We believe the aforementioned base passive design initiatives satisfy the intent of the City's Built Form Policy. If you require any further information please do not hesitate to contact the undersigned

Yours sincerely,



Christopher Dwyer
P.P. MJA_Studio



Target Setting Report

Low Impact Design , 150 Claisebrook Road, Perth

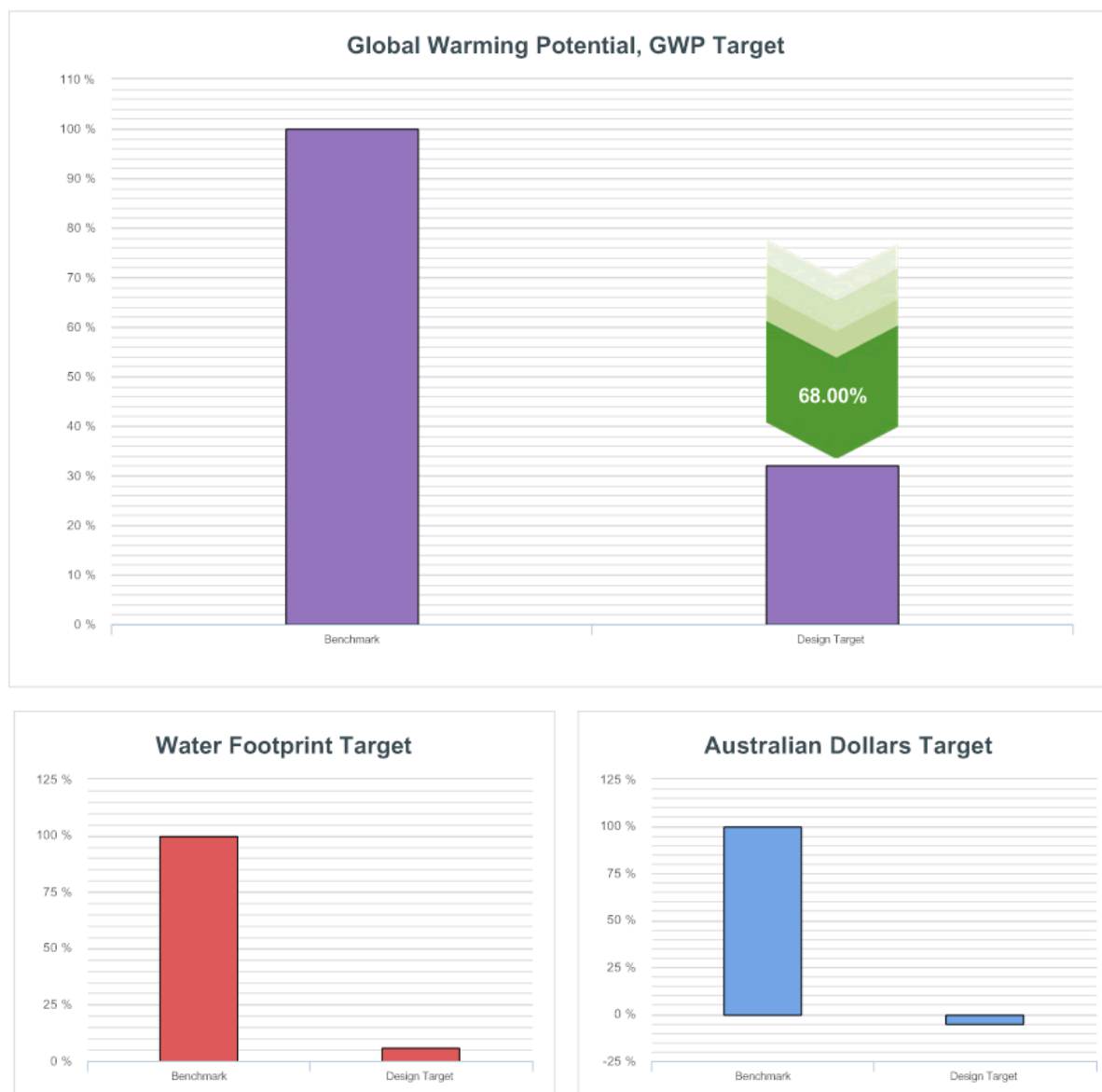
MJA

Assessed by : Gabrielle Luff

Certified by : Jonathan Gieselbach

12 October 2018

150 Claisebrook Road, Perth LCA Target Setting Report



Introduction

The target setting service is a very early stage LCA study with the goal of determining the feasibility of various design options and deciding the performance target for a development. Although most elements of study meet the requirements of the EN15978 and ISO14044 standards, there are significant deviations such as data collection accuracy. The target setting service is designed for very early stage developments without any more information than a design brief and significant assumptions need to be made to study the life cycle impacts of design options. The study confirms the design team has thoroughly considered the life cycle design performance of the development and has shortlisted strategies that will enable the stated performance target to be met. To prove that the target has been met with the final design, a comprehensive Life Cycle Assessment must be conducted in compliance with EN15978.

Building Design Characteristics

The below table shows the key characteristics of the designs being compared in the report.

	AU Res Ave 2013 Code Compl CZ V12 (10 Dwellings)	Business- As Usual	Low Impact Design
Design Details			
Stories (#)	1	9	9
Primary Function	Single Family Residence	Apartments	Apartments
Structural Service Life Limit	100	130	130
Predicted Design Life	54	60	80
Functional Characteristics			
Dwellings	10	116	116
Bedrooms	30	173	173
Occupants	24	173	173
Total Floor Areas			
Usable Floor Area	2,140	9,386	9,386
Net Lettable Area	0	0	0
Fully Enclosed Covered Area	3,010	15,082	15,082
Unenclosed Covered Area	0	809	3,252
Gross Floor Area	3,010	15,891	18,334
Usable and Lettable Yield	71 %	59 %	51 %

Design Description

AU Res Ave 2013 Code Compl CZ V12 (10 Dwellings)

The benchmark represents the average residential dwelling constructed in Australia. It is not an average of existing stock but new average stock. For residential buildings in Australia there is a broad density mix from detached through to apartments. For each of these density types, eTool have formulated a BCA code compliant building. We have then created a nominal statistical mix of floor areas to match the average new dwelling size in Australia (214m²). In this way we come up with a "dwelling" that is a mix of densities and matches the size of the average Australian dwelling. A similar approach is taken for operational energy use. More details on the calculation of the benchmark is documented at <http://etool.net.au/eblog/engineering/etool-residential-benchmark-for-australia/>

Business- As Usual

This Target Setting Assessment for the Claisebrook Road Apartments project outlines that the development is seeking to achieve a 50% savings outcome, which is beyond the 4 star Green Star in terms of GHG performance. The life cycle GHG reductions for the project will be verified prior to the preparation of the Building License with a full Life Cycle Assessment (LCA) in accordance with standard EN159781 which sets out strategies and specifications to ensure the 50% savings outcome target is met.

The following Assessment is based on early preliminary designs, in some cases, this means that certain specifications and details are not yet available. In these cases, assumptions have been made to ensure a full building comparison can be made. The design strategies which have been selected have been chosen with the intent of implementing them into the final design. In the situation that certain design strategies are found to be unfeasible the final design the 50% reduction target will still be met by incorporating other reserved strategies.

The Project occupies Lots 17 and 32 on the corner of Claisebrook Road and Caversham Street. The 116 units will cover 8 story apartment towers with separate parking facilities located on the Ground level and first floor. There will be shared communal facilities and communal terrace located on the second level.

The units will range between 2x2, 2x1 and 1x1 apartments.

150 Claisebrook Road, Perth LCA Target Setting Report

Life Cycle Design Strategies

A target setting workshop has been conducted with eTool and the current design team to profile average indicators of similar dwellings. The root causes of these impacts have been interrogated to understand what influence the design team can have on reducing them. A mix of strategies has been identified and prioritised. The design team will pursue the preferred strategies initially to achieve the LCA targets, but also has a list of back up strategies should these not achieve the targets, or prove unsuitable for this development.

Preferred Strategies

Recommendation Name	Logistical Constraint	GWP % Saving
Base Design performance compared to benchmark		29.15 %
Energy Monitoring: Residential, Basic	These simple systems are typically a \$100/unit capital cost (replaced every 10 years) but will usually have very fast payback periods. Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude. If a system has wireless transmitters needing battery power, the life cost of these should be considered as well. Frequent battery changing can be a deterrent to using the basic energy monitoring system. These simpler systems are typically \$100 per unit in capital cost with replacement expected every 7.5-10 years. If the implementation of this strategy is outside of the project budget, the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.	2.73 %
Energy Monitoring: Residential, upgrade to comparative feedback	Difficult to estimate costs if a customised system needed to be developed from the ground up. Assumed \$1,000's per dwelling for very customised systems. Going down this route for energy monitoring, it is essential that a system capable of handling the volume (housing quantity) and monitoring requirements be documented, costed and trialed before permanent installation. Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude. To keep comparisons fair between dwellings, any changes in geography (such as solar opportunity, occupancy, purpose etc.) should be considered to ensure dwellings are evenly compared. eTool can assist in ideas in this area.	2.71 %
Appliances: High Efficiency	Energy savings will depend on the amount of appliances that the developer will be providing. For detailed energy savings can be modelled if provided with energy ratings for all appliances specified. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.	.2 %
Water Efficient Dishwasher-Upgrade to 6 Star	5 Star WELS Rated Dishwasher. White good appliances are required to carry a WELS starring label, however there is no minimum compliance. There may be a varied cost difference between higher efficiency models.	0 %
Refrigeration: Reduced Fridge Space (Maximum 750mm Width)	specialised cabinetry required.	.42 %
Masterswitch		1.12 %
Upgrade to Water Saving Taps: WELS 6 Star		.01 %
Refrigeration: Well Ventilated	Specialised cabinetry with suitable ventilation required.	.46 %
Cooking: Induction Cooktop	\$1000/unit capital cost. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.	.41 %
HVAC: High Efficiency Air-Source Heat Pump (COP: 4.4, EER:4.4)	At this point, MEPS ratings are only available for single split systems. Credit for COP efficiency can only be given if single split units are specified. Costs approximately \$500/dwelling.	4.61 %
Low GWP Impact Refrigerant Gases R32		1.85 %
Finishes: Reduce Carpet Use	Capital cost of timber flooring or polished concrete in place of all carpets. (approximately \$200/m2)	.59 %
Lighting: High Efficiency LED Lights	Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting. We have assumed average of 72 lumens per watt for LED lights.	.48 %
Lighting: Increase Natural Lighting (Multi-Res)	Cost varies depending on measures taken but a day lighting simulation should be undertaken to ensure expense is not incurred without benefit.	.42 %
Lighting: Motion+Lux Sensors & 3min Timers (Carpark)	There will be additional costs associated with the installation of sensors, approximately \$50/sensor.	.34 %
Vertical Transport: Elevator - High Efficiency Drive & Reduced Running Speed (2m/sec)	Retrofitting an already installed elevator for energy efficiency may include reconditioning the hoist machine and replacement of a number of system components. The installation of a new drive may involve review of design drawings and a specific fire resistant rating.	.05 %

Lighting: Motion+Lux Sensors & 3min Timers (Common Area)	There will be additional costs associated with the installation of sensors, approximately \$50/sensor	.43 %
Additional 43kW Solar PV (High Efficiency Panels)	Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 7.5m2 per kW of installed solar generation capacity (less area will be required with very high efficiency panels and/or detailed panel layout design).	6.57 %
Water Efficient WC		.01 %
100kW Solar PV (Au Grid Connected)0	Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 10m2 per kW of installed solar generation capacity (less area will be required with high efficiency panels and/or detailed panel layout design).	15.29 %
Total		67.84 %

150 Claisebrook Road, Perth LCA Target Setting Report

eTool Rating Target



- Life Cycle Greenhouse Gas Saving of 68% -

Target Setting Workshop Attendee List

Recommendation Information

Energy Monitoring: Residential, Basic

This smart technology essentially empowers residents to better control their energy use. It's appealing to people who are conscious of their energy costs, their environmental footprint or just want to have real control of their home. Tech-savvy people will also be drawn to energy monitoring as it's a neat gadget. It can be very marketable if presented well and many new dwellings now come fitted with energy monitoring as standard or offered as an optional upgrade. The technology is user friendly, low cost to install and normally a "no brainer" for influencing all energy consumption in the dwelling. Installation is very straightforward and in many cases existing owners are installing monitoring systems themselves.

The solution allows occupants to:

- Understand what appliances and devices are demanding the most energy (electricity) and adjust behaviour accordingly (immediate improvement)
- Identify unexpected consumption and pre-empt blow-outs before it's too late such as when the energy bill arrives. (longer term improvement)
- Determine which tariff arrangement will be best for them if time of use tariffs are in place on their connection
- View energy generation (if installed) versus consumption to see their net energy use
- In most cases monitoring of energy consumption remotely is also an added feature

There are many different types of energy monitors on the market, all are likely to provide a positive impact on average, however depending on the durability, sophistication and effectiveness at influencing behaviour, savings will vary. Studies show that energy monitoring can provide between a 5% and 30% saving in electricity. The savings are largely dependent on the sophistication of the interface and level of customer support available. More details at this eTool [online presentation](#) and [article](#).

In this recommendation we have assumed a basic installation with fairly minimal durability and sophistication. This solution will be all that's required to influence energy consumption of residents that are already interested, however will be unlikely to influence those that are indifferent to energy savings. An additional risk of these basic systems is they're not integrated into the building so an departing owner or rental tenant could easily physically pull out the system and take with them when they leave.

We have assumed a conservative saving of 5% energy use with the installation of this system. These simple systems are typically a \$100/unit capital cost (replaced every 10 years) but will usually have very fast payback periods.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(Example of a Basic Energy Monitoring System, Current Cost model. Image source: www.diyhomeautomation.com.au)



(Example of dashboard. Image source: www.efergy.com)

Image Source: www.englertinc.com

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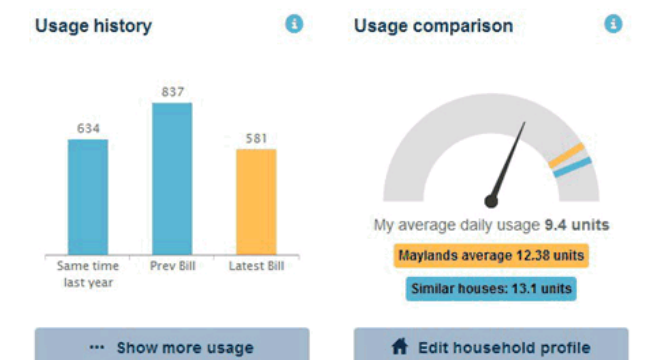
By further upgrading the energy monitoring system or package so that comparative feedback is provided to the residents the solution will draw the attention of otherwise indifferent consumers due to the "social norm" psychology. This is well documented in studies, including studies on energy consumption, a good example is explained in this [video](#) on the subject.

The requirements of this system to justify the savings assumed are:

- The system must not only display absolute energy consumption but compare this to a benchmark consumption for similar dwellings.
- Preferably the benchmark should be the average of the 25% lowest (best) energy consumers, rather than just the average consumption
- If energy generation is installed, this is reported separately to the consumption, so excessive consumptions is still highlighted

These solutions are somewhat customised at present and as such would be normally involve a cost increase. Generic solutions will evolve, We have assumed an additional 5% energy savings with an integrated system (over an above existing energy monitoring associated savings).

The additional cost is very difficult to estimate, if a customised system needed to be developed from the ground up, costs could be very high (\$1,000+ per dwelling for detached residences). On the other hand, if an existing system has this capacity built in (or previous code can be duplicated) there may be no cost premium.



(Example of a Comparative Energy Consumption Dashboard. Image source: www.synergy.net.au)

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Appliances account for a large percentage of the residential carbon emissions. High efficiency appliances (7 Star TV, 3 Star washing machine, 4 star dryer, 4 star dishwasher) help to reduce total energy consumption.

Caution should be applied when considering highly rated energy efficient fridges, as the embodied energy of the food is likely to be at least 10 times more than the energy consumed by the fridge. Sometimes a fridge which is actually less efficient and uses a bit more power can extend the life of food quite considerably making it the more sustainable option.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

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Selecting white goods with higher water efficiency is one of the easiest ways of reducing internal water consumption. New higher efficiency dishwashers use less than half the amount of water of older models, in some cases less than 1L per wash.

As of November 1st 2011 all white good appliances are required to carry a WELS starring label. A domestic household can gain an additional Green Star point by selecting a dishwasher between 5 and 7 stars.

A further incentive to selecting high efficiency products are the government rebates available in selected states.

The following figures are based on the average consumption of registered products as of July 2016.

Higher efficiency dishwashers use an average of half of the water used in older models. The savings we have calculated are based on a older low efficiency model with an average water consumption of 15.2kL.

Dishwasher:	Savings:
3 Star: 13.1	14%
3.5 Star: 12.9	15%
4 Star: 12.5	18%
4.5 Star: 11.4	26%
5 Star: 11.3	26%
5.5 Star: 10.1	34%
6 Star: 9.43	38%



Refrigeration: Reduced Fridge Space (Maximum 750mm Width)

Restricting cabinetry space around the primary refrigerator to limit its size to a maximum width of 750mm will have an estimated 10.3% energy saving for that refrigerator (see below for assumptions and calculations). There are also likely to be indirect savings in that less food is wasted as residents will be encouraged to shop and replenish groceries more frequently.

Below is the estimated minimum refrigerator space based on family size:

- Family of 2
 - Refrigerator: about 127L per person + 28L per additional person over 2
 - Freezer: about 57L per person + 57L per additional person over 2
 - (<http://www.bhg.com/kitchen/appliances/selecting-a-refrigerator/>)
- Family of 5
 - Refrigerator: about 26L per person + 20L per additional person over 5
 - Freezer: about 12L per person + 10L per additional person over 5

(<https://www.admin.ox.ac.uk/media/global/wwwadminoxacuk/localsites/accommodation/documents/HMOAmenitiesandFacilitiesGoodPracticeGuide2011.pdf>)

Some information on refrigeration applicable to this recommendation:

- eTool base case energy predictions are derived from top down allocation of energy use (not bottom up analysis as there are too many and not enough statistical data)
- Average occupancy of Australian dwellings is 2.37 persons per dwelling, for the base building this is adjusted up and down using regression analysis of ABS Census data with suburb density and number of bedrooms being the two most influential variables.
- It is assumed that in the base case model there is no specific restriction on primary refrigeration size unless the plans specify a reduced size.
- In detached dwellings it is assumed that
 - 55% of energy is used by primary refrigerator
 - 20% by secondary refrigerator
 - 25% by separate freezer
- An average Australian household has 1.25 fridges and 0.4 Freezers (Australian Residential Building Sector Greenhouse Gas Emissions 1990–2010, Greenhouse Office, 1999).
- It is assumed that the second fridge is less efficient than the first due to MEPS requirements which are increasing at a rate that would certainly offset any differences in size)
- For apartments, due to limited space and inability to house fridges on balconies, the allowance for separate freezers is removed unless the apartment is of unusually large size or the occupants have access to a fully enclosed private garage.

To estimate energy savings due to this recommendation:

- The listed MEPS consumption figures for upright fridges less than 750mm gives an average consumption of 419kWh
- Listed MEPS consumption figures for side-by-side fridges between 750mm and 1000mm gives an average consumption of 695kWh which is a 66% increase in energy consumption.
- This is partly due to volume, but also largely effected by the prominence of ice and cold water dispenses in larger upright freezers that allow large heat transfer.
- In base case scenario it is assumed that uptake of side by side fridges with un-restricted cabinetry would be equal to that of current market share in Australia (17.5%)
- By reducing cabinetry size and removing the 17.5% of predicted side by side fridges installations, we see a overall average drop of

10.3% drop in energy demand for the primary refrigerator.

Masterswitch

Master switch for lighting and selected power outlets. Assumed this would reduce entertainment appliances, washing machines, dryers, dish washers energy consumption by 5%. Potentially there would be additional savings if hooked up to lights (lights that were left on would be switched off), heating and cooling devices and ventilation (eg bathroom fans).

Upgrade to Water Saving Taps: WELS 6 Star

Investing in taps with a lower water consumption is an effective strategy in saving both money and on water resources.

Typical taps use 15 to 18L/min, a third of this usage can be reduced by installing taps with an aerator or flow restrictor. The national Water Efficiency Labeling and Standards (WELS) scheme lists the registered, rated and labelled taps ranging from a 0 to 6 star, with 6 representing the more water efficient products with an average water consumption of 4.2L/m.

As of the 1st of September 2007 the standards for water efficient fittings on all new houses has been made to meet 3 or 4 stars. These savings are measured against typical 3 Star WELS Taps 8.3L/min taps and represent savings in kL/year.

WELS Star Bands Water Saving %
4 Stars: 7.35L/min Minimum Compliance
5 Stars: 5.7L/min 32%
6 Stars: 4.2L/min 50%



Refrigeration: Well Ventilated

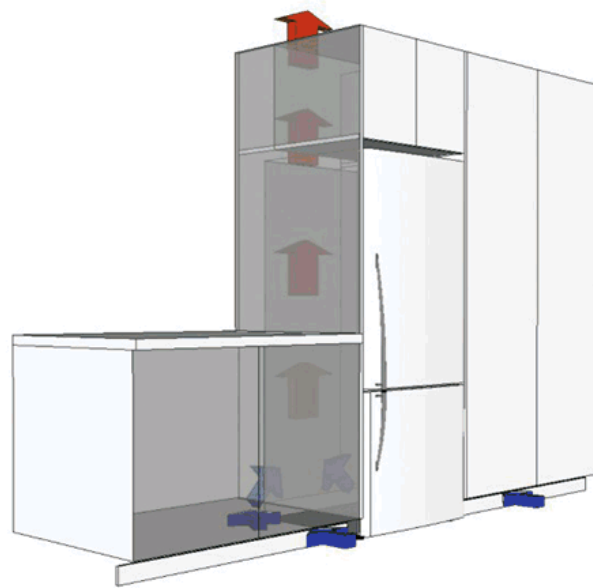
Customized ventilation for free standing refrigerators can save up to 25% on refrigeration energy consumption. We have assumed an average saving of 12.5% in energy consumption for primary refrigerator due to this measure. By ensuring that the adjacent cabinetry to the fridge is vented at the bottom and above, superior fridge ventilation can be achieved when an upper and lower vent point is provided to enable air circulation for the fridge condenser as heated the air rises and draws cool air from the bottom vent. Ensure that any external air ventilation is sealed from the rest of the room to avoid thermal leakages from conditioned spaces.

The New South Wales government's BASIX system defines a well ventilated fridge as follows:

A well ventilated refrigerator space meets the following criteria:

1. the refrigerator will be unenclosed; or
2. the refrigerator will only be enclosed on three sides, including the rear and top; or
3. if the refrigerator is to be enclosed on three sides (not including the rear and top), ventilation grills are installed below the refrigerator (either in the floor underneath the refrigerant coils, from the rear, or within the plinth) and above the refrigerant coils, to allow air flow equal to the air flow that would pass over the refrigerant coils were the refrigerator unenclosed

<https://www.basix.nsw.gov.au/iframe/basix-help-notes/energy/other-energy-uses/refrigerator-space.html>



(image source: eTool)

Cooking: Induction Cooktop

An all induction cook-top is an alternative that could deliver carbon savings over a standard electric cook-top. Induction cook-tops work by transferring electrical energy through induction from a coil directly to the magnetic pan. Only the area in contact with the coil heats up and therefore the cooker can be up to 12% more efficient than a standard electric conduction cooker. The controls on an induction cooker are also far more precise giving a greater range of cooking techniques.

\$1000/unit capital cost. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(source: hometone.com)

HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)

By increasing the efficiency of the air-conditioners, gains in environmental performance can be made. In the LCA, it was assumed that the COP (heating) was increased from 3.4 to 4.4 and the EER increased from 3.65 to 4.4. This will require changing to a single split system instead of a multi-split. A number of single split air-conditioners that currently match or go above this specification (EER/COP - 5.9/5.77 from Daikin) are available on the market (not available for multi-split).

Estimated additional costs: approximately \$500/dwelling. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Low GWP Impact Refrigerant Gases R32

Refrigerant gasses used in HVAC and refrigerators such as R134 can be over 1000 times more potent in global warming potential than CO₂ per mass of refrigerant gas. By using lower GWP impact gasses in mechanical equipment such as heat pumps, refrigerators and chillers, significant environmental savings can be achieved. CO₂ (R744), ammonia, Isobutane (R600) and R32 alternatives currently available.

CO₂ is a non-flammable and non-explosive refrigerant. Its thermodynamic features in low temperatures enable to reduce the volume of refrigerant circuits and to lower the energy consumption.

Currently, large refrigeration systems can be serviced with CO₂ refrigerant, however residential scale systems will be dependant on where the dwelling is built. It is imperative to check the local technical services available on refrigerant systems and associated logistical concerns.

R32 is now provided by several mainstream manufacturers. It has half the GWP of the equivalent R410a.

References:

http://www.scantec.com.au/images/resources/Paper_R744_SnapFresh_final.pdf

[The Low Down on R32](#)

Finishes: Reduce Carpet Use

Manufacture and replacement of carpets represents a large amount of recurring & embodied energy. Virgin wool has particularly high impacts. Specifying timber flooring or polished concrete will have lower embodied impacts with the latter having the lowest. Grind and polish concrete eliminates the use of a polyurethane seal/coating and reduce maintenance associated with a grind and seal finish.

If carpets are required effort should be made to ensure they have an Environmental Product Declaration such as those from Interface Carpets which have over 50% lower impacts than industry average carpets. Hemp, jute and sisal are all low impact alternatives to wool/nylon carpets.

For this recommendation, 'timber plank' vinyl finish has been found as the more appealing option. Vinyl is another low impact alternative to carpet.

Lighting: High Efficiency LED Lights

LED lights are a smart way to save electricity and the associated upstream greenhouse gas emissions. In this recommendation, lighting efficiency is increased by specifying LED lighting with high efficacy. Efficacy describes the amount of visible light produced with a unit of power input.

Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting.

eTool have modeled LED light to produce 72 lm per watt. These lights are modeled in conjunction with the specified annual usage hours.



(Images from www.beaconlighting.com.au)

Lighting: Increase Natural Lighting (Multi-Res)

Increasing natural light levels means less use of artificial lighting energy. Where suitable, skylights or light tubes can easily increase the amount of natural lighting in an apartment. However, not all units will be suitable for light tubes so other techniques can be employed instead. Specifying lighter matte colours to surfaces such as the balcony, ceiling and walls will bounce light deeper into the dwelling thus increasing natural lighting. Light shelves in windows is a passive way to divert and bounce light deeper into the dwelling. Similar systems using adjustable louvres can also be used.

Providing translucent shading material in addition to heavier curtains allow the option of diffused daylight to penetrate whilst maintaining privacy. The top of the windows is where light penetrates deepest into the dwelling, so it is important to ensure that this part of the window is not obstructed by drapery or blinds. Translucent partitions between rooms also allow light to be drawn into deeper rooms.

Clerestory windows also provide a method of introducing more natural light into central rooms. Ideally these should be utilised with higher ceilings and high reflectance surfaces in order to encourage light to penetrate.

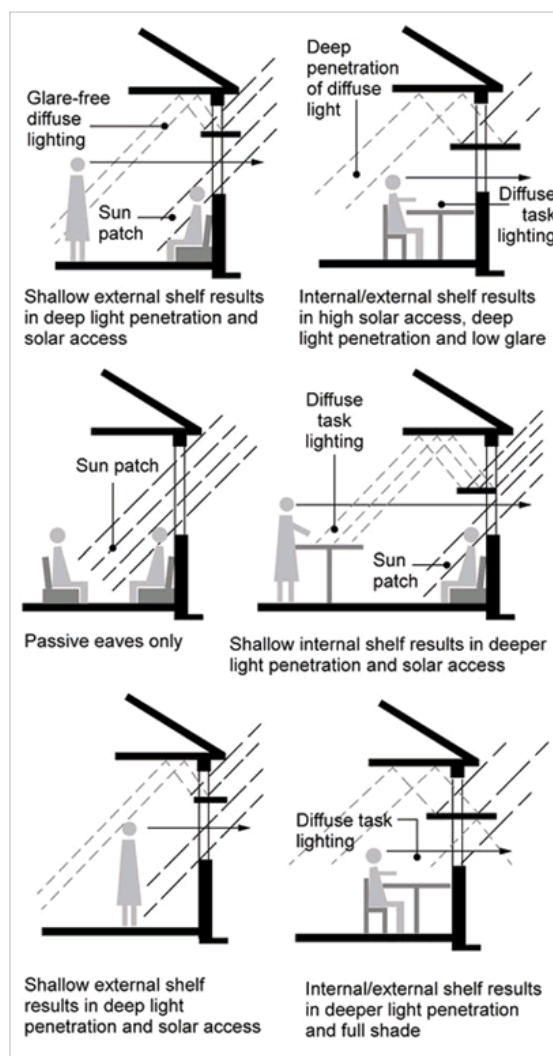
In order to prove the value of these initiatives a daylighting simulation should be undertaken to ensure expense is not incurred for not benefit. This will likely make this recommendation hard to justify economically (there will be many far easier wins elsewhere in the building). It is assumed that an intelligent approach to increasing natural light could lead to a 0.4hr/lamp reduction in average run time.

□

(source: <http://thechronicleherald.ca/>)



Clerestory windows (Source: houzz.com)

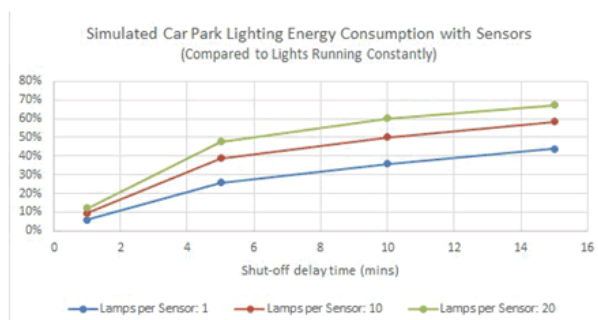
(source: <http://www.yourhome.gov.au/>)

Lighting: Motion+Lux Sensors & 3min Timers (Carpark)

Car parks need to be adequately lit for obvious safety reasons. Without motion sensors there is a requirement to light underground car

parks 24 hours a day. Even the most efficient lamps will consume excessive energy when run non-stop in this fashion.

Reducing the run time may be achieved with motion sensors. The interplay between vehicle traffic, pedestrian traffic, simultaneous use of certain areas of the car park, shut-off delay timing and the distribution of sensors requires a fairly complex simulation to understand how much energy can be saved. The below chart shows the results of one such simulation on a 150 bay car park in a residential building.



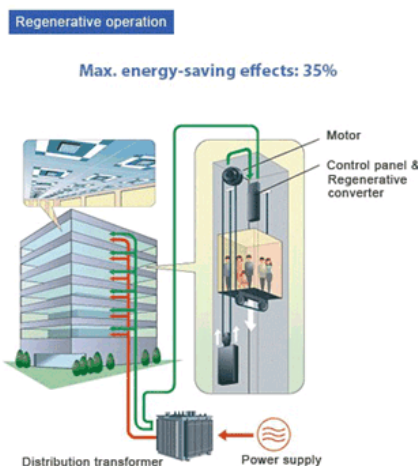
The simulation results shows that an energy saving of up to 90% can be achieved with well configured lighting controls. Three minute sensors with 10 lamps wired to a single sensor should deliver a 75% saving in run-time (6 hours per day run time verses 24 without any controls). Less lamps per sensor, or faster shut down will further reduce the runtime.

Lux sensors may also be utilised with dimmable lamps to ensure light levels over the requirements are not delivered and hence energy savings may be achieved due to lower average lamp power. The benefit of lux sensors in underground car parks is limited however due to a lack of natural light.

Vertical Transport: Elevator - High Efficiency Drive & Reduced Running Speed (2m/sec)

eTool have quantified this energy consumption assuming Kone regenerative lifts are running at a speed of 4m/s. Reducing this speed to 2m/s would provide a saving in lift energy demand of approximately 30%.

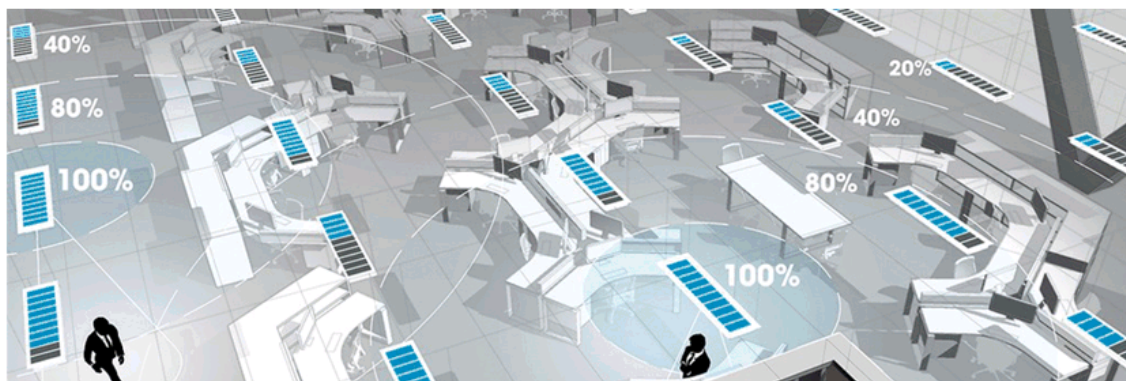
Incorporating regenerative lift drives will also significantly reduce lift energy.



Lighting: Motion+Lux Sensors & 3min Timers (Common Area)

The common area lighting is largely made up of communal outdoors area, lobbies, stairs and hallways and is assumed to be running 12 hours per day due to some utilisation of natural light reducing day time utilisation. Application of motion and lux sensors and 3 minute timers in these areas is likely to reduce common area lamp run-times significantly. The diagram below helps explain how lamp runtime can be reduced with sophisticated motion and lux sensors)

For this recommendation, we assume that common areas will run about 4 hours a day.



(Image source: Organic Response)

Additional 43kW Solar PV (High Efficiency Panels)

Photovoltaic panels have a large range in efficiency. When roof space is restricted an opportunity exists to increase the solar generation capacity by specifying high-efficiency panels. In this recommendation, we have assumed a 25% increase in the system size. Greater system sizes may be possible, the Sunpower 330W E20 models, for example, are a 38% more efficient use of roof space than standard 250W 1 x 1.6m panels.

Based on the available roof space, the system size could be maximized further by selecting panels which are of high efficiency while occupying less roof space per panel.

eTool have assumed a conservative price of approximately \$3000/kW however recent quotes on projects suggest costs more in the range of \$1500-\$2000/kW. With a budget of \$3000/kW there is a good chance that higher efficiency panels may be installed at the same cost per kW (however overall costs may increase as the system size is larger). If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(Image source: www.solargaincommercial.com.au and www.panasonic.net)

Water Efficient WC

The water consumed by flushing the toilet is the second largest internal water use, accounting for 26% of household water usage (excluding irrigation). Up to 12L of high quality, treated drinking water are flushed away to waste each use. In order to save on this high-level wastage, the toilet could be plumbed with lower quality water such as grey water reuse or rainwater. To complement these options or where these options may not be available it is encouraged that developers invest in more water saving toilets which use less water per flush and are dual flush-able.

As of the 1st of September 2007 regulations were introduced on water fittings and fixtures, for all new buildings to meet a minimum requirement of 5.5L per flush. Replacing a traditional single flush toilet in an older building to a newer dual flush can save about 51L per person per day and can reduce internal water use by 40,000L per year.

The average water consumption of a dual flush system is calculated from one full flush and four half flushes. The below figures are based on WELS Registered products as of 23rd January 2017.

In this recommendation we have assumed that 6 star toilets are installed reducing water consumption for toilets by 50%.

WELS Star Rating	Water Saving %	Features
4 star: 3.4L Half Flush	BCA Minimum	No hand basin for the diverted flush, Only available as a dual flush system.
5 star: 3L Half Flush	25% Savings	Only available with installed hand basin for the diverted flush, Only available as a dual flush system.
6 star: 2.5L / Half Flush	30% Savings	No hand basin for diverted flush, available as a single and dual flush system.



100kW Solar PV (Au Grid Connected)0

With the rising price of electricity, the economics of solar are very favourable and add to the value of the property. 22% of total Australian dwellings now have solar technologies on their roof. Using solar generated power on site results in much lower emissions associated with the dwelling compared to using the fossil fuel powered grid. Feeding out to the grid assumes a net environmental credit as the electricity will be consumed by a neighbouring consumer therefore reducing the demand on the grid.

By connecting the system to the grid electricity it produces that is not used onsite will feed back into the (predominantly fossil fuel fired grid). This can be thought of as offsetting the carbon associated with the materials used in constructing and maintaining the dwelling

The roof area to support this large system size has been based on the available roof space identified in the P.06 Roof Plan drawing by MJA. The recommendations assumed maximizing the available 1005m² roof space.

The embodied impacts of the solar PV system is included in the calculations.

eTool have assumed a conservative price of approximately \$3000/kW however recent quotes on projects suggest costs more in the range of \$1500-\$2000/kW. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Worst case panel dimensions 1070mm x 1685mm.



(Image source: www.forceofthesun.com)

Recommendation Logistical Constraints**Energy Monitoring: Residential, Basic**

These simple systems are typically a \$100/unit capital cost (replaced every 10 years) but will usually have very fast payback periods.

Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude.

If a system has wireless transmitters needing battery power, the life cost of these should be considered as well. Frequent battery changing can be a deterrent to using the basic energy monitoring system.

These simpler systems are typically \$100 per unit in capital cost with replacement expected every 7.5-10 years. If the implementation of this strategy is outside of the project budget, the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Energy Monitoring: Residential, upgrade to comparative feedback

Difficult to estimate costs if a customised system needed to be developed from the ground up. Assumed \$1,000's per dwelling for very customised systems.

Going down this route for energy monitoring, it is essential that a system capable of handling the volume (housing quantity) and monitoring requirements be documented, costed and trialed before permanent installation.

Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude.

To keep comparisons fair between dwellings, any changes in geography (such as solar opportunity, occupancy, purpose etc.) should be considered to ensure dwellings are evenly compared. eTool can assist in ideas in this area.

Appliances: High Efficiency

Energy savings will depend on the amount of appliances that the developer will be providing. For detailed energy savings can be modelled if provided with energy ratings for all appliances specified.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Water Efficient Dishwasher-Upgrade to 6 Star

5 Star WELS Rated Dishwasher. White good appliances are required to carry a WELS starring label, however there is no minimum compliance. There may be a varied cost difference between higher efficiency models.

Refrigeration: Reduced Fridge Space (Maximum 750mm Width)

specialised cabinetry required.

Refrigeration: Well Ventilated

Specialised cabinetry with suitable ventilation required.

Cooking: Induction Cooktop

\$1000/unit capital cost. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)

At this point, MEPS ratings are only available for single split systems. Credit for COP efficiency can only be given if single split units are specified. Costs approximately \$500/dwelling.

Finishes: Reduce Carpet Use

Capital cost of timber flooring or polished concrete in place of all carpets. (approximately \$200/m2)

Lighting: High Efficiency LED Lights

Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting. We have assumed average of 72 lumens per watt for LED lights.

Lighting: Increase Natural Lighting (Multi-Res)

Cost varies depending on measures taken but a day lighting simulation should be undertaken to ensure expense is not incurred without benefit.

Lighting: Motion+Lux Sensors & 3min Timers (Carpark)

There will be additional costs associated with the installation of sensors, approximately \$50/sensor.

Vertical Transport: Elevator - High Efficiency Drive & Reduced Running Speed (2m/sec)

Retrofitting an already installed elevator for energy efficiency may include reconditioning the hoist machine and replacement of a number of system components. The installation of a new drive may involve review of design drawings and a specific fire resistant rating.

Lighting: Motion+Lux Sensors & 3min Timers (Common Area)

There will be additional costs associated with the installation of sensors, approximately \$50/sensor

Additional 43kW Solar PV (High Efficiency Panels)

Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 7.5m² per kW of installed solar generation capacity (less area will be required with very high efficiency panels and/or detailed panel layout design).

100kW Solar PV (Au Grid Connected)0

Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 10m² per kW of installed solar generation capacity (less area will be required with high efficiency panels and/or detailed panel layout design).



Target Setting Report

Low Impact Design , 150 Claisebrook Road, Perth

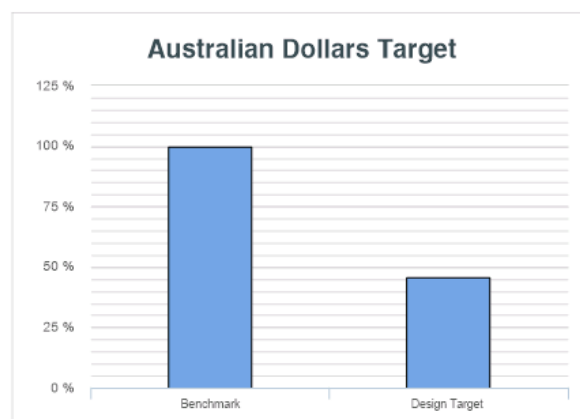
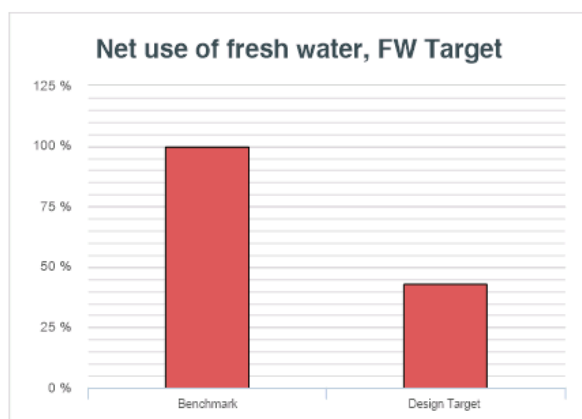
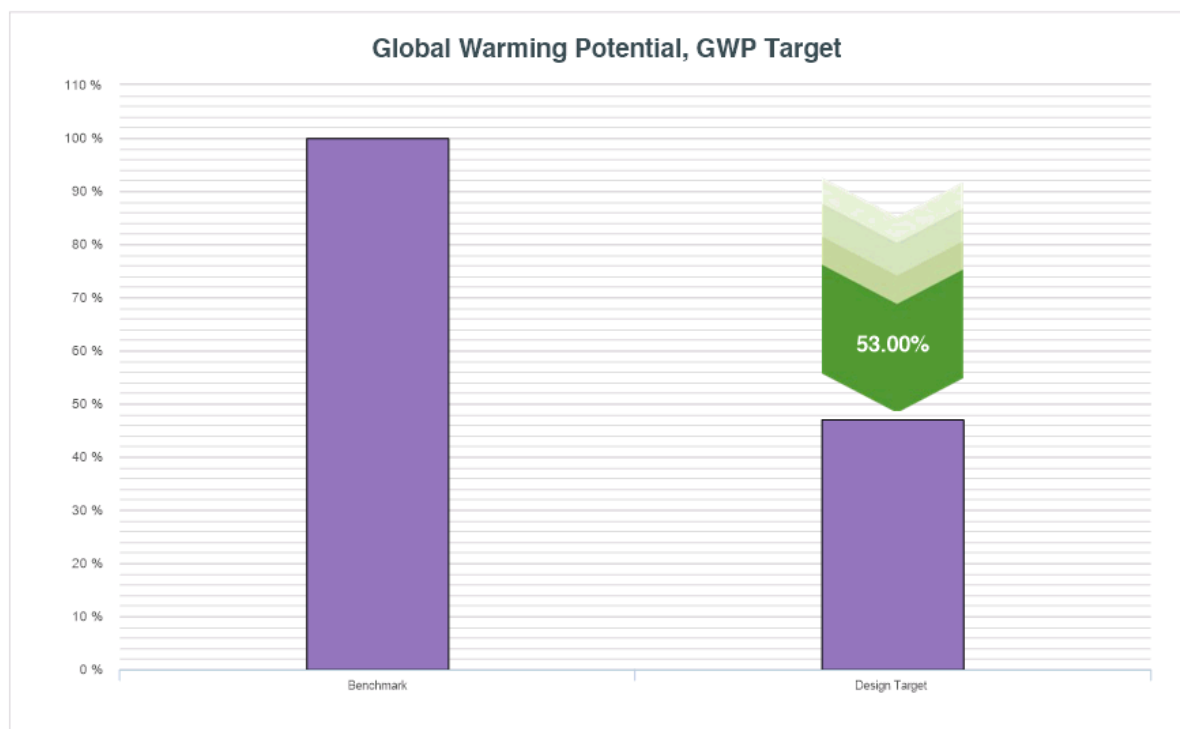
MJA

Assessed by : Gabrielle Luff

Certified by : Jonathan Gieselbach

30 October 2018

150 Claisebrook Road, Perth LCA Target Setting Report



Introduction

The target setting service is a very early stage LCA study with the goal of determining the feasibility of various design options and deciding the performance target for a development. Although most elements of study meet the requirements of the EN15978 and ISO14044 standards, there are significant deviations such as data collection accuracy. The target setting service is designed for very early stage developments without any more information than a design brief and significant assumptions need to be made to study the life cycle impacts of design options. The study confirms the design team has thoroughly considered the life cycle design performance of the development and has shortlisted strategies that will enable the stated performance target to be met. To prove that the target has been met with the final design, a comprehensive Life Cycle Assessment must be conducted in compliance with EN15978.

Building Design Characteristics

The below table shows the key characteristics of the designs being compared in the report.

	AU Res Ave 2013 Code Compl CZ 5 (10 dwelling) V12 Data	Business as Usual	Low Impact Design
Design Details			
Stories (#)	1	9	9
Primary Function	Single Family Residence	Apartments	Apartments
Structural Service Life Limit	100	130	130
Predicted Design Life	54	80	80
Functional Characteristics			
Dwellings	10	116	116
Bedrooms	30	173	173
Occupants	24	173	173
Total Floor Areas			
Usable Floor Area	2,140	9,386	9,386
Net Lettable Area	0	0	0
Fully Enclosed Covered Area	3,010	15,082	15,082
Unenclosed Covered Area	0	3,252	3,252
Gross Floor Area	3,010	18,334	18,334
Usable and Lettable Yield	71 %	51 %	51 %

Design Description

AU Res Ave 2013 Code Compl CZ 5 (10 dwelling) V12 Data

The benchmark represents the average residential dwelling constructed in Australia. It is not an average of existing stock but new average stock. For residential buildings in Australia there is a broad density mix from detached through to apartments. For each of these density types, eTool have formulated a BCA code compliant building. We have then created a nominal statistical mix of floor areas to match the average new dwelling size in Australia (214m²). In this way we come up with a "dwelling" that is a mix of densities and matches the size of the average Australian dwelling. A similar approach is taken for operational energy use. More details on the calculation of the benchmark is documented at <http://etool.net.au/eblog/engineering/etool-residential-benchmark-for-australia/>

Business as Usual

This Target Setting Assessment for the Claisebrook Road Apartments project outlines that the development is seeking to achieve a 50% savings outcome, which is beyond the 4 star Green Star in terms of GHG performance. The life cycle GHG reductions for the project will be verified prior to the preparation of the Building License with a full Life Cycle Assessment (LCA) in accordance with standard EN159781 which sets out strategies and specifications to ensure the 50% savings outcome target is met.

The following Assessment is based on early preliminary designs, this can mean that certain specifications and details are not yet available. In these cases, assumptions have been made to ensure a full building comparison can be made. The design strategies have been chosen with the intent of implementing them into the proposed design. In the situation that certain design strategies are found to be unfeasible the 50% reduction target will still be met by incorporating reserved strategies.

The Project occupies Lots 17 and 32 on the corner of Claisebrook Road and Caversham Street. The 116 units will cover 8 story apartment towers with separate parking facilities located on the Ground level and first floor. There will be shared communal facilities and communal terrace located on the second level.

The units will range between 2x2, 2x1 and 1x1 apartments.

150 Claisebrook Road, Perth LCA Target Setting Report

Life Cycle Design Strategies

A target setting workshop has been conducted with eTool and the current design team to profile average indicators of similar dwellings. The root causes of these impacts have been interrogated to understand what influence the design team can have on reducing them. A mix of strategies has been identified and prioritised. The design team will pursue the preferred strategies initially to achieve the LCA targets, but also has a list of back up strategies should these not achieve the targets, or prove unsuitable for this development.

Preferred Strategies

Recommendation Name	Logistical Constraint	GWP % Saving
Base Design performance compared to benchmark		15.12 %
Energy Monitoring: Residential, Basic	These simple systems are typically a \$100/unit capital cost (replaced every 10 years) but will usually have very fast payback periods. Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude. If a system has wireless transmitters needing battery power, the life cost of these should be considered as well. Frequent battery changing can be a deterrent to using the basic energy monitoring system. These simpler systems are typically \$100 per unit in capital cost with replacement expected every 7.5-10 years. If the implementation of this strategy is outside of the project budget, the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.	2.66 %
Energy Monitoring: Residential, upgrade to comparative feedback	Difficult to estimate costs if a customised system needed to be developed from the ground up. Assumed \$1,000's per dwelling for very customised systems. Going down this route for energy monitoring, it is essential that a system capable of handling the volume (housing quantity) and monitoring requirements be documented, costed and trialed before permanent installation. Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude. To keep comparisons fair between dwellings, any changes in geography (such as solar opportunity, occupancy, purpose etc.) should be considered to ensure dwellings are evenly compared. eTool can assist in ideas in this area.	2.64 %
Appliances: High Efficiency	Energy savings will depend on the amount of appliances that the developer will be providing. For detailed energy savings can be modelled if provided with energy ratings for all appliances specified. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.	.19 %
Water Efficient Dishwasher-Upgrade to 6 Star	5 Star WELS Rated Dishwasher. White good appliances are required to carry a WELS starring label, however there is no minimum compliance. There may be a varied cost difference between higher efficiency models.	.06 %
Refrigeration: Reduced Fridge Space (Maximum 750mm Width)	specialised cabinetry required.	.41 %
Masterswitch		1.09 %
Upgrade to Water Saving Taps: WELS 6 Star		.12 %
Refrigeration: Well Ventilated	Specialised cabinetry with suitable ventilation required.	.45 %
Cooking: Induction Cooktop	\$1000/unit capital cost. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.	.4 %
HVAC: High Efficiency Air-Source Heat Pump (COP: 4.4, EER-4.4)	At this point, MEPS ratings are only available for single split systems. Credit for COP efficiency can only be given if single split units are specified. Costs approximately \$500/dwelling.	4.49 %
Low GWP Impact Refrigerant Gases R32		1.8 %
Finishes: Reduce Carpet Use	Capital cost of timber flooring or polished concrete in place of all carpets. (approximately \$200/m2)	.57 %
Lighting: High Efficiency LED Lights	Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting. We have assumed average of 72 lumens per watt for LED lights.	.47 %
Lighting: Increase Natural Lighting (Multi-Res)	Cost varies depending on measures taken but a day lighting simulation should be undertaken to ensure expense is not incurred without benefit.	.41 %
Lighting: Motion+Lux Sensors & 3min Timers (Carpark)	There will be additional costs associated with the installation of sensors, approximately \$50/sensor.	.33 %
Vertical Transport: Elevator - High Efficiency Drive & Reduced Running Speed (2m/sec)	Retrofitting an already installed elevator for energy efficiency may include reconditioning the hoist machine and replacement of a number of system components. The installation of a new drive may involve review of design drawings and a specific fire resistant rating.	.05 %

Lighting: Motion+Lux Sensors & 3min Timers (Common Area)	There will be additional costs associated with the installation of sensors, approximately \$50/sensor	.42 %
Additional 43kW Solar PV (High Efficiency Panels)	Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 7.5m2 per kW of installed solar generation capacity (less area will be required with very high efficiency panels and/or detailed panel layout design).	6.41 %
Water Efficient WC		.22 %
100kW Solar PV (Au Grid Connected)0	Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 10m2 per kW of installed solar generation capacity (less area will be required with high efficiency panels and/or detailed panel layout design).	14.92 %
Total		53.27 %

150 Claisebrook Road, Perth LCA Target Setting Report

eTool Rating Target



- Life Cycle Greenhouse Gas Saving of 53% -

Target Setting Workshop Attendee List

Recommendation Information

Energy Monitoring: Residential, Basic

This smart technology essentially empowers residents to better control their energy use. It's appealing to people who are conscious of their energy costs, their environmental footprint or just want to have real control of their home. Tech-savvy people will also be drawn to energy monitoring as it's a neat gadget. It can be very marketable if presented well and many new dwellings now come fitted with energy monitoring as standard or offered as an optional upgrade. The technology is user friendly, low cost to install and normally a "no brainer" for influencing all energy consumption in the dwelling. Installation is very straightforward and in many cases existing owners are installing monitoring systems themselves.

The solution allows occupants to:

- Understand what appliances and devices are demanding the most energy (electricity) and adjust behaviour accordingly (immediate improvement)
- Identify unexpected consumption and pre-empt blow-outs before it's too late such as when the energy bill arrives. (longer term improvement)
- Determine which tariff arrangement will be best for them if time of use tariffs are in place on their connection
- View energy generation (if installed) versus consumption to see their net energy use
- In most cases monitoring of energy consumption remotely is also an added feature

There are many different types of energy monitors on the market, all are likely to provide a positive impact on average, however depending on the durability, sophistication and effectiveness at influencing behaviour, savings will vary. Studies show that energy monitoring can provide between a 5% and 30% saving in electricity. The savings are largely dependent on the sophistication of the interface and level of customer support available. More details at this eTool [online presentation](#) and [article](#).

In this recommendation we have assumed a basic installation with fairly minimal durability and sophistication. This solution will be all that's required to influence energy consumption of residents that are already interested, however will be unlikely to influence those that are indifferent to energy savings. An additional risk of these basic systems is they're not integrated into the building so an departing owner or rental tenant could easily physically pull out the system and take with them when they leave.

We have assumed a conservative saving of 5% energy use with the installation of this system. These simple systems are typically a \$100/unit capital cost (replaced every 10 years) but will usually have very fast payback periods.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(Example of a Basic Energy Monitoring System, Current Cost model. Image source: www.diyhomeautomation.com.au)



(Example of dashboard. Image source: www.efergy.com)

Image Source: www.englertinc.com

Energy Monitoring: Residential, upgrade to comparative feedback

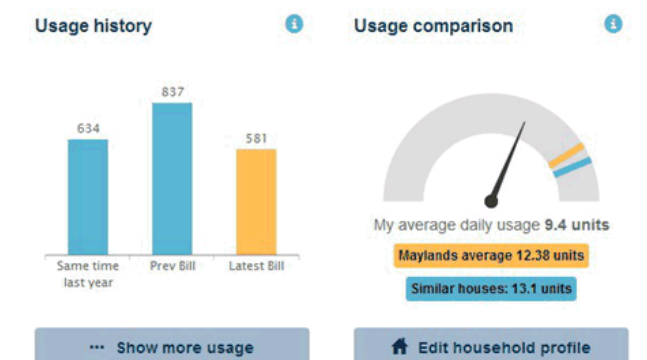
By further upgrading the energy monitoring system or package so that comparative feedback is provided to the residents the solution will draw the attention of otherwise indifferent consumers due to the "social norm" psychology. This is well documented in studies, including studies on energy consumption, a good example is explained in this [video](#) on the subject.

The requirements of this system to justify the savings assumed are:

- The system must not only display absolute energy consumption but compare this to a benchmark consumption for similar dwellings.
- Preferably the benchmark should be the average of the 25% lowest (best) energy consumers, rather than just the average consumption
- If energy generation is installed, this is reported separately to the consumption, so excessive consumptions is still highlighted

These solutions are somewhat customised at present and as such would be normally involve a cost increase. Generic solutions will evolve. We have assumed an additional 5% energy savings with an integrated system (over an above existing energy monitoring associated savings).

The additional cost is very difficult to estimate, if a customised system needed to be developed from the ground up, costs could be very high (\$1,000+ per dwelling for detached residences). On the other hand, if an existing system has this capacity built in (or previous code can be duplicated) there may be no cost premium.



(Example of a Comparative Energy Consumption Dashboard. Image source: www.synergy.net.au)

Appliances: High Efficiency

Appliances account for a large percentage of the residential carbon emissions. High efficiency appliances (7 Star TV, 3 Star washing machine, 4 star dryer, 4 star dishwasher) help to reduce total energy consumption.

Caution should be applied when considering highly rated energy efficient fridges, as the embodied energy of the food is likely to be at least 10 times more than the energy consumed by the fridge. Sometimes a fridge which is actually less efficient and uses a bit more power can extend the life of food quite considerably making it the more sustainable option.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Water Efficient Dishwasher-Upgrade to 6 Star

Selecting white goods with higher water efficiency is one of the easiest ways of reducing internal water consumption. New higher efficiency dishwashers use less than half the amount of water of older models, in some cases less than 1L per wash.

As of November 1st 2011 all white good appliances are required to carry a WELS starring label.

In this recommendations we have modelled the effect of specifying 5 star water efficient dish washers (26% savings in dishwasher water consumption). A further incentive to

selecting high efficiency products are the government rebates available in selected states.

The following figures are based on the average consumption of registered products as of July 2016.

Higher efficiency dishwashers use an average of half of the water used in older models. The savings we have calculated are based on a older low efficiency model with an average water consumption of 15.2kL.

Dishwasher:	Savings:
3 Star: 13.1	14%
3.5 Star: 12.9	15%
4 Star: 12.5	18%
4.5 Star: 11.4	26%
5 Star: 11.3	26%
5.5 Star: 10.1	34%
6 Star: 9.43	38%



Refrigeration: Reduced Fridge Space (Maximum 750mm Width)

Restricting cabinetry space around the primary refrigerator to limit its size to a maximum width of 750mm will have an estimated 10.3% energy saving for that refrigerator (see below for assumptions and calculations). There are also likely to be indirect savings in that less food is wasted as residents will be encouraged to shop and replenish groceries more frequently.

Below is the estimated minimum refrigerator space based on family size:

- Family of 2
 - Refrigerator: about 127L per person + 28L per additional person over 2
 - Freezer: about 57L per person + 57L per additional person over 2
 - (<http://www.bhg.com/kitchen/appliances/selecting-a-refrigerator/>)
- Family of 5
 - Refrigerator: about 26L per person + 20L per additional person over 5
 - Freezer: about 12L per person + 10L per additional person over 5

(<https://www.admin.ox.ac.uk/media/global/wwwadminoxacuk/localsites/accommodation/documents/HMOAmenitiesandFacilitiesGoodPracticeGuide2011.pdf>)

Some information on refrigeration applicable to this recommendation:

- eTool base case energy predictions are derived from top down allocation of energy use (not bottom up analysis as there are too many and not enough statistical data)
- Average occupancy of Australian dwellings is 2.37 persons per dwelling, for the base building this is adjusted up and down using regression analysis of ABS Census data with suburb density and number of bedrooms being the two most influential variables.
- It is assumed that in the base case model there is no specific restriction on primary refrigeration size unless the plans specify a reduced size.
- In detached dwellings it is assumed that
 - 55% of energy is used by primary refrigerator
 - 20% by secondary refrigerator
 - 25% by separate freezer
- An average Australian household has 1.25 fridges and 0.4 Freezers (Australian Residential Building Sector Greenhouse Gas Emissions 1990–2010, Greenhouse Office, 1999).
- It is assumed that the second fridge is less efficient than the first due to MEPS requirements which are increasing at a rate that would certainly offset any differences in size)
- For apartments, due to limited space and inability to house fridges on balconies, the allowance for separate freezers is removed unless the apartment is of unusually large size or the occupants have access to a fully enclosed private garage.

To estimate energy savings due to this recommendation:

- The listed MEPS consumption figures for upright fridges less than 750mm gives an average consumption of 419kWh
- Listed MEPS consumption figures for side-by-side fridges between 750mm and 1000mm gives an average consumption of 695kWh which is a 66% increase in energy consumption.
- This is partly due to volume, but also largely effected by the prominence of ice and cold water dispenses in larger upright freezers that allow large heat transfer.
- In base case scenario it is assumed that uptake of side by side fridges with un-restricted cabinetry would be equal to that of current market share in Australia (17.5%)
- By reducing cabinetry size and removing the 17.5% of predicted side by side fridges installations, we see a overall average drop of

10.3% drop in energy demand for the primary refrigerator.

Masterswitch

Master switch for lighting and selected power outlets. Assumed this would reduce entertainment appliances, washing machines, dryers, dish washers energy consumption by 5%. Potentially there would be additional savings if hooked up to lights (lights that were left on would be switched off), heating and cooling devices and ventilation (eg bathroom fans).

Upgrade to Water Saving Taps: WELS 6 Star

Investing in taps with a lower water consumption is an effective strategy in saving both money and on water resources.

Typical taps use 15 to 18L/min, a third of this usage can be reduced by installing taps with an aerator or flow restrictor. The national Water Efficiency Labeling and Standards (WELS) scheme lists the registered, rated and labelled taps ranging from a 0 to 6 star, with 6 representing the more water efficient products with an average water consumption of 4.2L/m.

As of the 1st of September 2007 the standards for water efficient fittings on all new houses has been made to meet 3 or 4 stars. These savings are measured against typical 3 Star WELS Taps 8.3L/min taps and represent savings in kL/year.

In this recommendation we have modelled the effect of selecting 6 star tap ware throughout the development (50% saving).

WELS Star Bands Water Saving %
 4 Stars: 7.35L/min Minimum Compliance
 5 Stars: 5.7L/min 32%
 6 Stars: 4.2L/min 50%



Refrigeration: Well Ventilated

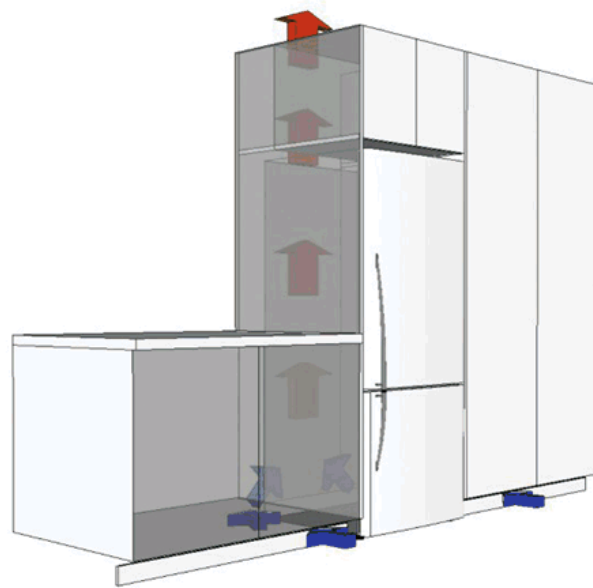
Customized ventilation for free standing refrigerators can save up to 25% on refrigeration energy consumption. We have assumed an average saving of 12.5% in energy consumption for primary refrigerator due to this measure. By ensuring that the adjacent cabinetry to the fridge is vented at the bottom and above, superior fridge ventilation can be achieved when an upper and lower vent point is provided to enable air circulation for the fridge condenser as heated the air rises and draws cool air from the bottom vent. Ensure that any external air ventilation is sealed from the rest of the room to avoid thermal leakages from conditioned spaces.

The New South Wales government's BASIX system defines a well ventilated fridge as follows:

A well ventilated refrigerator space meets the following criteria:

1. the refrigerator will be unenclosed; or
2. the refrigerator will only be enclosed on three sides, including the rear and top; or
3. if the refrigerator is to be enclosed on three sides (not including the rear and top), ventilation grills are installed below the refrigerator (either in the floor underneath the refrigerant coils, from the rear, or within the plinth) and above the refrigerant coils, to allow air flow equal to the air flow that would pass over the refrigerant coils were the refrigerator unenclosed

<https://www.basix.nsw.gov.au/iframe/basix-help-notes/energy/other-energy-uses/refrigerator-space.html>



(image source: eTool)

Cooking: Induction Cooktop

An all induction cook-top is an alternative that could deliver carbon savings over a standard electric cook-top. Induction cook-tops work by transferring electrical energy through induction from a coil directly to the magnetic pan. Only the area in contact with the coil heats up and therefore the cooker can be up to 12% more efficient than a standard electric conduction cooker. The controls on an induction cooker are also far more precise giving a greater range of cooking techniques.

\$1000/unit capital cost. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(source: hometone.com)

HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)

By increasing the efficiency of the air-conditioners, gains in environmental performance can be made. In the LCA, it was assumed that the COP (heating) was increased from 3.4 to 4.4 and the EER increased from 3.65 to 4.4. This will require changing to a single split system instead of a multi-split. A number of single split air-conditioners that currently match or go above this specification (EER/COP - 5.9/5.77 from Daikin) are available on the market (not available for multi-split).

Estimated additional costs: approximately \$500/dwelling. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Low GWP Impact Refrigerant Gases R32

Refrigerant gasses used in HVAC and refrigerators such as R134 can be over 1000 times more potent in global warming potential than CO₂ per mass of refrigerant gas. By using lower GWP impact gasses in mechanical equipment such as heat pumps, refrigerators and chillers, significant environmental savings can be achieved. CO₂ (R744), ammonia, Isobutane (R600) and R32 alternatives currently available.

CO₂ is a non-flammable and non-explosive refrigerant. Its thermodynamic features in low temperatures enable to reduce the volume of refrigerant circuits and to lower the energy consumption.

Currently, large refrigeration systems can be serviced with CO₂ refrigerant, however residential scale systems will be dependant on where the dwelling is built. It is imperative to check the local technical services available on refrigerant systems and associated logistical concerns.

R32 is now provided by several mainstream manufacturers. It has half the GWP of the equivalent R410a.

References:

http://www.scautec.com.au/images/resources/Paper_R744_SnapFresh_final.pdf

[The Low Down on R32](#)

Finishes: Reduce Carpet Use

Manufacture and replacement of carpets represents a large amount of recurring & embodied energy. Virgin wool has particularly high impacts. Specifying timber flooring or polished concrete will have lower embodied impacts with the latter having the lowest. Grind and polish concrete eliminates the use a polyurethane seal/coating and reduce maintenance associated with a grind and seal finish.

If carpets are required effort should be made to ensure they have an Environmental Product Declaration such as those from Interface Carpets which have over 50% lower impacts than industry average carpets. Hemp, jute and sisal are all low impact alternatives to wool/nylon carpets.

For this recommendation, 'timber plank' vinyl finish has been found as the more appealing option. Vinyl is another low impact alternative to carpet.

Lighting: High Efficiency LED Lights

LED lights are a smart way to save electricity and the associated upstream greenhouse gas emissions. In this recommendation, lighting efficiency is increased by specifying LED lighting with high efficacy. Efficacy describes the amount of visible light produced with a unit of power input.

Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting.

eTool have modeled LED light to produce 72 lm per watt. These lights are modeled in conjunction with the specified annual usage hours.



(Images from www.beaconlighting.com.au)

Lighting: Increase Natural Lighting (Multi-Res)

Increasing natural light levels means less use of artificial lighting energy. Where suitable, skylights or light tubes can easily increase the amount of natural lighting in an apartment. However, not all units will be suitable for light tubes so other techniques can be employed instead. Specifying lighter matte colours to surfaces such as the balcony, ceiling and walls will bounce light deeper into the dwelling thus increasing natural lighting. Light shelves in windows is a passive way to divert and bounce light deeper into the dwelling. Similar systems using adjustable louvres can also be used.

Providing translucent shading material in addition to heavier curtains allow the option of diffused daylight to penetrate whilst maintaining privacy. The top of the windows is where light penetrates deepest into the dwelling, so it is important to ensure that this part of the window is not obstructed by drapery or blinds. Translucent partitions between rooms also allow light to be drawn into deeper rooms.

Clerestory windows also provide a method of introducing more natural light into central rooms. Ideally these should be utilised with higher ceilings and high reflectance surfaces in order to encourage light to penetrate.

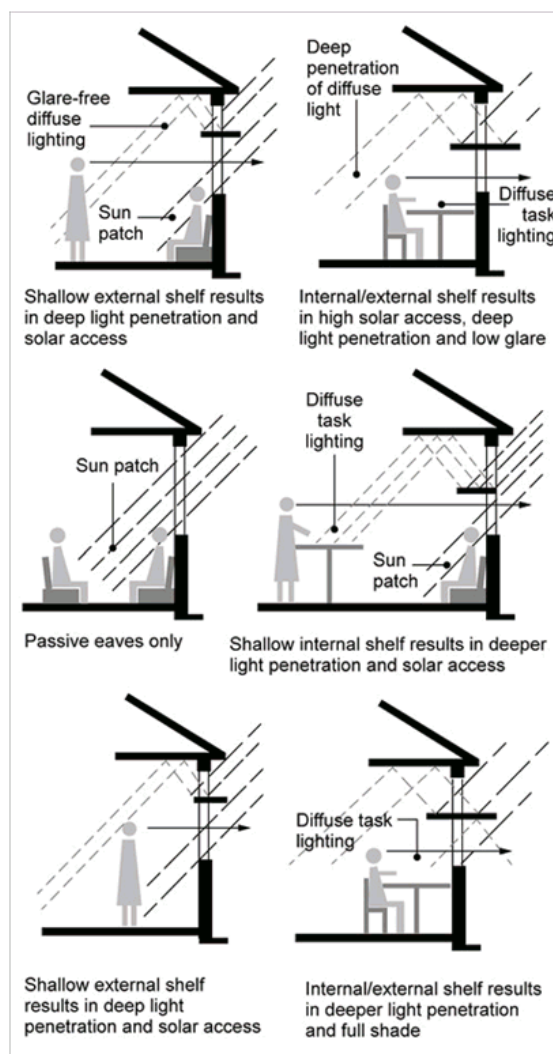
In order to prove the value of these initiatives a daylighting simulation should be undertaken to ensure expense is not incurred for not benefit. This will likely make this recommendation hard to justify economically (there will be many far easier wins elsewhere in the building). It is assumed that an intelligent approach to increasing natural light could lead to a 0.4hr/lamp reduction in average run time.

□

(source: <http://thechronicleherald.ca/>)



Clerestory windows (Source: houzz.com)

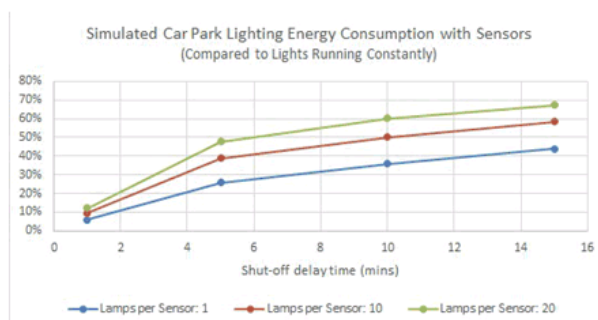
(source: <http://www.yourhome.gov.au/>)

Lighting: Motion+Lux Sensors & 3min Timers (Carpark)

Car parks need to be adequately lit for obvious safety reasons. Without motion sensors there is a requirement to light underground car

parks 24 hours a day. Even the most efficient lamps will consume excessive energy when run non-stop in this fashion.

Reducing the run time may be achieved with motion sensors. The interplay between vehicle traffic, pedestrian traffic, simultaneous use of certain areas of the car park, shut-off delay timing and the distribution of sensors requires a fairly complex simulation to understand how much energy can be saved. The below chart shows the results of one such simulation on a 150 bay car park in a residential building.



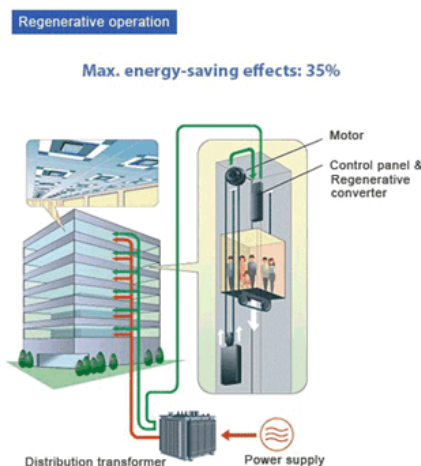
The simulation results shows that an energy saving of up to 90% can be achieved with well configured lighting controls. Three minute sensors with 10 lamps wired to a single sensor should deliver a 75% saving in run-time (6 hours per day run time verses 24 without any controls). Less lamps per sensor, or faster shut down will further reduce the runtime.

Lux sensors may also be utilised with dimmable lamps to ensure light levels over the requirements are not delivered and hence energy savings may be achieved due to lower average lamp power. The benefit of lux sensors in underground car parks is limited however due to a lack of natural light.

Vertical Transport: Elevator - High Efficiency Drive & Reduced Running Speed (2m/sec)

eTool have quantified this energy consumption assuming Kone regenerative lifts are running at a speed of 4m/s. Reducing this speed to 2m/s would provide a saving in lift energy demand of approximately 30%.

Incorporating regenerative lift drives will also significantly reduce lift energy.



Lighting: Motion+Lux Sensors & 3min Timers (Common Area)

The common area lighting is largely made up of communal outdoors area, lobbies, stairs and hallways and is assumed to be running 12 hours per day due to some utilisation of natural light reducing day time utilisation. Application of motion and lux sensors and 3 minute timers in these areas is likely to reduce common area lamp run-times significantly. The diagram below helps explain how lamp runtime can be reduced with sophisticated motion and lux sensors)

For this recommendation, we assume that common areas will run about 4 hours a day.



(Image source: Organic Response)

Additional 43kW Solar PV (High Efficiency Panels)

Photovoltaic panels have a large range in efficiency. When roof space is restricted an opportunity exists to increase the solar generation capacity by specifying high-efficiency panels. In this recommendation, we have assumed a 25% increase in the system size. Greater system sizes may be possible, the Sunpower 330W E20 models, for example, are a 38% more efficient use of roof space than standard 250W 1 x 1.6m panels.

Based on the available roof space, the system size could be maximized further by selecting panels which are of high efficiency while occupying less roof space per panel.

eTool have assumed a conservative price of approximately \$3000/kW however recent quotes on projects suggest costs more in the range of \$1500-\$2000/kW. With a budget of \$3000/kW there is a good chance that higher efficiency panels may be installed at the same cost per KW (however overall costs may increase as the system size is larger). If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.



(Image source: www.solargaincommercial.com.au and www.panasonic.net)

Water Efficient WC

The water consumed by flushing the toilet is the second largest internal water use, accounting for 26% of household water usage (excluding irrigation). Up to 12L of high quality, treated drinking water are flushed away to waste each use. In order to save on this high-level wastage, the toilet could be plumbed with lower quality water such as grey water reuse or rainwater. To complement these options or where these options may not be available it is encouraged that developers invest in more water saving toilets which use less water per flush and are dual flush-able.

As of the 1st of September 2007 regulations were introduced on water fittings and fixtures, for all new buildings to meet a minimum requirement of 5.5L per flush. Replacing a traditional single flush toilet in an older building to a newer dual flush can save about 51L per person per day and can reduce internal water use by 40,000L per year.

The average water consumption of a dual flush system is calculated from one full flush and four half flushes. The below figures are based on WELS Registered products as of 23rd January 2017.

In this recommendation we have assumed that 6 star toilets are installed reducing water consumption for toilets by 30%.

WELS Star Rating	Water Saving %	Features
4 star: 3.4L Half Flush	BCA Minimum	No hand basin for the diverted flush, Only available as a dual flush system.
5 star: 3L Half Flush	25% Savings	Only available with installed hand basin for the diverted flush, Only available as a dual flush system.
6 star: 2.5L / Half Flush	30% Savings	No hand basin for diverted flush, available as a single and dual flush system.



Example of Extremely Water Efficient Toilet Design

100kW Solar PV (Au Grid Connected)0

With the rising price of electricity, the economics of solar are very favourable and add to the value of the property. 22% of total Australian dwellings now have solar technologies on their roof. Using solar generated power on site results in much lower emissions associated with the dwelling compared to using the fossil fuel powered grid. Feeding out to the grid assumes a net environmental credit as the electricity will be consumed by a neighbouring consumer therefore reducing the demand on the grid.

By connecting the system to the grid electricity it produces that is not used onsite will feed back into the (predominantly fossil fuel fired grid). This can be thought of as offsetting the carbon associated with the materials used in constructing and maintaining the dwelling

The roof area to support this large system size has been based on the available roof space identified in the P.06 Roof Plan drawing by MJA. The recommendations assumed maximizing the available 1005m² roof space.

The embodied impacts of the solar PV system is included in the calculations.

eTool have assumed a conservative price of approximately \$3000/kW however recent quotes on projects suggest costs more in the range of \$1500-\$2000/kW. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Worst case panel dimensions 1070mm x 1685mm.



(Image source: www.forceofthesun.com)

Recommendation Logistical Constraints**Energy Monitoring: Residential, Basic**

These simple systems are typically a \$100/unit capital cost (replaced every 10 years) but will usually have very fast payback periods.

Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude.

If a system has wireless transmitters needing battery power, the life cost of these should be considered as well. Frequent battery changing can be a deterrent to using the basic energy monitoring system.

These simpler systems are typically \$100 per unit in capital cost with replacement expected every 7.5-10 years. If the implementation of this strategy is outside of the project budget, the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Energy Monitoring: Residential, upgrade to comparative feedback

Difficult to estimate costs if a customised system needed to be developed from the ground up. Assumed \$1,000's per dwelling for very customised systems.

Going down this route for energy monitoring, it is essential that a system capable of handling the volume (housing quantity) and monitoring requirements be documented, costed and trialed before permanent installation.

Considering the technical competency of the occupancy of the dwelling, the actual energy monitoring product chosen should be one where the user interface can be simplified or adaptable to accommodate different levels of technological aptitude.

To keep comparisons fair between dwellings, any changes in geography (such as solar opportunity, occupancy, purpose etc.) should be considered to ensure dwellings are evenly compared. eTool can assist in ideas in this area.

Appliances: High Efficiency

Energy savings will depend on the amount of appliances that the developer will be providing. For detailed energy savings can be modelled if provided with energy ratings for all appliances specified.

If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

Water Efficient Dishwasher-Upgrade to 6 Star

5 Star WELS Rated Dishwasher. White good appliances are required to carry a WELS starring label, however there is no minimum compliance. There may be a varied cost difference between higher efficiency models.

Refrigeration: Reduced Fridge Space (Maximum 750mm Width)

specialised cabinetry required.

Refrigeration: Well Ventilated

Specialised cabinetry with suitable ventilation required.

Cooking: Induction Cooktop

\$1000/unit capital cost. If the implementation of this strategy is outside of the project budget the developer may offer the strategy as an upgrade package for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)

At this point, MEPS ratings are only available for single split systems. Credit for COP efficiency can only be given if single split units are specified. Costs approximately \$500/dwelling.

Finishes: Reduce Carpet Use

Capital cost of timber flooring or polished concrete in place of all carpets. (approximately \$200/m2)

Lighting: High Efficiency LED Lights

Ensure that the lumens per watt of LED lights are sufficient to meet the required illumination to avoid occupants replacing under-lit areas with less efficient lighting. We have assumed average of 72 lumens per watt for LED lights.

Lighting: Increase Natural Lighting (Multi-Res)

Cost varies depending on measures taken but a day lighting simulation should be undertaken to ensure expense is not incurred without benefit.

Lighting: Motion+Lux Sensors & 3min Timers (Carpark)

There will be additional costs associated with the installation of sensors, approximately \$50/sensor.

Vertical Transport: Elevator - High Efficiency Drive & Reduced Running Speed (2m/sec)

Retrofitting an already installed elevator for energy efficiency may include reconditioning the hoist machine and replacement of a number of system components. The installation of a new drive may involve review of design drawings and a specific fire resistant rating.

Lighting: Motion+Lux Sensors & 3min Timers (Common Area)

There will be additional costs associated with the installation of sensors, approximately \$50/sensor

Additional 43kW Solar PV (High Efficiency Panels)

Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 7.5m² per kW of installed solar generation capacity (less area will be required with very high efficiency panels and/or detailed panel layout design).

100kW Solar PV (Au Grid Connected)0

Panels need to be located predominately north facing and be clear of shade caused by trees or neighbouring structures. Costing will come down to local supplier price, and bulk ordering may attract discounts. Allow 10m² per kW of installed solar generation capacity (less area will be required with high efficiency panels and/or detailed panel layout design).

10 ENGINEERING**10.1 MINOR PARKING RESTRICTION IMPROVEMENTS/AMENDMENTS****TRIM Ref:** D18/159072**Author:** Craig Wilson, Manager Asset & Engineering**Authoriser:** Andrew Murphy, Director Engineering**Attachments:**
1. Plan No. 3492-PP-01 
2. Plan No. 3493-PP-01 **RECOMMENDATION:****That Council:**

1. **APPROVES** the following minor parking restriction improvements and amendments:
 - 1.1 the introduction of a 2P 8.00am to 5.30pm Monday to Friday parking restriction on the eastern side of Smith Street, Highgate, between Broome and Lincoln Streets, as shown on Plan No. 3492-PP-01 (Attachment 1); and
 - 1.2 an on-road Loading Zone in Bourke Street, Leederville, adjacent 250 Oxford Street, as shown on Plan No. 3493-PP-01 (Attachment 2); and
2. **NOTES** that Administration will advise residents and businesses directly impacted by these minor parking restriction improvements and amendments.

PURPOSE OF REPORT:

To consider improvements/amendments to parking arrangements at various locations throughout the City of Vincent as detailed in the report.

BACKGROUND:

The City regularly receives requests for the introduction of, or changes to, parking restrictions in both residential and commercial areas. Administration generally undertakes a range of investigations including parking demand and traffic volume surveys to assess traffic and on-street parking conditions. The data is then used to determine whether new or amended restrictions are warranted to improve parking availability and amenity. Where changes are considered justifiable a report is then presented to Council for consideration as Administration does not have delegated authority to make such changes.

DETAILS:

A number of parking issues have recently been identified and investigated with details provided below.

Smith Street, Highgate

Smith Street, Highgate is classified as a Local Distributor Road under the Metropolitan Functional Road Hierarchy and is a continuation of Curtis Street, providing a direct link between Walcott Street and Bulwer/Brisbane Streets.

Given its location and close proximity to a number of attractions such as the Highgate / Mt Lawley commercial precinct, 'nib Stadium', high frequency bus services to the CBD, as well as number of local businesses, parking is always in high demand, particularly in the unrestricted sections.

The current restrictions in Curtis and Smith Streets vary by 'block'. Curtis Street has minimal parking, other than a small area of embayed parking near Harold Street, as the remainder of the street is too narrow to accommodate on-road parking. Smith Street, between Harold and Broome Streets, has time restrictions on the western side only, 2P 8.00am to 5.30pm Monday to Friday, while the section between Broome and Lincoln

Street, currently has no restrictions. From Lincoln Street to the roundabout at Bulwer and Brisbane Streets there are restrictions on both sides of the road, 3P 8.00am to 5.30pm Monday to Friday. In addition, it should be noted that 'nib Stadium' event restrictions apply for all of the streets to the south of Harold Street. Consequently, the City has received a number of complaints over the past 12 months from the residents for the section between Broome and Lincoln Streets concerned that their portion of the street is being penalised because of the lack of timed restrictions

Random weekday parking demand surveys indicates that approximately 90%+ of the available parking is occupied at any given time. The street does not have individually marked parking spaces, as is the norm for residential streets, as more vehicles can usually be accommodated than the Australian Standards would allow.

Until recently the large Department of Housing block of residential units at 49-67 Smith Street contributed a considerable number of vehicles to the on-road parking demand, albeit residents and/or their visitors. However, the block is currently vacant, (pending demolition, and as a result the majority of the available spaces within this section of Smith Street, can be found at this location. If, or when, the site is redeveloped it could be expected that during both the construction phase and occupancy, that the parking demand will increase significantly.

Parking demand between Harold and Broome Street displays a similar occupancy rate to that of the section between Harold and Broome Streets but with the aforementioned 2P timed restrictions on the western side, it generally ensures that there are some spaces available for residents.

In respect of parking in Broome Street, which is also not restricted, other than small sections either end (Beaufort Street and Lord Street) and which was subject of a report to the Ordinary Meeting of Council on 15 August 2017, random occupancy surveys were conducted at the same time. As per Smith Street, while individual bays are not marked, the estimated occupancy was in the order 70%.

In order to improve the amenity for residents, while maintaining some parking for the public, including that of the resident's visitors and contractors, it is proposed to implement 2P, 8.00am to 5.30pm Monday to Friday restriction on the eastern side of Smith Street, between Broome and Lincoln Streets, as shown on Plan No. 3492-PP-01 (**Attachment 1**). The eastern side it is recommended as it is all 'residential' and has more vehicle access points (crossovers) than the western side. The western side is dominated by the aforementioned Department of Housing tower block and a church at the Lincoln Street end (which accounts for approx. 40% of the road frontage). 2P on the eastern side would provide a benefit to a greater number of residents.

Request for a Loading Zone, Bourke Street, Leederville

No. 250 Oxford Street, Leederville is a relatively new two storey mixed use development located on the intersection of Oxford and Bourke Streets, Leederville. The development includes a food premises (restaurant) and commercial and retail tenancies.

The development essentially fronts Oxford Street with the service and car park entry off Bourke Street. In addition to the roundabout at this location the section of Oxford Street adjacent the building has an on-road cycle lane and bus stop.

The City has recently received a request for a Loading Zone to service No. 250 Oxford Street, with the initial request for it to be located in Oxford Street. However it was declined in light of the aforementioned cycle lane and bus stop, both of which would be impeded by a loading zone, in addition to being a potential safety issue given the proximity to the roundabout exit point.

However, there is an opportunity to provide a loading zone in Bourke Street, which would not only service No. 250 Oxford Street, but also the other commercial premises located on all four corners of the intersection. In addition, it would likely solve an on-going issue (for 250 Oxford Street) with delivery trucks parking across the building car park access as they have no facility to unload safely elsewhere in the immediate vicinity.

It is recommended that a Loading Zone, with operational times 8.00am to 5.30pm Monday to Friday and 8.00am to 12noon Saturdays, which is consistent with the current restrictions Bourke Street, be approved as shown on Plan No. 3493-PP-01 (**Attachment 2**).

CONSULTATION/ADVERTISING:

All affected property owners and occupiers will be notified of the parking restriction changes although it should be noted that in each instance the level of amenity for adjacent businesses, residents and visitors would improve. These is minimal impact upon the wider community.

LEGAL/POLICY:

The *City of Vincent Parking and Parking Facilities Local Law 2007* regulates the parking or standing of vehicles in all or specified thoroughfares and reserves under the care, control and management of the City and provides for the management and operation of parking facilities.

RISK MANAGEMENT IMPLICATIONS:

Low: These proposed parking restriction changes will deliver amenity and safety improvements for residents, businesses and visitors alike.

STRATEGIC IMPLICATIONS:

These proposed parking restriction changes align with the following objectives within the City's *Strategic Plan 2013-2023*:

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

1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment."

1.1.5 Implement the City's Car Parking Strategy and associated Precinct Parking Management Plans."

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with these parking restriction changes will be undertaken utilising existing funds within the 2018/19 'Parking and Street Name Signs' and the 'Roads Line Marking' operating budgets.

COMMENTS:

Administration has investigated current parking and traffic management issues at these locations, and it considered appropriate to implement minor improvements and amendments to improve amenity and on-street parking availability. While significant changes to parking arrangements should await completion of the Integrated Transport Strategy it is necessary for Administration to continue to effectively respond to site-specific issues. It is anticipated that Administration will continue to present reports to Council over the coming months to deal with such parking restriction improvements and amendments.

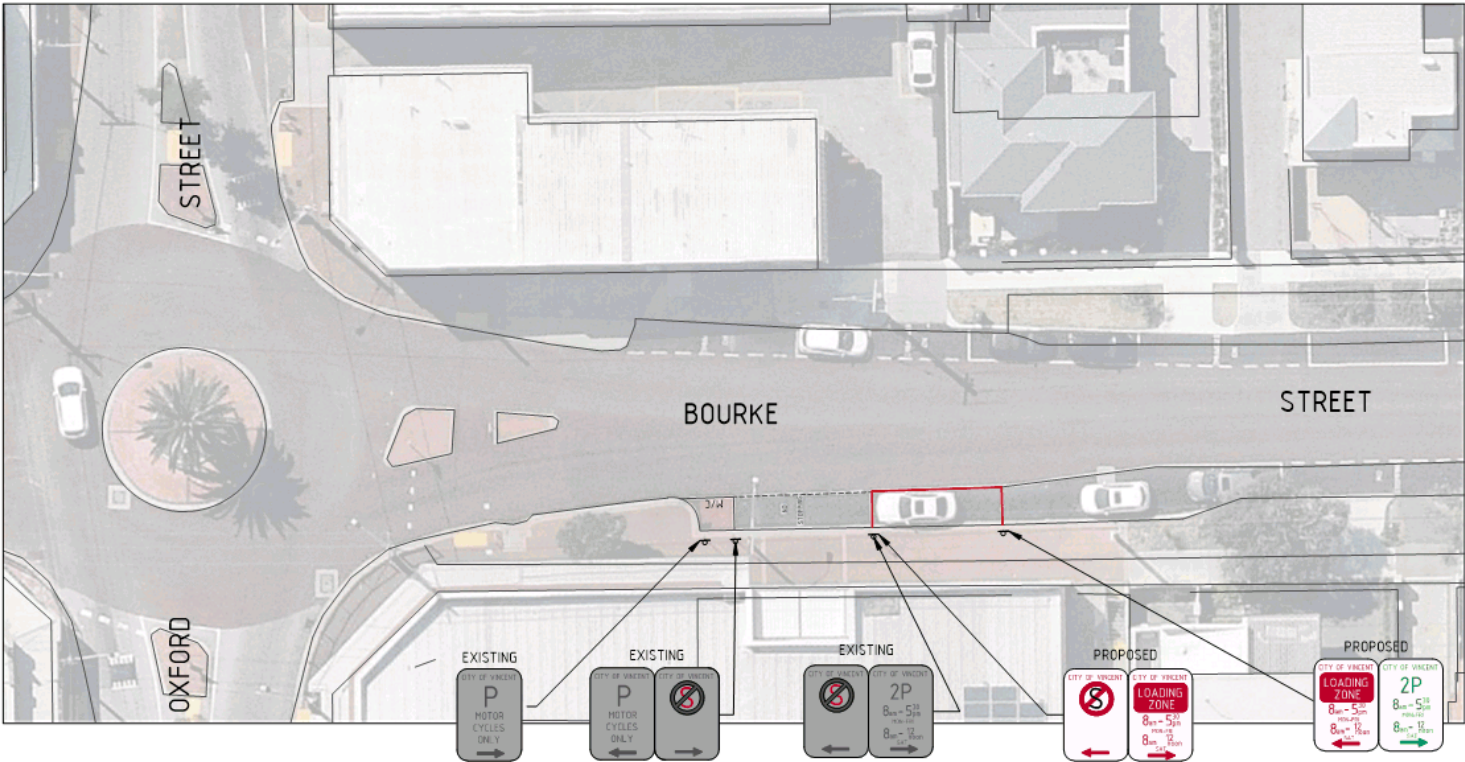


CITY OF VINCENT

CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED 2P RESTRICTION
SMITH STREET, 'EASTERN SIDE ONLY'
BETWEEN BROOME AND STIRLING STREETS
HIGHGATE

SCALE: NTS	DRAWN: AJ	DRAWING NO: 3492-PP-01
DATE: OCT 2018	CHECKED: CW	SHEET 1 OF 1. A4



CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

PROPOSED LOADING BAY
250 OXFORD STREET
LEEDERVILLE

SCALE:
N.T.S.

DRAWN:
AJ

DRAWING NO:

3493-PP-01

DATE:

CHECKED:

11 CORPORATE SERVICES**11.1 LICENCE TO EXIPNOS PTY LTD FOR ALFRESCO STRUCTURE WITHIN ROAD RESERVE - UNITS 3 & 4 177 STIRLING STREET, PERTH - BRIKA BAR****TRIM Ref:** D18/127274**Author:** Meluka Bancroft, A/Manager Governance and Risk**Authoriser:** Kerryn Batten, Director Corporate Services**Attachments:** 1. Alfresco Floor Plan/Canopy Footprint - Brika Bar  **RECOMMENDATION:****That Council:**

1. **APPROVES** a licence to Exipnos Pty Ltd to locate and use a permanent canopy structure within the portion of the road reserve adjacent to units 3 & 4 (Strata Lots 3 & 4, SP 59820) 177 Stirling Street, Perth, trading as the 'Brika Bar', as shown in the plan attached at Attachment 1, subject to the following key terms:

- 1.1 **Term:** 5 years, commencing 9 January 2019;
- 1.2 **Permitted Use:** non exclusive right to use the licence area as an alfresco area in connection with the operation of Brika Bar, with a 1.5m pedestrian access way being provided at all times to enable the public to pass through the area;
- 1.3 **Licence Fee:** \$2,166 excluding GST, to be paid in full prior to the commencement date;
- 1.4 **Alfresco Permit:** this licence is subject to the licensee holding an alfresco permit for the licence area at all times (in the event that the licensee is not issued with an alfresco permit the licence will immediately terminate);
- 1.5 **Liquor Licence:** the licensee must obtain and keep current a liquor licence for the outdoor eating area in order to serve alcohol in this area;
- 1.6 **Permanent structures:** only the permanent canopy structure previously approved by the City may be located within the outdoor eating area. Any alterations or additions to these structures will require the approval of the City (and Minister in some circumstances);
- 1.7 **Maintenance:** licensee must repair and maintain the structures within the licence area;
- 1.8 **Repair of damage:** licensee must repair any damage to the road reserve which arises as a result of its use of the outdoor eating area or the structures within the outdoor eating area, to the reasonable satisfaction of the City;
- 1.9 **Removal of structure:** at the expiry or early termination of the licence the licensee must remove all structures from the road reserve and make good the road reserve to the reasonable satisfaction of the City, at its cost;
- 1.10 **Cleaning:** licensee must keep the outdoor eating area clean and tidy and remove all rubbish;

- 1.11 Access:** the City, State and public utilities may access the outdoor eating area at any time in connection with their services, and no compensation is payable to the licensee for any resultant loss;
- 1.12 Insurance:** the licensee must effect and maintain public liability insurance for an amount not less than \$20,000,000 for the outdoor eating area and provide the City with a copy of the certificate of insurance annually and on demand;
- 1.13 Indemnity:** the licensee indemnifies and agrees to keep indemnified the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees of any of them against all actions, claims, costs, proceedings, suits and demands whatsoever arising or connected with the outdoor eating area which may at any time be incurred or suffered by the licensee or brought, maintained or made against the Minister for Transport; Planning; Lands or the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees;
- 1.14 Assignment:** the licensee may not assign or transfer its rights under this licence;
- 1.15 Termination:** if the road reserve is required for use as part of the road at any time the City may terminate the licence and require that the licensee remove all structures, and no compensation will be payable to the licensee.
- 2. AUTHORISES the Mayor and Director Corporate Services to affix the common seal and execute the licence as referred to in 1. above, subject to final satisfactory negotiations being carried out by the Chief Executive Officer.**

PURPOSE OF REPORT:

To consider granting a licence to Exipnos Pty Ltd (ACN 162 355 339) to enable continued use of the permanent canopy structure for the purpose of an alfresco area for the Brika Bar, located at Units 3 & 4, 144 Stirling Street, Perth.

BACKGROUND:

On the 25 June 2013, Council at its Ordinary Council Meeting granted conditional approval for No. 3-4/177 Street, Perth (subject site) as an Unlisted Use (Small Bar and Ancillary Coffee Shop). The subject site is leased to Exipnos Pty Ltd and trades as "Brika Bar".

In 2013 the owners, on behalf of Exipnos Pty Ltd applied to the City for approval to construct a permanent canopy structure within the road reserve adjacent to the subject site. The canopy structure covered a portion of the approved outdoor eating area located adjacent to tenancy 3.

Council at its Ordinary Council Meeting on 3 December 2013, granted conditional approval for the canopy structure. Condition 4.5 of the development approval required a lease, license or easement to be granted for the use of the road reserve comprising of the canopy structure.

The State of Western Australia, acting through the Minister for Lands, granted Exipnos Pty Ltd a licence to construct the canopy structure and use the road reserve portion for the purpose of an alfresco area on 9 January 2014. The licence was granted by the State of Western Australia on the basis that it is the "owner" of the road reserve. The licence was for a term of 5 years commencing on 9 January 2014, and therefore will expire on 8 January 2019. The key terms of the licence are as follows:

- Permitted use:** non exclusive right to use the outdoor eating area for the construction of the canopy structure and as an alfresco area in connection with the operation of Brika Bar;
- Licence Fee:** \$2,000 excluding GST, to be paid prior to the commencement date;

Alfresco Permit:	licence is subject to the licensee holding an alfresco permit for the licence area at all times;
Liquor:	the licensee must obtain and keep current a liquor licence for the outdoor eating area in order to serve alcohol in this area;
Permanent structures:	only those permanent structures previously approved by the City may be located within the outdoor eating area. Any alterations or additions to these structures will require the approval of the City (and Minister in some circumstances);
Maintenance:	licensee must repair and maintain the canopy structure;
Repair of damage:	licensee must repair any damage to the road reserve which arises as a result of its use of the outdoor eating area or the permanent structures within the outdoor eating area;
Removal of structure:	at the expiry or early termination of the licence the licensee must remove all structures from the road reserve and make good the road reserve to the reasonable satisfaction of the City, at its cost;
Cleaning:	licensee must keep the outdoor eating area clean and tidy and remove all rubbish;
Access:	the City, State and public utilities may access the outdoor eating area at any time in connection with their services;
Insurance:	the licensee must effect and maintain public liability insurance for an amount not less than \$20,000,000;
Indemnity:	the licensee indemnifies and agrees to keep indemnified the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees of any of them against all actions, claims, costs, proceedings, suits and demands whatsoever arising or connected with the outdoor eating area which may at any time be incurred or suffered by the licensee or brought, maintained or made against the State, the Crown, all Ministers of the Crown, and all officers, servants, agents, contractors, invitees, and licensees;
Assignment:	the licensee may not assign or transfer its rights under this licence;
Termination:	if the road reserve is required for use as part of the road at any time the City may terminate the licence and require that the licensee remove all structures, and no compensation will be payable to the licensee.

On 10 September 2014, the City under delegated authority granted approval for an extension of the existing canopy structure to include the approved outdoor eating area located adjacent to the subject site (Unit 4). The State of Western Australia entered into a Deed of Variation of Licence with Exipnos Pty Ltd on 25 November 2014 to govern the extended licence area. The Deed of Variation of Licence will expire on 8 January 2019.

In 2018 Exipnos contacted the Department of Planning, Lands and Heritage (Department) in respect to the renewal of the licence for a further term of five years. The Department forwarded the request to the City for comment as the local authority. Administration subsequently entered into negotiations with the Department in respect to whether responsibility for granting and administering this type of licence would fall with the State or the local authority.

DETAILS:

The City has care, control and management of the Stirling Street road reserve, which comprises the canopy structure, pursuant to section 55(2) of the *Land Administration Act 1997*. Administration's view is that care, control and management of the road reserve includes the power to enter into an agreement to govern the use of the road reserve, which includes granting a licence.

By email on 11 July 2018 the Department confirmed that it aligns with the *Land Administration Act 1997* and is administratively more efficient and beneficial for local governments (the City) to accept responsibility for granting and administering this type of licence. Any grant of a licence over a portion of the road reserve would need to be subject to the following terms:

- the City accepts responsibility for the management of the canopy structure as the "owner" of the road reserve;
- the canopy structure is ancillary to alfresco dining;
- the City is responsible for granting the alfresco dining permit;
- the canopy provides benefit to the public by way of streetscape improvement and amenity;
- the licence is non-exclusive and the public has access through the area at all times;

- the State, the City and public utility providers can access the area at all times and, if required at the request of the State, service provider or the City, the licensee will remove the canopy structure at its cost; and
- the licensee indemnifies the State and City and maintains public liability insurance for a suitable amount.

The Department subsequently contacted the Exipnos Pty Ltd to advise that it would be necessary for the City to grant a licence in respect to the portion of the road reserve occupied by the canopy structure.

Exipnos Pty Ltd has also submitted a request for a five year alfresco permit in accordance with the City's 'Trading in Public Places Local Law 2008'. Exipnos Pty Ltd are requesting a five year term as that will align with the term of the licence.

CONSULTATION/ADVERTISING:

Administration has discussed and reached agreement with the representative of Exipnos Pty Ltd in respect to the terms of the licence.

LEGAL/POLICY:

In accordance with section 55(2) of the *Land Administration Act 1997* the City has care, control and management of the road reserve, and can grant a licence over a portion of the road reserve to govern the location and use of a permanent canopy structure.

Section 3.58 of the *Local Government Act 1995* (WA) (Act) provides that a local government can only dispose of property (which includes to sell, lease or licence property) in accordance with section 3.58(3), which includes the following:

- to the highest bidder at a public auction (s 3.58(2)(a)); or
- to a person at a public tender who makes the most acceptable tender (s 3.58(2)(b)); or
- by providing public notice and considering any submissions received prior to the disposal (s 3.58(3)).

Section 3.58(5) sets out certain dispositions that do not need to comply with the above section 3.58 requirements, and these include dispositions excluded by the regulations. Regulation 30(2)(a) of the *Local Government (Functions and General) Regulations 1996* provides that land disposed to the owner of adjoining land is an exempt disposition for the purposes of Section 3.58(5) of the Act, provided:

- (a) its market value is less than \$5,000; and
- (b) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the adjoining landowner;

As the proposed licence area adjoins land owned by Exipnos Pty Ltd, the value of the road reserve is estimated to be less than \$5,000 and the road reserve portion would not provide a significant benefit to anyone other than Exipnos Pty Ltd, the proposed disposition falls within the scope of Regulation 30(2)(e) and therefore the City is not required to comply with section 3.58.

RISK MANAGEMENT IMPLICATIONS:

Low: Exipnos Pty Ltd has demonstrated its ability to use and manage the alfresco area in accordance with the Department and City's requirements, as set out in the current licence, for the past five years.

STRATEGIC IMPLICATIONS:

The proposed licence aligns with the following objectives in the City's Strategic Community Plan 2013-2023:

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

1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment.

2.1 Progress economic development with adequate financial resources

- 2.1.1 *Promote business development and the City of Vincent as a place for investment appropriate to the vision for the City.*
- 2.1.3 *Develop business strategies that reduce reliance on rates revenue.*
- 3.1 *Enhance and promote community development and wellbeing;*
- 3.1.6 *Build capacity within the community to meet its needs.”*

SUSTAINABILITY IMPLICATIONS:

The use of a portion of the road reserve as an alfresco area enables the multi-use of public space.

FINANCIAL/BUDGET IMPLICATIONS:

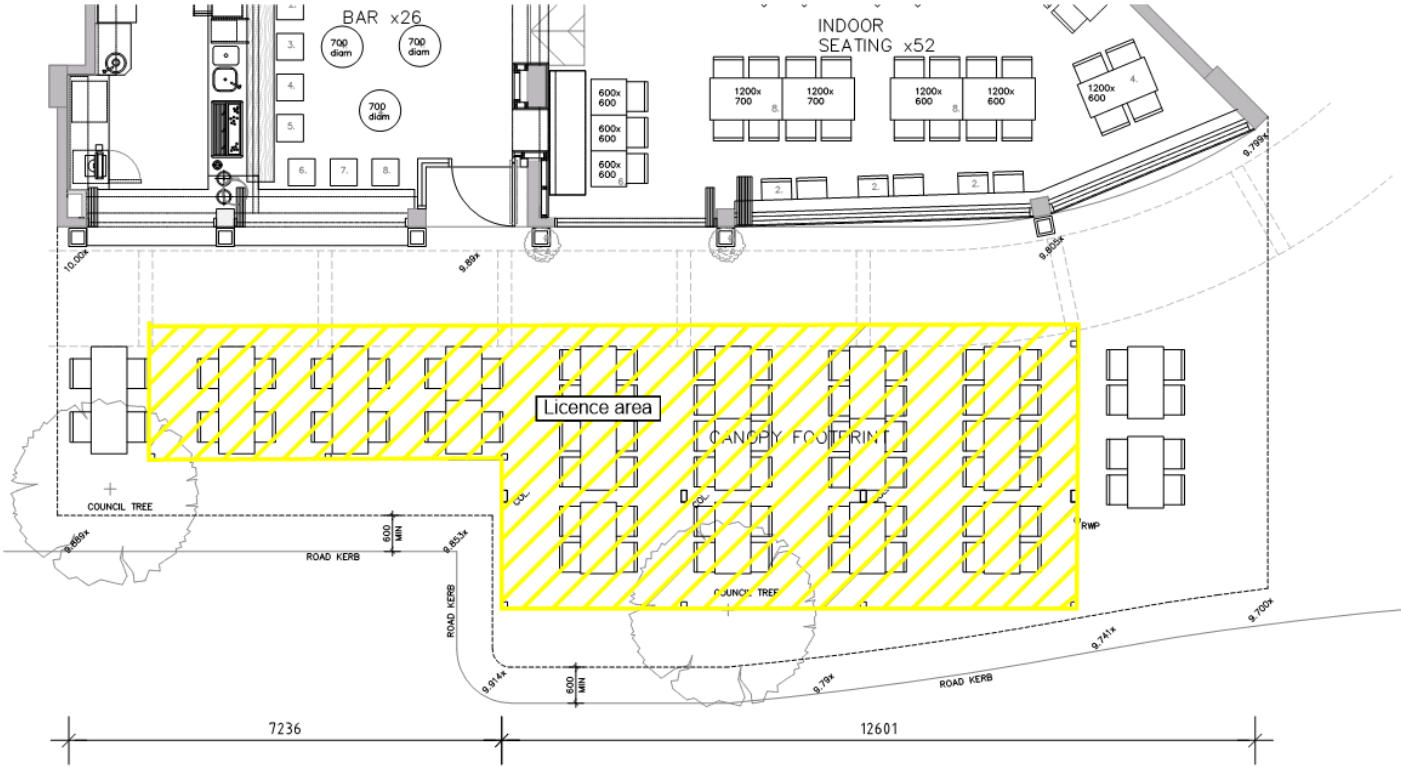
The licence fee for the current licence was \$2,000, and the licence commenced on 9 January 2014. This fee indexed by CPI would now be \$2,166. Increasing lease and licences fees by CPI is consistent with the City's management of leases and licences, and therefore it is proposed that Council grant the new licence subject to the payment of a one-off licence fee of \$2,166.

There will be no other cost implications for the City as a result of the grant of this licence.

COMMENTS:

Exipnos Pty Ltd has used the portion of the Stirling Street road reserve for its canopy structure and as an extension to its alfresco area for nearly five years with no issues. The Department granted the initial licence, however, recent clarification of the role of the City as the “owner” of the road reserve pursuant to the Land Administration Act 1997 has resulted in the Department and the Administration agreeing that it is the City's role to manage the road reserve and grant a licence to govern any permanent structures, such as Exipnos' proposed canopy structure.

Administration believes the canopy structure activates the streetscape and provides increased amenity for the community. The licence will be drafted to ensure that the City and Department are not liable for any loss or damage that may arise as a result of the structure, and so that the structure will be removed at any time, at Exipnos' cost, if the road reserve is required by the State, City or a public authority.



ALFRESCO FLOOR PLAN/CANOPY FOOTPRINT

11.2 STATUTORY REVIEW OF CITY OF VINCENT'S WARDS AND REPRESENTATION

TRIM Ref: D18/160473

Author: Meluka Bancroft, A/Manager Governance and Risk

Authoriser: Kerryn Batten, Director Corporate Services

Attachments: 1. Community consultation discussion paper [↓](#) 
2. Map of current ward boundaries [↓](#) 

RECOMMENDATION:

That Council:

1. **NOTES** that eight years has elapsed since the City of Vincent last undertook a review of its ward boundaries and ward representation, and therefore in accordance with clause 6.1 of Schedule 2.2 of the *Local Government Act 1995* the City is required to undertake a review this calendar year.
2. **AUTHORISES** the Chief Executive Officer pursuant to clause 7 of schedule 2.2 of the *Local Government Act 1995* to provide local public notice advising that:
 - (a) a review is being carried out; and
 - (b) that submissions may be made to the local government before a day fixed by the notice, being a day that is not less than 6 weeks after the notice is first given;prior to undertaking the review as set out in 1. above.
3. **RELEASES** for public consultation the Discussion Paper titled 'Review of The City's Wards and Representation' (Attachment 1), for the purposes of providing local public notice in accordance with 2. above;
4. **NOTES** that the Discussion Paper in 3. above will be subject to further formatting and styling to be determined by the Chief Executive Officer, prior to publication;
5. **NOTES** that the Chief Executive Officer will present the outcomes of the review at the Ordinary Meeting of Council scheduled for 5 February 2019 for endorsement.

PURPOSE OF REPORT:

To advise Council that a statutory review of the City's wards and representation will be undertaken in accordance with schedule 2.2 of the *Local Government Act 1995* (Act).

BACKGROUND:

Administration presented this item at the Ordinary Meeting of Council held on 16 October 2018, and Council resolved to defer the item. As requested by Council, the City's consultant, Conway Highbury, conducted a workshop with Council Members on 30 October 2018. Following this workshop, the Discussion Paper has been updated to include further examples of ward and representation changes to provoke discussion and encourage submissions and comments from the community.

The background to the ward and representation review as presented to Council at the 16 October 2018 Ordinary Meeting of Council is set out below.

A local government's ward and representation requirements are set out in the Act. The key requirements are:

- a council must comprise of no fewer than six and no more than 15 elected members including a Mayor elected at large (section 2.17 of the Act); and
- a district (local government area) can be divided into wards (section 2.2 of the Act).

Clause 6(1) of Schedule 2.2 to the Act provides that a local government that has a ward system is required to carry out reviews of:

- (a) its ward boundaries; and
- (b) the number of offices of council members for each ward,

from time to time so that not more than eight years elapse between successive reviews.

The last review of the City of Vincent's wards and representation was conducted between October and December 2010. Therefore the City is required to conduct a review of its wards and representation this year. The outcome of the 2010 review was (as approved by Council by an absolute majority at the Ordinary Meeting of Council held on 21 December 2010):

- that the Town (now City) retain the two current wards (North and South); and
- Councillor representation remain unchanged as four Councillors for the North and South wards each.

The City's current ward and representation structure is set out in the table below, which includes the deviation from the median number of electors for each ward.

Ward	Number of Electors	No. Councillors	Electors to Councillor Ratio	% deviation from district average
North	11,143	4	2,786	-5.77%
South	12,507	4	3,127	5.76%
TOTAL	23,650	8	2, 956	

A plan showing the ward boundary in relation to the suburbs is attached at **Attachment 2**.

The statutory ward and representation review is listed as item 6.10 in the City's Corporate Business Plan 2018/19 – 2021/22. The City has allocated \$20,000 in the 2018/19 financial year for the review.

DETAILS:

The review process and associated deadlines are as follows:

Date	Item	Action
30 Oct 2018	Council Workshop	Discuss statutory review process and ward / representation options
13 Nov 2018	Council Meeting	Seek Council approval to initiate review and provide local public notice of review
17 Nov 2018	Provide public notice of review	Notice provided and submissions invited for 11 weeks
19 Jan 2019	Submission period closes	Consultant reviews submissions / public comments and provides a discussion paper recommending ward and representation changes (if any)
5 Feb 2019	Council Meeting	Council to approve any changes to the wards and representation, as recommended by the consultant
Mid Feb 2019	Notify LGAB of outcome of review	City to notify LGAB of outcome of review. If changes recommended LGAB makes recommendation to Minister

Administration notes that the Local Government Advisory Board's (LGAB's) deadline for receiving notice of the review and requests for any changes to wards or representation is 31 January 2019. Administration has advised the LGAB that it is extending its community consultation to 19 January 2019, to account for late December and much of January being a "quiet period" for consultation, and therefore the outcome of the review will be considered by Council at its February Ordinary Meeting of Council, which means the LGAB will not be advised of the outcome of the review until mid-February 2019. The LGAB has confirmed that if Council requests any changes to its wards or representation and advises the LGAB by mid-February 2019, the changes will be implemented prior to the 2019 local government elections (scheduled for October 2019).

Conway Highbury in consultation with the City has prepared a discussion paper, attached at **Attachment 1**, detailing the review process, current ward and representation system and examples of ward and representation change. The examples for change are provided only as suggestions to provoke discussion and

are not intended to be all encompassing or to restrict options. In providing public notice of the review the public will be invited to consider the appropriateness and effectiveness of the current ward and representation structure, and suggest any options for change.

CONSULTATION/ADVERTISING:

Clause 7 of schedule 2.2 to the Act requires that the City provides local public notice of the review and invite submissions for a period of not less than 6 weeks. This local public notice is to be:

- published in a newspaper circulating generally throughout the district;
- exhibited to the public on a notice board at the local government's offices; and
- exhibited to the public on a notice board at every local government library in the district.

The City's Community Consultation Policy No. 4.1.5 Appendix 1 provides that in addition to the statutory local public notice requirement, notice must be provided on the City's website and via letters to businesses and community groups. Administration confirms that notice will be provided on the City's website and social media platforms and email notices will be sent to all people registered for imagine.vincent.wa.gov.au and via the City's e-newsletter.

Local public notice of the review will be provided on 17 November 2018, with submissions being invited for a period of 9 weeks, closing at 9am on 19 January 2019.

Local public notice will be provided by the following methods:

- Public notice advertisements in the 17 November 2018 and 5 January 2019 editions of the West Australian, 17 November 2018 and 5 January 2019 editions of The Perth Voice, the 20 November 2018 and 8 January 2019 editions of the Guardian Express Newspaper;
- Public notice on the digital screen located at the City of Vincent Administration building and the public notice board at the City of Vincent library between 17 November 2018 and 19 January 2019;
- Public notice advertisement on the City's website and social media platforms between 17 November 2018 and 19 January 2019;
- Submission / comment forum on the City's EHQ webpage from 17 November 2018 to 19 January 2019;
- Email notices to all people registered for imagine.vincent.wa.gov.au and / or the City's e-newsletter;
- Email notices to relevant special interest groups, including the Town Teams; and
- Public notice advertisement included in the October and November City e-newsletter.

LEGAL/POLICY:

Section 2.2 and schedule 2.2 of the Act set out the requirements for local government wards and representation and the review process. The City's Community Consultation Policy No. 4.1.5 Appendix 1 includes additional consultation requirements for a ward review. Administration will comply with the statutory and policy requirements by providing public notice as detailed above.

RISK MANAGEMENT IMPLICATIONS:

Low Risk The City is required by statute to complete this review in 2018 and to provide notice of the outcome of the review to the LGAB in 2019 (prior to 31 January 2019 in order for any changes to be implemented prior to the 2019 elections). The City will not meet the 31 January 2019 deadline, but the LGAB has confirmed that if it is advised of the outcome of the review by mid-February 2019 any changes (if any) will be implemented prior to the local government elections scheduled for October 2019. Administration will update the LGAB during the review process so that the LGAB is aware of whether changes are likely.

STRATEGIC IMPLICATIONS:

The review aligns with the City's Corporate Business Plan 2018/19 – 2021/22 as follows:

"6.10 Ward Review

Carry out a Ward Review as required by the Local Government Act 1996 (Schedule 2.2, Clause 6)."

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

The City has allocated \$20,000 towards this review. The City has engaged Conway Highbury to conduct the review on the City's behalf for a fee of \$4,125 including GST. The City will also incur costs through the community consultation period. It is predicted that the cost of the review will be within the allocated \$20,000.

COMMENTS:

The City is required by the Act to conduct the review this year. Therefore it is recommended that Council authorises the Chief Executive Officer to provide public notice of the review on 17 November 2018, with submissions invited until 19 January 2019. This will enable the review to be conducted in late January 2019 and for any changes (if endorsed by Council) to be implemented prior to the October 2019 elections.



CITY OF VINCENT

DISCUSSION PAPER

REVIEW OF CITY'S WARDS AND REPRESENTATION

Prepared by City of Vincent

The City invites you to consider the appropriateness and effectiveness of its current ward system and suggest options for change. Details of the current ward system, the review process and to assist with feedback, examples that show possible options for change are set out in this paper.

Please contact Meluka Bancroft, A/Manager Governance & Risk on 9273 6038 or meluka.bancroft@vincent.wa.gov.au for more information.

*Submissions must be received by 9am Saturday **19 January** 2019.*

Please email your submission to mail@vincent.wa.gov.au and title 'Ward review'

*Submissions can also be hand delivered or posted to the City:
244 Vincent Street (cnr Loftus Street) Leederville, Western Australia
PO Box 82 Leederville 6902 WA*

1. Summary of statutory requirements and review process

A local government's ward and representation requirements are set out in the *Local Government Act 1995 (Act)*. The key requirements are:

- a council must comprise of no fewer than six and no more than 15 elected members including a Mayor elected at large (section 2.17); and
- a district (local government area) can be divided into wards (section 2.2).

Clause 6 of Schedule 2.2 to the Act provides that a local government that has a ward system is required to carry out reviews of:

- (a) its ward boundaries; and
- (b) the number of offices of councillor for each ward,

from time to time so that not more than eight years elapse between successive reviews.

The last review of the City of Vincent's wards and representation was conducted in 2010. Therefore the City is required to conduct a review of its wards and representation this year.

Prior to conducting the review the City must provide at least six weeks local public notice that a review will be carried out. The purpose of the local public notice is to inform the community of the proposed review and invite comments and submissions which will inform the review process. The public is invited to consider the appropriateness and effectiveness of the City's current ward system and suggest options for ward and representation change, and the local government can facilitate this by providing some examples of ward and representation change as suggestions. Examples could include:

- Creating new wards in a district already divided into wards;
- Changing the boundaries of a ward;
- Abolishing any or all of the wards into which a district is divided;
- Changing the name of a district or a ward;
- Changing the number of offices of councillor on a council; and
- Specifying or changing the number of offices of councillor for a ward.

The local government cannot constrain the public to certain options, and must consider all options put forward by the public. Upon receiving the public comments, the City will conduct a review, taking into account the public comments and with regard to the factors set out below:

<i>Community Interest</i>	<ul style="list-style-type: none"> • Sense of community identity and belonging, similarities in the characteristics of the residents of a community and similarities in the economic activities • Dependence on the shared facilities in an area as reflected in catchment areas of local schools and sporting teams, or the circulation areas of local newspapers • Neighborhoods, suburbs and towns are important units in the physical, historical and social infrastructure and often generate a feeling of community and belonging
<i>Physical and topographical features</i>	<ul style="list-style-type: none"> • These may be natural or man-made features that will vary from area to area. Water features such as rivers and catchment boundaries may be relevant considerations

	<ul style="list-style-type: none"> Coastal plain and foothills regions, parks and reserves may be relevant as may other man made features such as railway lines and freeways
<i>Demographic trends</i>	<ul style="list-style-type: none"> Characteristics of human populations, such as population size, and its distribution by age, sex, occupation and location provide important demographic information Current and projected population characteristics will be relevant as well as similarities and differences between areas within the local government
<i>Economic factors</i>	<ul style="list-style-type: none"> Any factor that reflects the character of economic activities and resources in the area This includes the industries that occur in a local government area (or the release of land for these) and the distribution of community assets and infrastructure such as road networks
<i>Ratio of councillors to electors</i>	<ul style="list-style-type: none"> The ratio of councillors to electors is particularly significant - it is expected that each local government will have similar ratios of electors to councillors across its wards The Local Government Advisory Board (LGAB) will not support deviations of more than plus or minus 10% of the average ratio of councillors to electors between wards

After completing the review, the local government must make a recommendation to the LGAB. The LGAB's role is to determine if the local government properly considered all relevant factors, and make a recommendation to the Minister for Local Government, who may accept or reject the Board's recommendation.

If the local government has requested changes to its ward and representation and the Minister approves the request, these changes will come into effect at the next council elections. The next council elections are scheduled for October 2019.

2. Analysis of current wards & representation

The City has two wards, North and South. Each ward is represented by 4 councillors who serve a four year term each. The City is also represented by a Mayor who is elected by the electors (at large). Two councillors are elected for each ward at each local government election, with elections occurring every second year. The City currently has 23,650 electors (WA Electoral Commission September 2018 data), with an average ratio of 2,956 electors per councillor.

The City's current wards and representation model has been analysed in reference to the five factors discussed above.

Community of interest

The City is relatively compact, being 11.3 square kilometres in size.

The localities of Leederville and North Perth are split between the North and South wards at present. Suburb boundaries do not generally follow any particular pattern and tend to simply be a reflection of the pace of development at the time of their creation.

There are five (5) town centres in the City, being:

- Mt Hawthorn – which includes the commercial areas around Scarborough Beach Road and Oxford Street;

- Mt Lawley – Beaufort Street;
- Leederville – Vincent/Oxford Streets area,
- North Perth – Angove Street/ Fitzgerald Street; and
- Perth (William Street)

The communities of North Perth and Mount Hawthorn also tend to identify strongly with the locality (suburb).

Physical and topographic features

Other than transport thoroughfares such as Charles Street, Vincent Street, the Perth-Midland rail line, and Fitzgerald Street, the Town has few physical or topographic features that could realistically be used to determine where ward boundaries could be.

Demographic trends

Population growth is forecast in localities in both of the current wards of the City. The City's population (which tends to also drive changes in elector numbers) to the year 2036 (see <https://forecast.id.com.au/vincent/population-summary>) is forecast to be 51,726 broken down as follows:

City of Vincent						Change between 2016 and 2036	
Forecast year							
Area	2016	2021	2026	2031	2036	Total change	Avg. annual % change
City of Vincent	35,592	40,487	44,443	48,244	51,726	+16,134	+1.89
East Perth - Claisebrook	1,225	1,649	2,366	3,031	3,441	+2,216	+5.30
Highgate	2,543	2,665	2,801	2,926	3,033	+490	+0.88
Leederville	3,281	3,812	4,434	4,968	5,539	+2,258	+2.65
Mount Hawthorn	7,876	8,203	8,545	8,910	9,322	+1,446	+0.85
Mount Lawley	3,343	3,681	3,872	4,048	4,238	+895	+1.19
North Perth	9,187	10,459	11,202	11,968	12,709	+3,522	+1.64
Perth	5,764	6,858	7,588	8,283	8,951	+3,187	+2.22
West Perth	2,373	3,160	3,635	4,111	4,493	+2,120	+3.24

Growth in the City is expected in a number of areas, but higher rates forecast for localities in the present South ward for the period to 2026 (the period by when the City will need to undertake another review). If this occurs, the present South ward may be under represented and the present North ward over represented. The reliability of the forecasts can be considered closer to the next ward boundary review.

Economic factors

The current ward boundaries do not reflect economic activities. Aligning ward boundaries and representation with economic activities is not considered relevant to the City due to the homogenous nature of economic activities across wards.

Ratio of councillors to electors

As at September 2018 the ratio of electors per councillor are:

Ward	Electors	Councillors	Ratio	Percentage deviation from average
North	11,143	4	2,786	-5.77%
South	12,507	4	3,127	5.76%
Totals or average	23,650	8	2,956	

This indicates that the North ward is slightly over represented, although both ward ratios are within the upper and lower limits considered appropriate by the LGAB.

3. Examples of ward and representation options for change

The City has put forward a number of examples for ward and representation change to provoke discussion and encourage submissions and comments.

Please note that these examples are provided for discussion purposes only and are not intended to be all encompassing or to indicate which options would be supported by the City. Members of the community are invited to provide any options for change to the City for consideration as part of the ward and representation review process.

Example 1 – no change

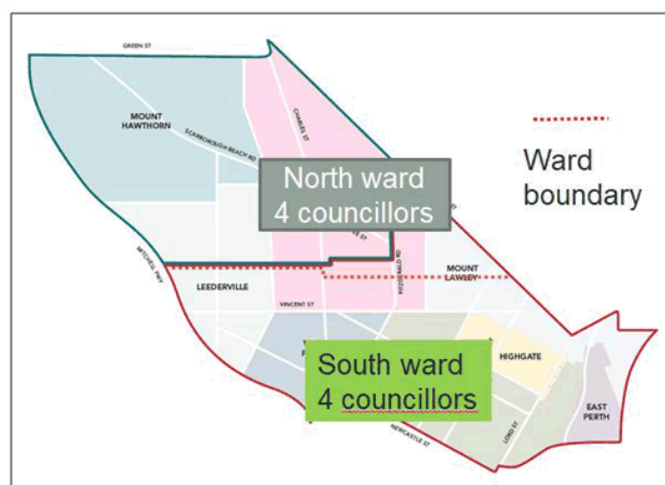
Ward boundaries could simply remain as they are. Ratios of electors to councillors are reasonably close, and therefore it is not necessary for any changes to the wards or representation.

Some possible advantages and disadvantages of this example are:

Pluses	Minuses
The current system complies with the required criteria	Localities (suburbs) are split between wards
If it's not broken, don't fix it	Doesn't deal with possible effect of future growth in southern parts of City

Example 2 – move a part of North Perth presently in the South ward to the North ward

Under this example, the City retains 2 wards, with 4 councillors per ward. The boundary is along Bourke Street as at present. The area of North Perth and Mt Lawley north of Alma Rd is moved to North ward:



It results in the following ratios of councillors to electors:

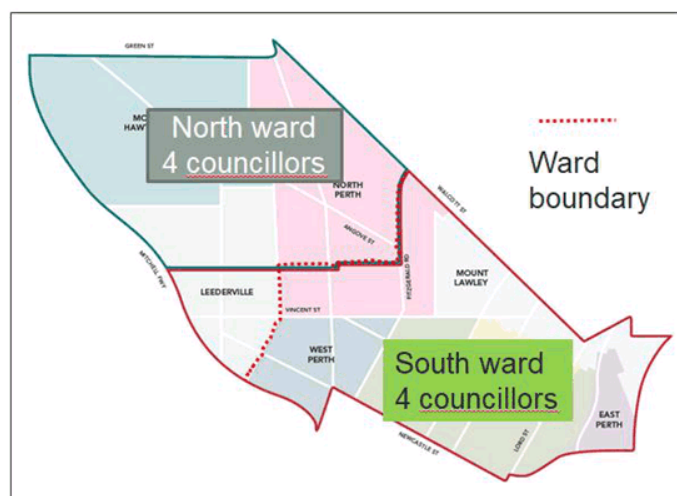
Ward	Electors	Councillors	Ratio	% deviation from average
North	12,798	4	3,199	8.22%
South	10,852	4	2,713	-8.23%
Totals	23,650	8	2,956	

Some possible advantages and disadvantages of this option are:

Pluses	Minuses
Minimal change to current boundaries	North Perth is still split between two wards
Builds in allowance for potential future growth in South ward	Mt Lawley is split between two wards
North Perth Town Centre is wholly within North ward (at present it is split between wards)	

Example 3 – move the part of Leederville presently in the South ward to the North ward

Although within allowable tolerances, the present ratio of councillors to electors shows a slight over representation of the North ward and slight under representation of the South ward. This could be improved by moving the part of Leederville presently in the South ward to the North ward:



It results in the following ratios of councillors to electors:

Ward	Electors	Councillors	Ratio	% deviation from average
North	12,004	4	3,001	1.51%
South	11,646	4	2,912	-1.52%
Totals	23,650	8	2,956	

Some possible advantages and disadvantages of this option are:

Pluses	Minuses
The ratio of councillors to electors are improved	North Perth is still split between two wards
This example provides for possible population growth forecast for southern parts of the City	North Perth town centre is split between the two wards
The locality (suburb) of Leederville is located in a single ward	

Example 4 – increase the number of South ward councillors to five

Under this example current ward boundaries are maintained. The slight under representation of the South ward could be improved by adding a councillor, which results in the following ratios of councillors to electors:

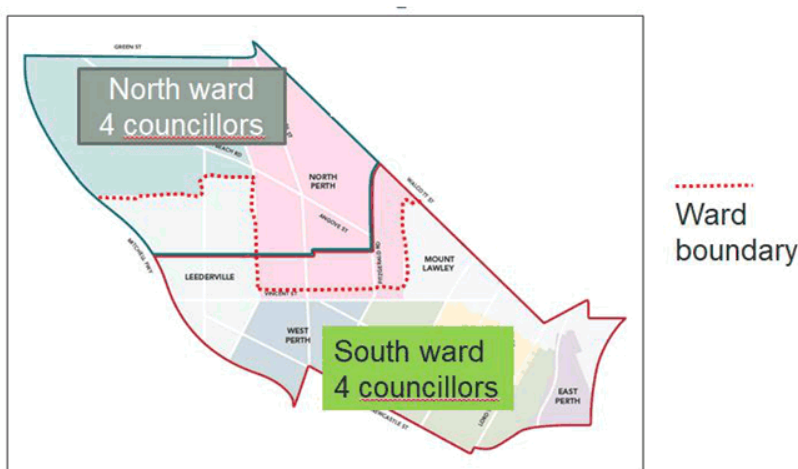
Ward	Electors	Councillors	Ratio	% deviation from average
North	11,143	4	2,786	6.01%
South	12,507	5	2,501	-4.81%
Totals	23,650	9	2,628	

Some possible advantages and disadvantages of this option are:

Pluses	Minuses
Ability to deal with potential population growth in south part of City	Imbalance in number of councillors per ward
Minimal change as current ward boundaries are retained	Results in an even number of members of Council (9 councillors plus Mayor)
	Extra councillor results in extra costs

Example 5 – Group localities (suburbs) into the same ward; north/ south wards; 8 councillors

Under this example, the City retains 8 councillors and two wards. North Perth and Mount Hawthorn are placed in one ward, with Leederville, West Perth, Perth, Mount Lawley, Highgate and East Perth the other:



This example results in the following ratios of councillors to electors:

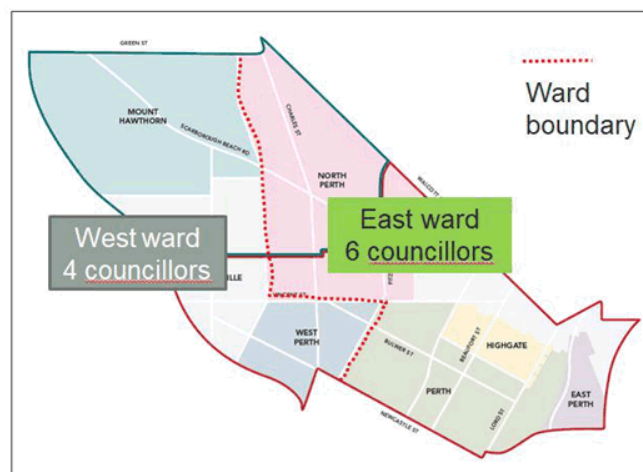
Ward	Electors	Councillors	Ratio	% deviation from average
North	11,960	4	2,990	1.14%
South	11,691	4	2,923	-1.14%
Totals	23,651	8	2,956	

Some possible advantages and disadvantages of this option are:

Pluses	Minuses
Whole localities are placed in each ward	Locality boundaries are indistinct
Communities of interest are grouped together	
North Perth town centre is wholly contained within North ward	

Example 6 – Group localities (suburbs) into the same ward; east/ west wards; 10 councillors

Under this example, the City is divided into two wards along east/west lines with whole localities in each ward. Mount Hawthorn, Leederville and West Perth form a west ward, with North Perth, Mount Lawley, Highgate, Perth and East Perth forming an east ward:



Note that in order to achieve as equal as possible ratio of electors per councillor, it is necessary to have an uneven number of councillors per ward. This example results in the following ratios of councillors to electors:

Ward	Electors	Councillors	Ratio	% deviation from average
East	14,530	6	2,422	2.39%
West	9,121	4	2,280	-3.59%
Totals	23,651	10	2,365	

Some possible advantages and disadvantages of this option are:

Pluses	Minuses
Whole localities located in each ward	Imbalance between number of councillors per ward
Communities of interest grouped together	Extra 2 councillors results in extra costs

Example 7 - no wards

Under this option, wards are dispensed with altogether. The only variable would be the number of councillors, which are set under the Local Government Act 1995 and can range from 6 to 14.

Based on current elector numbers, the possible number of electors per councillor is:

No. councillors	Electors per councillor
6	3,942
7	3,379
8	2,956
9	2,628
10	2,365
11	2,150
12	1,971
13	1,819
14	1,689

If implemented, there is no requirement for future ward boundary reviews.

The table below summarises the advantages and disadvantages of this example:

Pluses	Minuses
<ul style="list-style-type: none"> • Councillors are elected by the whole community not just a section of it. • Knowledge and interest in all areas of the Council's affairs could broaden the views beyond the immediate concerns of those in a ward. • Social networks and communities of interest are often spread across a local government and councillors can have an overview of these. • The election process is much simpler for the community to understand and administer. • Each voter has the opportunity to express a preference for every candidate for the council election. 	<ul style="list-style-type: none"> • It may be more difficult and costly for candidates to be elected if they need to canvass the whole local government area. • Electors may feel that they are not adequately represented if they don't have an affinity with any of the councillors. • Councillors living in a certain area may have a greater affinity and understanding of the issues specific to that area. • There is potential for an interest group to dominate the Council. • Councillors may feel overwhelmed by having to represent all electors and may not have the time or opportunity to understand and represent all the issues. • May lead to significant communities of interest and points of view being unrepresented or for others to dominate. • Large numbers of candidates might be confusing for voters. • May be difficult for voters to assess the performance of individual Councillors.

4. Next steps in review process

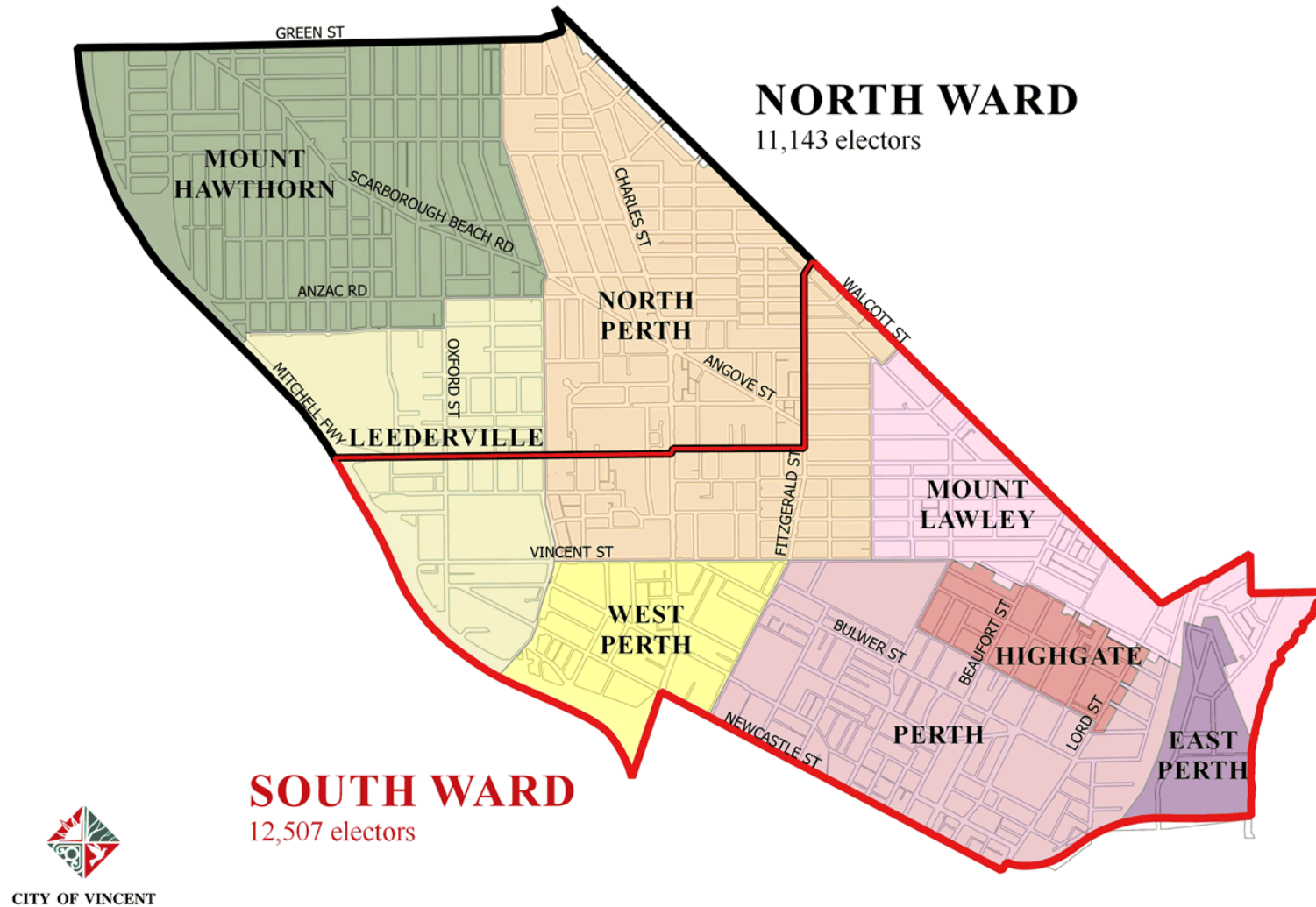
The review process and associated deadlines are as follows:

Date	Review process action
17 November 2018	Public notice provided in the West Australian, on the City's website and notice boards and by email to relevant parties and submissions invited for a period in excess of six week
9am 19 January 2019	Submissions close
20 – 25 January 2019	Consultant reviews submissions and conducts review of the City's wards and representation
5 February 2019	Review presented to Council for endorsement at Ordinary Meeting of Council held on 5 February 2019
Mid February 2019	City to notify LGAB of outcome of review
February – October 2019	LGAB to consider City's review process and make a recommendation to Minister in respect to ward or representation changes (if any)
October 2019	Minister to implement any changes prior to October 2019 local government elections

Please contact Meluka Bancroft, A/Manager Governance & Risk on 9273 6038 or meluka.bancroft@vincent.wa.gov.au for more information.

Submissions must be received by 9am Saturday 19 January 2019.

Please email your submission to mail@vincent.wa.gov.au and title 'Ward review'
 Submissions can also be hand delivered or posted to the City:
 244 Vincent Street (cnr Loftus Street) Leederville, Western Australia
 PO Box 82 Leederville 6902 WA



11.3 VARIATION OF SEASONAL LICENCES FOR CHARLES VERYARD RESERVE PAVILION (RUBBISH & RECYCLING BIN CHARGES) AND WRITE-OFF OF PORTION OF FEES

TRIM Ref: D18/161323

Author: Meluka Bancroft, A/Manager Governance and Risk

Authoriser: Kerry Batten, Director Corporate Services

Attachments: Nil

RECOMMENDATION:**That Council:**

1. **APPROVES** the following addition to the joint winter licence for the use of Charles Veryard Reserve Pavilion (excluding public toilets) to the Modernians Hockey Club Inc. and Mt Hawthorn Cardinals Junior Football Club Inc. as approved by Council at the Ordinary Meeting of Council held on 29 May 2018 (Item 12.1):

“Clubs to equally pay all rubbish and recycling bin charges corresponding to their use of the premises, which equates to 50 per cent of annual charges.”

2. **APPROVES** the following addition to the summer licence for the use of Charles Veryard Reserve Pavilion (excluding public toilets) by the Tuart Hill Cricket Club Inc. as approved by Council at the Ordinary Meeting of Council held on 29 May 2018 (Item 12.1):

“Club to pay all rubbish and recycling bin charges corresponding to its use of the premises, which equates to 50 per cent of annual charges.”

3. **AUTHORISES** the Mayor and Director Corporate Services to affix the common seal and execute the licences as amended in accordance with 1. and 2. above;

4. **APPROVES** a write-off of:

(a) 50 per cent of the rubbish and recycling bin charges for 2014/15 – 2017/18, totalling \$2,197.50 (excluding GST), paid by Modernians Hockey Club Inc; and

(b) 50 per cent of the emergency services levy for 2017/18 and 2018/19 and the rubbish and recycling bin charge for 2018/19, totalling \$1,239.87;

in recognition of the joint use of the Charles Veryard Reserve Pavilion by Mt Hawthorn Cardinals Junior Football Club Inc during this period; and

5. **NOTES** that Modernians Hockey Club Inc has an outstanding debt of \$2,197.50 (excluding GST), and therefore the City will provide the Modernians Hockey Club Inc with a credit of \$957.63 (excluding GST).

PURPOSE OF REPORT:

To consider:

- the recoupment of rubbish and recycling bin charges from the Tuart Hill Cricket Club Inc., Modernians Hockey Club Inc. and Mt Hawthorn Cardinals Junior Football Club Inc. pursuant to their seasonal licences to use the Charles Veryard Reserve Pavilion; and
- the write-off of rubbish and recycling bin charges and the emergency service levy payable by Modernians Hockey Club Inc. in recognition of the usage of the Charles Veryard Reserve Pavilion by the Mt Hawthorn Cardinals Junior Football Club.

BACKGROUND:

At the Ordinary Meeting of Council held on 29 May 2018 (Item 12.1) Council resolved as follows:

“That Council:

1. *APPROVES the termination of the Tuart Hill Cricket Club Inc. and Modernians Hockey Club Inc. joint monthly tenancy of the clubrooms and cricket wickets (turf and practice wickets) at Charles Veryard Reserve, pursuant to clause 14 of the Lease dated 2 October 2009;*
2. *APPROVES a joint winter Licence (1 April – 30 September) for the use of Charles Veryard Reserve Pavilion (excluding public toilets) to the Modernians Hockey Club Inc. and Mt Hawthorn Cardinals Junior Football Club Inc. on the terms set out below:*
 - 2.1 *Term:* *Two winter seasons;*
 - 2.2 *Licence Fee:* *\$2,175 plus GST (indexed by CPI) to be paid by each Club;*
 - 2.3 *Licence Area:* *Kitchen, servery, social room, cool room, shared storeroom and change rooms (whole of Pavilion except for public toilets and storage areas);*
 - 2.4 *Permitted Purpose:* *Sporting and recreational activities;*
 - 2.5 *Days of Use (Mods):* *Monday, Thursday, Saturday and alternating Friday;*
 - 2.6 *Days of Use (Cardinals):* *Tuesday, Wednesday, Sunday and alternating Friday;*
 - 2.7 *Outgoings (utilities & ESL):* *Clubs pay 93 per cent of electricity and water charges (during season of use) and 50 per cent of the Emergency Services Levy – to be divided equally between Hockey and Football;*
 - 2.8 *Insurance:* *Clubs to effect and maintain public liability insurance;*
 - 2.9 *Cleaning:* *Clubs to keep clean and tidy during season;*
 - 2.10 *Hand Over:* *At end of season Clubs to steam clean floor, touch up paint, and remove all items from area to the City’s satisfaction;*
 - 2.11 *Maintenance:* *City to repair and maintain (including cleaning gutters and removing graffiti), and undertake structural maintenance and repairs, except if damage caused by Clubs, in which case Clubs to pay cost;*
 - 2.12 *Minimum Level of Service (statutory fire compliance checks, pest inspections):* *City to conduct at City’s cost;*
 - 2.13 *Shared Use of Clubrooms:* *Clubs can hire clubrooms at rates consistent with City’s Schedule of Fees and Charges;*
 - 2.14 *Shared Use of Change Rooms:* *Clubs must provide use of change rooms to schools and community groups hiring the Reserve, subject to payment of a nominal cleaning fee of \$30 per hour; and*
 - 2.15 *Termination:* *In the event that the Reserve is not available for use by a Club, or is not of a suitable standard, the Club may terminate the Licence by providing one (1) months’ notice in writing to the City and if the Licensor and Licensee agree in writing that the Licence is no longer required, the Licence will terminate on the day that the Licensee yields up the Premises;*
3. *APPROVES a summer Licence (1 October – 31 March) for the use of Charles Veryard Reserve Pavilion (excluding public toilets) to the Tuart Hill Cricket Club Inc. on the terms set out below;*
 - 3.1 *Term:* *Two summer seasons;*
 - 3.2 *Licence Fee:* *\$4,350 plus GST (indexed by CPI);*
 - 3.3 *Licence Area:* *Kitchen, servery, social room, cool room, shared storeroom and change rooms (whole of Pavilion except for public toilets and storage areas);*
 - 3.4 *Permitted Purpose:* *Sporting and recreational activities;*

- | | | |
|------|---|--|
| 3.5 | <i>Days of Use:</i> | <i>Monday – Sunday;</i> |
| 3.6 | <i>Outgoings (utilities & ESL):</i> | <i>Club pay 93 per cent of electricity and water charges (during season of use) and 50 per cent of the Emergency Services Levy;</i> |
| 3.7 | <i>Insurance:</i> | <i>Club to effect and maintain public liability insurance;</i> |
| 3.8 | <i>Cleaning:</i> | <i>Club to keep clean and tidy during season;</i> |
| 3.9 | <i>Hand Over:</i> | <i>At end of season the Club is to steam clean floor, touch up paint, and remove all items from area to the City's satisfaction;</i> |
| 3.10 | <i>Maintenance:</i> | <i>City to repair and maintain (including cleaning gutters and removing graffiti), and undertake structural maintenance and repairs, except if damage caused by the Club, in which case the Club to pay cost;</i> |
| 3.11 | <i>Minimum Level of Service (statutory fire compliance checks, pest inspections):</i> | <i>City to conduct at City's cost;</i> |
| 3.12 | <i>Shared Use of Clubrooms:</i> | <i>Club can hire clubrooms at rates consistent with the City's Schedule of Fees and Charges;</i> |
| 3.13 | <i>Shared Use of Change Rooms:</i> | <i>Club must provide use of change rooms to schools and community groups hiring the Reserve, subject to payment of a nominal cleaning fee of \$30 per hour; and</i> |
| 3.14 | <i>Termination:</i> | <i>In the event that the Reserve is not available for use by the Club, or is not of a suitable standard, the Club may terminate the Licence by providing one (1) months' notice in writing to the City and if the Licensor and Licensee agree in writing that the Licence is no longer required, the Licence will terminate on the day that the Licensee yields up the Premises;</i> |
4. *APPROVES annual Licences to the Tuart Hill Cricket Club and Mt Hawthorn Cardinals Junior Football Club to exclusively use their respective storage areas for the term of the seasonal Licences set out above, on the terms set out below:*
- | | | |
|-----|---------------------|---|
| 4.1 | <i>Cleaning:</i> | <i>Club/s to keep storeroom clean and tidy; and</i> |
| 4.2 | <i>Maintenance:</i> | <i>City to repair and maintain, except if damage caused by clubs, in which case Club/s to pay cost;</i> |
5. *AUTHORISES the Mayor and Director Corporate Services to affix the common seal and execute the Licences as set out above;*
6. *APPROVES BY ABSOLUTE MAJORITY a waiver of fees for Modernians Hockey Club Inc. totalling \$4,361.16 in recognition of Pavilion usage by Mt Hawthorn Cardinals Junior Football Club during the 2014/15 to 2017/18 period;*
7. *APPROVES BY ABSOLUTE MAJORITY a write-off of fees for Modernians Hockey Club Inc. totalling \$8,915.82 in recognition of Pavilion usage by Mt Hawthorn Cardinals Junior Football Club during the 2014/15 to 2017/18 period and restricted Pavilion access during the refurbishment works; and*
8. *APPROVES BY ABSOLUTE MAJORITY a waiver of the Licence Fee for Mt Hawthorn Cardinals Junior Football Club totalling \$4,350 across the term of the joint winter Licence for the use of Charles Varyard Reserve Pavilion in recognition of their transition to formal building tenure arrangements; and*
9. *NOTES that Administration shall negotiate an appropriate agreement with Tuart Hill Cricket Club Inc. regarding turf cricket wicket management and maintenance for further consideration by Council."*

Subsequent to the Administration drafting the licences and the clubs agreeing to the licence terms and signing the licences, it has been identified that the licences do not specify responsibility for the payment of rubbish and recycling bin charges. Pursuant to the joint lease dated 2 October 2009 between the City, Tuart Hill Cricket

Club and Modernians Hockey Club, the clubs were responsible for the payment of rubbish and recycling bin charges. The rubbish and recycling bin charges paid by each club since 2014/15 are set out below:

	2014/15	2015/16	2016/17	2017/18
<i>Rubbish bin charge</i>	\$870	\$1,050	\$1,050	\$1,050
<i>Recycling bin charge</i>	\$90	\$95	\$95	\$95

The Mt Hawthorn Cardinals Junior Football Club commenced using the pavilion during the winter season in 2014, without a formal arrangement with the City or the Modernians Hockey Club to govern use. In recognition of this a waiver and write-off of a portion of the fees paid by the Modernians Hockey Club since the 2014/15 financial year was approved by Council at the Ordinary Meeting of Council held on 29 May 2018 (see recommendations 6 and 7 above).

DETAILS:

Variation of seasonal licences

As the joint lease provided that the clubs were responsible for the payment of the rubbish and recycling bin charges and historically the clubs have paid the charges in accordance with the lease, Administration recommends that the seasonal licences are amended to reflect this. It is noted that it was an Administrative error that led to the rubbish and recycling bin charges not being included in seasonal licences terms approved by Council, and that the City and the Clubs position has remained throughout the licence negotiations that the rubbish and recycling bin charges were payable by the clubs.

Administration has discussed the proposed amendment with the clubs and the clubs have confirmed that it is acceptable. If Council approves this amendment the seasonal licences will be varied accordingly.

Waiver of rubbish and recycling bin charges paid by Modernians Hockey Club

The Modernians Hockey Club has requested that Administration provide a credit for 50 per cent of the rubbish and recycling bin charges it paid since 2014/15 on the basis that Mt Hawthorn Cardinals Junior Football Club was also using the premises during the winter seasons. The table below shows the rubbish and recycling bin charges as paid by the Modernians Hockey Club since the Mt Hawthorn Cardinals Junior Football Club commenced using the pavilion in the 2014/15 financial year.

Year	Total bin charge paid by Modernians	50 per cent credit to Modernians (write-off)
2014/15	\$960	\$480
2015/16	\$1,145	\$572.50
2016/17	\$1,145	\$572.50
2017/18	\$1,145	\$572.50
TOTAL	\$4,395	\$2,197.50

Administration notes that the following charges are currently outstanding for Modernians Hockey Club:

Charge / Levy	Invoice Total	50 per cent credit to Modernians
2017/18 Emergency Services Levy	\$609.22	\$304.61
2018/19 Emergency Services Levy	\$666.52	\$333.26
2018/19 Bin Charge	\$1,204	\$602
TOTAL	\$2,479.74	\$1,239.87

Administration recommends that the outstanding balance payable by Modernians Hockey Club Inc is offset against the credit the City owes to Modernians Hockey Club. This is summarised in the table below:

Credit to Modernians for rubbish and recycling bin charges 2014/15 – 2017/18	\$2,197.50
Modernians outstanding balance – ESL & bin charges (incl interest)	\$1,239.87
Difference between credit and outstanding balance (payable to Modernians)	\$957.63

CONSULTATION/ADVERTISING:

Administration has reached agreement with the clubs in respect to the proposed changes to the seasonal licences.

It is not necessary for the City to advertise or provide public notice of the proposed variation to the seasonal licences.

LEGAL/POLICY:

In accordance with the City's Execution of Documents Policy No. 4.1.10 a specific resolution of Council is required in order for the City to grant a licence in respect to the use of a building. Therefore it is necessary for Council to approve the amendment of the seasonal licences terms as approved by Council at the Ordinary Meeting of Council held on 29 May 2018.

As the Clubs are recreational and sporting in nature and the members would not receive any pecuniary profit from the seasonal licences the proposed variation of the licences meets the requirements of an exempt disposition, in accordance with Section 3.58(5) of the *Local Government Act 1995*. Therefore there is no requirement for the City to advertise an intention to vary the seasonal licences with the clubs.

Pursuant to section 6.12(1) of the *Local Government Act 1995* the City may (b) waive or grant concessions in relation to any amount of money; or (c) write off any amount of money. The City's Delegations Register 2018/19 provides that Council has delegated its power under section 6.12(1) in respect to amounts up to \$1,000. As the proposed waivers are above this threshold it is necessary for Council to approve the waivers.

RISK MANAGEMENT IMPLICATIONS:

Medium: The payment of rubbish and recycling bin charges is not currently expressed in the seasonal licences and therefore it is necessary for the City to vary the licences accordingly. It is also necessary for the City to resolve the outstanding emergency services levy and rubbish and recycling bin charges. This can be achieved by providing Modernians Hockey Club with a credit and offsetting this against the outstanding costs.

STRATEGIC IMPLICATIONS:

The recommendation aligns with the "Connected Community" and "Innovative and Accountable" objectives in the City's Strategic Community Plan 2018-2028:

"We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance quality of life."

"The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously."

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

Administration recommends that Council approve a write-off of \$3,437.37 payable by Modernians Hockey Club Inc. This credit will be offset against Modernians Hockey Club's current outstanding balance, and therefore the balance payable by the City to Modernians Hockey Club Inc is \$957.63.

COMMENTS:

Administration recommends that Council approves the proposed change to the seasonal licences as it aligns with the terms of the joint lease and will rectify Administration's error in not including the rubbish and recycling bin charge as one of the seasonal licence terms. It is also necessary for Administration to provide Modernians a credit for the rubbish and recycling charges and emergency services levy which it paid in full between 2014/15 and 2017/18, due to the fact that the premises was jointly used by Mt Hawthorn Cardinals Junior Football Club during this time. The proposed licence variation and write-off of fees should ensure compliance with the licence terms moving forward.

11.4 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 19 SEPTEMBER 2018 TO 16 OCTOBER 2018

TRIM Ref: D18/158622
Author: Nikki Hirrill, Accounts Payable Officer
Authoriser: Kerryn Batten, Director Corporate Services
Attachments:

1. Payments by EFT and BPAY October 18 [↓](#) 
2. Payments by Cheque October 18 [↓](#) 
3. Payments by Credit Card October 18 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 19 September 2018 to 16 October 2018 as detailed in attachment 1, 2 and 3 as summarised below:

Cheque Numbers 82424 - 82433	\$36,748.07
Cancelled cheques 82424	-\$384.90
EFT and BPAY Documents 2305 - 2316	\$5,602,658.47
Payroll	\$1,260,226.17
Direct Debits	
• Lease Fees	\$108,923.77
• Loan Repayments	\$148,539.32
• Bank Fees and Charges	\$135,437.18
• Credit Cards	\$3,951.78
Total Direct Debit	\$396,852.05
Total Accounts Paid	\$7,296,099.86

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 19 September 2018 to 16 October 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 19 September 2018 to 16 October 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
Cheques	82424 - 82433	\$36,748.07
Cancelled Cheques	82424	-\$384.90
EFT and BPAY Payments	2305 - 2316	\$5,602,658.47
Sub Total		\$5,639,021.64
Transfer of Payroll by EFT	02/10/18	\$640,866.83
	16/10/18	\$619,359.34
	October 2018	\$1,260,226.17
Bank Charges and Other Direct Debits		
Lease Fees		\$108,923.77
Loan Repayments		\$148,539.32
Bank Charges – CBA		\$135,437.18
Credit Cards		\$3,951.78
Total Bank Charges and Other Direct Debits (Sub Total)		\$396,852.05
Total Payments		\$7,296,099.86

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.

Creditors Report - Payments by EFT and BPAY 19/09/2018 to 16/10/2018				
Creditor	Date	Payee	Description	Amount
2305.98000-01	20/09/2018	Australian Taxation Office	Payroll deduction	\$ 185,635.00
2306.2008-01	20/09/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 34.25
2306.2204-01	20/09/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 290.50
2306.3215-01	20/09/2018	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,553.41
2306.3511-01	20/09/2018	City of Stirling	Meals on Wheels	\$ 317.25
2306.3750-01	20/09/2018	Primus Telecom	Telephone charges	\$ 31.24
2306.6640-01	20/09/2018	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 294.25
2306.7955-01	20/09/2018	Synergy	Electricity and gas charges - various locations	\$ 9,923.95
2306.8118-01	20/09/2018	Vendpro Vending Services	Vending machine hire - BPLC	\$ 235.40
2306.8515-01	20/09/2018	Institute of Public Administration Australia WA	COV annual membership subscription	\$ 1,760.00
2306.8576-01	20/09/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2306.8950-01	20/09/2018	Altus Planning	Cost of planning appeal	\$ 1,320.00
2306.8976-01	20/09/2018	Stott Hoare	Supply of computers, monitors, laptop and tablet	\$ 8,596.50
2306.9251-01	20/09/2018	Radiant Earth Creations	COV Composting workshop	\$ 506.80
2306.9429-01	20/09/2018	2020 Conversations	Consultancy services - Community policy review	\$ 2,000.00
2306.9564-01	20/09/2018	Industrail Pty Ltd	Replace mini ramp - Leederville Skate Park (50% deposit)	\$ 19,956.75
2306.9573-01	20/09/2018	Randstad Pty Limited	Temporary employment - Corporate Services	\$ 4,858.44
2306.9623-01	20/09/2018	Valspar Paint (Australia) Pty Ltd	Paint supplies for graffiti removal	\$ 215.89
2306.9696-01	20/09/2018	Flick Anticimex Pty Ltd	Sanitary disposal services - various locations	\$ 6,805.66
2306.9700-01	20/09/2018	Kott Gunning Lawyers	Settlement of legal matter	\$ 60,000.00
2307.2020-01	20/09/2018	Australian Services Union	Payroll deduction	\$ 284.90
2307.2045-01	20/09/2018	Child Support Agency	Payroll deduction	\$ 983.08
2307.2153-01	20/09/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2307.2213-01	20/09/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 977.16
2307.2216-01	20/09/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 464.00
2307.3133-01	20/09/2018	Depot Social Club	Payroll deduction	\$ 76.00
2307.6156-01	20/09/2018	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2307.8120-01	20/09/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 2,240.56
2308.2087-01	20/09/2018	Department of Fire and Emergency Services (DFES)	Emergency services levy - 1st quarter 2018/19	\$ 2,195,187.79
2308.3144-01	20/09/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 34,928.21
2309.9567-01	26/09/2018	Westnet Pty Ltd	IT ADSL link	\$ 39.95
2310.2029-01	03/10/2018	Bunnings Group Limited	Hardware supplies - various departments	\$ 406.23
2310.2033-01	03/10/2018	BOC Gases Australia Limited	CO2 for beverage, oxygen and forklift gas supplies	\$ 773.32
2310.2049-01	03/10/2018	City Of Perth	Collection of food waste bins - Admin	\$ 40.37
2310.2052-01	03/10/2018	Cobblestone Concrete	Concrete path repairs - Brisbane Terrace	\$ 6,204.00

Creditor	Date	Payee	Description	Amount
2310.2053-01	03/10/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,870.82
2310.2072-01	03/10/2018	Landgate	Gross rental valuations for interims	\$ 516.82
2310.2106-01	03/10/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,725.85
2310.2119-01	03/10/2018	Line Marking Specialists	Line marking services - Leederville Oval	\$ 172.00
2310.2120-01	03/10/2018	LO-GO Appointments	Temporary staff - Waste	\$ 3,464.68
2310.2122-01	03/10/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 1,636.20
2310.2126-01	03/10/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 13,511.85
2310.2136-01	03/10/2018	Mindarie Regional Council	Processable and non processable waste	\$ 212,684.92
2310.2192-01	03/10/2018	Sigma Chemicals	Pool chemicals	\$ 1,353.00
2310.2195-01	03/10/2018	Civica Pty Limited	TRIM licence, support and maintenance	\$ 6,575.88
2310.2195-01	03/10/2018	Civica Pty Limited	Civica training - various courses inc. travel & accommodation	\$ 4,167.55
2310.2199-01	03/10/2018	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 7,277.60
2310.2200-01	03/10/2018	Sportsworld Of WA	Merchandise - BPLC	\$ 12,332.65
2310.2204-01	03/10/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 549.37
2310.2229-01	03/10/2018	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 667.25
2310.2234-01	03/10/2018	Water Corporation	Water and hydrant standpipe charges - various locations	\$ 5,723.24
2310.2234-01	03/10/2018	Water Corporation	Trade waste permit	\$ 334.57
2310.3001-01	03/10/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Building	\$ 2,722.10
2310.3019-01	03/10/2018	Otis Elevator Company Pty Ltd	Lift maintenance - Admin	\$ 2,114.97
2310.3057-01	03/10/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 1,252.32
2310.3091-01	03/10/2018	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 7,887.00
2310.3092-01	03/10/2018	Flick Anticimex Pty Ltd T/As The Pest Guys (WA)	Pest control services - various locations	\$ 3,827.48
2310.3110-01	03/10/2018	Depiazzi	Supply of mulch	\$ 3,185.60
2310.3170-01	03/10/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 3,147.91
2310.3213-01	03/10/2018	Domus Nursery	Supply of plants	\$ 785.95
2310.3222-01	03/10/2018	Securepay Pty Ltd	Online web payment fees	\$ 1,140.70
2310.3235-01	03/10/2018	My Best Friend Veterinary Centre	Vet services	\$ 4,130.00
2310.3257-01	03/10/2018	Kone Elevators Pty Ltd	Lift repairs - Mt Hawthorn Community Centre	\$ 530.20
2310.3281-01	03/10/2018	Community Newspaper Group	Advertising - BPLC	\$ 1,019.88
2310.3315-01	03/10/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 864.55
2310.3363-01	03/10/2018	Jtagz Pty Ltd	Supply of dog and cat registration tags	\$ 1,095.60
2310.3438-01	03/10/2018	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 4,721.50
2310.3492-01	03/10/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 682.85
2310.3511-01	03/10/2018	City of Stirling	Green waste tipping fees	\$ 1,140.40
2310.3511-01	03/10/2018	City of Stirling	Meals on Wheels	\$ 362.25
2310.3560-01	03/10/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 220.44
2310.3613-01	03/10/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 5,417.50
2310.3662-01	03/10/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 137.50
2310.3744-01	03/10/2018	Woodlands Distributors & Agencies Pty Ltd	Supply of compostable dog litter bags	\$ 9,896.70

Creditor	Date	Payee	Description	Amount
2310.3783-01	03/10/2018	WA Genealogical Society Inc.	Annual subscription	\$ 100.00
2310.3788-01	03/10/2018	ATCO Gas Australia Pty Ltd	Gas pipe repairs - Bourke Street	\$ 1,911.08
2310.3913-01	03/10/2018	Kennards Hire	Equipment hire - various	\$ 545.00
2310.3929-01	03/10/2018	Chittering Valley Worm Farm	Worms and castings	\$ 330.00
2310.4017-01	03/10/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 18,128.00
2310.4036-01	03/10/2018	J D Organics	Supply of potting mix	\$ 736.56
2310.4210-01	03/10/2018	Beaver Tree Services	Street trees & parks pruning/removal - various locations	\$ 13,810.50
2310.4214-01	03/10/2018	Kerbing West	Kerbing services - Brentham Street	\$ 1,426.70
2310.4272-01	03/10/2018	International Auto Services	Plant repairs and maintenance	\$ 88.00
2310.4386-01	03/10/2018	Rotary Club Of North Perth Inc.	Sponsorship - Hyde Park Fair	\$ 16,500.00
2310.4418-01	03/10/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 4,855.95
2310.4447-01	03/10/2018	Blackwoods Atkins	Personal protective equipment & hardware supplies - Depot	\$ 1,867.72
2310.4493-01	03/10/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 6,810.10
2310.4493-01	03/10/2018	Tom Lawton - Bobcat Hire	Verge tipping fees	\$ 13,431.00
2310.4627-01	03/10/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 16,472.09
2310.4637-01	03/10/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - Beaufort Street	\$ 316.14
2310.4674-01	03/10/2018	Fulton Hogan (Pioneer Road Services)	Asphalt supplies - Richmond Street	\$ 552.24
2310.4678-01	03/10/2018	Dunbar Services	Cleaning exhaust system - BPLC	\$ 297.00
2310.4727-01	03/10/2018	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 4,559.50
2310.4750-01	03/10/2018	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 3,970.85
2310.4768-01	03/10/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,473.66
2310.4800-01	03/10/2018	Cockburn Cement Limited	Cement and pallets	\$ 380.16
2310.4889-01	03/10/2018	Officeworks Ltd	Paper supplies	\$ 499.00
2310.4957-01	03/10/2018	WA Profiling	Profiling services - various locations	\$ 33,155.31
2310.4971-01	03/10/2018	Totally Workwear	Uniform supplies - various departments	\$ 3,138.64
2310.5009-01	03/10/2018	TMA Australia Pty Ltd	Supply of infringement ticket rolls	\$ 4,235.00
2310.5041-01	03/10/2018	Alsco Pty Ltd	Mat supplies	\$ 554.32
2310.5122-01	03/10/2018	North Perth Primary School	Active transport grant - Way finding signage	\$ 910.00
2310.5193-01	03/10/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 2,578.54
2310.5294-01	03/10/2018	A Team Printing	Printing services - BPLC	\$ 2,169.20
2310.5301-01	03/10/2018	Kott Gunning	Legal services - prosecution fees	\$ 1,944.58
2310.5316-01	03/10/2018	McLeods Barristers & Solicitors	Legal services - property advice	\$ 875.05
2310.5414-01	03/10/2018	Phonographic Performance Company of Australia Ltd	Music licence in fitness classes	\$ 2,380.70
2310.5526-01	03/10/2018	Best Consultants Pty Ltd	Electrical consulting - BPLC	\$ 440.00
2310.5595-01	03/10/2018	Walter & Doolan - Leisha Eatts	Welcome to Country ceremony	\$ 500.00
2310.5598-01	03/10/2018	Total Eden Pty Ltd	Reticulation supplies	\$ 417.81
2310.5737-01	03/10/2018	Massey's Herd Milk Supply	Milk supplies	\$ 642.60
2310.5816-01	03/10/2018	State Library of WA	Recovery of lost and damaged books	\$ 4,730.00
2310.5836-01	03/10/2018	Manheim Pty Ltd	Towing services	\$ 115.50

Creditor	Date	Payee	Description	Amount
2310.5888-01	03/10/2018	Kleen West Distributors	Graffiti removal supplies	\$ 1,358.23
2310.5989-01	03/10/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 360.60
2310.6072-01	03/10/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 366.60
2310.6218-01	03/10/2018	Devco Builders	Maintenance and repairs - various locations	\$ 3,691.89
2310.6259-01	03/10/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 2,268.20
2310.6278-01	03/10/2018	T&H Wilkes Pty Ltd	Gravel supplies	\$ 1,232.00
2310.6390-01	03/10/2018	Eric Hood Pty Ltd	Painting services - bus shelters	\$ 4,356.00
2310.6455-01	03/10/2018	The BBQ Man	BBQ cleaning services - various locations	\$ 5,706.68
2310.6482-01	03/10/2018	Department of Transport	Vehicle ownership searches	\$ 5,351.60
2310.6549-01	03/10/2018	Repeat Plastics WA	Supply of wheel stops and spikes	\$ 2,885.07
2310.6550-01	03/10/2018	Colourpoint Print & Design	Printing services - requisition books	\$ 433.00
2310.6846-01	03/10/2018	IPWEA Ltd	Annual subscription	\$ 1,441.00
2310.6903-01	03/10/2018	APARC	Vandalised meter repairs	\$ 3,426.31
2310.6937-01	03/10/2018	Retech Rubber	Replace rubber soft fall surface - Les Lilleyman Reserve	\$ 44,000.00
2310.7118-01	03/10/2018	C Wood Distributors	Beatty Park Café supplies	\$ 1,211.98
2310.7168-01	03/10/2018	Christou Nominees Pty Ltd	Design advisory fee	\$ 550.00
2310.7189-01	03/10/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 907.50
2310.7399-01	03/10/2018	Briskleen Supplies	Toiletry and cleaning products - BPLC	\$ 320.11
2310.7464-01	03/10/2018	FCT Surface Cleaning	Pressure washing - BPLC grandstand	\$ 12,672.00
2310.7477-01	03/10/2018	Expo Group	Printing services - Ride To Work banners	\$ 429.00
2310.7572-01	03/10/2018	Compu-Stor	Records digitisation and off-site storage	\$ 8,527.26
2310.7593-01	03/10/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 189.64
2310.7605-01	03/10/2018	Centropak	Beatty Park Café supplies	\$ 1,328.95
2310.7774-01	03/10/2018	Advancetag Pty Ltd	Label supplies	\$ 132.00
2310.7776-01	03/10/2018	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 1,463.22
2310.7816-01	03/10/2018	Beilby Corporation	Advertising services - CEO recruitment	\$ 7,920.00
2310.7955-01	03/10/2018	Synergy	Electricity and gas charges - various locations	\$ 23,178.95
2310.7967-01	03/10/2018	CS Legal	Debt recovery services	\$ 1,139.94
2310.7993-01	03/10/2018	ARM Security	Security monitoring services - various locations	\$ 544.54
2310.8108-01	03/10/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 13,262.70
2310.8235-01	03/10/2018	OSHGROUPT Pty Ltd	Fitness for work assessment	\$ 2,065.07
2310.8324-01	03/10/2018	Commercial Aquatics Australia	Repairs to pool tiling - BPLC	\$ 27,665.00
2310.8369-01	03/10/2018	Technology One Ltd	GIS consulting services - August	\$ 5,412.00
2310.8369-01	03/10/2018	Technology One Ltd	Intramaps annual licence and support	\$ 20,159.70
2310.8373-01	03/10/2018	Flex Fitness Equipment	Supply of fitness equipment	\$ 239.85
2310.8420-01	03/10/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 826.10
2310.8425-01	03/10/2018	Paceway Mitsubishi	Vehicle service and repairs	\$ 698.18
2310.8441-01	03/10/2018	Scorpion Training Solutions	Staff training - Health and Safety	\$ 880.00
2310.8489-01	03/10/2018	Capic	Water treatment services - BPLC	\$ 203.50

Creditor	Date	Payee	Description	Amount
2310.8490-01	03/10/2018	Subthermal	Engineering consultancy - BPLC	\$ 9,680.00
2310.8498-01	03/10/2018	Wheelers Books	Library books	\$ 88.46
2310.8515-01	03/10/2018	Institute of Public Administration Australia WA	Staff training - Women in public sector leadership (x 2)	\$ 580.00
2310.8526-01	03/10/2018	Solution 4 Building Pty Ltd	Upgrade works - Braithwaite Park toilet block	\$ 34,087.08
2310.8547-01	03/10/2018	AWB Building Co.	Plumbing services - various locations	\$ 2,726.11
2310.8555-01	03/10/2018	North Metropolitan TAFE	Staff training - Cert IV in marketing and communication	\$ 190.80
2310.8586-01	03/10/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 2,790.15
2310.8609-01	03/10/2018	Minter Ellison	Legal services - General employment matters	\$ 9,650.30
2310.8620-01	03/10/2018	Boyan Electrical Services	Electrical services - various locations	\$ 1,120.00
2310.8628-01	03/10/2018	AV Truck Services Pty Ltd	Plant repairs and maintenance	\$ 2,355.82
2310.8646-01	03/10/2018	Apollo Plumbing and Gas Pty Ltd	Plumbing services - Braithwaite Park	\$ 288.00
2310.8672-01	03/10/2018	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 1,156.67
2310.8737-01	03/10/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 988.43
2310.8743-01	03/10/2018	Konica Minolta Business Solutions	Copy costs - various departments	\$ 2,057.07
2310.8746-01	03/10/2018	Shape Urban Pty Ltd	Strategic community plan delivery - part payment	\$ 2,392.50
2310.8749-01	03/10/2018	Protonic Personal Training	Fitness instructor fees	\$ 135.00
2310.8763-01	03/10/2018	StrataGreen	Garden equipment supplies - tree stakes	\$ 3,690.56
2310.8820-01	03/10/2018	Inhouse Group Pty Ltd	Trendwise visitor analytics - various locations	\$ 2,757.50
2310.8821-01	03/10/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 704.37
2310.8845-01	03/10/2018	Gymcare	Gym equipment repairs and maintenance	\$ 271.10
2310.8860-01	03/10/2018	Bladon WA Pty Ltd	Uniform supplies - Marketing	\$ 123.10
2310.8893-01	03/10/2018	MM IT Consulting (WA) Pty Ltd	IT consultancy fees	\$ 1,637.63
2310.8911-01	03/10/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 12,268.81
2310.8938-01	03/10/2018	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
2310.8959-01	03/10/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 10,021.88
2310.8976-01	03/10/2018	Stott Hoare	Purchase of laptop for graffiti management project	\$ 3,360.50
2310.8989-01	03/10/2018	Allflow Industrial	Service oil and water separator	\$ 562.60
2310.9041-01	03/10/2018	Bryant Creative	Update and replace chalkboards - BPLC	\$ 130.00
2310.9165-01	03/10/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 7,207.50
2310.9169-01	03/10/2018	Signbiz WA	Sign supplies - various locations	\$ 165.00
2310.9172-01	03/10/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install separation kerbing - Bulwer Street	\$ 1,352.01
2310.9191-01	03/10/2018	Workshop Planning	Design consultancy - Admin refurbishment project	\$ 9,369.25
2310.9263-01	03/10/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 318.98
2310.9299-01	03/10/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 330.00
2310.9323-01	03/10/2018	Sid Thoo	Design advisory fee	\$ 440.00
2310.9505-01	03/10/2018	Embassy of Colombia	Refund of hall bond	\$ 250.00
2310.9569-01	03/10/2018	O Sampson	Speaker fees - Tracing your family history	\$ 200.00
2310.9573-01	03/10/2018	Randstad Pty Limited	Temporary employment - Corporate Services	\$ 6,901.42
2310.9601-01	03/10/2018	Enzed Welshpool	Plant repairs and maintenance	\$ 395.16

Creditor	Date	Payee	Description	Amount
2310.9630-01	03/10/2018	Sia Sasha Ivanovich Architects	Design advisory fee	\$ 500.00
2310.9640-01	03/10/2018	K Dowton	Fitness instructor fees	\$ 292.70
2310.9644-01	03/10/2018	Department of Planning Lands and Heritage	Amended DAP fees	\$ 9,921.00
2310.9658-01	03/10/2018	Solar Bike Pty Ltd	Community bicycle repairs	\$ 600.00
2310.9668-01	03/10/2018	Nexus Home Improvements	Refund of infrastructure bond	\$ 2,000.00
2310.9690-01	03/10/2018	Titan Heavy Lift Pty Ltd	Hire of crane and rigger to remove sign - Walcott Street	\$ 1,452.00
2310.9698-01	03/10/2018	I Ioannakis	Rates refund	\$ 1,730.51
2310.9699-01	03/10/2018	B Williams	Planning application fee refund	\$ 147.00
2310.9701-01	03/10/2018	Posmarket	Purchase of thermal receipt printers	\$ 572.00
2310.9705-01	03/10/2018	D Hewitt	Part refund of Beatty Park Leisure Centre fees	\$ 66.00
2310.9706-01	03/10/2018	L A Smith	Part refund of Beatty Park Leisure Centre fees	\$ 86.40
2310.9707-01	03/10/2018	Procopio Legal	Legal services - prosecution fees	\$ 750.00
2310.9708-01	03/10/2018	N & B Litis	Crossover subsidy	\$ 875.00
2310.9709-01	03/10/2018	A Norgard	Refund of infrastructure bond	\$ 2,500.00
2310.9710-01	03/10/2018	Salt Residential WA Pty Ltd	Refund of infrastructure bond	\$ 4,000.00
2310.9711-01	03/10/2018	M Taylor	Refund of infrastructure bond	\$ 3,000.00
2310.9712-01	03/10/2018	AAA Demolition & Tree Services	Refund of infrastructure bond	\$ 3,000.00
2310.9713-01	03/10/2018	K D Clennett	Refund of infrastructure bond	\$ 3,000.00
2310.9714-01	03/10/2018	Perth Builders Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
2310.9715-01	03/10/2018	Addstyle Master Builders	Refund of infrastructure bond	\$ 2,000.00
2310.9716-01	03/10/2018	NuLook Homes Pty Ltd	Refund of infrastructure bond	\$ 2,275.00
2310.9717-01	03/10/2018	D N McAlpine	Refund of infrastructure bond	\$ 500.00
2310.9718-01	03/10/2018	V Traino	Refund of infrastructure bond	\$ 1,000.00
2310.9719-01	03/10/2018	Salt and Company Cooking School	Refund of infrastructure bond	\$ 1,000.00
2310.9720-01	03/10/2018	R D Miller	Refund of infrastructure bond	\$ 2,000.00
2310.9721-01	03/10/2018	M Mascione	Refund of infrastructure bond	\$ 1,000.00
2310.9722-01	03/10/2018	K M Sherrington	Refund of infrastructure bond	\$ 2,000.00
2310.9723-01	03/10/2018	Silk Constructions	Refund of infrastructure bond	\$ 2,000.00
2310.9724-01	03/10/2018	Residential Building WA Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
2310.9725-01	03/10/2018	C Petrolo	Refund of infrastructure bond	\$ 2,000.00
2310.9727-01	03/10/2018	University Cricket Club (PCA)	Refund of key deposit	\$ 400.00
2310.9728-01	03/10/2018	Plunkett Homes	Refund of infrastructure bond	\$ 2,000.00
2310.9729-01	03/10/2018	Elanora Holdings 2007 Pty Ltd	Refund of infrastructure bond	\$ 2,500.00
2311.2008-01	03/10/2018	Alinta Energy	Electricity and gas charges - various locations	\$ 84.55
2311.2204-01	03/10/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 64.39
2311.3438-01	03/10/2018	Australasian Performing Right Association Ltd	Music licence fees - various halls	\$ 172.96
2311.3636-01	03/10/2018	M E McKahey	Reimbursement of expenses - catering for CEO morning tea	\$ 91.15
2311.7480-01	03/10/2018	F Sauzier	Reimbursement of expenses - various events	\$ 115.55
2311.7647-01	03/10/2018	St Patrick's Day WA	St Patricks Day funding 2019 - part payment	\$ 5,000.00

Creditor	Date	Payee	Description	Amount
2311.8345-01	03/10/2018	Knight Frank Australia Pty Ltd	Market rental valuation report - 246 Vincent Street	\$ 4,125.00
2311.8547-01	03/10/2018	AWB Building Co.	Plumbing services - various locations	\$ 1,736.08
2311.8757-01	03/10/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Recycling contract - 2 months	\$ 201,366.27
2311.9573-01	03/10/2018	Randstad Pty Limited	Temporary employment - Corporate Services	\$ 2,139.74
2311.9590-01	03/10/2018	E Stirling	Fitness instructor fees	\$ 56.84
2312.98000-01	05/10/2018	Australian Taxation Office	Payroll deduction	\$ 205,215.00
2313.2020-01	05/10/2018	Australian Services Union	Payroll deduction	\$ 284.90
2313.2045-01	05/10/2018	Child Support Agency	Payroll deduction	\$ 983.08
2313.2153-01	05/10/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2313.2213-01	05/10/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 977.16
2313.2216-01	05/10/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 472.00
2313.3133-01	05/10/2018	Depot Social Club	Payroll deduction	\$ 76.00
2313.6156-01	05/10/2018	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2313.8120-01	05/10/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,388.54
2314.2004-01	15/10/2018	Skye Group Pty Ltd	Merchandise - BPLC	\$ 1,329.35
2314.2019-01	15/10/2018	Australia Post (Agency Commission)	Commission charges	\$ 564.22
2314.2029-01	15/10/2018	Bunnings Group Limited	Graffiti removal supplies	\$ 85.06
2314.2043-01	15/10/2018	Chadson Engineering Pty Ltd	Repair to aquatic wheel chair	\$ 126.28
2314.2049-01	15/10/2018	City Of Perth	BA/DA archive retrievals	\$ 248.67
2314.2052-01	15/10/2018	Cobblestone Concrete	Concrete path repairs - Brentham Street	\$ 28,635.20
2314.2053-01	15/10/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,218.73
2314.2072-01	15/10/2018	Landgate	Gross rental valuations for interims and land enquiries	\$ 350.46
2314.2072-01	15/10/2018	Landgate	Shared location information platform subscription	\$ 4,544.00
2314.2085-01	15/10/2018	Farinosi & Sons Pty Ltd	Hardware supplies	\$ 108.51
2314.2106-01	15/10/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,598.02
2314.2119-01	15/10/2018	Line Marking Specialists	Line marking services - BPLC	\$ 1,391.50
2314.2120-01	15/10/2018	LO-GO Appointments	Temporary staff - Waste	\$ 3,565.35
2314.2126-01	15/10/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 14,586.00
2314.2136-01	15/10/2018	Mindarie Regional Council	Processable and non processable waste	\$ 165,465.26
2314.2165-01	15/10/2018	Perth Patterned Concrete Pty Ltd	Concrete stencilling services - various locations	\$ 948.20
2314.2188-01	15/10/2018	Running Bare Australia Pty Ltd	Merchandise - BPLC	\$ 5,670.50
2314.2189-01	15/10/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 1,010.68
2314.2192-01	15/10/2018	Sigma Chemicals	Pool chemicals and pool equipment repairs	\$ 4,311.65
2314.2204-01	15/10/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 885.37
2314.2221-01	15/10/2018	Turfmaster Facility Management	Turf maintenance - Leederville Oval	\$ 4,914.25
2314.2234-01	15/10/2018	Water Corporation	Water charges - BPLC	\$ 6,180.43
2314.3001-01	15/10/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - various departments	\$ 14,609.18
2314.3040-01	15/10/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 902.00
2314.3057-01	15/10/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 1,431.28

Creditor	Date	Payee	Description	Amount
2314.3066-01	15/10/2018	The Royal Life Saving Society Western Australia Inc	Watch around water wristbands - BPLC	\$ 660.00
2314.3091-01	15/10/2018	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 242.00
2314.3092-01	15/10/2018	Flick Anticimex Pty Ltd T/As The Pest Guys (WA)	Pest control services - various locations	\$ 2,356.66
2314.3137-01	15/10/2018	WALGA	Staff training - People and culture seminar 2018	\$ 300.00
2314.3146-01	15/10/2018	KS Black Pty Ltd	Bore & pump maintenance & development - various locations	\$ 31,333.50
2314.3150-01	15/10/2018	Northshore Unit Inc. - SES	FESA contribution - 1st quarter	\$ 10,227.44
2314.3187-01	15/10/2018	Local Government Professionals Australia WA	Annual subscription 2018/19	\$ 2,343.00
2314.3213-01	15/10/2018	Domus Nursery	Supply of plants	\$ 705.10
2314.3215-01	15/10/2018	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,553.41
2314.3222-01	15/10/2018	Securepay Pty Ltd	Online web payment fees	\$ 1,151.59
2314.3235-01	15/10/2018	My Best Friend Veterinary Centre	Veterinary expenses of re-homed dog	\$ 368.00
2314.3257-01	15/10/2018	Kone Elevators Pty Ltd	Lift service fee - Mt Hawthorn Community Centre	\$ 824.64
2314.3281-01	15/10/2018	Community Newspaper Group	Advertising - BPLC	\$ 1,019.88
2314.3315-01	15/10/2018	RPG Auto Electrics	Plant repairs and maintenance - various	\$ 1,277.93
2314.3393-01	15/10/2018	Allstamps	Supply of invoice approval stamps	\$ 1,216.00
2314.3397-01	15/10/2018	Fuji Xerox Australia Pty Ltd	Copy costs - Depot	\$ 595.08
2314.3417-01	15/10/2018	Slater-Gartrell Sports	Replace synthetic turf - Britannia Reserve	\$ 4,829.00
2314.3492-01	15/10/2018	The West Australian Newspaper Ltd	Newspapers for resale	\$ 619.33
2314.3511-01	15/10/2018	City of Stirling	Green waste tipping fees	\$ 393.70
2314.3560-01	15/10/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 2,912.02
2314.3613-01	15/10/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 2,303.40
2314.3713-01	15/10/2018	Paddington Alehouse	Catering services - Citizenship ceremony	\$ 1,390.00
2314.3757-01	15/10/2018	J & K Hopkins	Office furniture supplies - Library and Admin	\$ 837.00
2314.3790-01	15/10/2018	McSkins	Skip bin hire - BPLC	\$ 425.00
2314.3913-01	15/10/2018	Kennards Hire	Equipment hire - various	\$ 544.00
2314.3994-01	15/10/2018	Lasso E & P Pty Ltd	Advertising services - BPLC	\$ 770.00
2314.4017-01	15/10/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance	\$ 10,791.00
2314.4103-01	15/10/2018	Asphalttech Pty Ltd	Asphalt supplies - Curtis St	\$ 173,412.00
2314.4105-01	15/10/2018	Messages on Hold	On hold equipment and programming	\$ 434.34
2314.4106-01	15/10/2018	Local Government Planners Association	Staff training - Design, excellence & discretion - Planning	\$ 320.00
2314.4150-01	15/10/2018	Oral History Association of Australia	Annual membership subscription	\$ 65.00
2314.4214-01	15/10/2018	Kerbing West	Kerbing services - various locations	\$ 9,509.39
2314.4326-01	15/10/2018	Dial-A-Nappy	Merchandise - BPLC	\$ 294.00
2314.4367-01	15/10/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 52,836.33
2314.4418-01	15/10/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 3,501.47
2314.4493-01	15/10/2018	Tom Lawton - Bobcat Hire	Bobcat hire - various locations	\$ 6,770.50
2314.4523-01	15/10/2018	SAI Global Pty Limited	Supply of Australian standards	\$ 189.83
2314.4627-01	15/10/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 15,999.40
2314.4637-01	15/10/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 1,695.32

Creditor	Date	Payee	Description	Amount
2314.4727-01	15/10/2018	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 6,061.00
2314.4768-01	15/10/2018	Optus Billing Services Pty Ltd	Purchase of City handset - Parks	\$ 346.50
2314.4889-01	15/10/2018	Officeworks Ltd	Office consumables- speakers and splitters	\$ 443.11
2314.4957-01	15/10/2018	WA Profiling	Profiling services - Curtis Street	\$ 1,952.50
2314.4971-01	15/10/2018	Totally Workwear	Uniform supplies - Parks	\$ 190.00
2314.5041-01	15/10/2018	Alsco Pty Ltd	Mat supplies	\$ 297.32
2314.5080-01	15/10/2018	Repco Auto Parts	Auto part supplies	\$ 171.60
2314.5084-01	15/10/2018	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
2314.5193-01	15/10/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - BPLC	\$ 392.15
2314.5294-01	15/10/2018	A Team Printing	Printing services - BPLC	\$ 127.60
2314.5301-01	15/10/2018	Kott Gunning	Legal services - SAT and employment advice	\$ 12,367.96
2314.5316-01	15/10/2018	McLeods Barristers & Solicitors	Legal services - property advice	\$ 2,283.71
2314.5424-01	15/10/2018	T-Quip	Plant repairs and maintenance	\$ 342.65
2314.5504-01	15/10/2018	CVP Electrical Co	Pool pump repairs - BPLC	\$ 179.69
2314.5537-01	15/10/2018	Mt. Hawthorn Community Church	Community funding grant - Carols in the Park event	\$ 1,000.00
2314.5598-01	15/10/2018	Total Eden Pty Ltd	Pump repairs and maintenance - BPLC	\$ 616.00
2314.5836-01	15/10/2018	Manheim Pty Ltd	Towing services	\$ 946.00
2314.5989-01	15/10/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 72.12
2314.6009-01	15/10/2018	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - Admin	\$ 643.91
2314.6072-01	15/10/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 4,946.45
2314.6218-01	15/10/2018	Devco Builders	Maintenance and repairs - various locations	\$ 112,477.42
2314.6259-01	15/10/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - DSR	\$ 665.50
2314.6383-01	15/10/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - various locations	\$ 11,977.32
2314.6390-01	15/10/2018	Eric Hood Pty Ltd	Painting services - bus shelters	\$ 5,335.00
2314.6455-01	15/10/2018	The BBQ Man	Bin and pressure cleaning services - various locations	\$ 1,364.00
2314.6563-01	15/10/2018	Citec Confirm	Vehicle ownership searches	\$ 35.90
2314.6574-01	15/10/2018	PriceMark Pty Ltd	Coloured band supplies for spa and sauna - BPLC	\$ 1,155.00
2314.6640-01	15/10/2018	Vertical Telecoms Pty Ltd	Two way radio repairs	\$ 207.02
2314.6872-01	15/10/2018	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance - various	\$ 5,397.04
2314.6903-01	15/10/2018	APARC	Central management system licensing; meter maintenance	\$ 11,181.42
2314.6933-01	15/10/2018	Mackay Urbandesign	Design advisory fee	\$ 440.00
2314.7003-01	15/10/2018	Sonic HealthPlus Pty Ltd	Medical assessment	\$ 139.40
2314.7009-01	15/10/2018	JBA Surveys	Surveying services - Summers Street	\$ 3,080.00
2314.7057-01	15/10/2018	Australian Paper	Envelope supplies	\$ 1,176.56
2314.7118-01	15/10/2018	C Wood Distributors	Beatty Park Café supplies	\$ 784.85
2314.7156-01	15/10/2018	FE Technologies Pty Ltd	Annual maintenance - Library management system software	\$ 1,197.90
2314.7168-01	15/10/2018	Christou Nominees Pty Ltd	Design advisory fee	\$ 550.00
2314.7189-01	15/10/2018	Steann Pty Ltd	Collect & dispose of illegally dumped goods	\$ 660.00
2314.7382-01	15/10/2018	Turf Developments (WA) Pty Ltd	Turf maintenance - North Perth Tennis Club	\$ 1,903.33

Creditor	Date	Payee	Description	Amount
2314.7388-01	15/10/2018	Vorgee Pty Ltd	Merchandise - BPLC	\$ 1,379.84
2314.7399-01	15/10/2018	Briskleen Supplies	Toiletry and cleaning products - BPLC	\$ 1,713.14
2314.7420-01	15/10/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution - 3 months	\$ 54,664.67
2314.7432-01	15/10/2018	Nearmap Pty Ltd	Annual licence fee	\$ 38,500.00
2314.7477-01	15/10/2018	Expo Group	Printing services - various departments	\$ 2,741.20
2314.7481-01	15/10/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 3,405.30
2314.7505-01	15/10/2018	Imagesource	Printing services - BPLC	\$ 1,694.00
2314.7572-01	15/10/2018	Compu-Stor	Records digitisation and off-site storage	\$ 5,556.39
2314.7575-01	15/10/2018	Natural Area Holdings Pty Ltd	Banks Reserve foreshore restoration	\$ 5,775.00
2314.7593-01	15/10/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 396.66
2314.7605-01	15/10/2018	Centropak	Beatty Park Café supplies	\$ 958.60
2314.7654-01	15/10/2018	Worldwide East Perth	Printing services - business cards for various employees	\$ 385.00
2314.7664-01	15/10/2018	Raymond Sleeman	Fitness instructor fees	\$ 341.04
2314.7792-01	15/10/2018	Rainbird Australia Pty Ltd	Annual data and central control plan for irrigation system	\$ 8,779.10
2314.7886-01	15/10/2018	North Perth Community Garden	Donation for 5th birthday celebrations	\$ 500.00
2314.7941-01	15/10/2018	Allerding & Associates	Professional fees - SAT appeal	\$ 6,045.38
2314.7950-01	15/10/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 359.95
2314.7955-01	15/10/2018	Synergy	Electricity and gas charges - various locations	\$ 105,653.70
2314.7967-01	15/10/2018	CS Legal	Debt recovery services	\$ 850.30
2314.7993-01	15/10/2018	ARM Security	Security monitoring services - various locations	\$ 185.90
2314.8009-01	15/10/2018	Marketforce Pty Ltd	Advertising services - various departments	\$ 5,496.51
2314.8040-01	15/10/2018	Wilson Security	Security services - various locations	\$ 335.50
2314.8048-01	15/10/2018	North Perth Dynamites Netball Club Inc	Kidsport vouchers	\$ 450.00
2314.8108-01	15/10/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 12,901.90
2314.8118-01	15/10/2018	Vendpro Vending Services	Vending machine hire	\$ 235.40
2314.8158-01	15/10/2018	Perth Sail Shades & Umbrellas	Reinstall shade sails for Summer - BPLC	\$ 275.00
2314.8197-01	15/10/2018	Designer Christmas	Hire of Christmas decorations (50% deposit) - BPLC	\$ 1,826.00
2314.8212-01	15/10/2018	Son Energy Solutions	Airconditioning maintenance & repairs - BPLC	\$ 5,764.00
2314.8307-01	15/10/2018	MessageMedia	SMS integrating for Phoenix	\$ 141.96
2314.8340-01	15/10/2018	Place Laboratory	Design advisory fees	\$ 440.00
2314.8369-01	15/10/2018	Technology One Ltd	GIS consulting services - September	\$ 3,608.00
2314.8399-01	15/10/2018	Barking Wolf	Imagine Vincent video remix	\$ 1,452.00
2314.8420-01	15/10/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 211.20
2314.8468-01	15/10/2018	Innovations Catering	Catering services - Council meetings	\$ 1,162.00
2314.8480-01	15/10/2018	Perth Electric Bike Centre	Repairs to staff electric bicycle	\$ 471.50
2314.8493-01	15/10/2018	Bike Dr Cycle Services Pty Ltd	Popup Bike Dr session	\$ 4,098.40
2314.8498-01	15/10/2018	Wheelers Books	Library books	\$ 22.49
2314.8527-01	15/10/2018	Sri Shanthi Bhavana Yoga Wellness	Fitness instructor fees	\$ 89.10
2314.8547-01	15/10/2018	AWB Building Co.	Plumbing services - various locations	\$ 2,771.71

Creditor	Date	Payee	Description	Amount
2314.8576-01	15/10/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2314.8585-01	15/10/2018	Kuditj (as a partner of Sodexo)	Catering services - Innovate RAP meeting	\$ 561.00
2314.8586-01	15/10/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 27,432.57
2314.8593-01	15/10/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 165.66
2314.8620-01	15/10/2018	Boyan Electrical Services	Electrical services - various locations	\$ 15,518.49
2314.8631-01	15/10/2018	West Perth Glass	Bus shelter repair - Oxford/Kalgoorlie Street	\$ 2,508.00
2314.8665-01	15/10/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 1,984.00
2314.8671-01	15/10/2018	Design Right Pty Ltd	Design services - various locations	\$ 7,150.00
2314.8672-01	15/10/2018	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 200.99
2314.8694-01	15/10/2018	Nordic Fitness Equipment	Cleaning wipes for gym	\$ 975.00
2314.8737-01	15/10/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 3,294.75
2314.8752-01	15/10/2018	Jackie Barron	Fitness instructor fees	\$ 170.52
2314.8756-01	15/10/2018	Kevin Baruffi & Associates	Parking revenue distribution for 375 William Street - 3 months	\$ 28,843.99
2314.8780-01	15/10/2018	James Giddy	Artist fee - mural concept design for Chatsworth Deli	\$ 250.00
2314.8793-01	15/10/2018	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 560.43
2314.8807-01	15/10/2018	Studio Elementa	Printing services - envelopes	\$ 250.00
2314.8810-01	15/10/2018	Australia Post	Postage charges	\$ 9,750.69
2314.8816-01	15/10/2018	S Smith	Reimbursement of expenses - parking at various meetings	\$ 99.55
2314.8821-01	15/10/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 818.23
2314.8829-01	15/10/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2314.8833-01	15/10/2018	Noma Pty Ltd	Design advisory fee	\$ 440.00
2314.8845-01	15/10/2018	Gymcare	Gym equipment repairs and maintenance	\$ 771.98
2314.8854-01	15/10/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 3,011.84
2314.8886-01	15/10/2018	Benerin Electrical Services	Refurbish bus shelters - various locations	\$ 10,202.50
2314.8911-01	15/10/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,420.81
2314.8937-01	15/10/2018	People Sense	Counselling services	\$ 2,717.00
2314.8950-01	15/10/2018	Altus Planning	Cost of planning appeal	\$ 7,051.00
2314.8954-01	15/10/2018	M.A. Lalli & Associates	Structural inspection and report - Britannia Reserve	\$ 715.00
2314.8959-01	15/10/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 6,327.79
2314.8976-01	15/10/2018	Stott Hoare	Supply of hard drives and cable	\$ 354.20
2314.8991-01	15/10/2018	Securus	Security services - BPLC	\$ 656.00
2314.9000-01	15/10/2018	Roc Candy Pty Ltd	Lolly gifts for Elders, residents & businesses - RAP workshop	\$ 560.00
2314.9018-01	15/10/2018	Cr A Castle	Reimbursement of expenses - child care	\$ 460.00
2314.9028-01	15/10/2018	Danica Zuks Photography	Photographic services - Citizenship ceremony	\$ 540.00
2314.9037-01	15/10/2018	Hot n Sweaty Personal Training	Fitness instructor fees	\$ 170.52
2314.9130-01	15/10/2018	Frostbland Pty Ltd	Merchandise - BPLC	\$ 1,010.86
2314.9165-01	15/10/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 15,493.00
2314.9172-01	15/10/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install road markings - various locations	\$ 4,591.95
2314.9251-01	15/10/2018	Radiant Earth Creations	COV Composting workshop	\$ 506.80

Creditor	Date	Payee	Description	Amount
2314.9263-01	15/10/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 843.62
2314.9299-01	15/10/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 330.00
2314.9346-01	15/10/2018	Coolbinia West Perth Junior Cricket Club	Kidsport voucher	\$ 99.00
2314.9369-01	15/10/2018	K Roach	Fitness instructor fees	\$ 552.36
2314.9378-01	15/10/2018	Billi Australia Pty Ltd	Water heater repairs - BPLC	\$ 264.34
2314.9417-01	15/10/2018	A Duckworth-Smith	Design advisory fee	\$ 400.00
2314.9424-01	15/10/2018	Safearth Consulting	Soil resistivity test/lightning protection design - BPLC	\$ 15,504.50
2314.9573-01	15/10/2018	Randstad Pty Limited	Temporary employment - Corporate Services	\$ 9,543.82
2314.9623-01	15/10/2018	Valspar Paint (Australia) Pty Ltd	Paint supplies for graffiti removal	\$ 160.51
2314.9644-01	15/10/2018	Department of Planning Lands and Heritage	Amended DAP fees	\$ 241.00
2314.9655-01	15/10/2018	TenderLink.com	Public tender advertising	\$ 172.70
2314.9730-01	15/10/2018	The Sweeter Side	Cookies for Halloween event	\$ 1,530.00
2314.9731-01	15/10/2018	E H Van Woerden	Refund - overcharge for Bokashi bins	\$ 10.00
2314.9732-01	15/10/2018	Streetpitch	Distribution services - COV film project	\$ 198.30
2314.9733-01	15/10/2018	S Miller	Rates refund	\$ 643.21
2314.9734-01	15/10/2018	Les Mills Asia Pacific Industries	Purchase of gym equipment - BPLC	\$ 53,699.41
2314.9735-01	15/10/2018	J Rees	Rates refund	\$ 1,327.52
2314.9739-01	15/10/2018	Mercedes College	Refund of hall bond	\$ 300.00
2314.9740-01	15/10/2018	D Chan	Refund of hall bond	\$ 150.00
2314.9742-01	15/10/2018	K Goodall	Crossover subsidy	\$ 1,475.00
2314.9743-01	15/10/2018	R Abdy	Artist fee - mural concept design for Chatsworth Deli	\$ 250.00
2314.9746-01	15/10/2018	G Syrota	Rates refund	\$ 163.98
2314.9747-01	15/10/2018	A Wright	Refund of infrastructure bond	\$ 3,000.00
2314.9748-01	15/10/2018	M Simcock	Refund of infrastructure bond	\$ 1,000.00
2314.9749-01	15/10/2018	D D Heighton	Refund of infrastructure bond	\$ 1,000.00
2314.9750-01	15/10/2018	G Traganopulos	Crossover subsidy	\$ 835.00
2314.9751-01	15/10/2018	The Period Building Company	Refund of infrastructure bond	\$ 2,000.00
2314.9753-01	15/10/2018	E Bidzinski	Part refund of Beatty Park Leisure Centre fees	\$ 603.10
2314.9754-01	15/10/2018	M Rauscher	Part refund of Beatty Park Leisure Centre fees	\$ 502.08
2314.9756-01	15/10/2018	S Milton	Refund of Ezidebit fee	\$ 11.00
2314.9757-01	15/10/2018	Danmar Developments	Refund of infrastructure bond	\$ 2,500.00
2314.9759-01	15/10/2018	C Abraham	Refund of parking permit	\$ 173.20
2315.6524-01	15/10/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2315.6524-01	15/10/2018	Cr J Topelberg	Information and communication technology allowance	\$ 1,250.00
2315.7143-01	15/10/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2315.7143-01	15/10/2018	Cr R Harley	Information and communication technology allowance	\$ 1,250.00
2315.7862-01	15/10/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2315.7862-01	15/10/2018	Mayor E Cole	Information and communication technology allowance	\$ 1,250.00
2315.8435-01	15/10/2018	Cr D Loden	Council meeting fee	\$ 1,916.66

Creditor	Date	Payee	Description	Amount
2315.8435-01	15/10/2018	Cr D Loden	Information and communication technology allowance	\$ 1,250.00
2315.8438-01	15/10/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2315.8438-01	15/10/2018	Cr S Gontaszewski	Information and communication technology allowance	\$ 1,250.00
2315.8449-01	15/10/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2315.8449-01	15/10/2018	Cr J Murphy	Information and communication technology allowance	\$ 1,250.00
2315.8808-01	15/10/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2315.8808-01	15/10/2018	Cr J Hallett	Information and communication technology allowance	\$ 1,250.00
2315.9018-01	15/10/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2315.9018-01	15/10/2018	Cr A Castle	Information and communication technology allowance	\$ 1,250.00
2315.9019-01	15/10/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2315.9019-01	15/10/2018	Cr J Fotakis	Information and communication technology allowance	\$ 1,250.00
2316.9209-01	12/10/2018	Mercer Spectrum	Superannuation	\$ 18,033.28
2316.9437-01	15/10/2018	SuperChoice Services Pty Ltd	Superannuation	\$ 308,266.03
				\$ 5,602,658.47
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 3,951.78
Lease Fees	02/10/2018	Neopost 1659932	Franking machine	\$ 385.00
	02/10/2018	All Leasing 279258	Parking ticket machines EMV kit	\$ 38,213.92
			Beatty Park Leisure Centre LED lights	\$ 16,729.74
			Longer life gym equipment	\$ 27,369.05
			Beatty Park Leisure Centre two way radios	\$ 1,093.42
			Beatty Park Leisure Centre CCTV cameras	\$ 6,458.78
			Beatty Park Leisure Centre cleaning equipment	\$ 2,462.01
			Beatty Park Leisure Centre gym equipment	\$ 3,640.97
			Beatty Park Leisure Centre gym equipment	\$ 7,005.20
			Beatty Park Leisure Centre gym equipment	\$ 1,655.78
			Beatty Park Leisure Centre gym equipment	\$ 3,909.90
			Total All Leasing	\$ 108,538.77
			Total Lease Fees	\$ 108,923.77
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 148,539.32
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 135,437.18
Total Direct Debit				\$ 396,852.05

Creditors Report - Payments by Cheque				
19/09/2018 to 16/10/18				
Creditor	Date	Payee	Description	Amount
00082424	19/09/2018	Magistrates Court Perth WA	Payment of 3 parking prosecution hearing notices	\$ 384.90
00082425	26/09/2018	Magistrates Court Perth WA	Payment of 2 parking prosecution hearing notices	\$ 256.60
00082426	26/09/2018	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup	\$ 244.85
00082427	26/09/2018	Petty Cash - Finance	Petty cash recoup	\$ 285.45
00082428	26/09/2018	Petty Cash - Library	Petty cash recoup	\$ 103.50
00082429	26/09/2018	R Murray	Reimbursement-Blocked sewer caused by Council verge tree	\$ 350.00
00082430	10/10/2018	BCITF Building & Construction Industry Training Fund	Levy collection - 3 months	\$ 33,997.30
00082431	10/10/2018	Petty Cash - Library	Petty cash recoup	\$ 64.30
00082432	10/10/2018	T Bond	Part refund of Beatty Park Leisure Centre fees	\$ 761.17
00082433	10/10/2018	Aranmore Catholic College	Student citizenship award - year 12	\$ 300.00
				\$ 36,748.07
Total Cancelled Cheques				
00082424	19/09/2018	Magistrates Court Perth WA	Cancelled, reissued cheque 82425	-\$ 384.90
Total Nett Cheque Payments				\$ 36,363.17

Credit Card Transactions for the Period 07 September 2018 - 05 October 2018				
Card Holder	Date	Payee	Description	Amount
Chief Executive Officer	17/09/2018	Foam Coffee Bar	Refreshments - meeting with new CEO	\$ 7.70
				\$ 7.70
Director Corporate Services	07/09/2018	Coles	Catering - Travelsmart breakfast	92.17
	07/09/2018	Magpies Magazine	Library subscription	56.00
	07/09/2018	ASIC	Company search	9.00
	10/09/2018	Australian Book Review	Library subscription	120.00
	14/09/2018	Institute of Public Administration Australia	Conference - Women in public sector leadership (x 1)	420.00
	20/09/2018	City of Perth Parking	Parking - Future of finance seminar	10.10
	14/09/2018	Institute of Public Administration Australia	Conference - member refund	- 130.00
	20/09/2018	Coles	Catering - Travelsmart breakfast	113.14
				\$ 690.41
Director Community Engagement	12/09/2018	The Perth Mint	Gift coins for Citizenship ceremony	74.68
				\$ 74.68
Manager Marketing and Communications	07/09/2018	Smart Group Enterprise	Citizenship ceremony gift bags	172.48
	07/09/2018	Australia the Gift	Citizenship ceremony gift magnets	300.00
	10/09/2018	Mailchimp.com	Email campaign	274.64
	10/09/2018	International transaction fee	Email campaign	6.87
	11/09/2018	Leederville Camera	Camera accessory	24.95
	12/09/2018	Coles	RAP workshop - gift card	200.00
	12/09/2018	Coles	RAP workshop - gift card	200.00
	12/09/2018	Coles	RAP workshop - gift card	200.00
	12/09/2018	Coles	RAP workshop - gift card	150.00
	12/09/2018	Leederville Foods	Catering - RAP workshop	89.64
	12/09/2018	The Re Store	Catering - RAP workshop	99.00
	25/09/2018	STK Shutterstock	Subscription	108.90
	28/09/2018	Facebook	Advertising	280.81
	28/09/2018	Doyles Fancy Dress	Event deposit - North Perth Halloween staging	150.00
	30/09/2018	Facebook	Advertising	22.59
	02/10/2018	Createsend.com	Email campaign	32.11
				\$ 2,311.99
Manager Human Resources	10/09/2018	ASIC	Company search	9.00

<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
	13/09/2018	Sweet Remedy	Catering services - CEO farewell	298.00
	19/09/2018	Sweet Remedy	Catering services - CEO farewell	60.00
	04/10/2018	WACA Events	Registration - Business bash social cricket	500.00
				\$ 867.00
Total Corporate Credit Cards				\$ 3,951.78

11.5 INVESTMENT REPORT AS AT 31 OCTOBER 2018**TRIM Ref:** D18/172450**Author:** Nilesh Makwana, Accounting Officer**Authoriser:** Kerry Batten, Director Corporate Services**Attachments:** 1. Investment Report as at 31 October 2018  **RECOMMENDATION:**

That Council **NOTES** the Investment Report for the month ended 31 October 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 for 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 of investments are attached in **Attachment 1**.

The City's investment portfolio is diversified across several financial Institutions in accordance with the Investment Policy.

DETAILS:

Total funds held as at 31 October 2018, including on call in the City's operating account were \$44,463,021; compared to \$41,087,462 for the period ending 31 October 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 October 2018 were \$41,180,325 compared to \$40,651,147 for the prior month end, and \$38,947,823 for the period ending 31 October 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	\$44,209,274	\$40,651,147
October	\$41,087,462	\$38,947,823	\$44,463,021	\$41,180,325
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 October 2018 is:

	Adopted Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$172,900	\$173,448	100.32%
Reserve	\$246,060	\$90,600	\$91,622	101.13%
Sub-total	\$666,060	\$263,500	\$265,070	100.60%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$47,070	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%	18.9%	30%	Nil	90%	50.3%
A1	25%	5.6%	30%	Nil	80%	5.6%
A2	20%	18.0%	n/a	Nil	60%	44.1%

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:

This recommendation aligns with the "Innovative and Accountable" priority in the City's Strategic Community Plan 2018 – 2028:

"The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously."

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 slightly increased from the previous period due to timing of payments to creditors and other expenditures over cash receipts.

The City has obtained a weighted average interest rate of 2.52% for current investments including the operating account; and 2.71% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for October 2018 is 1.93%.

As at 31 October 2018, the City's total investment earnings excluding the Leederville Gardens Inc. Surplus Trust income is higher than the year to date budget estimate by \$1,570 (0.6%).

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"*. Administration currently uses Marketforce.com to assist in assessing whether a bank promotes non-investment in fossil fuel related entities.

31.8% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforce.com as at 31 October 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 first quarter of the new calendar year.

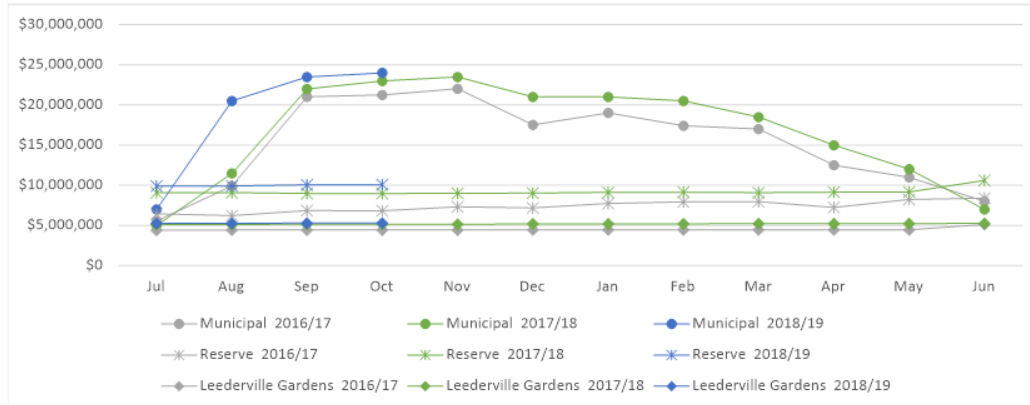
This investment report (**Attachment 1**) consists of:

- Investment performance and policy compliance charts;
- Investment portfolio;
- Investment interest earnings; and
- Current investment holdings.

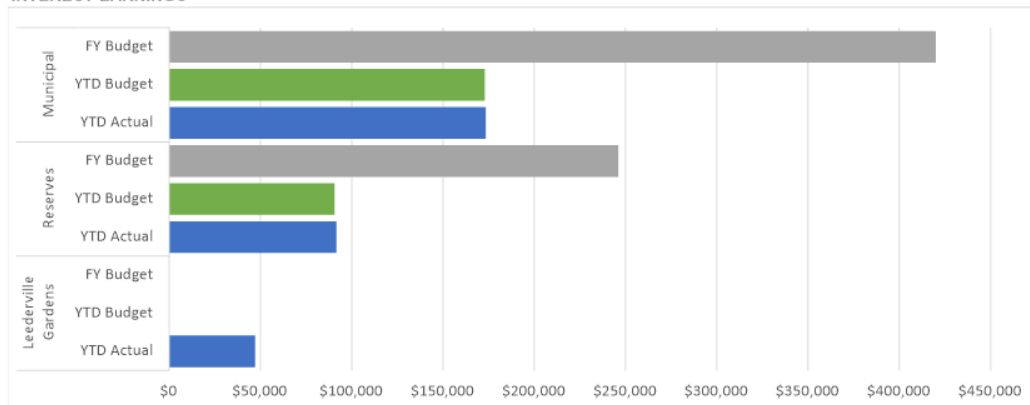
**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 OCTOBER 2018**



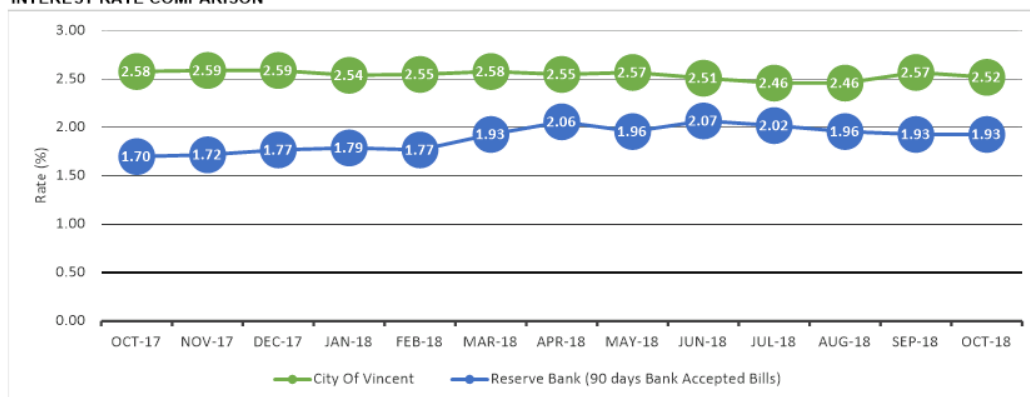
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS



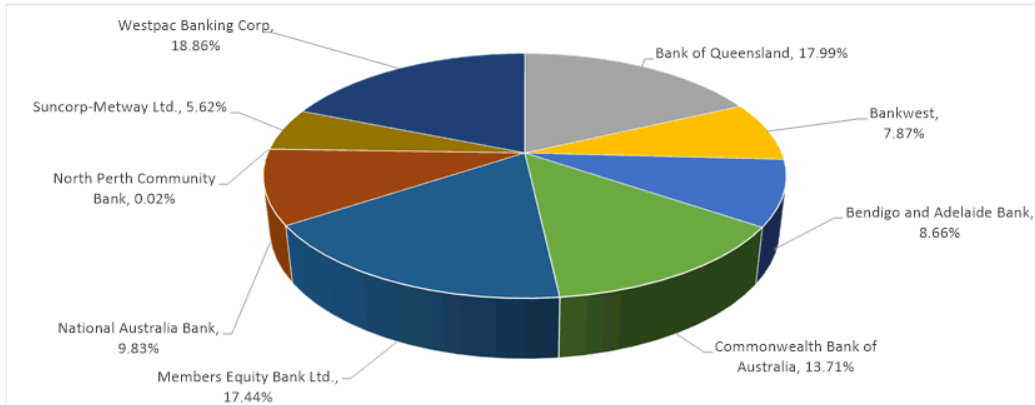
INTEREST RATE COMPARISON



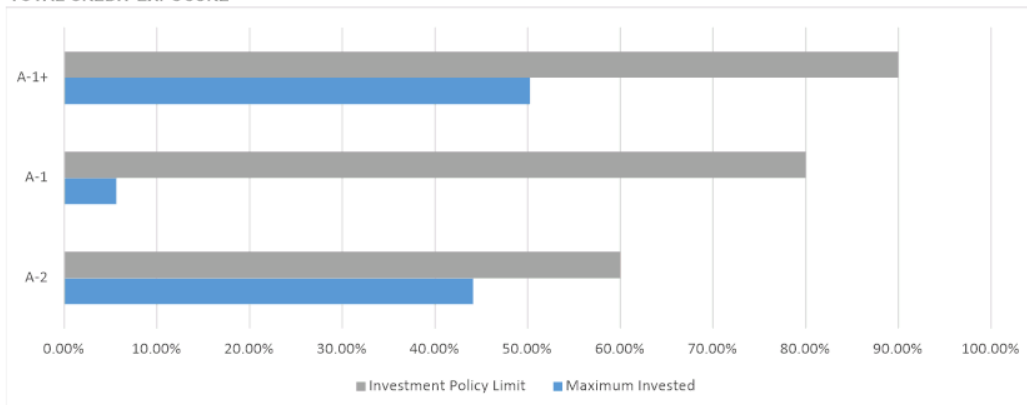
**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 OCTOBER 2018**



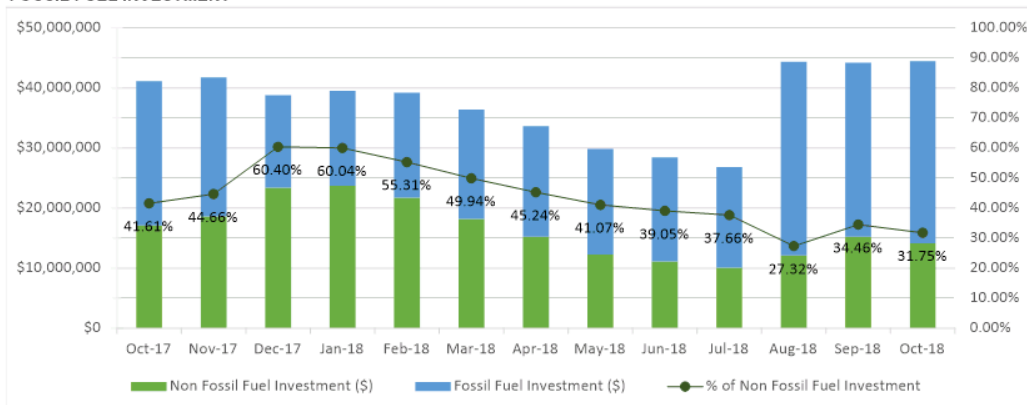
TOTAL PORTFOLIO EXPOSURE



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 OCTOBER 2018**



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	1,088,588	1,576,633	617,475	0	3,282,696	7.4%
Term Deposits	24,000,000	10,073,820	1,800,000	5,295,505	41,169,325	92.6%
Equity Shares	11,000	0	0	0	11,000	0.0%
	25,099,588	11,650,453	2,417,475	5,295,505	44,463,021	100.0%
BY INSTITUTION						
Bank of Queensland	8,000,000	0	0	0	8,000,000	18.0%
Bankwest	3,500,000	0	0	0	3,500,000	7.9%
Bendigo and Adelaide Bank	0	3,848,877	0	0	3,848,877	8.7%
Commonwealth Bank of Australia	1,588,588	2,036,589	617,475	1,852,139	6,094,791	13.7%
Members Equity Bank Ltd.	2,500,000	2,732,604	500,000	2,023,063	7,755,667	17.4%
National Australia Bank	2,000,000	648,681	300,000	1,420,303	4,368,984	9.8%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	2,000,000	500,000	0	0	2,500,000	5.6%
Westpac Banking Corp	5,500,000	1,883,702	1,000,000	0	8,383,702	18.9%
	25,099,588	11,650,453	2,417,475	5,295,505	44,463,021	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	12,588,588	4,568,972	1,917,475	3,272,442	22,347,477	50.3%
A-1	2,000,000	500,000	0	0	2,500,000	5.6%
A-2	10,511,000	6,581,481	500,000	2,023,063	19,615,544	44.1%
	25,099,588	11,650,453	2,417,475	5,295,505	44,463,021	100.0%
BY TERMS						
0-30 days	1,088,588	1,576,633	617,475	0	3,282,696	7.4%
31-90 days	0	0	0	0	0	0.0%
91-180 days	14,000,000	0	0	0	14,000,000	31.5%
181-270 days	10,000,000	0	0	0	10,000,000	22.5%
270-365 days	0	10,073,820	1,800,000	5,295,505	17,169,325	38.6%
> 1 year	11,000	0	0	0	11,000	0.0%
	25,099,588	11,650,453	2,417,475	5,295,505	44,463,021	100.0%
BY MATURITY						
0-30 days	3,088,588	2,285,447	617,475	0	5,991,510	13.5%
31-90 days	9,000,000	1,704,611	500,000	2,023,063	13,227,674	29.8%
91-180 days	12,000,000	2,481,745	500,000	777,485	15,759,230	35.4%
181-270 days	1,000,000	3,165,765	300,000	1,420,303	5,886,068	13.2%
270-365 days	0	2,012,886	500,000	1,074,653	3,587,539	8.1%
> 1 year	11,000	0	0	0	11,000	0.0%
	25,099,588	11,650,454	2,417,475	5,295,504	44,463,021	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	20,588,588	4,568,972	1,917,475	3,272,442	30,347,477	68.3%
Non Fossil Fuel Lending	4,511,000	7,081,481	500,000	2,023,063	14,115,544	31.8%
	25,099,588	11,650,453	2,417,475	5,295,505	44,463,021	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 OCTOBER 2018**



	YTD 31/10/2018 \$	YTD 31/10/2017 \$	FY 2018/19 \$	FY 2017/18 \$
MUNICIPAL FUNDS				
Budget	172,900	139,960	420,000	423,000
Interest Earnings	173,448	138,763	173,448	506,274
% Income to Budget	100.32%	99.14%	41.30%	119.69%
 RESERVE FUNDS				
Budget	90,600	79,660	246,060	220,000
Interest Earnings	91,622	80,815	91,622	240,110
% Income to Budget	101.13%	101.45%	37.24%	109.14%
 LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	47,070	48,565	47,070	139,939
 TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	263,500	219,620	666,060	643,000
Interest Earnings	265,070	219,578	265,070	746,384
% Income to Budget	100.60%	99.98%	39.80%	116.08%
 Variance				
	1,570	(42)	(400,990)	103,384
% Variance to Budget	0.60%	-0.02%	-60.20%	16.08%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 OCTOBER 2018**



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
<u>OPERATING ACCOUNTS</u>						
Municipal	Commonwealth Bank of Australia					1,088,588
Trust	Commonwealth Bank of Australia					617,475
Total Operating Funds						3,282,696
<u>EQUITY SHARES</u>						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
<u>TERM DEPOSITS</u>						
Reserve	Bendigo and Adelaide Bank	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
Municipal	Members Equity Bank Ltd.	05/09/2018	04/02/2019	152	2.70%	500,000
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
Municipal	Members Equity Bank Ltd.	05/09/2018	18/02/2019	166	2.70%	500,000
Municipal	Bankwest	04/09/2018	25/02/2019	174	2.70%	1,000,000
Trust	Westpac Banking Corp	22/03/2018	04/03/2019	347	2.69%	500,000
Municipal	Bank of Queensland	04/09/2018	05/03/2019	182	2.75%	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
Municipal	Bank of Queensland	04/09/2018	11/03/2019	188	2.75%	1,000,000
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
Municipal	Bank of Queensland	04/09/2018	25/03/2019	202	2.75%	1,000,000
Municipal	Bank of Queensland	04/09/2018	01/04/2019	209	2.75%	500,000
Reserve	Members Equity Bank Ltd.	12/04/2018	08/04/2019	361	2.75%	579,938
Municipal	Suncorp-Metway Ltd.	20/09/2018	08/04/2019	200	2.70%	1,000,000
Municipal	Suncorp-Metway Ltd.	20/09/2018	23/04/2019	215	2.70%	1,000,000
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
Reserve	Members Equity Bank Ltd.	05/09/2018	26/08/2019	355	2.75%	639,162
Trust	Members Equity Bank Ltd.	05/09/2018	02/09/2019	362	2.75%	500,000
Leederville Gardens Inc	Commonwealth Bank of Australia	19/09/2018	02/09/2019	348	2.72%	1,074,654
Municipal	National Australia Bank	11/10/2018	15/04/2019	186	2.70%	500,000
Municipal	National Australia Bank	11/10/2018	29/04/2019	200	2.71%	500,000
Municipal	National Australia Bank	11/10/2018	06/05/2019	207	2.71%	1,000,000

CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 OCTOBER 2018



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
Reserve	National Australia Bank	11/10/2018	23/09/2019	347	2.75%	648,681
Total Term Deposits						41,169,325
Total Investment Including At Call						44,463,021

12 COMMUNITY ENGAGEMENT**12.1 DRAFT BANKS RESERVE MASTER PLAN****TRIM Ref:** D18/81851**Author:** Philippa Baker, Community Projects Officer**Authoriser:** Michael Quirk, Director Community Engagement**Attachments:**
1. Draft Banks Reserve Master Plan [!\[\]\(10f8862fc183b400327470ea85afe9ae_img.jpg\)](#) [!\[\]\(4ba8d838a2aa5445d51c9dee78fcb0cc_img.jpg\)](#)
2. Banks Reserve Masterplan Design Guidelines [!\[\]\(4fe307d00a844a23eb14d503e73187bd_img.jpg\)](#) [!\[\]\(eee55ba6d819a850185cead073659564_img.jpg\)](#)**RECOMMENDATION:****That Council:**

1. **RECEIVES** the draft Banks Reserve Master Plan and associated Design Guidelines;
2. **AUTHORISES** the Chief Executive Officer to advertise the draft Banks Reserve Master Plan for public comment for a period of 14 days inviting written submissions in accordance with the City's Policy No. 4.1.5 – Community Consultation;
3. **NOTES** that a further report will be submitted to the Ordinary Council Meeting in December 2018 in regard to any written submissions received during the public comment period; and
4. **NOTES** that Administration will again consult with the Whadjuk Working Party during the public comment period to obtain their feedback on the draft Banks Reserve Master Plan.

PURPOSE OF REPORT:

To receive the draft Banks Reserve Master Plan for the purposes of public comment, and subsequent adoption having regard to any written submissions received during this consultation period.

BACKGROUND:

Located between Joel Terrace and the Swan River in East Perth, Banks Reserve is a highly utilised and valued public open space that accommodates a range of activities. The land (Lot 500, Deposited Plan 26933) comprising Banks Reserve is owned fee simple by the City of Vincent and zoned 'Parks and Recreation' pursuant to the Metropolitan Region Scheme. The land is declared a Development Control Area under the *Swan and Canning Rivers Management Act 2006* requiring any development to be in accordance with the Act and associated Regulations.

The 3.5 hectare Reserve contains a Pavilion, playground, amphitheatre, basketball court, cricket practice nets, outdoor exercise equipment, soccer goals, shared use paths and car parks. It comprises both open parkland and parcels of bushland, with the Tony Di Scerni Wetlands located on the north boundary and a Western Power sub-station site located on the southern boundary. The open parkland accommodates various recreational activities such as dog walking, running, cycling, basketball and water pursuits including kayaking.

Preparation of a Master Plan for Banks Reserve that effectively responds to current and future community demands, maximises land use and asset sustainability, and aligns with Council's focus on creating more inviting green and open spaces was included in the City's *Corporate Business Plan 2017/18 – 2020/21* (Action 1.2). A suitably qualified Landscape Architect was engaged in December 2017 to assist Administration with preparation of the Master Plan. In consultation with Council Members a number of key outcomes were identified to underpin the direction of the Master Plan, including:

- Retain and maintain natural features of the site and used subtle design features
- Acknowledge the cultural significance of the site
- Playground, lighting and toilet improvements are key short-term deliverables
- Alignment with the Foreshore Restoration Project
- Coordination with medium to long term plans for surrounding development, including the Old East Perth Power Station

- Deliver car parking improvements without negatively impacting the site
- Explore opportunities for an upgraded café/commercial building with community elements
- Support pop-up capabilities to maximise surrounding activities, including Optus Stadium foot traffic.

The draft Banks Reserve Master Plan has now been finalised for consideration by Council and release for public comment. The Master Plan is a representation of the coordinated aspirations of the community, key stakeholders and the City of Vincent.

DETAILS:

The draft Banks Reserve Master Plan has been prepared through a robust planning process comprising Literature Review, Site Analysis, Site Cultural Analysis, Facilities and Infrastructure Audit, Community Engagement, Collaborative Design Process, Concept Design Options, Master Plan Report (**Attachment 1**) and Design Guidelines (**Attachment 2**).

Master Plan Objectives

Based upon the key outcomes identified by Council and subsequent site analysis, context analysis, and community and stakeholder engagement a number of key objectives to enhance Banks Reserve:

- Amenity
- Activation
- Accessibility
- Character
- Culture
- Environment
- Foreshore Interaction
- Safety

These objectives provided a framework to motivate and guide design propositions and actions.

Site Opportunities

Assessment of the Reserve identified a range of opportunities to be pursued through the Master Plan:

- *Banks Reserve Pavilion* – the Pavilion has the potential to be a major driver of change to the Reserve with the location providing the opportunity to significantly effect Reserve functionality and value
- *River and Foreshore* – the Reserve is a key point of interaction with the river, and given the cultural significance of the site provides a great opportunity for Whadjuk Noongar culture to be celebrated in a cognisant and sensitive way.
- *Playground* – the current playground requires an upgrade and provides an opportunity to broaden the demographics of the users of Banks Reserve, and provides a chance to explore the location and composition of the play space.
- *Pathways* – a dual use path runs between the foreshore area and reserve and is the main access point for those entering the Reserve although given the mix of users there is conflict at times. An opportunity exists to explore design interventions that improve the function and experience of this path. The path also provides the opportunity to incorporate Whadjuk Noongar interpretative artwork and cultural narrative.
- *East/West Access* – equitable access from Joel Terrace to the river is absent, and therefore providing such access across the park in an east/west direction provides a significant opportunity for improvement.

Cultural Significance

Banks Reserve has been a significant place for the Whadjuk Noongar people for many thousands of years, and the Reserve is located within the boundaries of three registered Aboriginal heritage sites being:

- Beeliar (Swan River);
- East Perth Power Station; and
- Claisebrook Camp.

As part of the Master Plan process Professor Len Collard was engaged to undertake an Aboriginal Heritage Significance Study that documented site history, interpretation opportunities, landscape and design recommendations, and opportunities for renaming the Reserve. The Study reaffirmed that Banks Reserve has

heritage significance for the Whadjuk Noongar people given its spiritual, mythological and historical connections. Administration also engaged with the respected Noongar Elder Dr Noel Nannup, South West Aboriginal Land and Sea Council, and the Whadjuk Working Party and obtained a broad range of highly valuable information.

Further consultation with the Department of Biodiversity, Conservation and Attractions identified the opportunity for the Master Plan to align with the Swan and Canning Rivers 'River Journeys' Project' which is a recreational trail of 25 nodes along the river foreshore. These interpretative nodes provide an opportunity for social, historical, Noongar and natural values of the Swan and Canning Rivers to be told. The nodes include mixed media, seating, interpretation and foreshore access.

The cultural significance of Banks Reserve has been closely considered when preparing the Master Plan and directly informed a number of key elements. Ongoing engagement and consultation with the Whadjuk Working Party and Aboriginal Elders will be essential when implementing the Master Plan.

Master Plan Zones & Proposed Works

Based upon a combination of site topography and features, usage analysis, and landscape character the Master Plan proposes a range of works and improvements within six (6) distinct zones:

Zone	Location	Proposed Works
Banks Plaza	The area on the northern edge of the Reserve between the river foreshore and existing entry road, including the Pavilion.	<ul style="list-style-type: none"> Remove the existing Banks Pavilion to create an open plaza area incorporating recreational and commercial options that will increase activation and ensure multi-purpose use of the area The plaza would include hardstand, seating, shade, lighting, new public toilets, possible storage area for the kayak/paddlers club, electric wheelchair charging point, and possible pop-up café. The plaza provides the opportunity to integrate a node with interpretive artwork and signage as part of the Rivers Journeys Project. Closure of the Summers Street Jetty due to structural issues reaffirms the importance of providing river interaction, kayak storage and launching spaces within the Banks Plaza. Detailed design is required to determine the final extent and composition of the plaza and other proposed infrastructure.
Banks Promenade	The north to south section through the Reserve where the dual use path is currently located.	<ul style="list-style-type: none"> Upgrade the existing pathway and include treatments, such as markings and low-height vegetation, to alert cyclists to the shared space on the promenade. Widening of the pathway to 4 metres and resurfacing with red asphalt to comply with Department of Transport 'Recreational Shared Path' requirements The upgrades will better manage pedestrian/cyclist interaction points and reduce the speed of cyclists to improve safety for pedestrians and park users. The promenade provides the opportunity for cultural narrative and interpretive artwork.
Banks Active Zone	The area where the playground and basketball court are currently located extending up to Joel Terrace and around the large main grassed area.	<ul style="list-style-type: none"> Upgrade the existing playground and mini basketball court, in their current location, to create improved recreational opportunities for a variety of age groups. Supporting amenities such as seating and shelters will be included. Provide a new perimeter pathway around the grassed area to attract people into the active zone

Zone	Location	Proposed Works
		<p>and reduce pedestrian congestion on the main promenade pathway. The pathway will link users with the existing amphitheatre and new playground, and will provide a circuit for recreational purposes.</p> <ul style="list-style-type: none"> • Service points (power/water) to be provided within the large main grassed area to support pop-up activities and mobile food vendors. • Detailed design is required to ensure the new playground and mini-court responds to the site features, natural themes, cultural significance of the site, and community consultation feedback.
Walters Brook Crossing	The brook and highly vegetated area between the foreshore and Joel Terrace.	<ul style="list-style-type: none"> • Provide a new crossing point at Walters Brook to resolve the current bottleneck at the existing single crossing which will also provide a stronger connection between the plaza space and active zone. • Walters Brook is a place of cultural significance and provides an opportunity for interpretive artwork, storytelling and low native plantings.
Banks Boardwalk	The revegetated area located between the foreshore and existing dual use path.	<ul style="list-style-type: none"> • Provide a new boardwalk that links the community with the river and re-vegetated areas, and aligns with the promenade at three distinct crossing points. • The raised boardwalk would include ramped accessible entry points, seating/viewing area and low vegetation planting. • The boardwalk provides a unique opportunity to recognise cultural significance of the site through interpretive artwork and signage at various points • The boardwalk provides another opportunity to integrate a node with interpretive artwork and signage as part of the Rivers Journeys Project.
Summers Street Car Park	The existing car park located at the southern end of the Reserve accessible via Summers Street.	<ul style="list-style-type: none"> • Undertake car park resurfacing and reconstruct access road to improve functionality and aesthetics. • The car park services Banks Reserve users as well as others accessing the foreshore, river and path networks.

Banks Reserve Pavilion

The Master Plan proposes the demolition of Banks Reserve Pavilion to facilitate establishment of Banks Plaza as an open plaza area incorporating recreational and commercial options that will increase activation and ensure multi-purpose use.

The existing Pavilion is ageing, does not take advantage of the riverfront location, has somewhat limited utilisation, and provides limited activation opportunities. The Pavilion has one licensee that occupies the premises Monday to Friday from 7.30am to 4.30pm, and the current Licence will expire on 28 June 2019. Four other semi-regular facility hirers collectively use the Pavilion up to 10 hours per week. Upon review, facility hire revenue has steadily declined due to the ageing infrastructure and limited functionality while maintenance expenditure has increased to ensure the asset remains useable:

Financial Year	Facility Hire Revenue	Maintenance Costs
2017/18	\$39,966	\$49,844
2016/17	\$70,418	\$26,848
2015/16	\$75,141	\$32,429

In addition, the public toilets that currently service the Reserve form part of the Pavilion structure. During the Master Plan community consultation numerous concerns were raised regard the location, quality, safety and surveillance of these public toilets. Community feedback also highlighted that the existing Pavilion is unsuitable for many activities due to its location, design and dated infrastructure. Feedback identified the need

for an improved, shared community space that allows for multi-purpose use, better activation and taking full advantage of the prime river front location. There was also significant interest in adding coffee and food outlets to the amenity of the Reserve.

The Master Plan has considered the design and location of a new Community Facility at an elevated location between Banks Plaza and Joel Terrace although this remains subject to a robust business case and community demand, and is not regarded as a high priority. The facility with associated car parking has been included within the Master Plan to ensure integration with the other improvements proposed at the Reserve.

Design Guidelines

While the Master Plan provides the overarching framework as the basis for staged implementation it is the detailed design and construction phases where important decisions will be made regarding the materials, surfaces, furniture, fixtures, art work and interpretation. To ensure the key Master Plan objectives are delivered upon, particularly those relating to character and culture, the 'Master Plan Design Guidelines' have been prepared.

These Guidelines reaffirm that implementation of the Master Plan must enhance the natural features of the site by using natural and local materials as well as subtle design features, materials must offer both robustness and durability, and consistent suite of materials must be used with earthy tones that reflect the natural environment. The Guidelines detail the specific types of path surfaces, plaza paving, plaza decking, boardwalk surface, playground materials, furniture palette, and environmental outcomes required. The importance of responding to Whadjuk Noongar history and cultural significance of the site through appropriate landscaping, planting, artwork, signage and interpretation is also noted within the Guidelines.

All external consultants/contractors will be required to adhere to these Guidelines should they be procured to deliver any Master Plan elements. Similarly, the Engineering Directorate will be required to adhere to these Guidelines for any Master Plan works that are completed using internal resources.

Implementation

The Master Plan is an overarching strategy to guide the staged implementation of various works and improvements over several financial years, as follows:

Proposed Works	Financial Year	Estimated Cost (\$)
1. Summers Street Car Park Upgrades	2018/19	120,000
2. Temporary Modus Style Toilets		45,000
3. Wheelchair Charging Point		10,000
4. Active Zone Detailed Design (including playground)		30,000
5. Lighting Upgrades		70,000
6. Plaza and Boardwalk Detailed Design		40,000
7. Active Zone Construction	2019/20	500,000
8. Boardwalk Construction		450,000
9. Promenade Upgrades	2020/21	150,000
10. Pavilion Demolition		50,000
11. Plaza Construction		430,000
12. Plaza Lighting Upgrades		140,000
13. Plaza Toilets, Storage and Café Construction	2021/22	300,000
14. Active Zone Oval Path		80,000
15. Walters Brook Crossing		70,000
16. Community Facility & Car Park Extension	Future	2,500,000

Each element of the Master Plan remains subject to staged detailed design, site planning approvals, and construction. The detailed design to construction phases are particularly important for the prominent zones such as Banks Plaza, Banks Promenade and Banks Active Zone. Although the Master Plan has included a range of 'quick-wins' including lighting and car park improvements.

Potential Reserve Renaming

The Aboriginal Heritage Significance Study identified that the use of Noongar place names and language is central to the identity of the Traditional Owners, and highlighted the opportunity to rename Banks Reserve in recognition of the significance of this place.

It is proposed that Administration liaise further with the Whadjuk Working Party prior to pursuing Reserve renaming as well as subsequent consideration of Council Policy No. 4.1.18 – Naming of City Facilities, Streets, Parks, Reserves and Buildings and the Geographic Names Committee Policies and Standards for Geographical Naming in Western Australia. Any renaming will remain subject to a further report to Council for consideration and decision making.

CONSULTATION/ADVERTISING:

The draft Banks Reserve Master Plan has been prepared based upon extensive community and stakeholder consultation, including:

- ‘A Week in the Life Study’ with the Project Consultant observing Reserve activities and liaising with Reserve users (January 2018)
- Project Postcards sent to local residents within a 400 metre radius of the Reserve (March 2018)
- Master Plan Pop-Up Consultation with 50 people attending onsite at the Reserve (March 2018)
- Master Plan Pop-Up Consultation at PetFest, Close The Gap Day Festival, and Beatty Park Leisure Centre (March to April 2018)
- Online Master Plan Survey that attracted 400 visits to the EHQ portal and 64 survey responses (March to April 2018)
- Community Reference Group Workshops including Council Member, Administration, Banks Precinct Action Group, Perth Paddlers Kayak Club, and local community representatives (April to May 2018)
- One-one-one engagement meetings with the Department of Biodiversity Conservation and Attractions, Department of Local Government Sport and Cultural Industries, City of Perth, City of Bayswater, Western Power, Claisebrook Town Team, Metropolitan Redevelopment Authority and Venueslive.
- Attendance at Council’s Arts Advisory Group, Urban Mobility Advisory Group, Reconciliation Action Plan Working Group, and Children and Young People Advisory Group Meetings.
- Attendance at the Whadjuk Working Party Meetings in November 2017 and May 2018.

In accordance with Council Policy No. 4.1.5 – Community Consultation it is recommended that the draft Banks Reserve Master Plan be advertised for public comment for a period of 14 days. Onsite signage will be placed at Banks Reserve during the public comment period to ensure users and visitors are aware of the consultation period. Any comments received will be reviewed and analysed, and if applicable, amendments made to the draft Master Plan prior to further consideration at the Ordinary Council Meeting in December 2018.

LEGAL/POLICY:

Council Policy No. 4.1.5 – Community Consultation.

RISK MANAGEMENT IMPLICATIONS:

Low: The draft Banks Reserve Master Plan has been prepared based upon comprehensive analysis of the site and comprehensive consultation with the local community and a broad range of key stakeholders.

STRATEGIC IMPLICATIONS:

The draft Banks Reserve Master Plan aligns with the following priorities and outcomes within the *City’s Strategic Community Plan 2018 – 2028*:

“Enhanced Environment

- *Our parks and reserves are maintained, enhanced and well utilised*

Accessible City

- *Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use*

Connected Community

- *We recognise, engage and partner with the Whadjuk Noongar people and culture*
- *Our community facilities and spaces are well utilised*

Thriving Places

- *Our physical assets are efficiently and effectively managed and maintained."*

SUSTAINABILITY IMPLICATIONS:

The draft Banks Reserve Master Plan aligns with following objective and actions within the City's *Sustainable Environment Strategy 2011-2016*:

- "6. *Re-establish, conserve and enhance floral and faunal biodiversity, native vegetation, green spaces and green linkages within the City.*
- 6.3.1 *Continue to replant areas of City-owned land with local plant and tree species to increase food and habitat areas, including native fringing vegetation as faunal habitat areas.*
- 6.3.4 *Identify cultural ties between the indigenous flora/fauna and the local Aboriginal people, with a view to establishing indigenous cultural gardens.*
- 6.3.9 *Continue to ensure that information and signage incorporates information relating to the history, function and ecology of wetlands, as appropriate."*

FINANCIAL/BUDGET IMPLICATIONS:

The draft Banks Reserve Master Plan – Implementation Plan has been prepared to enable staged delivery over a number of financial years subject to consideration within the Annual Budget and Long Term Financial Plan, as follows:

Proposed Works	Financial Year	Estimated Cost (\$)
1. Summers Street Car Park Upgrades	2018/19	120,000
2. Temporary Modus Style Toilets	2018/19	45,000
3. Wheelchair Charging Point	2018/19	10,000
4. Active Zone Detailed Design (including playground)	2018/19	30,000
5. Lighting Upgrades	2018/19	70,000
6. Plaza and Boardwalk Detailed Design	2018/19	40,000
		315,000
7. Active Zone Construction	2019/20	500,000
8. Boardwalk Construction	2019/20	450,000
		950,000
9. Promenade Upgrades	2020/21	150,000
10. Pavilion Demolition	2020/21	50,000
11. Plaza Construction	2020/21	430,000
12. Plaza Lighting Upgrades	2020/21	140,000
		770,000
13. Plaza Toilets, Storage and Café Construction	2021/22	300,000
14. Active Zone Oval Path	2021/22	80,000
15. Walters Brook Crossing	2021/22	70,000
		450,000
16. Community Facility & Car Park Extension	Future	2,500,000
		2,500,000

The total estimated cost for implementation of the Master Plan is \$4,985,000 or \$2,485,000 excluding the new community facility that remains subject to further feasibility and business case development. It should be noted that the above order of magnitude cost estimates will be further refined through the detailed design and procurement phases upon Master Plan implementation.

COMMENTS

Banks Reserve is highly valued by the community given its foreshore location, natural setting and suitability for a range of recreational activities. The Reserve also has significance for the Whadjuk Noongar people given its spiritual, mythological and historical connections.

The draft Banks Reserve Master Plan has been prepared based upon extensive site analysis and community consultation, and outlines key improvements aimed at maximising the value and impact of this public open space. The Master Plan recognises the cultural significance of the site, capitalises upon the existing qualities of the site, utilises the riverside location to enhance opportunities to access the Swan River, retains the natural character of the Reserve, facilitates improved activation, and improves conflict issues between Reserve users.

It is recommended that the draft Banks Reserve Master Plan (**Attachment 1**) and Design Guidelines (**Attachment 2**) be released for public comment. Subject to any comments received the Master Plan will then be presented for consideration and adoption at the Ordinary Council Meeting in December 2018.





Prepared for:
The City of Vincent
Contact: Wayne Grimes
Position: Senior Community Projects Officer
Phone: 92736011
Email: Wayne.Grimes@vincent.vic.gov.au

Table 1. Edition Details

PROJECT NAME	
Title	Sanks Reserve Master Plan
Production Date	31/10/2018
Prepared By	JDLA
Author	Pierre Quesnel & Theo Valentine
Status	DRAFT
UDLA Project Code	VINBMP

Table 1. Document Register

Document Register			
Version	Date	Amendments	Prepared By
A	8/06/2018	Preliminary Draft - Work in progress	PQ + TV
B	14/06/2018	Draft Report	PQ + TV
C	25/06/2018	Draft Report First Revision	PQ + TV
D	06/07/2018	Draft Report Second Revision	PQ + TV
E	19/10/2018	Final Report Second Revision	TV
F	26/10/2018	Final Report Third Revision	TV
G	31/10/2018	Final Report Fourth Revision	TV

udla

Image 1. Group walking on foreshore path to fish at the beach area, Banks Reserve , Source: UDLA (Left)
Image 2. Banks Reserve foreshore, Source: City of Vincent (Cover)





Image 3 - Banks Reserve - UDLA

EXECUTIVE SUMMARY

Aligning with City of Vincent strategic objectives the Banks Reserve Master Plan provides a coherent and coordinated vision to guide the future development and management of Banks Reserve. Implementation of this Master Plan will ensure the potential benefits from this high-quality community asset are maximised and that it positively influences a broad range of the current and future City of Vincent community members.

The project team, together with the City of Vincent facilitated a community engagement process. The final component of which was a collaborative design process with a Community and Stakeholder Reference Group to develop a Master Plan which responds to the needs of community and key stakeholders.

The resulting Master Plan:

- Supports the objectives and strives to achieve the priorities of the City of Vincent's Strategic Community Plan 2018-2028;
 - Priority 1: Enhanced Environment
 - Priority 2: Accessible City
 - Priority 3: Connected Community
 - Priority 4: Thriving Places
 - Priority 5: Sensitive Design
 - Priority 6: Innovative & Accountable
- Recognises the cultural significance of the site to the Whadjuk people and the site's recent history as a place of reconciliation.

- Builds upon the existing qualities of the site improving access to and experience of these high-quality landscape attributes.
- Utilises the riverside location to enhance and improve the opportunities to access, interact with and view the Swan River.
- Improves the current access allowing equitable access to all proposed features and amenities.
- Facilitates a diverse activation program comprising events, pop-up vendors etc.
- Increases and diversifies opportunities for informal active recreation.
- Improves the conflict issues with the dual use path reinventing it as the "Banks Promenade" a wider path with a surface suitable for sharing and lined with low garden beds to create separation from the oval area.
- Retains the natural character of the reserve and preserves the large open lawn areas popular for recreational use.
- Proposes additional revegetation areas to continue the intent of recent environmental projects.
- Improves opportunities for interaction with nature via boardwalks allowing access along the revegetated foreshore.
- Improves and increases the parking capacity with minimal influence on the character and function of the reserve.
- Proposes an upgrade of the play space and active sports area that is coordinated with other amenities and connections across the site.
- Proposes a replacement of the problematic Banks Pavilion building with a partially covered, plaza space that allows a flexible range of activity and functions that can be utilised by the wider community.
- Provides the option for incremental implementation and allows the feasibility of a proposed new community / commercial facility (stage 2) to be explored prior to pursuing implementation.
- Accommodates the reality that stage 2 may be a long-term proposition and therefore provides a coherent stage 1 plan that is suitable as a standalone master plan.
- Provides an order of magnitude estimate of costs for the implementation of the Master Plan.

The implementation of the Banks Reserve Master Plan will ensure this high-quality community asset realises its full potential and plays a key role as green infrastructure within the City of Vincent.



Image 4. Banks Foreshore - UD&A

CONTENTS

EXECUTIVE SUMMARY	5
1.0 INTRODUCTION	8
1.1 INTRODUCTION	9
1.2 THE PROJECT	11
1.3 STRATEGIC & POLICY CONTEXT	13
2.0 THE LEARNING	16
2.1 THE SITE	17
2.2 CULTURAL HERITAGE ANALYSIS	20
2.3 PHYSICAL ANALYSIS	24
2.4 USAGE ANALYSIS	25
2.5 LANDSCAPE CHARACTER	26
2.6 ENGAGEMENT PROCESS	26
2.7 OBJECTIVES	31
3.0 THE OPPORTUNITIES	32
4.0 THE PLAN	35
4.1 WORKS BY ZONES	38
4.2 POSSIBLE FUTURE WORKS	38
4.3 BANKS PLAZA	40
4.4 BANKS PROMENADE	44
4.5 BANKS ACTIVE ZONE	46
4.6 WALTER'S BROOK	50
4.7 BANKS BOARDWALK	52
4.8 NEW FACILITY OPPORTUNITY	54
5.0 MASTER PLAN OUTCOMES	56
5.1 LIGHTING	57
5.2 ACTIVATION OPPORTUNITIES	58
5.3 EQUITABLE ACCESS	59
5.4 ENVIRONMENT	60
6.0 NEXT STEPS	61
6.1 A SENSE OF PLACE - POTENTIAL NOONGAR / NYOONGAR NAMES FOR BANKS RESERVE	62
6.2 IMPLEMENTATION PLAN	63
6.3 PROJECT PHASING	64

1.0 INTRODUCTION



Image 5: Walters Brook - UDIA

1.1 INTRODUCTION

UDLA were engaged by the City of Vincent to develop an integrated Master Plan that outlines a clear coordinated direction for improvements to Banks Reserve and the adjacent foreshore area.

The process of developing the Banks Reserve Master Plan involved multiple community engagement methods, as well as comprehensive analysis. This formed a base of knowledge from which a design process, that included the community and stakeholders at each stage, could be delivered. A final Master Plan is a representation of the coordinated aspirations of the community, the City of Vincent and stakeholders.

Key project objectives/outcomes from the Council Workshops¹ include:

- Retain and maintain natural features of the site and use subtle design features
- Acknowledge the cultural significance of the site to Aboriginal people
- Opportunity for a cafe/commercial building with community benefits
- Improve car parking without impacting the rest of the site
- Coordinate the master plan with any medium to long term plans for the Old East Perth Power Station site and surrounding development
- Support pop-up capabilities to maximise Optus Stadium foot traffic
- Parking restrictions, path improvements and parking improvements to consider Optus Stadium impacts

¹ Council Workshop held on 23 January 2018 and communicated on 9 February 2018

- Align with the Foreshore Restoration Project
- Imagine Vincent techniques should be used for community engagement and consultation
- Playground, lighting and toilets are the key short-term deliverables

The Master Plan also includes improvements to

- Interaction with the Swan River
- Play space
- Active recreation opportunities
- Equitable access
- Safety (CPTED)
- Environmental outcomes
- Commercial opportunities
- Community facilities

Whilst a much loved community asset, Banks Reserve requires careful planning with strong community involvement to address key current and foreseen future issues.

The Master Plan aims to maximise the positive influence that Banks Reserve can have on the lives of members of the Vincent community and beyond.

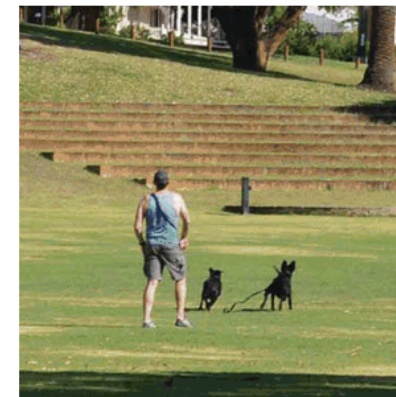


Image 6. Various images of Banks Reserve - UDLA



Image 7. Banks Reserve - UDLA

1.2 THE PROJECT

The Banks Reserve Master Plan project was initiated as per the City of Vincent Strategic Plan 2013-2017, items 1.1.6 Enhance and maintain the City's parks, landscaping and the natural environment, specifically item (D) Prepare a Master Plan for land adjoining the Swan River, Banks Reserve and Walters Brook.

The site is located on the Mount Lawley, East Perth boundary and according to the City's Local Planning Scheme (LPS) is central Public Open Space (POS) to the planned East Perth Power Station Growth Area which indicates significantly increased residential density adjacent the site.

Further to this, current pedestrian access for the Perth Stadium estimates that 7,500 people will arrive by train at East Perth Station and another 1,100 will park at the East Perth station car park on event days. This provides a possible 8,600 people potentially moving through the site to access the stadium on event days.

This combination of increased residential density and sporadic peaks in visitor use during times the stadium is in event mode indicates that Banks Reserve will become a key piece of 'Green Infrastructure' for the City of Vincent.

This Master Plan is intended to provide direction to the City of Vincent for the ongoing management and upgrade of the site to manage the changing dynamics

of the park.

UDLA has worked closely with City of Vincent staff to complete the following project stages from which the Master Plan Design Report is derived.

- One on one engagement sessions
- Park pop up engagement session
- Online survey
- Design Guidelines (Appendix A)
- Literature Review (Appendix B)
- Site Analysis (Appendix C)
- Audit of facilities and infrastructure (Appendix D)
- "A week in the life" park usage analysis (Appendix E)
- Master Plan Reverse Brief Document (Appendix F)
- Engagement and Communications Strategy (Appendix G)
- Collaborative design process with community and stakeholder reference group comprising (Appendix H - J):
 - Workshop 1: Opportunities and directions
 - Workshop 2: Concept scenarios
 - Workshop 3: Agreed direction
- Site Cultural Significance Analysis
 - Dialogue with Noel Nannup, (Appendix K)
 - Len Collard Literature Review - 'Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook)' 2018 (Appendix L)
 - RAPWG Consultation (October 2018)
 - Whadjuk Working Party Consultation (November 2017, May 2018 and November 2018)



Figure 1. Aerial photo of surrounding area at 1:10,000 (at A3)

SCALE: 1:10,000 AT A3

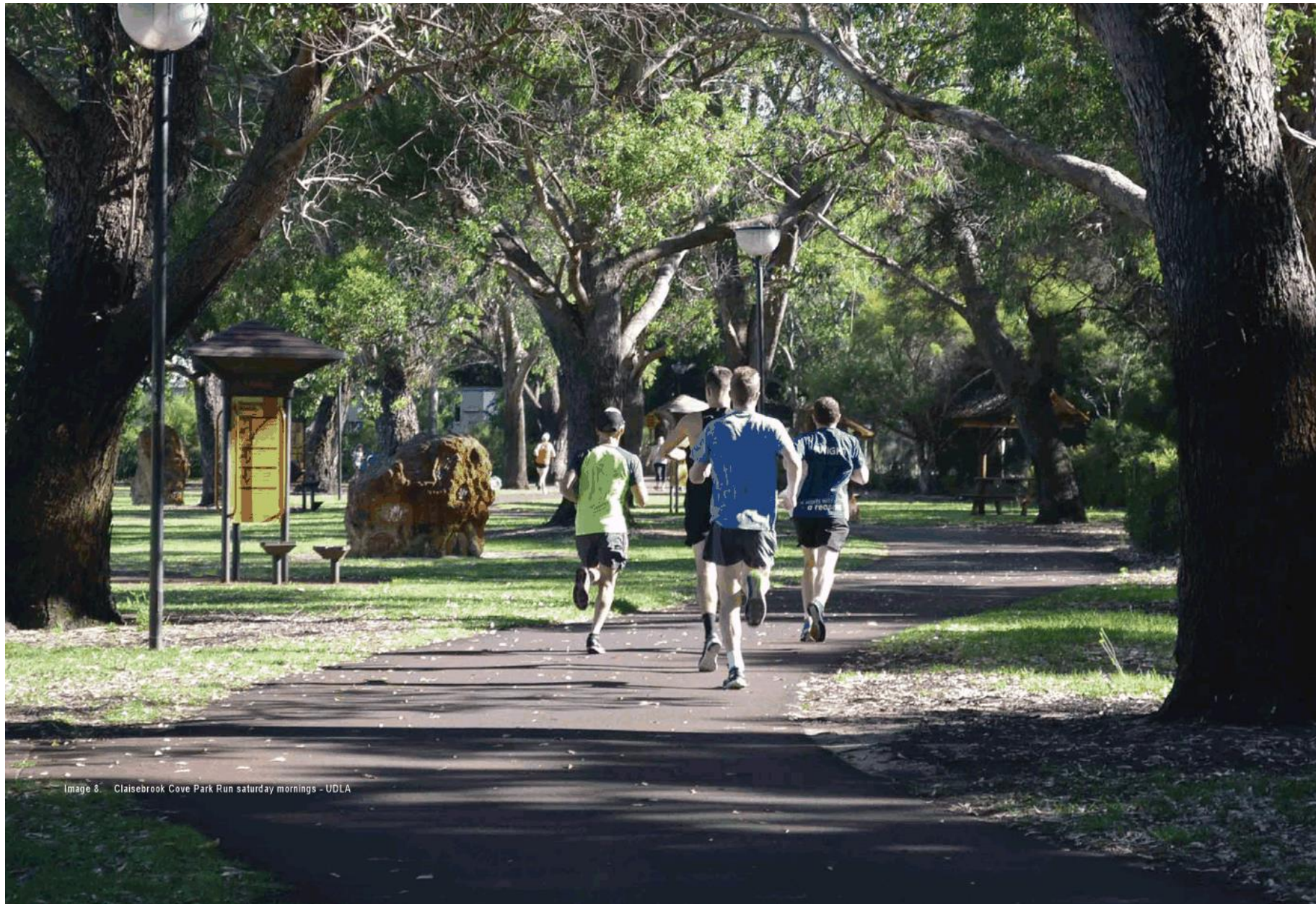


Image 8. Claisebrook Cove Park Run saturday mornings - UDLA

1.3 STRATEGIC & POLICY CONTEXT

The Enhancement of Banks Reserve contributes to the furthering of many City of Vincent strategic objectives.

The Banks Reserve Master Plan represents a formalisation of strategic objectives into a cohesive spatial plan suitable for staged implementation. A summary of the key documents that have informed this master plan include (refer Appendix A for the formal literature review) :

- City of Vincent Strategic Community Plan, 2013-2023 (2013)
- City of Vincent Strategic Community Plan, 2018-2028 (2018)
- The City of Vincent Sustainable Environment Strategy, 2011-2016 (2011)
- City of Vincent Reconciliation Action Plan, 2017-2018 (2017)
- City of Vincent Disability Access and Inclusion Plan, 2017-2022 (2017)
- City of Vincent Community Safety and Crime Prevention Plan, 2015-2018 (2015)
- City of Vincent Asset Management Plan (2013)
- City of Vincent Corporate Business Plan 2018/19-2021/22 (2018)
- City of Vincent, Vincent Vision 2024 (2005)
- City of Vincent, Greening Plan (2014)
- Fisher Research Aboriginal Heritage Protection: Heritage Survey - Banks Reserve (2006)
- State Planning Policy 2.10 Swan-Canning River System (2006)
- The City of Vincent Local Planning Scheme No.2
- City of Vincent Policy 3.8.12 Mobile Food Vendor, (2015)



City of Vincent Strategic Priorities.

These priorities are taken from the City of Vincent Strategic Community Plan, 2018-2028 (2018) and have been drawn from the feedback received from the City of Vincent community, reflecting their past, present and future. All priorities are equal and work in synergy with the others to deliver on the City of Vincents community's overall Vision.

**Priority 1: Enhanced Environment****Actions:**

- 1A. We will assess, maintain and increase our green spaces and park areas, including social infrastructure
- 1B. We will encourage and facilitate an increase in native flora planting and tree canopy

Outcomes

- 1.1 Our green spaces and natural areas are protected and enhanced
- 1.2 Our urban forest (tree canopy) is increased
- 1.3 An alternative power future and emerging technologies are supported

**Priority 2: Accessible City****Actions:**

- 2A. We will prioritise bicycle infrastructure on strategic corridors
- 2B. We will improve walking infrastructure and prioritise pedestrian safety

Outcomes:

- 2.1 Our pedestrian environments are connected and accessible

**Priority 3: Connected Community****Actions:**

- 3A. We will prioritise public art

Outcomes:

- 3.1 The diversity of our people and cultures is celebrated
- 3.2 Our rich arts and cultural heritage is promoted and supported
- 3.3 All members of our community are included & supported
- 3.4 Our community facilities are well used by many people in our community
- 3.5 Our relationship with the community is strong and constructive

**Priority 4: Thriving Places****Actions:**

- 4A. We will increase safety and security
- 4B. We will develop active and social spaces for young people of all ages
- 4C. We will ensure the ongoing maintenance of community assets

Outcomes:

- 4.1 The design of our places is focussed on the people who use them
- 4.2 Our urban environments are future thinking & innovative

NOTE: These priorities are taken from the City of Vincent Strategic Community Plan, 2018-2028 (2018)



Image 9: Summer Street car park - UDLA



2.1 THE SITE

Banks Reserve is located on the Swan River (Derbarl Yerrigan), approximately 2km north-west of the Perth CBD. The site is bounded by Joel Terrace to the west, Tony DiScerni Wetlands to the north and the East Perth Power Station to the south. Its foreshore location provides both active and passive access to the Swan River and is the only area in the City of Vincent with direct river access.

The 3.5ha site includes a steep grassed embankment which transitions to the river foreshore. A key feature of the site is the dual use path that extends north/south along the river and is highly utilised by recreational and active transport users. The park includes numerous active recreation facilities such as a single ring basketball area, playground, cricket nets and outdoor fitness stations, along with picnic seating and BBQs.

The site also includes a community building that provides both a venue hire function, storage facilities and public toilets.

Statutory Planning Context:

The land comprising Banks Reserve is owned in fee simple by the City of Vincent and is known as Lot 500 on Plan 26933, and being the whole of the land comprised within Certificate of Title Volume 2213 Folio 600.

The land is reserved "parks and recreation" pursuant to the Metropolitan Region Scheme and is declared a Development Control Area under the Swan and Canning Rivers Management Act 2006, which means that any development will need to be in accordance with this Act and associated regulations, and may require the approval of the Department of Biodiversity, Conservation and Attractions.



Figure 2. Aerial photograph of Banks Reserve and immediate surrounds at 1:1000 (at A3)

N
SCALE: 1:1000 AT A3

Banks Reserve is located in a highly urban area 2.5km from the Perth CBD. The reserve is in a foreshore location adjacent the East Perth Train Station and is the main public open space (POS) for residents east of the high volume East Parade and north of the Graham Farmer freeway and Windan Bridge.

The reserve is also located between the East Perth Train Station and the new Perth Stadium. It has been observed that a large number of users of the stadium pass through and near Banks Reserve prior to and after events.

High density urban growth areas are planned for sites in close proximity to the reserve which will increase the local population that will rely on Banks Reserve as their local green space.



Figure 3. Map of surrounding area at 1:10,000 (at A3) representing showing context and distance to other public open space.

Banks Reserve is bordered by Joel Terrace to the west, East Perth Power Station and residential properties to the south, the Swan River to the east and the Tony Di Scerni Wetlands / residential properties to the north. Due to its surrounding context and level change between the park and its urban context Banks Reserve has a sense of isolation from the broader urban context. This provides an opportunity for the urban population to use Banks Reserve as a "green getaway" to have a more naturalistic recreational experience.

The dual use path running north / south along the reserve's eastern edge is a significant influence and the main route by which visitors enter and exit the reserve. Its close proximity to the Perth CBD, pleasant surrounds and shade make this pathway popular for both commuters and other high-speed cyclists along with leisurely slower paced cyclists. The dual use path is also popular for joggers and walkers due to its separation from traffic and idyllic shaded surrounds. The high usage of this path presents an opportunity to increase reserve amenity and attract users to spend a longer time within the reserve itself, activating and enlivening the reserve for longer periods of time. This could also present a commercial opportunity.

The new Perth Stadium could bring as many as 8600 pedestrians traveling through the site towards East Perth Station and the car park during large events¹.

The reserve is very popular with dog owners and a strong community exists around this activity. Numerous clashes were observed between cyclists and dogs. Solutions to help alleviate this problem were explored throughout the Master Plan process.



Figure 5. Map of Banks Reserve showing main site influences area at 1:1000 (at A3)

Figure 4. Surrounding Context.

2.2 CULTURAL HERITAGE ANALYSIS



Figure 6. Map of Banks Reserve showing culturally significant areas at 1:1000 (at A3)

20 | BANKS RESERVE MASTER PLAN | DESIGN REPORT

Banks Reserve has been a significant cultural place for Noongar people for many thousands of years. The City of Vincent acknowledges the Traditional Owners of the Land and Water, the Whadjuk Noongar people, and is committed to engaging and seeking the input of Noongar Elders and community members to ensure we move forward to greater reconciliation, and certify Aboriginal culture is given opportunity to further thrive in our society.

As the Master Plan continues its progression towards implementation it is recommended that the communication with the Whadjuk Working Party continues as it is vital that Aboriginal culture and heritage remains highly regarded.

Two categories of consideration are required prior to the final design and implementation of any proposed actions.

1. Heritage preservation

Banks Reserve is within the boundaries of three registered Aboriginal heritage sites:

- Swan River (DAA ID 3536)
- East Perth Power Station (DIA ID 3767)
- Claisebrook Camp (DIA ID 3694)

A heritage survey was conducted in 2006 by Fisher Research and again in 2013 by Anthropos Australis. The latter was a component for the Section 18 approval process for the upgrade of Walter's Brook. The detailed design and implementation of the actions contained in this master plan will require a further approval process and close communication with

SWALSC and the Whadjuk Working Party.

2. Cultural Interpretation

Banks Reserve is considered by the City of Vincent as a key place of reconciliation for the City, and the reserve has hosted reconciliation ceremonies and events for the community over the years.

The inclusion of Aboriginal art and interpretive elements that can promote the cultural heritage significance of the site and continue its perpetual function as a place of reconciliation is considered an essential part of the re-development. Currently artworks commemorating reconciliation and Aboriginal cultural heritage are located between the oval and the dual use path and this Master Plan recommends and assumes the in-situ retention of the works.

Potential inclusions for cultural interpretation include:

- Mural / sculpture installation
- Inclusion of cultural art within landscape elements (eg. on painted hard surfaces or in shelter design)
- Signage explaining the cultural significance of the site and the Beeliar (river).
- Inclusion of an educational trail along the proposed boardwalk and reserve pathway.
- Planting of indigenous plants with signage including Aboriginal naming and traditional usage of the species.
- Inclusion of a firepit and yarning circle.

This Master Plan recommends close engagement with appropriate Whadjuk Noongar / Nyoongar representatives and artists during the detailed design and implementation of upgrade and development works.

The Banks Reserve area is considered by Noongar / Nyoongar people to be of high heritage significance for its spiritual, mythological and historical connections.¹

Beeliar (Swan River) & the Waugal.

The Beeliar is a place of great cultural significance. Whadjuk Noongar / Nyoongar people associate Beeliar as the home of the Waugal and Dreaming Stories.² The Waugal is the major spirit for Noongar / Nyoongar people and central to beliefs and customs, taking shape in the form of a snake or rainbow serpent. The Waugal is believed to be the giver of life, maintaining all fresh water sources. It was the Waugal that made Noongar / Nyoongar people custodians of the land.³

As the Waugal slithered across the land it's body formed the rivers and banks, "making its way down the river, creating the bends at Belmont and Maylands before emerging through the Narrows into Perth Water to create the large expanse of downstream water"⁴

Noongar / Nyoongar people would frequent the area hunting and gathering food and freshwater from the local spring. The Beeliar was a place (still is) the Noongar / Nyoongar people traversed often for hunting and gathering food, to collect freshwater from the nearby spring and other matters of

ceremonial and cultural importance.⁵

Vinnicombe and Bates both observe that the Waugal is also believed to have created permanent water sources at places where it rested, and a number of these locations subsequently became important centres for trade and exchange.

The Waugal not only created the Beeliar but also remains omnipresent within it – the flow of water is evidence of the Waugal's presence.

Whadjuk Noongar / Nyoongar people believe that if the Waugal is not respected or if its resting place is disturbed, all the water will dry up.⁶

Walters Brook

The Walters Brook site was a site of freshwater, which attracted people to camp nearby.

Claisebrook Camp & East Bridge Precinct

Claisebrook Camp was a camping ground between Windan Bridge which possibly extended all the way to East Perth Power Station. Claisebrook Camp is recorded as a camp and water source used from the late 1800s into the 1950s.

The "Claisebrook" camp of recent history was unlikely to enter within the Banks Reserve boundary, however as this camp represented a series of former camp-sites that existed pre colonisation, it is likely that Banks Reserve area was used as a camp at

some stage.⁷

Similarly, the East Bridge Precinct was a campsite for Aboriginal people from Yellagonga's time (1830s) up to the 1900s. It lies on either side of the former now Windan Bridge, bordering on Claisebrook Camp

Aboriginal consultants asked that the former camps here and at overlapping sites be protected by inclusion in designated public open space and recognised through public art or information (MacDonald et al. 1991).

⁷ Dorich, Fisher & Cuthbert, Report on a Heritage survey of the proposed remediation of the Swan River

Whadjuk / Noongar / Nyoongar people acknowledge the importance and sacredness of the Beeliar – Swan River, the Dreaming stories and Dreaming tracks (Mythological) associated with the Waugal (Rainbow Serpent), the traditional Noongar / Nyoongar names of significant places and their meanings, ceremonial sites, places they can and can't go, the Noongar / Nyoongar seasons, the Noongar / Nyoongar runs/bidis, they know their camping grounds, locations of natural springs and waterholes.⁸

⁸ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

"Nguny might be bibbul koorliny - that means going south, where all the paper bark trees are, that mean bibbul. Paper bark trees they call them bibbul trees. Bibbul boorn. They tear all the paper bark off then they make a little mia mia out of it. A little round camp, they tear all the paper bark off with a wanna stick. The women used wanna sticks in those days. They tear off like an axe. They get all that bark out and jab through and tear it off. They were real good little camps; they never let the rain through. They know how to build it, same as you build your tin [hut]. A little round mia mia. They reckon, they kwop (good). Mia warra mia now. Houses no good. Wedjela making mia now koombar moort kaya - yes that means big family house, they're making all big flash places for their families. Ngulluk kura kura, nitcha ngulluk mia nyinalang - Kura kura - that means long time ago, here they were living in those little camps long ago."

Sites of Significance, City of Fremantle. Collard, Harben & Thompson

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

² Ibid

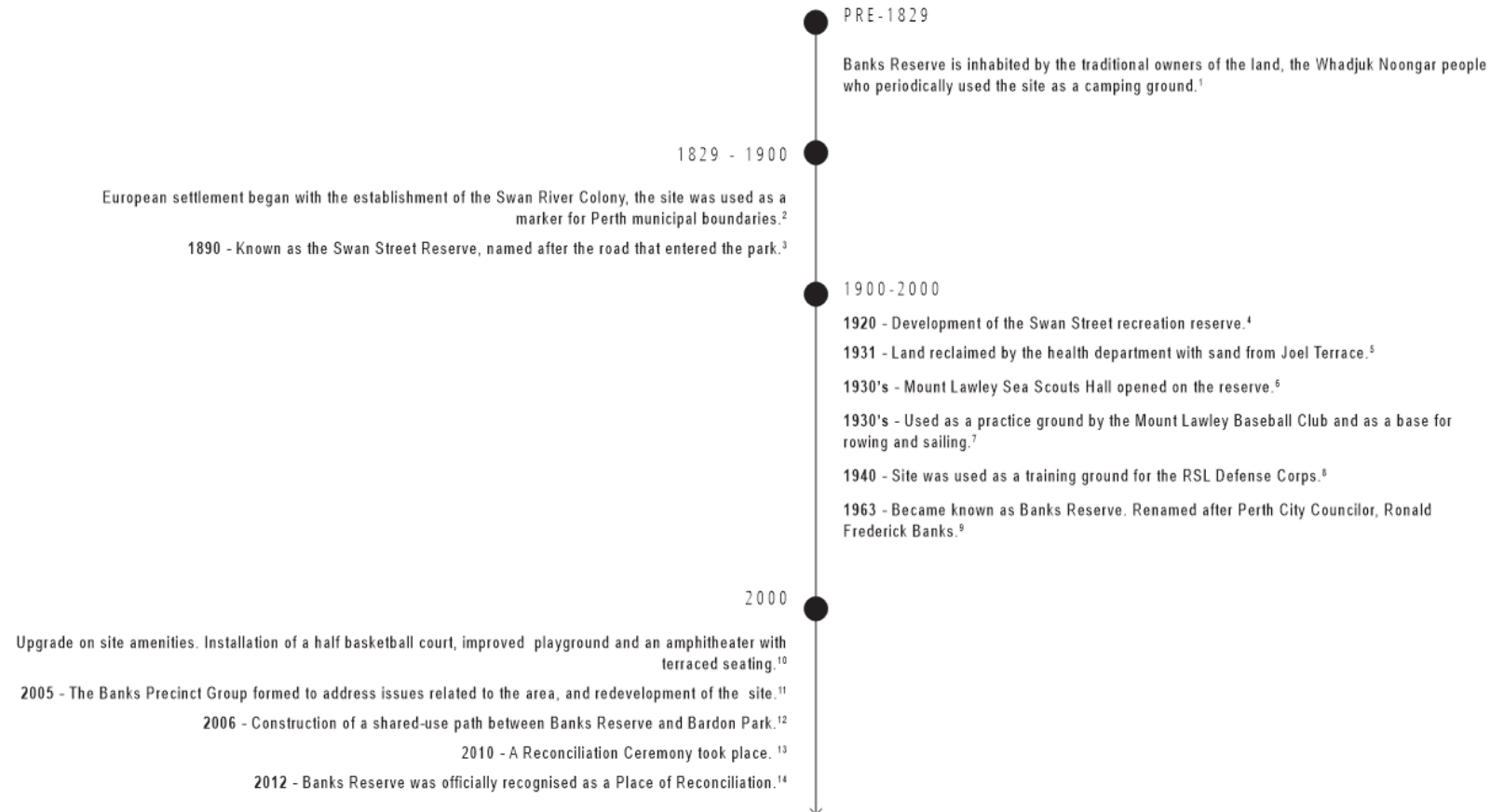
³ <https://www.noongarculture.org.au/spirituality/>

⁴ Australian Interaction Consultants (AIC) Report – City of Fremantle

⁵ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

⁶ Ibid

RECENT TIMELINE OF BANKS RESERVE AREA



1: Report on an ethno-historical investigation into the Aboriginal heritage of the Town of Vincent, Rodney Harrison 2000

2: Brief history of Banks Reserve & name changes, City of Vincent, 2018

3-12: Ibid



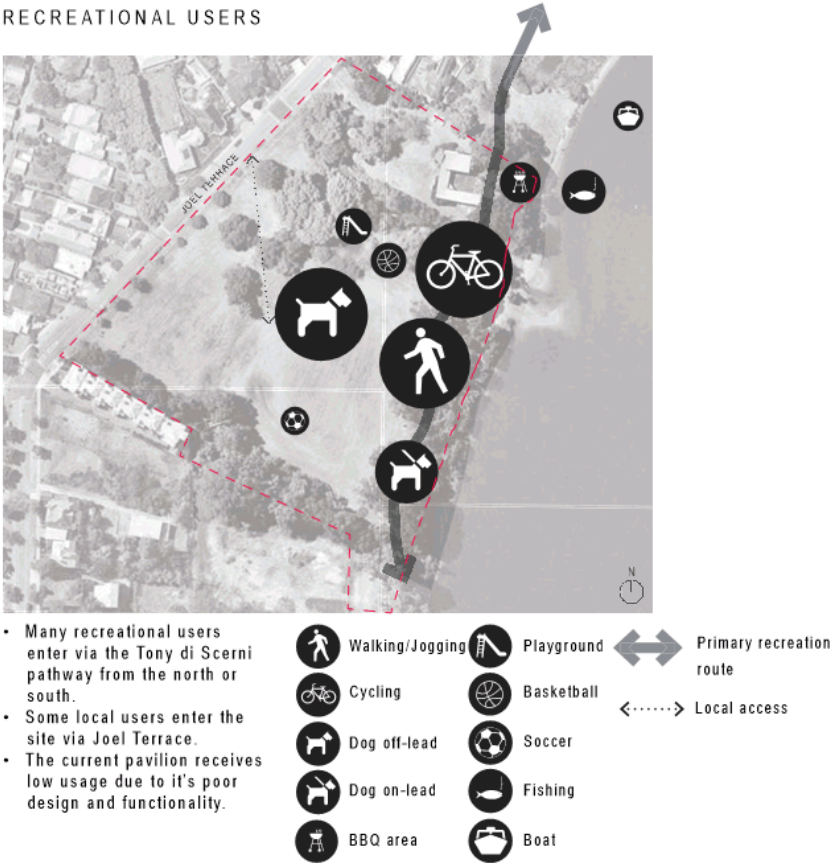
Figure 7. Existing cultural artwork with small animal / dreaming story sculptures fixed into rock. Source: UDLA

2.3 PHYSICAL ANALYSIS



2.4 USAGE ANALYSIS

RECREATIONAL USERS



ACTIVE USERS



2.5 LANDSCAPE CHARACTER

BEACH

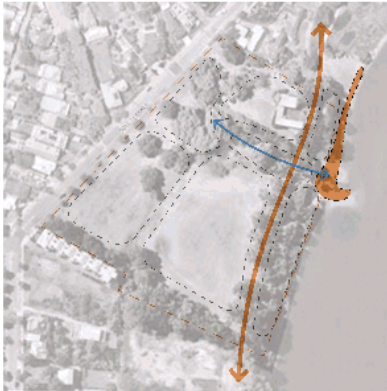


Figure 8. Beach



Image 12. Beach

THE FORESHORE GROVE



Figure 9. Foreshore Grove



Image 14. Foreshore Grove

BUILDING & CAR PARK

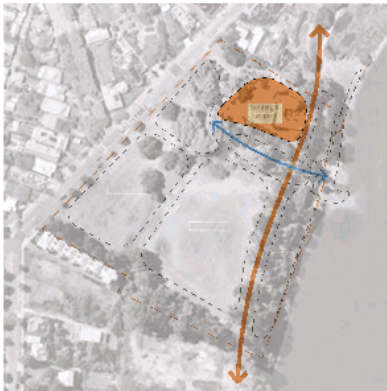


Figure 10. Building and Car Park



Image 13. Building & Car Park

CENTRAL SPACE

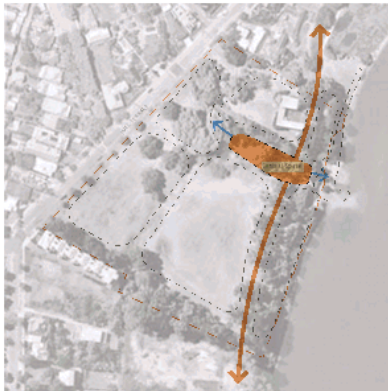


Figure 11. Central Space



Image 11. Central Space

LOWER OVAL



Figure 12. Lower Oval

GRASS EMBANKMENT

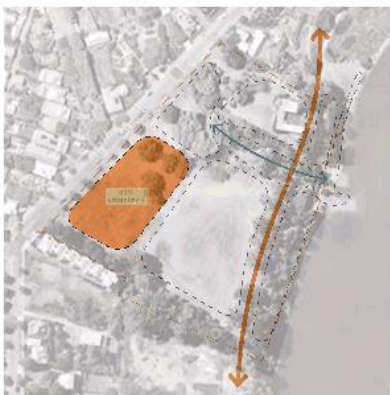


Figure 13. Grass Embankment

HERITAGE TREES



Figure 14. Heritage Trees



Image 17. Lower Oval

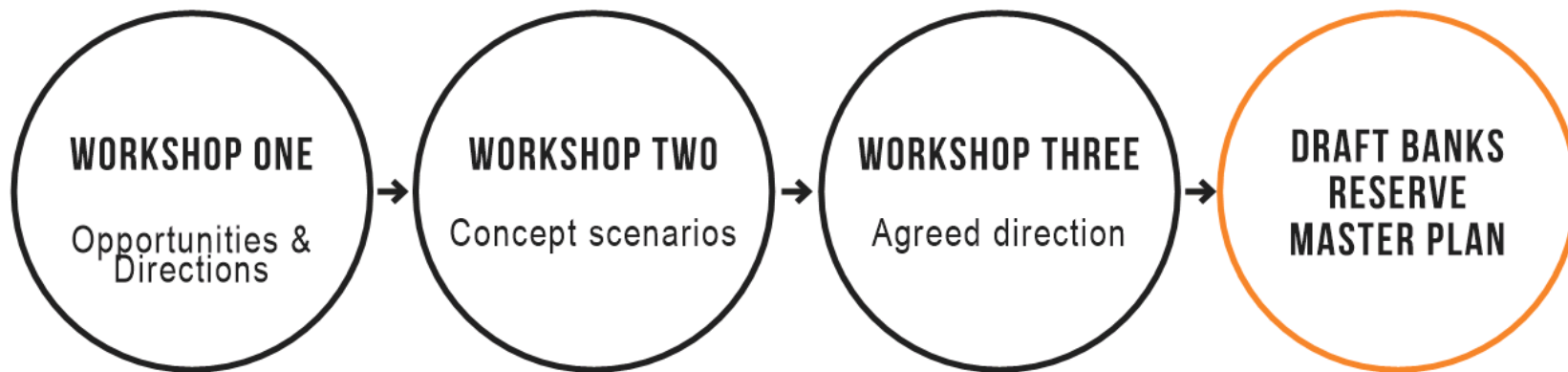


Image 16. Grass Embankment



Image 15. Heritage Trees

A community reference group were guided through a collaborative design process involving the following stages:



2.6 ENGAGEMENT PROCESS

The engagement process was conducted in two stages. The first stage included:

A Week in the Life Study

This study aimed to understand the current influence of Banks Reserve on the community. UDLA project team members visited the site at varying times for one hour every day for a week. Whilst on site the team observed and recorded the way the park was used and interviewed users of the park and passers-by. This provided the project team with an understanding of how the park was used and what this place means to a wide range of users. The results of the study are found in the appendix.

One on One engagement sessions

One on one engagement sessions were held with various groups or institutions of influence to Banks Reserve. These sessions aimed to communicate the intent of the Master Plan Project and to determine the strategic position of the stakeholders in relation to Banks Reserve. These sessions were conducted with:

- Department of Biodiversity Conservation and Attractions (Rivers and Estuaries Division)
- Department of Local Government, Sport and Cultural Industries
- Claisebrook Town Team
- City of Bayswater
- City of Perth
- Western Power
- Venueslive
- MRA

Park Pop-Up and Postcards

Postcards were delivered to local residents advising them of the project, the online survey and of a pop up event that was to take place in the reserve. During this pop up event, the project team had many conversations with community members enquiring as to the ways the park was currently used and the vision and ideas community members had for the future of the reserve.

The second stage of the engagement component involved the formation of a Community Reference Group (CRG) who were included in a collaborative design process. This collaborative design process was structured around the following three workshops:

Workshop One - Opportunities and Directions

This workshop involved the presentation of the site analysis and early engagement findings followed by group discussions focused on possible actions for six key opportunities at Banks Reserve:

- The Pavilion
- The Foreshore
- The Playground
- The Oval
- The Path
- East / West Access

A broad array of comments and ideas were received which set the foundation for the creation of a set of design scenarios. The workshop 1 presentation and feedback is detailed in the appendix.

Workshop Two - Concept Scenarios

Three concept scenarios were created from the ideas and themes discovered in Workshop 1 and preceding engagement sessions. This stage involved the converting of ideas into spatial concepts with a key focus on the relationships between ideas and their compatibility and contextual appropriateness.

The three scenarios were created around the following design concepts:

- Concentrated activity
- In-situ upgrade
- Dispersed activity

Each scenario and the feedback it received can be found in the appendix.

Pro's and con's of each design move were discussed resulting in a clarification of ideas to create a clear preferred direction for the Master Plan.

Workshop Three - Agreed Direction

The favoured components and design directions were maintained in the establishment of a single concept representing the collective preferred actions for Banks Reserve. This single plan was however divided into two stages. Below summarises the key moves of each stage.

Stage 1:

- Reconfigure car park
- Creation of Plaza and connected deck space
- New playground in current location
- Active path to oval perimeter
- North/ south running deck along foreshore
- Combined toilet and kayak storage
- Widening of dual use path (DUP), and change of surface with alignment retained.
- Temporary commercial opportunities

Stage 2:

- New community / commercial facility
- Extension of car park
- Angled parking to Joel Terrace

This division into two stages allowed the feasibility of a new facility to be explored with the potential that it may not eventuate. The stage 1 design could be conceived without the facility to ensure a cohesive and functional master plan for the reserve. Stage 1 and 2 were discussed with the CRG and feedback informed the refinement into the final draft master plan.

Cultural Significance Consultation

The cultural significance of Banks Reserve has been closely considered in preparation of this master plan. Consultation with local Noongar / Nyoongars included:

- Dialogue with Noel Nannup, Aug 2018, (Appendix K)
- Len Collard Literature Review - 'Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook)' 2018 (Appendix L)
- City of RAPWG Consultation (October 2018)
- Whadjuk Working Party Consultation (November 2017, May 2018 and November 2018)

Aboriginal Engagement

- Meeting with Aboriginal Elder Noel Nannup 7th August at Banks Reserve to establish context and Aboriginal significance of the site
- Consultant engaged – Len Collard from Moodjar Consultancy to prepare a 'Sense of place study' for Banks Reserve
- Consultation with RAPWG – October
- Consultation with Whadjuk Working Party (November)

Council Advisory Groups

City of Vincent Arts Advisory Group

City of Vincent Urban Mobility Advisory Group

City of Vincent Children and Young People Advisory Group



Image 16 - Banks Reserve Foreshore - UDLA

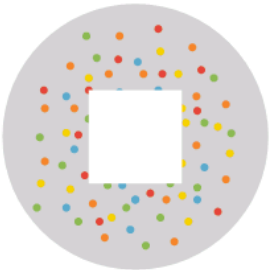
2.7 OBJECTIVES

Following site analysis, context analysis and community and stakeholder engagement, a number of key objectives were identified for the Master Plan to focus on enhancing at Bank Reserve:

- Activation
- Accessibility
- Culture
- Recreation
- Foreshore interaction
- Character
- Amenity
- Safety
- Environment

These objectives provide a framework to motivate and guide design propositions and actions.

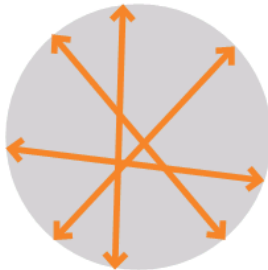
OBJECTIVES:



AMENITY



ACTIVATION



ACCESSIBILITY



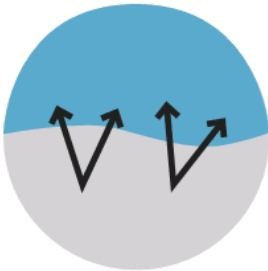
SAFETY



CULTURE



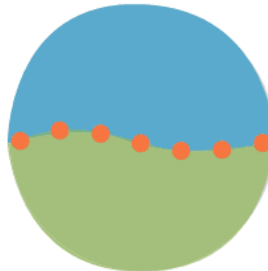
CHARACTER



FORESHORE
INTERACTION



RECREATION



ENVIRONMENT

3.0 THE OPPORTUNITIES

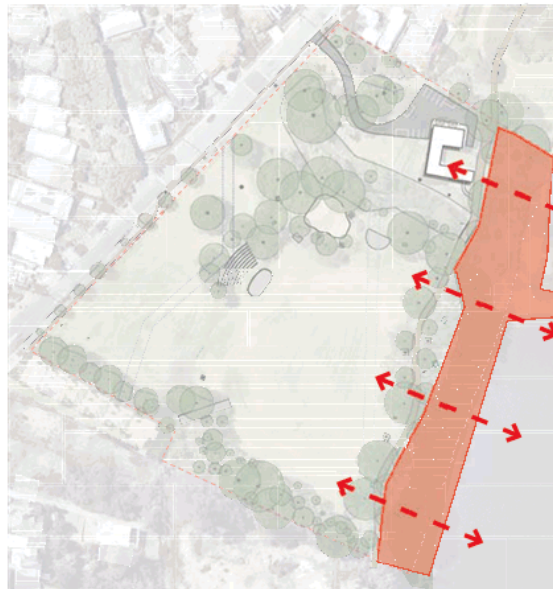
Opportunities on the Banks Reserve site to progress the objectives of the project were determined. Each opportunity has a unique potential to further a specific set of objectives.



THE PAVILION

- The Pavilion has the potential to be a major driver of change to the reserve and with the opportunity to have significant effect on the reserve's functionality and value.

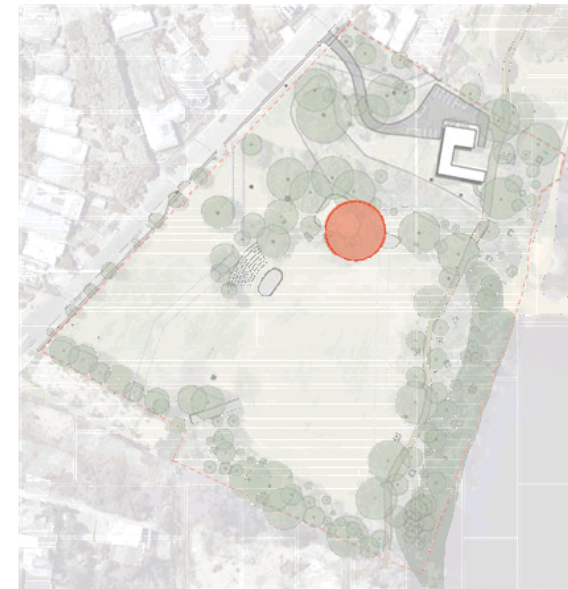
32 | BANKS RESERVE MASTER PLAN | DESIGN REPORT



BEELIE (RIVER) & FORESHORE

- Banks Reserve is a key point for interaction with the Beelie (Swan River) and the City of Vincent's main river foreshore asset. The Beelie is a place of great cultural significance being the home of the Waigal and Dreaming Stories.¹ The foreshore area provides great opportunity for Whadjuk Noongar / Nyoongar history and culture to be celebrated in a cognisant and sensitive way through interpretative artwork and cultural narrative. This cultural history and story-telling could greatly improve the experience of the river from the reserve.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Waller's Brook) 2018



THE PLAYGROUND

- The current playground is in need of an upgrade and an opportunity exists to attract and broaden the demographic of the users of Banks Reserve. This upgrade is a chance to explore the location and composition of the play space.
- There is opportunity to incorporate Noongar / Nyoongar cultural elements to be incorporated into the playground such as the use of water.¹

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Waller's Brook) 2018



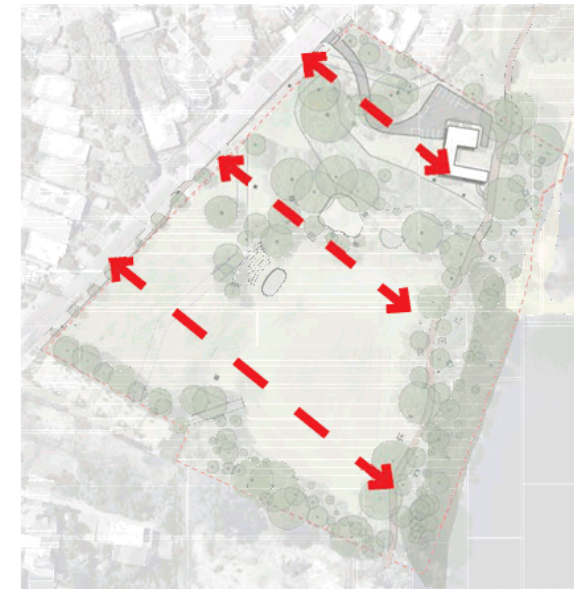
THE OVAL

- The open oval area is highly used by the local community. This area has an informal active recreation function and an opportunity exists to improve and expand this experience.



THE PATH

- A dual use path runs between the foreshore area and the reserve. This high use path is the main access point for those entering the reserve however its mix of users are at times in conflict. An opportunity exists to explore design interventions that could improve the function and experience of this path.
- The path provides a great opportunity for Whadjuk Noongar / Nyoongar history and culture to be shared and celebrated along the path in a cognisant and sensitive way through interpretative artwork and cultural narrative. These could incorporate existing artworks along the path.



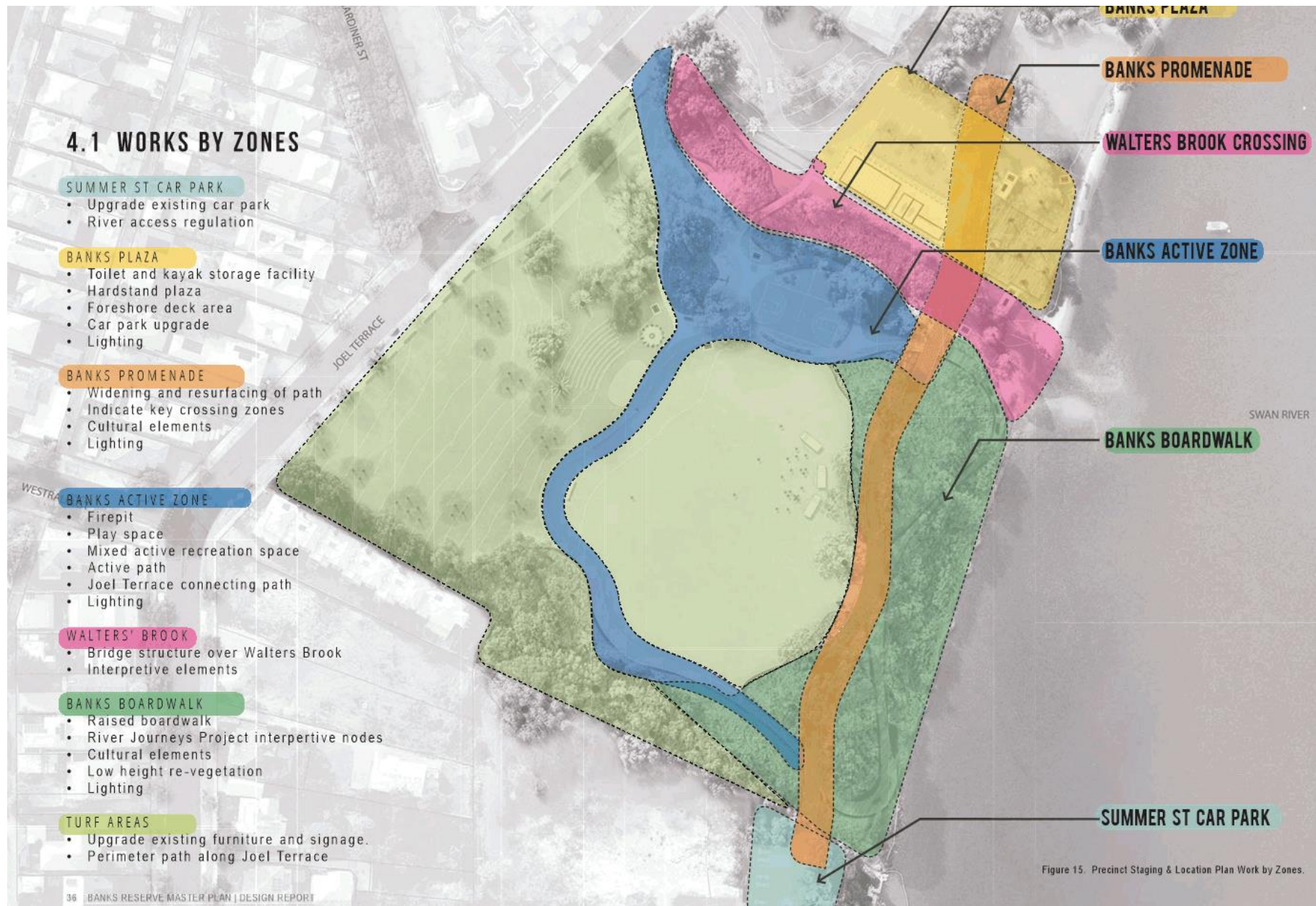
EAST / WEST ACCESS

- Equitable access from Joel Terrace to the river is absent. Including equitable access across the park in an east/ west direction will be a significant improvement.

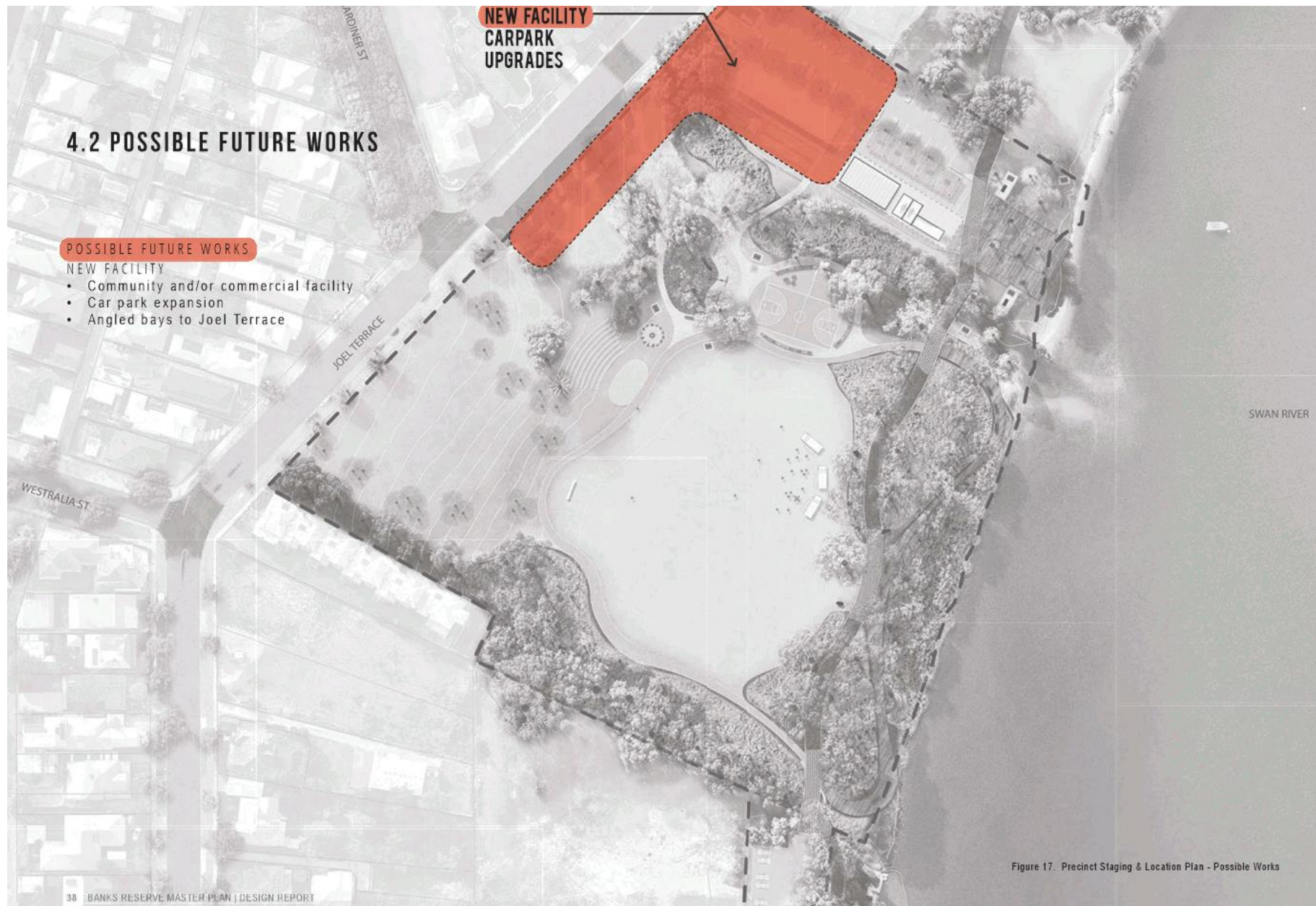


Image 19 Banks Reserve - UDLA







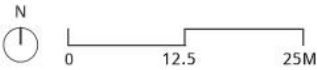




4.3 BANKS PLAZA



Figure 19. Banks Plaza 1:1000 at A3



Removing the existing building provides the opportunity to consolidate the built forms into a compact linear passage with the following inclusions:

- (A) - New kayak storage facility. Due to the high profile location this facility must be of a high architectural / aesthetic quality
- (B) - New stand alone toilet facility.
- (C) - Pop up or temporary container cafe. Potential to assess viability of a cafe within Banks Reserve.
- (D) - Raised decking structure to provide access to the foreshore whilst protecting roots of mature trees.
- (E) - Raised timber furniture.
- (F) - 2 x BBQ areas with shelter and picnic settings.
- (G) - Electric wheelchair charging point.

Detailed design consideration is required to determine the final extent and composition of the foreshore deck and other proposed riverside infrastructure. This detailed design will require consideration of the predicted impact of climate change and the associated increase in flood and storm surge inundation levels.

There is an opportunity to tie in the plaza and decking space with the Swan Canning 'River Journeys Project,' a recreational trail consisting of 25 nodes along the Swan River. Banks Reserve has been earmarked as a possible future location for this project. Interpretive artwork and sign-age could also be incorporated into the decking and or paving (see figure 19).



Figure 20. Map showing River Journeys Project Nodes.



Figure 21. Example of River Journeys project at Bicton Baths.



Figure 22. Open decking area surrounding foreshore.



Figure 23. Access to foreshore.

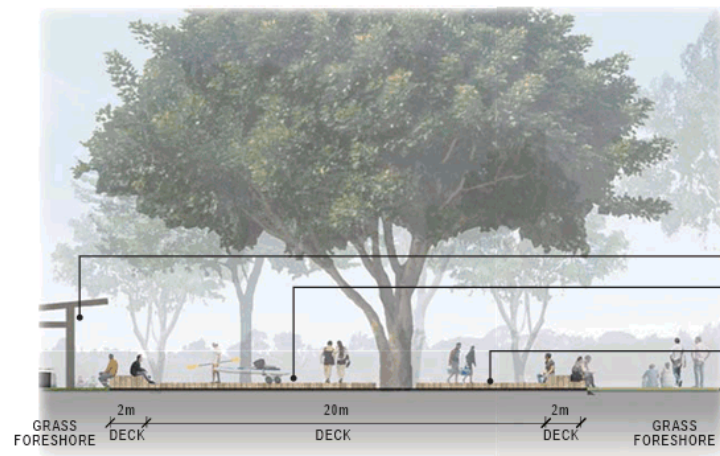


Figure 25. Section AA

—BBQ shelter.

- Raised deck to protect existing tree roots.

- Open deck space with permanent seating to the edges to allow clear access to the foreshore through the central space.



Figure 24. Kayak storage facility of high aesthetic quality.

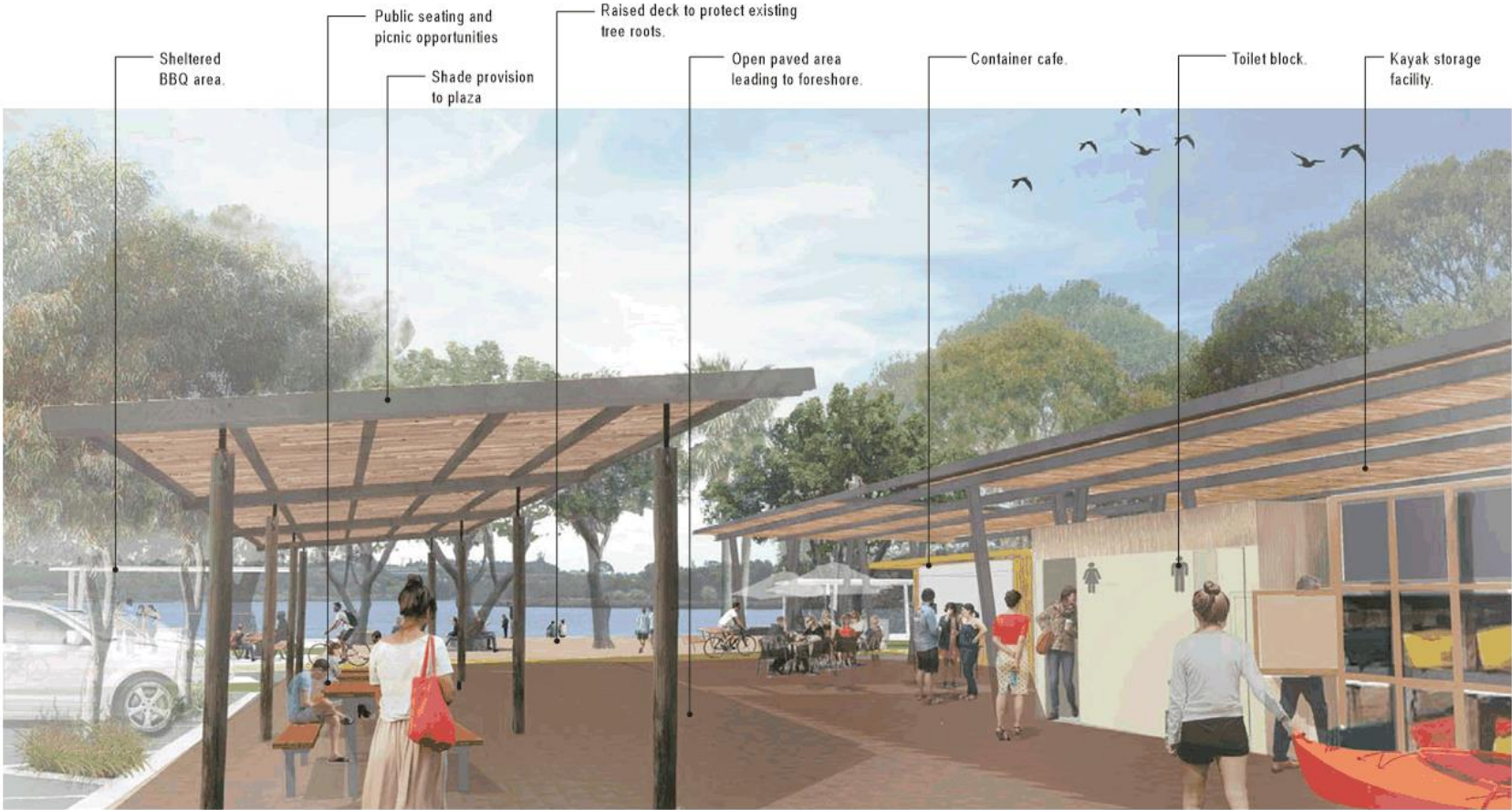


Figure 26. Artist Impression - Elevation C

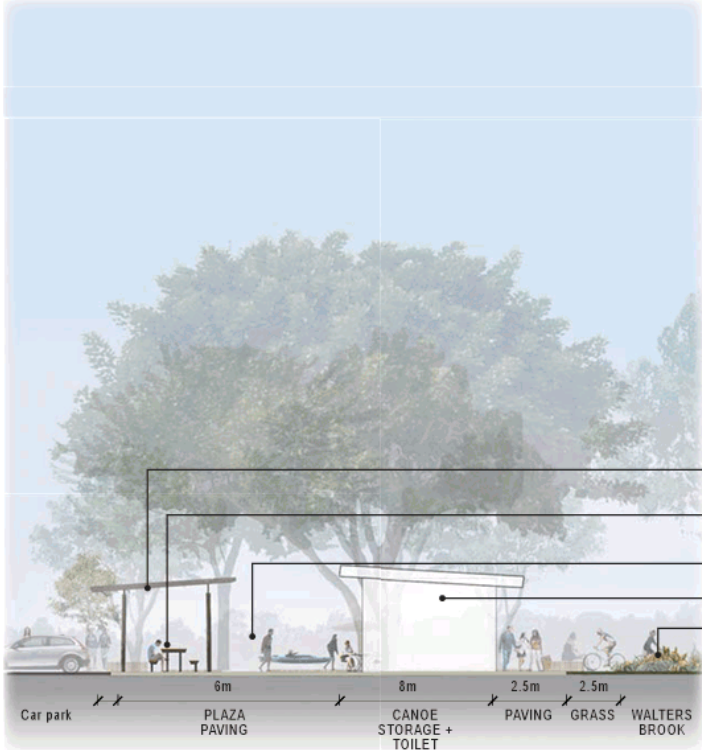


Figure 27. Section BB

Car park upgrades to the pavilion car park and Summer St car parks would likely happen during the Plaza upgrades. The Summers Street car park extends from Summer Street to the southern edge of Banks Reserve and is a key point of arrival for visitors to the reserve. An upgrade is planned for the car park to formalise it and increase capacity. The increase in capacity of the Summers Street car park reinforces the Master Plan's proposal to only rationalise and reconfigure the Banks Pavilion car park without major expansion.

The Summers Street Jetty to the south of the site has recently been considered structurally unsound and requiring significant structural upgrade. As a result, access to the Jetty has been restricted. This reinforces the need for river interaction, kayak storage and launching spaces within the Banks Plaza.

- Shade shelter to open plaza space
- Public seating and picnic area
- Open paved area leading to foreshore.
- Canoe storage & toilet facility & pop up container cafe.
- Low re-vegetation maintains sight lines for a safer crossing.



Figure 28. Open decking area surrounding foreshore.



Figure 29. Temporary or semi-permanent container cafe



Figure 30. Toilet block precedent

4.4 BANKS PROMENADE

The Banks Promenade will remain in its current location, with the following upgrades:

- (A) - Widening of the path to 4m. Resurfacing to red asphalt with a concrete edge to comply with Department of Transport's 'Recreational Shared Path' requirements.
- (B) - Rumble strip markings on intersection areas to signify caution and reduce cyclists speed.
- (C) - Low re-vegetation planting surrounding the path to minimise pedestrian crossover points, resulting in 3 clear crossing areas.
- (D) - Minor entry statement.
- * - Opportunity for cultural narrative / interpretive artwork.

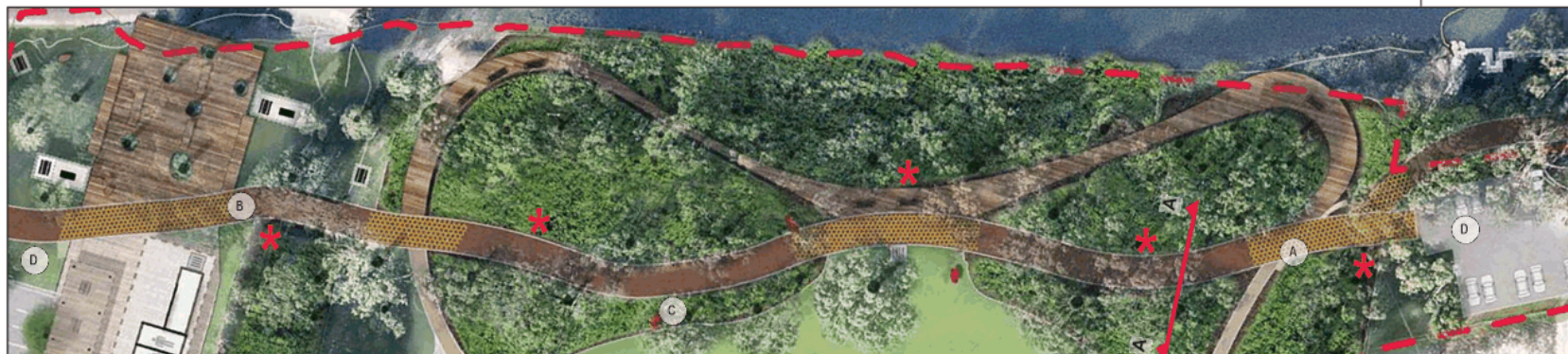
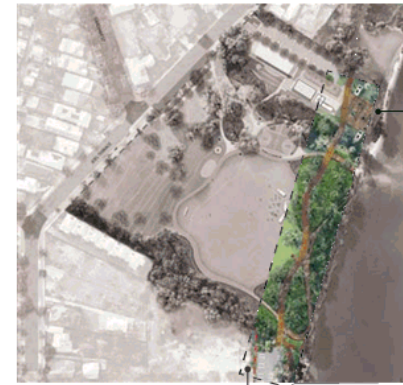


Figure 31. Section through Banks Promenade - 1:1000 @A3





Figure 36. Example of interpretive signage at Matuwa Kurrara. Source: Publik



Figure 38. Example of interpretive signage at Port Noarlunga. Source: Ecept Studio



Figure 37. Cultural narrative board: Needwonnee Walk, Melaleuca Source: think-tasmania.com



Figure 33. Rumble strip painting to signify crossing point.

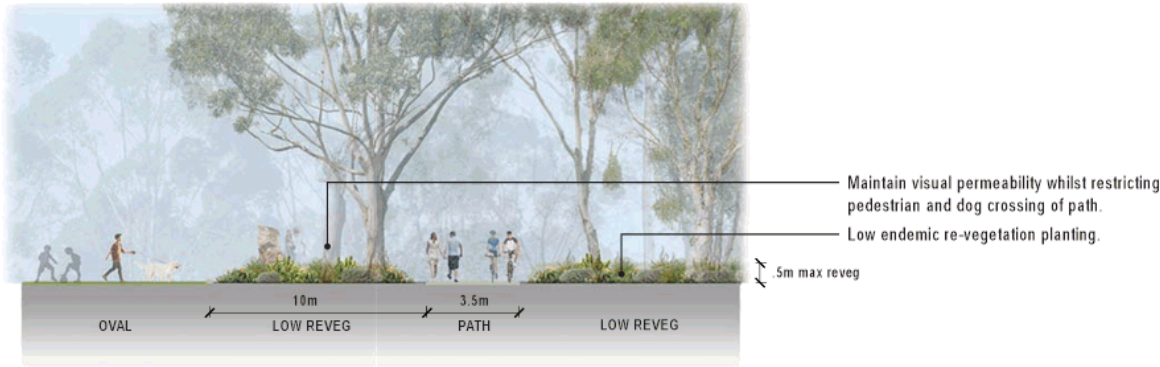


Figure 32. Section AA through Banks Promenade - 1-500 @A3



Figure 34. Low endemic re-vegetation planting.



Figure 35. Red asphalt path with crossing point.

4.5 BANKS ACTIVE ZONE



Figure 39. Banks Active Zone- 1:1000 at A3



- (A) - The playground will be upgraded and kept in its current location, taking advantage of the existing slope and mature shady trees.
- (B) - Mini court with line-marking for various ball sports.
- (C) - Shelter with BBQ, picnic table, water fountain and bike racks.
- (D) - Curved bench along the edge of the active hub with general power outlets (GPO).
- (E) - Firepit.

Banks active zone north area is comprised of the local playground, and a mini court recreational area. Both will be upgraded in their current location.

The playground represented in this master plan is a result of a collaborative design process with the community reference group and also represents the community comments from the "a week in the life study", the online survey and pop up engagement sessions. The following summarises the key community desires captured in the engagement process:

- Scale of playground to be local and not a regional attractor level (master plan parking provision also suits this scale).
- General location to be retained.
- Shade from surrounding mature trees to be utilised
- Naturalistic aesthetic is favoured as are "Nature Play" elements utilising natural materials such as timber.
- Noongar / Nyoongar consultants recommend incorporating Whadjuk Noongar / Nyoongar themes within the play area such as the use of water in the playground.¹
- Playground to be in two age appropriate zones, with the zone for younger children to be fenced due to close proximity to a very popular dog exercise area.
- Potential to explore utilisation of the sloped bank for older children (without fence).
- Proximity to sports space favoured so elder siblings and young children in relative proximity.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018



Figure 40. Local size nature based playground utilising slope.

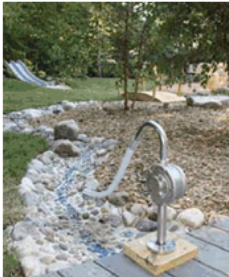


Figure 44. Incorporating water play elements



Figure 41. Firepit and yarning circle.



Figure 42. Recreational hub with hit up wall and half court.

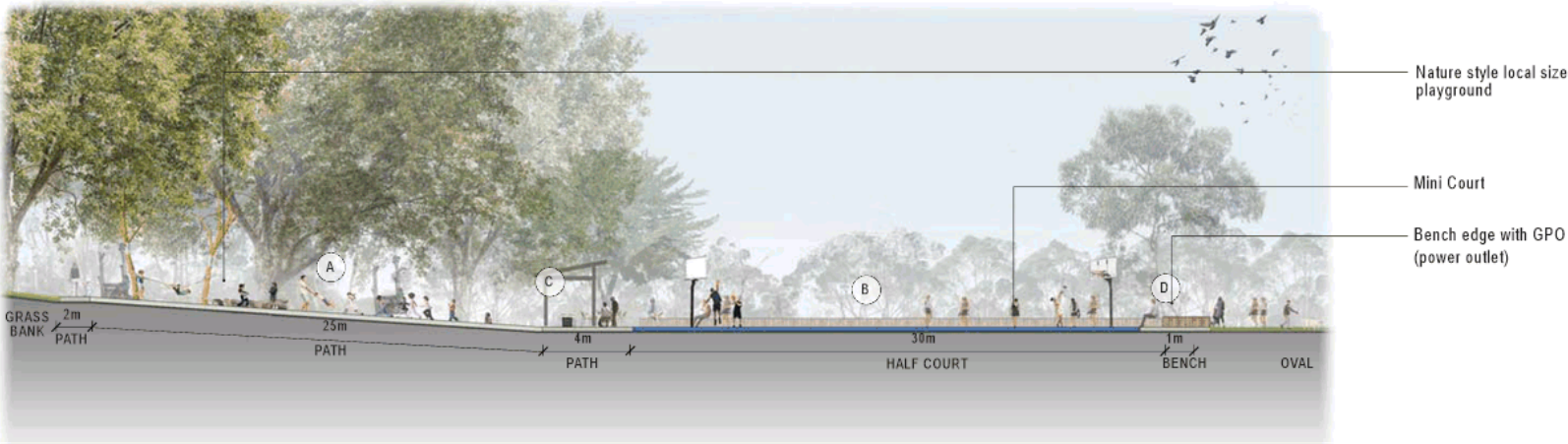


Figure 43. Section AA through playground and ball court.



Figure 45. Banks Active Zone - 1:1500 at A3



Banks Active area 'full extent' is comprised of a loop path and a large open central space for informal sport and recreational users. This area has the opportunity to be set up with service points for food trucks and events capacity. A firepit is proposed which would be formally used in cultural ceremonies and informally used by recreational users. The loop path is to be of a low key "earthy" aesthetic such as compacted limestone. The use of limestone is recommended by Noongar / Nyoongar consultants as it is associated with the Waugal dreaming stories.¹

- (A) - Loop path connecting to the foreshore boardwalk.
- (B) - Service points (power/water) for food trucks & events.
- (C) - Open turf area
- * - Opportunity for cultural narrative / interpretive artwork.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018



Figure 46. Banks Active Area - Existing Image

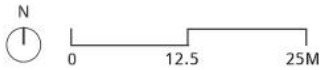


Figure 47. Banks Active Area - Proposed Elevation

4.6 WALTER'S BROOK



Figure 48. Walters Brook Crossing - 1:1000 at A3



A new crossing point at Walter's Brook is proposed to amend the current bottle neck at the existing single crossing. This crossing will provide a strong connection between the plaza space and the playground / active sports area. Walters Brook is a place of great cultural significance to Aboriginal people and could provide an opportunity for interpretive artwork and story-telling.

- A - Walters Brook Crossing
- * - Opportunity for cultural narrative / interpretive artwork.



Figure 49. Section AA through Walters Brook Crossing.

- * Opportunity for cultural narrative / interpretive artwork.
- Walter's Brook crossing.
- Low native vegetation.
- Existing brook



Figure 50. Sloped paving treatment.

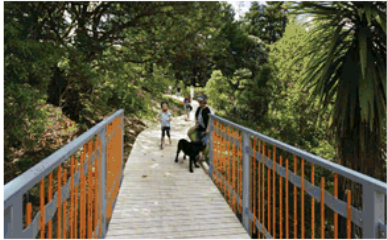


Figure 51. Prefabricated Bridge.



Figure 52. Example of interpretive signage and artwork opportunity.

4.7 BANKS BOARDWALK



Figure 53. Banks Loop Path.



The Banks Boardwalk winds its way through the existing revegetation area meeting the Banks Promenade at the 3 distinct crossing points. Following consultation with the Whadjuk Working Party, or their chosen delegate, Aboriginal cultural heritage and the significance of this site would be recognised at various points along this boardwalk.

- (A) - Raised boardwalk with ramped accessible entrance.
- (B) - Seating/viewing area.
- (C) - Low re-vegetation planting.
- * - Opportunity for cultural narrative / interpretive artwork.

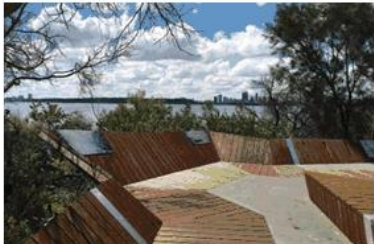


Figure 57. Example of the River Journey Project. Heathcote Reserve, Applecross



Figure 54. Example of raised timber boardwalk.



Figure 55. Raised perforated steel boardwalk.

As mentioned on page 43, Banks Reserve has been identified as a future node for the Swan Canning 'River Journeys Project.' The boardwalk provides an ideal opportunity to incorporate interpretive artwork and cultural narrative elements throughout the walk or within the decking.

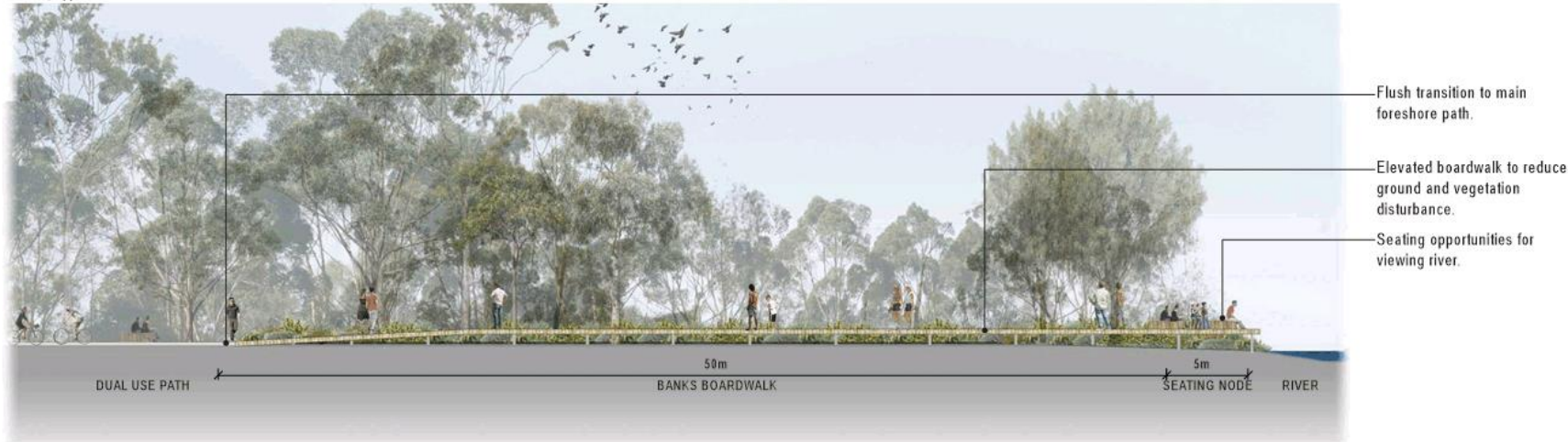


Figure 56. Section AA through Banks Boardwalk.

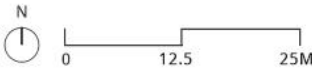
4.8 NEW FACILITY OPPORTUNITY



Subject to a business case and community demand, stage 2 entails a new facility and adjacent car park. This facility would be multi use with potential commercial and community use functions.

- (A) - New facility building approx. 500m²
- (B) - Angled street parking (~14 Bays).
- (C) - Adjacent car park extension (~32 Bays).
- (D) - Entrance space / public fore court to new facility.
- * - Opportunity for cultural narrative / interpretive artwork.

Figure 58. New Facility - 1:1000 at A3



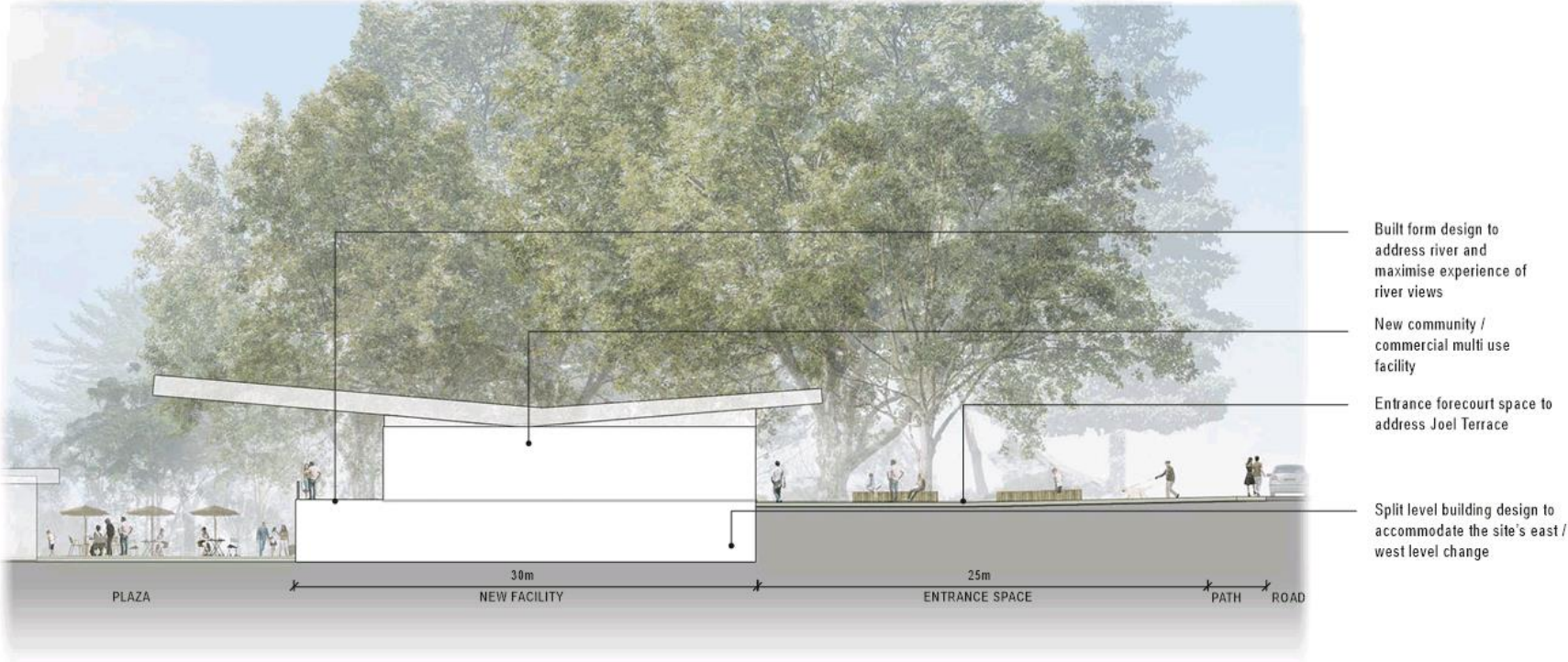


Figure 59. Section AA through new facility building.



Image 74 Baby's Reserve - UDPA



5.2 ACTIVATION OPPORTUNITIES

Banks Reserve presents a number of activation opportunities consisting of small scale temporary vendors up to medium sized events. The availability of space for car parking and impact on surrounding residents is a limiting factor on the size of events that are practical at Banks Reserve.

The Master Plan proposes a Plaza space adjacent to an upgraded car park (with vehicle access) to the north of the site. This flexible space would consist of an open hard stand surface suitable for temporary vendors such as food trucks or container café's. The new Perth Stadium could bring as many as 8600 pedestrians traveling through the site towards East Perth Station and the car park during large events which could provide a great activation opportunity¹.

Vehicle access to the oval area is proposed from the south eastern corner of the site. This location is already the service vehicle access point for the reserve. It is proposed that this intent is maintained which allows an activation opportunity with access from the Summer Street car park along the dual use path and into the reserve. This would suit community events being hosted on the oval.

The existing amphitheatre and stage platform provides another activation opportunity with the potential for performance style events better suited to the banked seating.

An objective of the Master Plan is to provide a variety of opportunities for increasing activation of the reserve. Temporary activation events and programming can create awareness of the value of the amenity within the reserve which could lead to more frequent usage and longer term sustainable activation.

Through more detailed design appropriate power, water and sewerage connections will be located.



¹ Perth Stadium Transport Project Definition Plan December 2012
58 | BANKS RESERVE MASTER PLAN | DESIGN REPORT

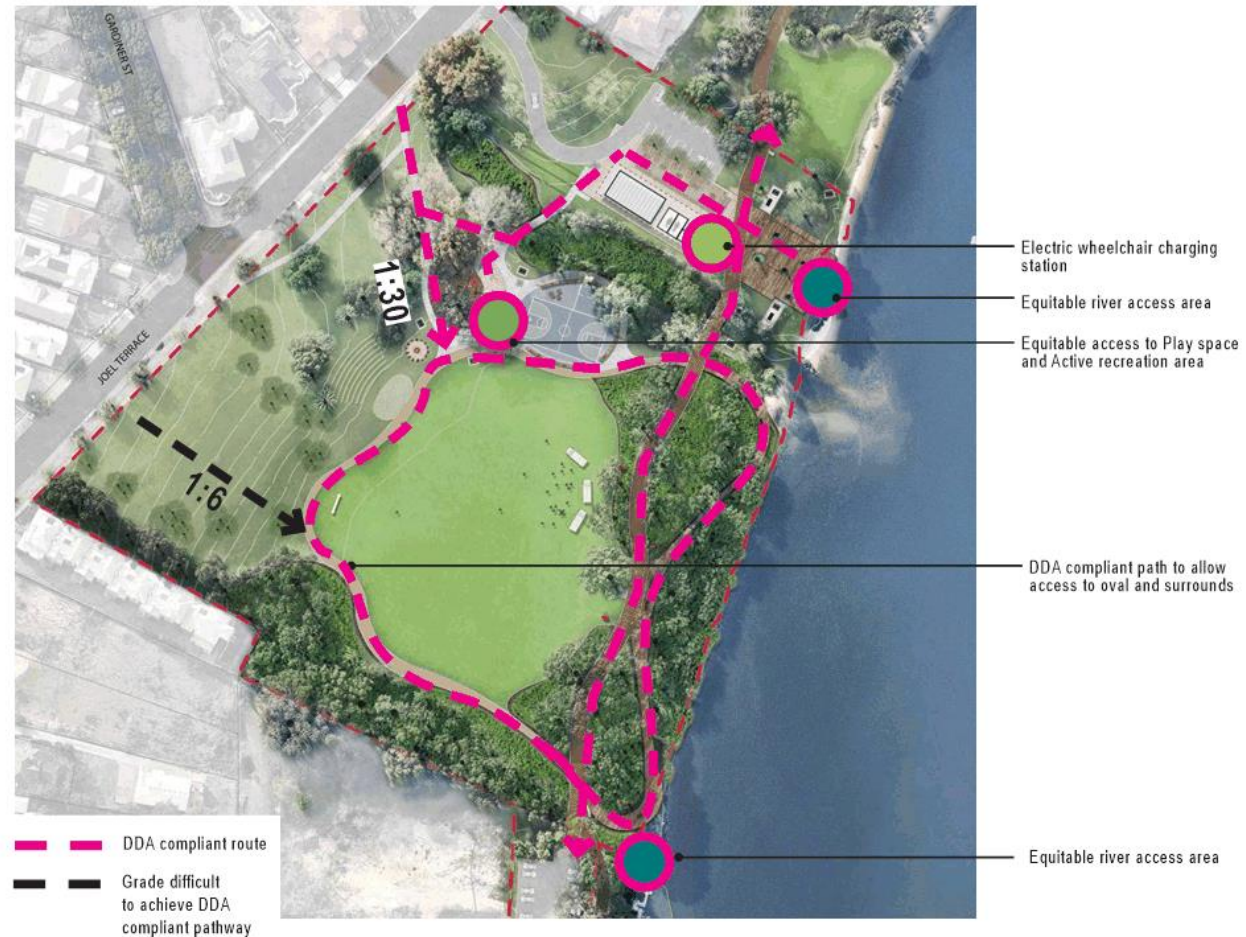
5.3 EQUITABLE ACCESS

Accessibility is a core objective of the Master Plan for the upgrade of Banks Reserve. The current situation is very poor from an equitable access perspective and could be considered discriminatory. The key equitable access issues include general east / west movement across the site, access from Joel Terrace into the reserve, access to the playground, access to the BBQ's and oval (eg dog walking etc.), access to the river, and opportunities to experience the foreshore environment.

The Master Plan proposes significant improvement to equitable access within Banks Reserve including:

- Proposed access path from Joel Terrace into the Banks Active zone which includes Play Space, BBQ's, Sports Area
- Flush plaza space and foreshore decking area allowing interaction and recreation opportunities with the river.
- Foreshore boardwalk to allow equitable experience of the foreshore environment.
- An electric wheelchair charging station is proposed for the plaza near the Banks Promenade.

The access upgrades proposed in the Master Plan will assist with the creation of positive and inclusive experiences for people with disability.



5.4 ENVIRONMENT

Banks Reserve is an environmentally significant site. Riverine foreshores are environmentally important due to the role they play in water quality, floral diversity and fauna habitat. At Banks Reserve this significance is heightened as the surrounding drainage catchment converges to run across the site as Walter's Brook and then enter the Swan River. This catchment is now an urban one with a storm water drainage network daylighting at Walters Brook prior to entering the river.

This potential to improve the quality of the urban water prior to its entrance into the Swan River was identified and a Walter's Brook upgrade project was completed in 2014. This project created the currently well vegetated Walters Brook which now plays a phytoremediation function, along with providing habitat for local fauna.

Other recent projects at Banks Reserve include two foreshore stabilisation and revegetation projects and the revegetation of the southern boundary of the reserve.

This focus in the last 20 years on environmental projects has brought Banks Reserve up to a environmentally high standard (the main oval space is also unirrigated). This high environmental regard must be maintained and enhanced in the future planning and management of the reserve.

The Master Plan proposes a further increase to areas of revegetation with an increase to the southern boundary revegetation, additional revegetation areas between the oval and the shared path, and an expansion of the foreshore revegetation area to meet the shared path.

An increase of local tree planting to the south western lawn bank was explored during the collaborative design process, however this was not

well received by the community who value the open lawn bank for recreational purposes and for the open views it allows between the street and lawn oval. Leaving this area open lawn will align with the safety and recreational objectives of the Master Plan.

The recently completed Banks Reserve Foreshore Restoration Project implemented erosion control and revegetation to the foreshore stretching south of Banks Reserve. This provides significant environmental benefit to the area, however the conversion of this beach foreshore adds further importance to the foreshore area in the northern portion of the Banks Reserve as it concentrates activities such as fishing, kayak launching etc.



6.0 NEXT STEPS

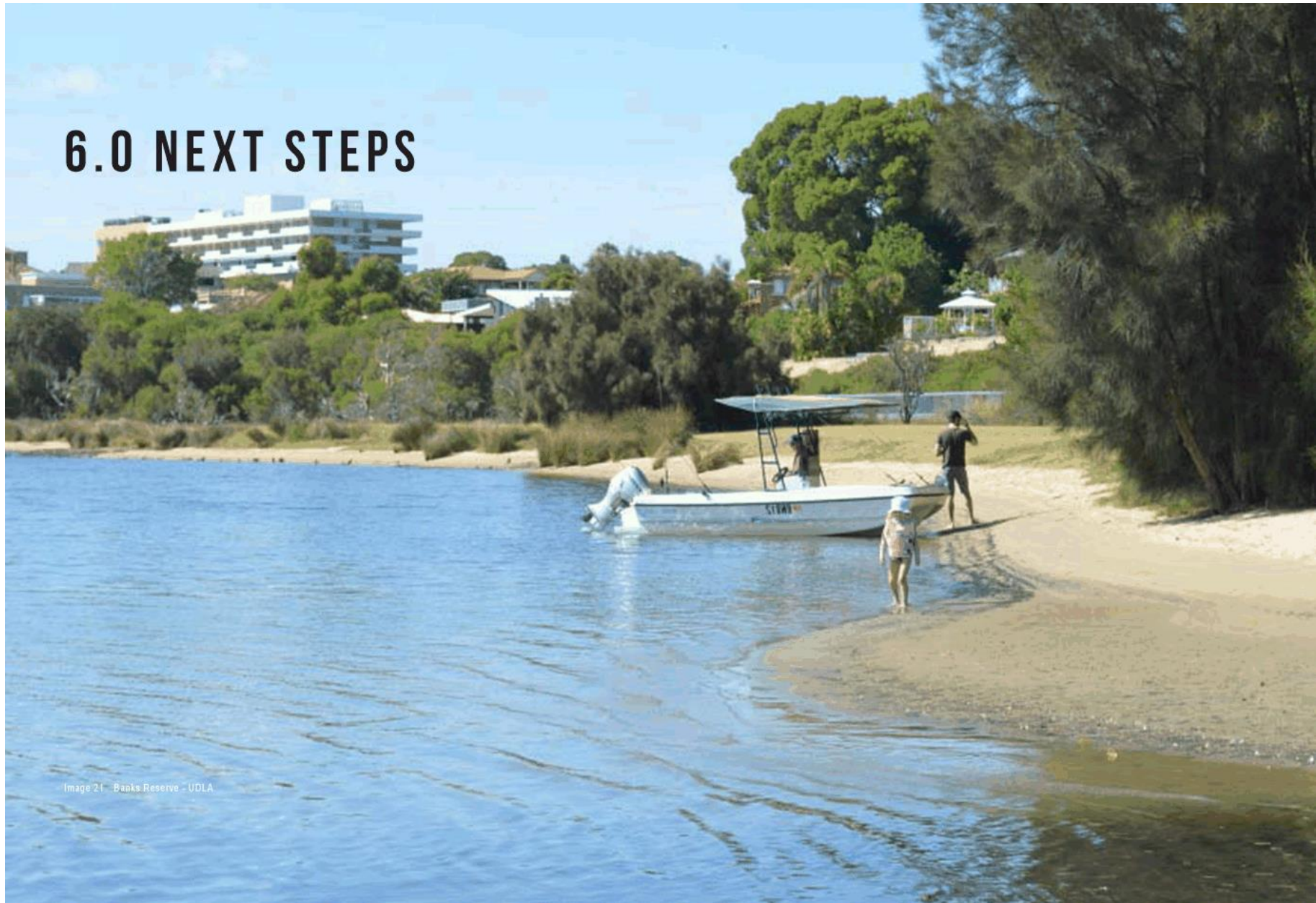


Image 21 - Banks Reserve - UDLA

6.1 A SENSE OF PLACE - POTENTIAL NOONGAR / NYOONGAR NAMES FOR BANKS RESERVE

Banks Reserve was re-named in the early 1960s after Perth City Councillor Ronald Banks. Prior to that it was known as the Swan Street Reserve taking its name from the main street into the park, and before that it was Walter's Brook named after an early landowner Walter Boyd Andrews.

The City of Vincent acknowledges that Banks Reserve is located on culturally significant land and as a result potential changes to the name of the reserve have been suggested by Len Collard.

The Banks Reserve area (Walter's Brook) has been identified as 'Warndoolier'. However, given that the cultural consultants stated that this area is of high significance for its spiritual, mythological and historical connections Noongar / Nyoongar might suggest other place names associated with its significance to give it more meaning for a "sense of place". Further the use of Noongar / Nyoongar place-names and use of Noongar / Nyoongar language is central to our identity; all throughout the southwest there are Noongar / Nyoongar place names, significant sites and landmarks. These connect us to our sense of place and give us a sense of belonging. The "language of the land" (Noongar / Nyoongar place names) connects all Noongar / Nyoongar to their cultural heritage.¹

The following are the suggested Noongar / Nyoongar place names that capture the thematics of the Whadjuk Noongar / Nyoongar cultural knowledge about the area.

Waugal-mia-up	-	a resting place of the Waugal
Moort-al-up	-	one of our families home
Meriny-up	-	place of food gathering
Moort Karla-mia	-	Our families homefires/campfires
Beeliar-booja	-	Riverland - where the water meets the land

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

6.2 IMPLEMENTATION PLAN

The Banks Reserve Master Plan has been created to guide design and development of the facilities at Banks Reserve. The plan will ensure future development responds to the principles and desired outcomes that the community values.

The Master Plan implementation plan is detailed below with a number of component areas that could potentially be funded by different sources to achieve the overall vision.

An order of magnitude implementation budget (Table 1) has been developed for each stage and component area. This implementation budget aligns with financial years, priorities and directorates.

A detailed staging plan will be required when potential funding sources are identified and each component of the Master Plan will require detailed design and costing.

Title of works	Responsible Directorate	Priority	Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Estimated cost	Comments
Summers Street car park	Engineering	High	✓				\$120,000	
Temporary toilets	Engineering	High	✓				\$45,000	Installation of a temporary modus style public toilet and decommissioning of existing public toilets
Wheelchair charging point	Engineering	High	✓				\$10,000	Community budget submission
Playground and active zone (detailed design)	Engineering	High	✓				\$30,000	Detailed design prepared by landscape architect for playground and active zone
Lighting	Engineering	High	✓				\$70,000	Upgrade existing lighting to LED lighting along pathway
Plaza and boardwalk (detailed design)	Engineering / Community Engagement	High	✓				\$40,000	Detailed design prepared by landscape architect for plaza and boardwalk
Total cost							\$315,000	
Indicative costs								
Playground and active zone (construction)	Engineering	High		✓			\$500,000	Following detailed design
Boardwalk	Engineering	Medium		✓			\$450,000	WA Parks Foundation River Journeys Project to provide approx. \$100k-150k additional funds for construction of interpretation nodes
Recreational shared path	Engineering	Medium			✓		\$150,000	Grant funding available through Department of Transport
Building demolition	Engineering	Low			✓		\$50,000	Existing pavilion demolished
Plaza, beach area, car park	Engineering	Low			✓		\$430,000	
Lighting	Engineering	Low			✓		\$140,000	Lighting incorporated into new plaza
Toilets, kayak and container cafe	Engineering	Low				✓	\$300,000	
Oval path	Engineering	Low				✓	\$80,000	
Walters Brook crossing	Engineering	Low				✓	\$70,000	
Total cost							\$2,170,000	
Subject to a business case and feasibility studies								
New community facility and extension to carpark	Engineering	Low				✓	\$2,500,000	Subject to feasibility studies and a business case
Total cost							\$2,500,000	

Table 1. Table of the order of magnitude costs for the implementation of the Banks Reserve Master Plan

* The above approximations do not include design fees, project management, escalation, intersection upgrades, major service upgrades or realignments, drainage modifications and major earthworks, major retaining walls to commercial precinct, built form associated with the commercial precinct, contractors profit and attendance.



6.3 PROJECT PHASING

The report recognises the broader framework and the steps that lead from master planning to staged implementation and operation, as follows:

- 1. Funding;
- 2. Staged detailed design & site planning approvals, as required;
- 3. Design detail & tender documents including development approvals - as required;
- 4. Construction (staged - as required); and,
- 5. Operation and management.

This detail design to construction phase would be necessary for larger stages, such as the play spaces, boardwalk, kayak storage and upgraded pavilion

Other smaller stages within the master plan may not need to go through a second detail design process. These 'quick-wins' could be projects such as lighting and car park reconfiguration which could be implemented relatively quickly and easily. These types of projects have direct positive impact for the reserve and it's users.





BANKS RESERVE MASTERPLAN DESIGN GUIDELINES

Prepared for The City of Vincent, October 2018



CITY OF VINCENT

ucla

Prepared for:
The City of Vincent
Contact: Wayne Grimes
Position: Senior Community Projects Officer
Phone: 92736011
Email: Wayne.Grimes@vincent.wa.gov.au

Table 1. Edition Details

PROJECT NAME	
Title	Banks Reserve Master Plan Design Guidelines
Production Date	31/10/2018
Prepared By	UDLA
Author	Theo Valentine
Status	DRAFT
UDLA Project Code	VINBMP

Table 1. Document Register

Document Register			
Version	Date	Amendments	Prepared By
A	19/10/2018	Final Draft	TV
B	26/10/2018	Final Draft Version 2	TV
C	31/10/2018	Final Draft Version 3	TV



Image 1. Banks Reserve amphitheatre, Source: UDLA (Cover)



CONTENTS

1.0 PATH SURFACES	6
1.1 PLAZA SURFACES	7
1.2 BOARDWALK	8
2.0 PLAY SPACES	9
2.1 FURNITURE	10
2.2 FIXTURES	11
3.0 CULTURAL GUIDELINES / RECOMMENDATIONS	12
3.1 ENVIRONMENTAL OUTCOMES	13



Image: Established Plane tree at Banks Reserve. Source: UDCA

DESIGN GUIDELINES

PURPOSE & PRINCIPLES



NATURAL & LOCAL AESTHETIC

Retain, maintain and enhance the natural features of the site by using natural and local materials and use subtle design features.



ROBUST & DURABLE

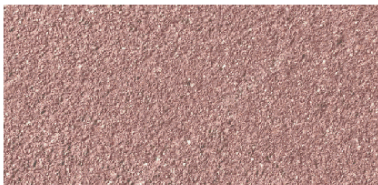
Materials that offer both robustness and durability.



CONSISTENCY

A consistent suite of furniture and materials, utilising natural hardwood timber, steel and earthy material tones to reflect the Reserve's natural environment.

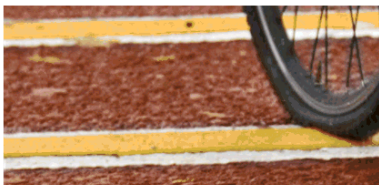
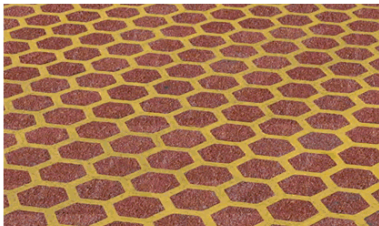
1.0 PATH SURFACES



Material: Red asphalt with concrete edge.

1.0.1 Banks Promenade

Banks Promenade is part of a high use commuter network. To comply with Department of Transport's 'Recreational Shared Path' requirements it is recommended that the Promenade is increased to 4m wide and resurfaced with 8ml stone red asphalt material with a concrete edge. This will prevent root invasion and maintain the usable width of the path throughout the reserve.



Material: Honeycomb pattern rumble texture.

1.0.2 Rumble Texture

To improve safety at crossing points throughout the reserve, it is recommended to incorporate fluorescent yellow rumble strips in a honeycomb pattern, or similar, 5-10 m before and after each crossing point. This will provide a physical and visual trigger for cyclists and pedestrians to use caution in these sections.

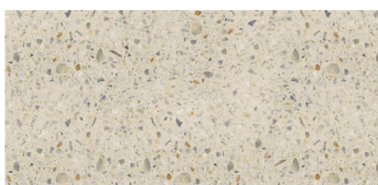


Material: Crushed limestone with concrete edge.

1.0.3 Oval Path

Crushed limestone with a concrete edge is recommended for pedestrian paths, such as the path around the oval. A concrete edge or 'mow-kerb' is essential for easy maintenance and to reduce regular re-surfacing. Cultural consultants recommend the use of limestone materials throughout the site (associated with the Waugal dreaming stories).¹

¹ Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018



Material: Exposed aggregate concrete footpath with earthy tones.

1.0.4 Pedestrian Paths

For areas where a hard surface is required it is recommended to use an exposed aggregate concrete path. To match the existing natural palette of the reserve it is recommended to use an earthy tonal base. Patterns and textures can be etched into the concrete making it a good surface choice to enable cultural interpretations to be incorporated into the paving.

1.1 PLAZA SURFACES

1.1.1 Plaza Paving

An exposed aggregate or granite cobblestone paving treatment is recommended for use around the plaza space. This paving treatment should reflect other paving treatments around the reserve. The colour and material palette should remain consistent in all paving upgrades and be of an earthy tone.



Material: Exposed aggregate concrete footpath with earthy tones.



Material: Granite cobblestone.

1.1.2 Plaza Decking

A hardwood timber decking is recommended for the foreshore plaza area. This decking should protect the root structures of the existing trees. An aborist should be consulted prior to any detail design as footing locations will need to be considered to maintain tree health.

Off the shelf timber elements may be incorporated into the decking structures or customised into the design. These elements would require detailed design.



Material: Local hardwood timber decking.



Material: Etched text into exposed aggregate.

* All elements containing cultural information should refer to cultural guidelines on pg. 7.

1.2 BOARDWALK

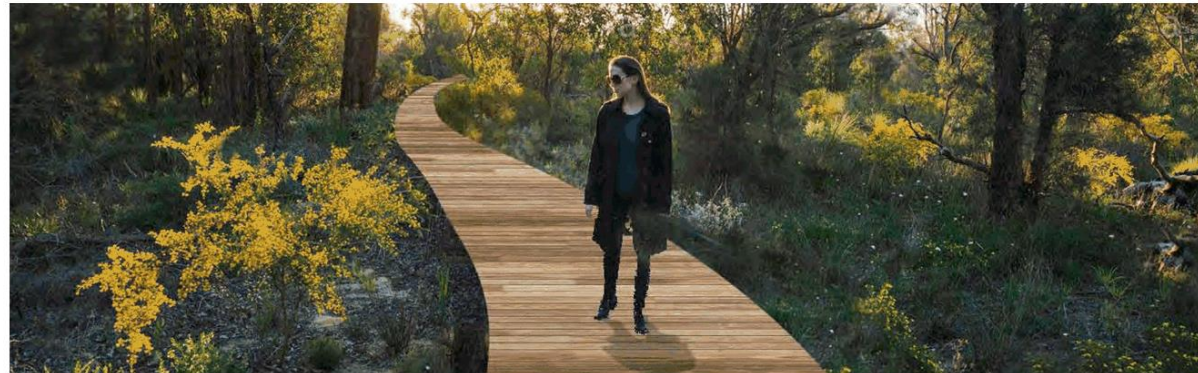
1.2.1 Boardwalk

Local hardwood timber is recommended for the Boardwalk surface. The surface and seating nodes should match those of the Plaza decking space. The Boardwalk should be raised to protect existing vegetation. An arborist should be consulted prior to any detailed design as footing locations will need to be considered to maintain tree health.

The Boardwalk is an ideal location for the future Swan Canning 'River Journeys Project' node. Following consultation and detailed design with Traditional Owners, this node could incorporate interpretive signage, history and other cultural elements at various points in and along the Boardwalk.*

The Boardwalk should have DDA compliant ramps for all abilities access and be wide enough for 2 wheelchairs to pass side by side.

* All elements containing cultural information should refer to cultural guidelines on pg. 7.



Example of raised timber boardwalk.



Material: Local hardwood timber decking.



Example of a windy timber path. (Note: DDA Compliant path would need a rail/edging)

2.0 PLAY SPACES

2.0.1 Nature Playground

The Banks Reserve playground is to be kept at a modest, low key scale. It is a neighbourhood park and this should be remembered throughout detailed design.

- The Master Plan recommends a nature play style playground which incorporates the natural slope, shady existing trees and a safe environment.
- Noongar / Nyoongar consultants recommend incorporating Whadjuk Noongar / Nyoongar themes within the play area such as the use of water in the playground.*
- The use of materials should include limestone (associated with the Waugal dreaming stories) for feature walls and the like.
- If artworks or cultural interpretation elements are incorporated they should be commissioned from Whadjuk Noongar / Nyoongar artists.¹
- Playground fencing materials to be consistent with natural elements in the playground. Fencing should be low in height and visually permeable.

* All elements containing cultural information should refer to cultural guidelines on pg. 7.

2.0.2 Active Space

The use of subtle colour may be desired in the active play space as well as hardwood timber furniture.

¹ Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018



Example of a similar size active space.



Example of subtle colour in an active space.



Example of natural and cost effective play elements.



Example of playground fencing.



Example of natural and cost effective play elements.



Cultural consultants recommend water be incorporated into the play area.

2.1 FURNITURE

2.1.1 Furniture Palette

Furniture palette should be consistent, honest and durable and reflect the natural aesthetic of Banks Reserve. In order to maintain and enhance the natural aesthetic of Banks Reserve, it is recommended furniture is made of durable materials, such as solid timber and galvanised steel.

Furniture should all be of a similar style to maintain consistency throughout the reserve. Re-ordering and maintenance will be easier if the furniture suite is kept to 1-2 suppliers.

- Timber boards fixed with stainless steel screws and galvanised steel legs
- Robust
- Low/easy maintenance
- Able to be configured in different ways
- Customisable with river/cultural theming through timber etching of suitable motifs



Steel fixings easily accessed for any maintenance.



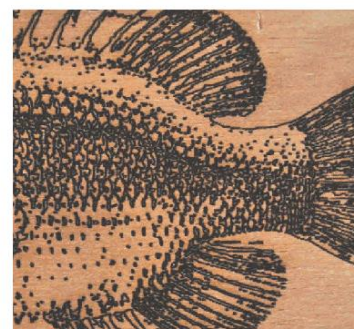
Opportunity to incorporate bike stands to end of bench.



Modular form for multiple configurations for larger spaces, with optional back rests.



Example of a solid, durable timber and steel picnic setting



Etching or painting of timber with river/cultural motifs.



Alternate seating option 'Northshore' supplied by Exteria street and park outfitters.

2.2 FIXTURES



Example of suitable drink fountain. Source: Street Furniture Australia.



Example of suitable bike rack. Source: Street Furniture Australia.



Example of suitable bollard. Source: Street Furniture Australia.



Example of suitable bin surround with customisable panel. Source: Street Furniture Australia

3.0 CULTURAL GUIDELINES / RECOMMENDATIONS

3.0.1 Cultural Guidelines

The Plaza, Walters Brook and the Boardwalk areas are ideal locations to incorporate cultural elements. In order for the site to be interpreted to the public in a manner that is cognisant of and sensitive to Whadjuk Noongar / Nyoongar history and culture, these recommendations have been made by Professor Len Collard, a cultural consultant who collaborated on the Banks Reserve Master Plan;

- The City of Vincent commissioned a detailed Aboriginal Interpretation Plan. This would involve broader consultation and the design of walks and information panels.
- The interpretation should feature the Waakal/ Wargyl and a Dreaming story associated with the site. Only a brief summary of knowledge should be presented on signboards detailing the Waugal Dreaming stories. We recommend that this requirement is strictly adhered too and therefore, information on signboards is kept brief yet interesting enough for visitors to pursue further knowledge.
- The interpretation features stories about Noongar / Nyoongar camps ie mia-mia, Noongar / Nyoongar foods (hunting, fishing and land foods) and stories or signage about the six seasons ie the Kambarang season.
- Artworks are commissioned from Whadjuk Noongar / Nyoongar artists.
- The landscaping and planting should depict native plants and trees (to attract birds and other wildlife). Noongar / Nyoongar consultants to be utilised to inform the type of plants for the landscaping element according to the six Noongar / Nyoongar seasons.

Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018

12 | BANKS RESERVE MASTER PLAN | DESIGN GUIDELINES



Example of River Journeys project at Heathcote Reserve, Applecross.



Example of River Journeys project at Heathcote Reserve, Applecross.



Example of a firepit and yarning circle built with the local community.

3.1 ENVIRONMENTAL OUTCOMES

3.1.1 Planting

All existing mature trees and large shrubs should be retained wherever possible. In areas where replanting is necessary the landscaping and planting should depict native plants and trees (to attract birds and other wildlife). Planting should also match existing vegetation types - see figure. If replanting the riverside, use plants suitable for that area. Noongar / Nyoongar consultants to be utilised to inform the plants for the landscaping element according to the six Noongar / Nyoongar seasons.¹

3.1.2 Sustainability

- Consideration of materials with low embodied energy and also further consideration to 'whole of lifecycle' costs.
- Preference for recycled materials, such as recycled Jarrah for decking and recycled pavers for pathways.
- Preference for the use of local materials such as limestone where possible.

3.1.3 Water Sensitive Urban Design (WSUD)

Being at such close proximity to the river WSUD principles should be applied where possible to the reserve. Car parking should be designed with significant shade trees and WSUD basins to allow for increased opportunity to recharge groundwater supply and reduces downstream export of pollutants.

Fertiliser use should be kept to minimum and only utilised on active turf areas at critical times, to ensure

¹ Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018

the performance of the turf is maintained.

Native species are recommended to be used across the site, reducing fertiliser and water costs; and ongoing maintenance of the site will include regu ure that fertiliser is only used as required.

3.1.4 CPTED


All features of the Master Plan have been designed to improve safety and meet CPTED (Crime Prevention Through Environmental Design) principals. Some of these include:

- Lighting
- Low planting
- Increased passive surveillance (through increase use)



Existing Vegetation Zone Map

12.2 DRAFT PUBLIC OPEN SPACE STRATEGY

TRIM Ref: D18/100626
Author: Philippa Baker, Community Projects Officer
Authoriser: Michael Quirk, Director Community Engagement
Attachments: 1. Draft Public Open Space Strategy [↓](#) 

RECOMMENDATION:

That Council:

1. **RECEIVES** the draft Public Open Space Strategy;
2. **AUTHORISES** the Chief Executive Officer to advertise the draft Public Open Space Strategy for public comment for a period of 14 days inviting written submissions in accordance with the Policy No 4.1.5 – Community Consultation;
3. **NOTES** that the draft Public Open Space Strategy will be subject to further formatting and styling, as determined by the Chief Executive Officer, prior to publication; and
4. **NOTES** that a further report will be submitted to the Ordinary Council Meeting in December 2018 in regard to any written submissions received during the public comment period.

PURPOSE OF REPORT:

To receive the draft Public Open Space Strategy (**Attachment 1**) for the purposes of public comment, and subsequent adoption having regard to any written submissions received during this consultation period.

BACKGROUND:

Public open space is an essential part of urban life with parks, reserves and other green spaces providing a broad range of social, health and wellbeing, environmental and economic benefits for the community. On 13 December 2016, in recognition of the significant value of public open space, it was resolved:

“That Council REQUESTS the Chief Executive Officer to:

1. *Investigate the requirement for a City of Vincent Public Open Space Strategy by completing the following no later than April 2017:*
 - *Compilation of Public Open Space inventory including the number, size, function and use of all parks*
 - *Classification of these Public Open Spaces using the Department of Sport and Recreation Classification Framework for Public Space*
 - *Identification of benchmarks for Public Open Space provision based on current standards and best practice*
 - *Completion of a preliminary Public Open Space gaps analysis based on the abovementioned inventory and benchmarks*
2. *Prepare a Public Open Space Strategy Project Plan identifying financial and resource implications for consideration during preparation of the 2017/18 Budget and Corporate Business Plan 2017/18 to 2020/21*
3. *Prepare cost estimates for priority Public Open Space projects for consideration within Council’s 2017/18 Capital Works Budget that will ensure the ongoing improvement of open space amenity and provision while awaiting completion of the proposed City of Vincent Public Open Space Strategy.”*

Preparation of a Public Open Space Strategy to guide the development, management and activation of parks, reserves and other open spaces to meet current/future community expectations was subsequently included in

the City's Corporate Business Plan 2017/18 – 2020/21. The need for this Strategy was determined based upon:

- Forecasted population growth and increased residential density;
- Changing community demographics associated with forecasted population growth;
- Perceived gaps in public open space provision and uneven distribution across suburbs within Vincent;
- The important role of public open space to support community health and well-being;
- The important role of public open space to protect and enhance the natural environment; and
- Ongoing challenges with accessibility to and utilisation of public open spaces by various user groups including sporting clubs and dog owners.

An external Consultant was appointed in March 2018 to prepare the Strategy in collaboration with a cross-Directorate Project Team comprising representatives from Community Engagement, Corporate Services, Engineering, and Development Services.

DETAILS:

In consultation with Council Members a number of key objectives were developed to ensure the Public Open Space Strategy provides a locally relevant strategic framework:

- Maximise the value of open spaces for the community through improved amenity and functionality;
- Identify and respond to the impacts of development, population growth and demographic change on the open space network;
- Identify opportunities to improve access to and functionality of open spaces, and achieve a targeted increase in overall open space provision through innovative practices; and
- To establish appropriate levels of service across the public open space hierarchy to guide decision making and ensure diversity across the open space network.

To achieve these objectives the Strategy has been prepared through a comprehensive analysis of strategic influences, demographic analysis and projected population growth, and trends in public open space provision and usage. This analysis identified that:

Strategic Influences

Given the broad role, purpose and functionality of public open spaces there are numerous City of Vincent strategies, plans and policies that inform and impact on the provision of public open space. This includes the Strategic Community Plan 2018 – 2028, Community Safety and Crime Prevention Plan 2015 – 2018, Town Centre Place Plans, Reflect Reconciliation Action Plan, Greening Plan 2018 – 2023, and Disability Access and Inclusion Plan 2017 – 2022.

The City is also guided by a number of State Government strategies, policies and legislation that inform and impact on the provision of public open space. This includes WA Planning Commission Development Control Policies 2.3 – Public Open Space in Residential Areas, 2.4 – School Sites, and 5.3 – Use of Land Reserved for Parks and Recreation and Open Space. The Strategic Directions for the Western Australian Sport and Recreation Industry 2016 – 2020 (Department of Sport and Recreation) and various State Sporting Association Facility Plans directly impact the planning and design of public open spaces that accommodate organised sport/recreation activities.

Projected Population Growth

Vincent's current estimated population is 37,812 and over the period 2018 to 2036 this is expected to grow by 36.8%. Forecasted population growth indicates that the majority of growth will occur in the suburbs of East Perth, North Perth, Leederville, Perth and West Perth whereas Highgate will maintain relatively static growth and Mt Hawthorn and Mt Lawley will experience limited but steady growth. Notably, growth over the next two decades will attract young upwardly mobile adults seeking to live and work in close proximity to the Perth CBD. There will also be strong growth in young adults and establishment of a generally youthful demographic in comparison to current population trends.

Demographic Analysis

All demographic indices indicate that public open spaces will need to be dynamic and permit both late evening and early morning use due to high levels of employment. Access to public open spaces through a connected

path and public transport network will likely be in demand. As a relatively mobile and affluent community, the expectations are likely to be high in respect of access to and opportunities presented within the public open space network. Where opportunities to provide additional public open space cannot be achieved modifications to existing services and infrastructure will need to be considered.

Public Open Space Trends

The provision and management of public open space has over evolved in recent years with greater attention placed on water management, innovative solutions to accessibility, and quality design and development. Other important trends that may influence the provision of public open space include greater flexibility of use, retention of bushland and native species, reduction of sporting reserves being used by single clubs, increased shade, better connectivity, shared use arrangements with schools, ever decreasing backyard sizes, increased personal fitness activities, and increased dog exercise areas aimed at avoiding conflict with other users.

Following that comprehensive analysis the City's current public open space network was analysed through detailed mapping, undertaking a gaps analysis, benchmarking provision with other local government areas, undertaking a visual audit, and assessing current usage of active reserves (sports playing fields).

Public Open Space Hierarchy and Classification

The City's public open spaces have been categorised based upon the Department of Local Government, Sport and Cultural Industries Public Open Space Classification Framework:

Function	Purpose	Description
Recreation Spaces	Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction.	Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities and civic commons or squares.
Sport Spaces	Sport spaces provide a setting for formal structured sporting activities.	Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Most sport spaces can also be accessed by community members for informal sport and recreation
Nature Spaces	Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values	Nature spaces provide opportunities for low-impact recreational activities, such as walking, cycling, picnicking, playing or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features.

In addition, the City's public open spaces have been categorised through a bespoke hierarchy of provision:

Classification	Description	Catchment
Local	Local open space is usually small parklands that service the recreation needs of the immediate residential population. Primarily used for recreation and may include nature space.	0.4ha to 1ha Within 400 metres or 5-minute walk

Classification	Description	Catchment
Neighbourhood	Neighbourhood open space serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.	1ha to 5ha Central to surrounding neighbourhoods, 10 minute walk
District	Consists of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising dogs, social gatherings and individual activities	5ha to 15+ha Within 2 kilometres or 5-minute drive
Regional	Regional Open Space serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.	Size is variable and dependent on function
Special Purpose	Open space which is subject to a long-term lease with the City of Vincent and is utilised for a specific purpose (i.e. as a sports ground for WAFL, NPL or tennis use) where accessibility by the general public may be limited.	Catchment can be from a localised use to a broader regional function.
Civic (Plaza / Special Purpose)	Civic spaces which may provide opportunities for pop-up event spaces, piazzas etc.	Generally localised

Public Open Space Provision

Through detailed mapping and data collection current public open space provision has been identified within each suburb against projected population growth and provision per 1,000 head of population. If no additional public open space is provided there will be a gradual decline in provision as population growth continues.

City of Vincent Classification	Current POS Area (m ²)	Population by year and m ² of POS per 1,000 residents				
		2016 35,592	2021 40,487	2026 44,443	2031 48,244	2036 51,726
Local Open Space	73,800	2.07m ²	1.92m ²	1.66m ²	1.53m ²	1.43m ²
Neighbourhood Open Space	286,700	8.06m ²	7.08m ²	6.45m ²	5.94m ²	5.54m ²
District Open Space	175,200	4.92m ²	4.33m ²	3.95m ²	3.63m ²	3.39m ²
Regional Open Space	311,600	8.75m ²	7.67m ²	7.01m ²	6.46m ²	6.02m ²
Lease Special Purpose	213,700	6.00m ²	5.28m ²	4.81m ²	4.43m ²	4.13m ²
Civic Special Purpose	1,300	0.037m ²	0.032m ²	0.029m ²	0.027m ²	0.025m ²

When assessing suburb by suburb level of provision against the benchmark ten percent provision as identified within Development Control Policy 2.3 – Public Open Space in Residential Areas, there is a high level of inequity. The Strategy as a minimum recommends that the City of Vincent should achieve this ten percent level of functional public open space provision to effectively service the current and future projected population. Based on current provision this will require an innovative approach to the planning and management of public open space including repurposing existing City managed landholdings, potential land acquisition, and more effective and efficient use of open spaces.

SUBURB	Area of POS (ha)	Suburb Area (ha)	% POS Attributable
Highgate	1.27	41	3.1%
Leederville	29.58	150	19.7%
Mount Hawthorn	4.61	246	1.9%
Mount Lawley	8.89	109	8.15%
North Perth	20.49	309	6.6%
Perth	32.81	210 (Combined Suburbs)	17.3%
East Perth	3.62		
West Perth	4.96	76	6.52%
City of Vincent (Total)	106.23	1,140	9.32%

Gaps Analysis

The mapping of existing public open space highlighted a number of key considerations related to the spread and accessibility of open spaces based on the hierarchy of provision. There are local public open space gaps in the southern and western parts of Mt Hawthorn, the central and north eastern parts of North Perth, as well as a central sweep across Highgate, Mt Lawley and Perth. There are Neighbourhood public open space gaps across the central part of Mt Lawley, the southern part of Leederville, and the southern part of West Perth. There is a significant district public open space gap across the northern part of Mt Hawthorn. Regional level public open space is suitable across Vincent mainly attributable to Hyde Park and Britannia Reserve. In terms of accessibility, it is evident that access to all public open space when hierarchies are combined is relatively high across Vincent except the western fringe of Mt Hawthorn that has little or no access.

The Strategy includes a range of public open space network maps identifying levels of provision across Vincent, and identified gaps.

Public Open Space Network Audit and Analysis

All public open spaces were independently audited by an external Consultant having regard to accessibility, amenities, appearance, maintenance, safety and security. That audit identified a range of outputs and conclusions including (but not limited to) much of the infrastructure was ageing and in need of replacement; an inconsistent approach to dog walking areas and management of conflict; strong heritage and cultural values associated with many sites; numerous exclusive leases over sites; good amenity provision across most sites; lack of signage and wayfinding; and connectivity barriers caused by major roads.

The public open space network has been further analysed through a series of scenarios to provide direction on the impact of future City growth and required responsiveness. This analysis includes residential lot access to public open spaces based upon 400 metre and 800 metre walkable catchments, school playing fields accessibility, dog exercise areas accessibility, playground accessibility, leased open spaces utilisation and accessibility, and youth spaces accessibility.

Based upon the comprehensive and public open space provision analysis the Strategy provides revised Public Open Space Levels of Service to ensure consistent amenity across the open space network, and a range of Key Actions for implementation.

Levels of Service

The levels of service respond to key findings within the Strategy including the public open space network analysis, community consultation outputs and open space audit. When combined with the public open space hierarchy and classifications these levels of service identify the size, role, type and diversity of open spaces that are desirable to provide across Vincent. The levels of service include minimum and optional amenities to allow flexibility when responding to the unique characteristics and role of each open space.

Key Actions

The Strategy includes 32 specific actions as well as associated tasks across four key themes including:

- Provision;
- Amenity and Function;
- Management; and
- Planning and Development.

These actions are directly linked to each of the Strategy objectives and prioritised through short, medium and long-term timeframes. Through these actions the Strategy will be used as a mechanism to prioritise future investment in and development of public open space albeit the Strategy must be applied in the context of other Council strategic planning priorities.

CONSULTATION/ADVERTISING:

The draft Public Open Space Strategy has been prepared based upon extensive community and stakeholder consultation, including:

- Engagement with key stakeholders including the Department of Local Government Sport and Cultural Industries, State Sporting Associations and local sporting clubs, Town Teams, all local primary schools and catholic colleges, adjacent Local Government Authorities, Skateboarding WA, and Claisebrook Catchment Group.
- Attendance at Council's Children and Young People Advisory Group, Environmental Advisory Group, Safer Vincent Advisory Group, Urban Mobility Advisory Group, and Reconciliation Action Plan Working Group Meetings.
- Community Engagement Panel Workshop on 23 June 2018.
- Vincent Youth Network Workshop on 19 July 2018.
- Direct consultation with 10 sporting clubs including Forrest Park Croquet Club, Leederville Tennis Club, Mt Hawthorn Junior Football Club, North Perth United Soccer Club, Modernians Hockey Club, Perth Soccer Club, and University Cricket Club.
- Attendance at Mt Hawthorn Streets and Laneways Festival in May 2018, Mary Street Piazza Mother's Day Market in May 2018, and Kyilla Farmers Market in June 2018.
- Pop-Ups over a three week period at Banks Reserve, Braithwaite Park, Britannia Reserve, Edinboro Street Reserve, Forrest Park, Hobart/Auckland Street Reserve, Jack Marks Reserve, Menzies Park, Oxford Street Reserve, and Robertson Park.
- Dedicated Public Open Space Strategy project page on the Engagement HQ portal that received over 900 visits between May and October 2018.
- Project posts through the City's social media channels that reached 12,691 people, attracted 134 reactions/comments/shares, and 362 post clicks.
- Hopscotch decals promoting the Public Open Space Strategy were installed at Beatty Park Leisure Centre, Braithwaite Park, Britannia Reserve, Hyde Park, Mt Hawthorn Town Centre, Mary Street Piazza, North Perth Town Centre, and Oxford Street Reserve.
- Vinyl banners promoting the Public Open Space Strategy were installed at the City of Vincent Administration Building and Council Chambers, Axford Park, Braithwaite Park, Hyde Park and Woodville Reserve.
- Strategy posters and surveys were made available at the City of Vincent Administration Building and Council Chambers, Beatty Park Leisure Centre and Vincent Library and Local History Centre.

In accordance with Council Policy No. 4.1.5 – Community Consultation it is recommended that the draft Public Open Space Strategy be advertised for public comment for a period of 14 days. Any comments received will be reviewed and analysed, and if applicable, amendments made to the draft Strategy prior to further consideration at the Ordinary Council Meeting in December 2018.

LEGAL/POLICY:

Policy No. 4.1.5 – Community Consultation.

RISK MANAGEMENT IMPLICATIONS:

Low: The draft Public Open Space Strategy has been prepared based upon comprehensive research and analysis, and comprehensive consultation with the local community as well as a broad range of key stakeholders. The key actions proposed within the Strategy respond to a range of risks associated with the current provision and management of public open spaces throughout Vincent.

STRATEGIC IMPLICATIONS:

The draft Public Open Space Strategy aligns with the following priorities and outcomes within the City's *Strategic Community Plan 2018 – 2028*:

Enhanced Environment

- *Our parks and reserves are maintained, enhanced and well utilised.*
- *Our urban forest/canopy is maintained and increased.*

Connected Community

- *We have enhanced opportunities for our community to build relationships and connections with each other and the City.*
- *We recognise, engage and partner with the Whadjuk Noongar people and culture.*
- *Our community facilities and spaces are well known and well used.*
- *We are an inclusive, accessible and equitable City for all.*

Thriving Places

- *Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*
- *Our physical assets are efficiently and effectively managed and maintained.*

Innovative and Accountable

- *Our resources and assets are planned and managed in an efficient and sustainable manner."*

SUSTAINABILITY IMPLICATIONS:

The draft Public Open Space Strategy aligns with the following objectives and actions within the City's *Sustainable Environment Strategy 2011-2016*:

4. *Ensure effective and efficient management of water supplies within the City*
5. *Protect and improve the quality of surface groundwater resources within the City*
6. *Re-establish, conserve and enhance floral and faunal biodiversity, native vegetation, green spaces and green linkages within the City."*

The draft Public Open Space Strategy also aligns with the following objectives within the City's *Greening Plan 2018-2023*:

1. *Increase canopy cover on public land*
2. *Enhance habitat and promote biodiversity.*
3. *Greening the town centres.*
5. *Greening the community."*

FINANCIAL/BUDGET IMPLICATIONS:

The draft Public Open Space Strategy includes a number of key actions and associated tasks that will be implemented across the short, medium and long term with necessary funding to be requested through the Annual Budget and Long Term Financial Plan.

The 2018/19 budget includes an amount of \$290,000 to implement priority actions upon adoption of the Public Open Space Strategy. The priorities identified by Administration include either the acquisition of additional POS in Mount Hawthorn (through private landholding negotiations), implementation of the new public open space levels of service including upgrading and rationalisation of amenities, implementation of a signage strategy across the public open space network based upon Noongar artwork and language, or implementation of a multi-court facility at an appropriate public open space.

COMMENTS:

Public open spaces are an important part of everyday urban life and deliver a range of health, economic, environmental and social benefits for our community. The draft Public Open Space Strategy has now been prepared as a strategic framework that guides the management, provision, use of and investment in parks, reserve and other open spaces throughout Vincent. The Strategy has been prepared through a comprehensive analysis of population and demographic projections, public open space usage and trends, public open space network and mapping, gaps analysis, visual auditing, and extensive community consultation.

Through a range of key actions and tasks the Strategy will deliver upon the objectives to maximise the value of open spaces through improved amenity and functionality, respond to the impacts of development and population growth, identify opportunities to improve access to and functionality of open spaces, and establish appropriate levels of service across the public open space hierarchy to ensure diversity across the network.

It is recommended that the draft Public Open Space Strategy (**Attachment 1**) be released for public comment. Subject to any comments received the Strategy will then be presented for consideration and adoption at the Ordinary Council Meeting in December 2018.



City of Vincent

**Public Open
Space Strategy**



October 2018

Contents

1.0	Purpose	4
1.1	Vision.....	4
1.2	Objectives.....	4
1.3	Value of Public Open Space.....	4
2.0	Use of the Public Open Space Strategy	5
2.1	City of Vincent POS Classification	5
2.2	Current Public Open Space Provision.....	6
2.3	Local Government Benchmarking	9
2.4	Public Open Space Audit.....	10
2.5	Public Open Space Gaps Analysis	11
2.6	Public Open Space Network Analysis	15
3.0	Community Requirements.....	20
4.0	Public Open Space Levels of Service	21
5.0	Key Actions.....	23
6.0	Existing Public Open Space Network	31

Tables

Table 1: POS classification by function, purpose and description	5
Table 2: POS hierarchy by classification, description and broad catchment	6
Table 3: Current POS provision within the City of Vincent by classification and projected sqm per head of population distribution based on current POS levels	6
Table 4: Current POS provision by Suburb (Net useable POS areas)	7
Table 5: Current POS provision by suburb measured against percentage of land area (Net useable POS areas)	7
Table 6: Surrounding local government POS (per 1,000 head of population) compared to the City of Vincent	9
Table 7: Outputs and conclusions reached from the visual audit of City of Vincent POS	10
Table 8: Identified gaps with the City of Vincent by classification	11
Table 9: City of Vincent POS hierarchy and minimum amenity standards	21
Table 10: City of Vincent POS Key Actions, Tasks, Priorities & POS Strategy Objectives	23
Table 11: Existing public open space network by hierarchy and function	31

Figures

Figure 1: Current distribution of POS by hierarchy across the City of Vincent	8
Figure 2: Current distribution of POS by function across the City of Vincent	8
Figure 3: POS provision within the City of Vincent compared to neighbouring local governments	9
Figure 4: Access to any POS within the City of Vincent	12
Figure 5: Access to Local POS within the City of Vincent	13
Figure 6: Access to Neighbourhood POS within the City of Vincent	13
Figure 7: Access to District POS within the City of Vincent	14
Figure 8: Access to Regional POS within the City of Vincent	14
Figure 9: Access to school playing fields within 800m of residential catchments (incorporating all existing POS catchments)	15
Figure 10: Public transport (bus) accessibility to POS within the City of Vincent	16
Figure 11: Selected dog ownership by local government area (Source: City of Vincent)	17
Figure 12: Accessibility to dog exercise areas (by catchments)	17
Figure 13: Access to playgrounds – 400m catchments	18
Figure 14: Access to youth spaces within 400m and 800m catchments	19

1.0 Purpose

The purpose of the City of Vincent Public Open Space (POS) Strategy is to provide a strategic framework that guides the management, provision, use of and investment in parks, reserves and other open spaces.

1.1 Vision

The City of Vincent Strategic Community Plan 2018-2028 includes the vision that:

In 2028, the City of Vincent is a leafy and vibrant 24hr city, which is synonymous with quality design and sustainability.

Its diverse population is supported in their innovative endeavours by a Council that says yes!

That vision is underpinned by a number of key priorities including Enhanced Environment, Connected Community and Thriving Places which directly align with the purpose and objectives of the City of Vincent Public Open Space Strategy.

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.

Our vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.

1.2 Objectives

The objectives of the City of Vincent POS Strategy are to:

1. *Maximise the value of open spaces for the community through improved amenity and functionality.*
2. *Identify and respond to the impacts of development, population growth and demographic change on the open space network.*
3. *Identify opportunities to improve access to and functionality of open spaces, and achieve a targeted increase in overall open space provision through innovative practices.*

4. *To establish appropriate levels of service across the public open space hierarchy to guide decision making and ensure diversity across the open space network.*

1.3 Value of Public Open Space

POS is an important part of everyday urban life and it delivers a wide range of health, economic, environmental and social benefits for our community:

Health

Parks are the most frequently visited type of open space with quality and well-maintained parks more likely to be used by the community. Local residents report higher 'neighbourhood satisfaction' and better health as a result of having access to parks and green spaces. They also act as connection points that provide increased opportunities to cycle and walk as the preferred means of transport. The City of Vincent Public Health Plan states that access to opportunities for physical activity and to open space, alongside providing adequate and appropriate facilities, is important to prevent chronic disease, promote social inclusion and improve mental health and wellbeing.

Economic

POS also provides opportunities for economic diversity. The use of parks and reserves for temporary commercial activities as a Farmers Markets and mobile food vendors supports both existing and emerging businesses within the community. The activation of parks through weekend activity, including both locals and visitors, also increases trade across Vincent. Western Australian Football League (WAFL) and National Premier League (NPL) activities have the potential to generate local business interest due to increased visitations and exposure of the area to a wider television audience. The hosting of events at larger parks also increases activity and generates business particularly within our Town Centres.

Environmental

The inner city urban environment, including our green spaces, require sensitive management to ensure it is protected for future generations. Through the City of Vincent Greening Plan there has been a focus on increasing canopy cover, landscape amenity and biodiversity throughout the community. Replanting of local plant and tree species within open spaces improves and protects faunal habitat areas. The incorporation of water sensitive urban design and effective water use practices within open spaces ensures the efficient management of water supplies. Broad tree canopy cover within open spaces assists in

addressing the adverse impacts of the 'heat-island' effect and minimising the environmental impact of higher density developments.

Social

POS provides opportunities for the local community to socialise and gather, and improve connections across a range of diverse groups. Parks and reserves bring people together for a variety of sporting, cultural and social activities that benefit the personal development of individuals and enhance community spirit. The provision of high quality green spaces provide a mechanism to reduce obesity, increase social connections and improve community safety through natural surveillance. Importantly, these green spaces help shape the cultural identity of Vincent by providing unique character and delivering a sense of place for our local community.



2.0 Use of the Public Open Space Strategy

The POS Strategy is to be used as a mechanism to prioritise future investment and development of the City's public open spaces and to identify the relative merits of the use of space by various user groups and the diverse population base within Vincent. The Strategy should be applied as part of the City's Integrated Planning Framework that includes the Strategic Community Plan, Corporate Business Plan, Town Centre Plans, Greening Plan, Sustainability Strategy, Annual Budget and Long Term Financial Plan.

2.1 City of Vincent POS Classification

POS provision within the City of Vincent aligns with the Department of Local Government, Sport and Cultural Industries POS Classification Framework:

Table 1: POS classification by function, purpose and description

Function	Purpose	Description
Recreation Spaces	Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction.	Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities and civic commons or squares.
Sport Spaces	Sport spaces provide a setting for formal structured sporting activities.	Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Most sport spaces can also be accessed by community members for informal sport and recreation
Nature Spaces	Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values	Nature spaces provide opportunities for low-impact recreational activities, such as walking, cycling, picnicking, playing or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features.

In addition to the Classification Framework, the City of Vincent has identified a hierarchy of provision related to function:

Table 2: POS hierarchy by classification, description and broad catchment

Classification	Description	Catchment
Local	Local open space is usually small parklands that service the recreation needs of the immediate residential population. Primarily used for recreation and may include nature space.	0.4ha to 1ha Within 400 metres or 5-minute walk
Neighbourhood	Neighbourhood open space serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.	1ha to 5ha Central to surrounding neighbourhoods, 10 minute walk
District	Consists of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising dogs, social gatherings and individual activities	5ha to 15+ha Within 2 kilometres or 5-minute drive
Regional	Regional Open Space serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.	Size is variable and dependent on function
Special Purpose	Open space which is subject to a long-term lease with the City of Vincent and is utilised for a specific purpose (i.e. as a sports ground for WAFL, NPL or tennis use) where accessibility by the general public may be limited.	Catchment can be from a localised use to a broader regional function.
Civic (Plaza / Special Purpose)	Civic spaces which may provide opportunities for pop-up event spaces, Piazzas etc.	Generally localised

It should be noted that POS in the City of Vincent includes land that is accessible to the general public and excludes areas that are leased to clubs where access is only obtained through membership of the club (i.e. tennis, football, soccer clubs). Where public access is not prevented this is included within all calculations as POS.

2.2 Current Public Open Space Provision

Current POS provision within the City of Vincent is shown in the table below. This identifies the current areas of POS for each suburb against projected population growth in 5-year increments and provision of POS per 1,000 head of population. If no additional POS is provided the City will see a gradual decline in POS provision per head of population as the population growth continues, resulting in increased density across the City.

Table 3: Current POS provision within the City of Vincent by classification and projected sqm per head of population distribution based on current POS levels

City of Vincent Classification	Current 2018 Area (m ²)	Population by year and m ² of POS per 1,000 residents				
		2016	2021	2026	2031	2036
		35,592	40,487	44,443	48,244	51,726
Local Open Space	74,470	2.09m ²	1.84m ²	1.67m ²	1.54m ²	1.44m ²
Neighborhood Open Space	286,700	8.06m ²	7.08m ²	6.45m ²	5.94m ²	5.54m ²
District Open Space	175,200	4.92m ²	4.33m ²	3.95m ²	3.63m ²	3.39m ²
Regional Open Space	311,600	8.75m ²	7.67m ²	7.01m ²	6.46m ²	6.02m ²
Lease Special Purpose	213,700	6.00m ²	5.28m ²	4.81m ²	4.43m ²	4.13m ²
Civic Special Purpose	1,300	0.037m ²	0.032m ²	0.029m ²	0.027m ²	0.025m ²

When assessing the suburb by suburb level of provision, Perth and Leederville benefit significantly from having major sporting infrastructure within the suburb boundaries. This impacts on the overall provision within each of those suburbs as invariably the level of unfettered community access is low or none existent due to the nature of the sporting clubs which occupy the sites and the way in which community access to the site is managed.

The level of local open space provision is low in the City of Vincent and in the case of Highgate, there is no neighbourhood level POS provision within the suburb boundary. District level provision is limited in Mount Lawley, North Perth and Perth.

Table 4: Current POS provision by suburb (Net useable POS areas)

Suburb	Local Open Space	Neighbourhood Open Space	District Open Space	Regional Open Space	Civic Special Purposes	Leased Special Purpose
Highgate	1.25	Nil	Nil	Nil	0.02	Nil
Leederville	1.37	2.89	Nil	15.78	0.02	9.52
Mount Hawthorn	1.19	3.42	Nil	Nil	Nil	Nil
Mount Lawley	1.04	2.63	5.22	Nil	Nil	Nil
North Perth	0.92	9.6	8.83	Nil	0.09	1.12
Perth	0.88	5.09	3.47	15.38	7.99	Nil
West Perth	0.80	1.42	Nil	Nil	Nil	2.74
East Perth	Nil	3.62	Nil	Nil	Nil	Nil
TOTAL (ha)	7.45	28.67	17.52	31.16	8.1	13.38
% of POS	0.65%	2.52%	1.54%	2.73%	0.71%	1.17%

When assessing the level of POS against the ten percent provision as suggested under Development Control Policy 2.3 (Department of Planning) there is a high level of inequity in the level of POS provision across all of the City of Vincent suburb areas (table number 5 overleaf refers).

The POS strategy as a minimum recommends the City of Vincent should achieve a 10% level of functional POS provision across the City to serve the current and future projected population. This will require a more innovative approach to the planning of POS which could include the re-purposing of existing sport and recreation space which is currently being leased and has limited public access; potential land acquisition and the more effective and efficient use of POS to intensify the potential functionality, accessibility and use.

Table 5: Current POS provision by suburb measured against percentage of land area (Net useable POS areas)

SUBURB	Area of POS (ha)	Suburb Area (ha)	% POS Attributable
Highgate	1.27	41	3.1%
Leederville	29.58	150	19.7%
Mount Hawthorn	4.61	246	1.9%
Mount Lawley	8.89	109	8.15%
North Perth	20.56	309	6.6%
Perth	32.81	210 (Combined Suburbs)	17.3%
East Perth	3.62		
West Perth	4.96	76	6.52%
City of Vincent (Total)	106.3	1,140	9.32%

Figure 1: Current distribution of POS by hierarchy across the City of Vincent

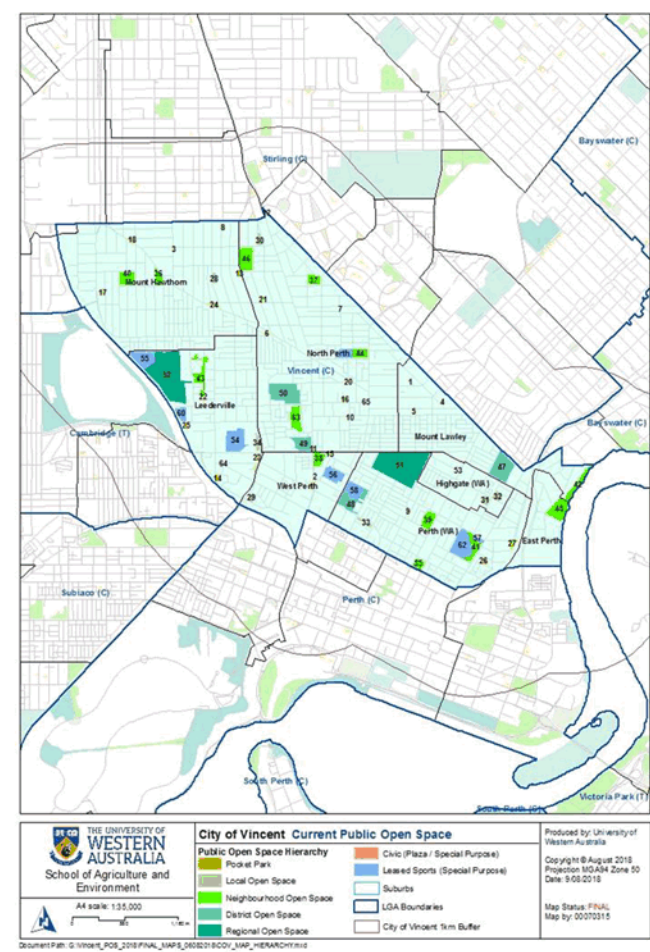
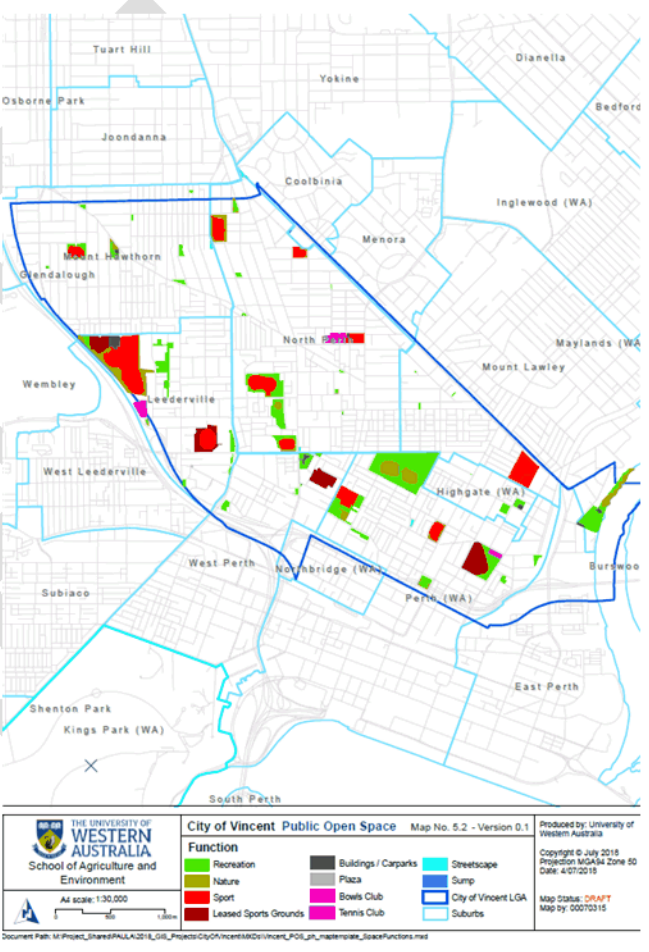


Figure 2: Current distribution of POS by function across the City of Vincent



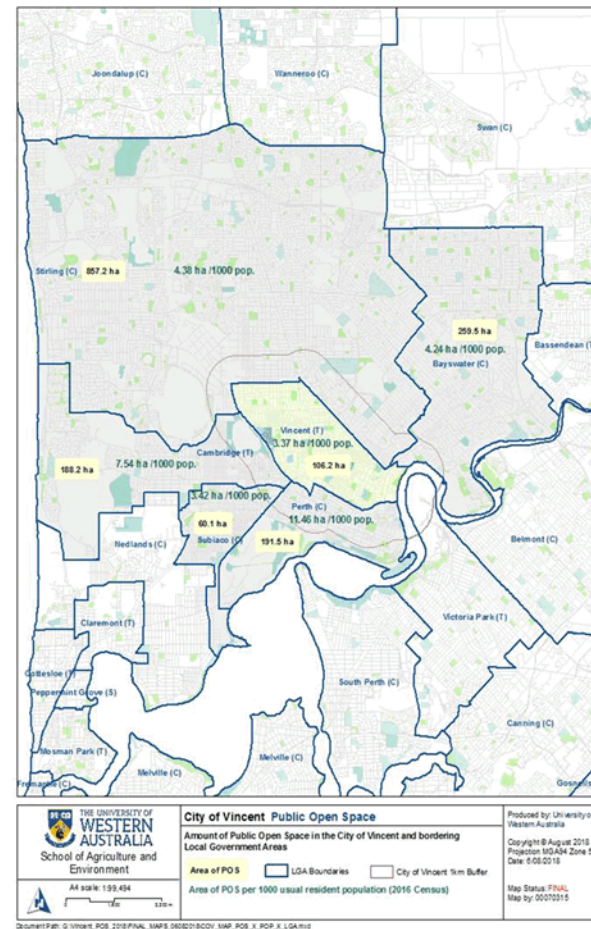
2.3 Local Government Benchmarking

An assessment of neighbouring local governments indicated that the City of Vincent has the lowest amount of POS hectares per thousand head of population

Table 6: Surrounding local government POS (per 1,000 head of population) compared to the City of Vincent

Local Government	POS Area	POS Per 1,000 population
City of Bayswater	259.53	4.24 ha /1000 pop.
Town of Cambridge	188.17	7.54 ha /1000 pop.
City of Perth	191.50	11.46 ha /1000 pop.
City of Stirling	857.22	4.38 ha /1000 pop.
City of Subiaco	60.07	3.42 ha /1000 pop.
City of Vincent	106.21	3.37 ha /1000 pop.

Figure 3: POS provision within the City of Vincent compared to neighbouring local governments



While it could be assumed that residents within Vincent have good POS access and provision in neighbouring local government areas, in reality there are a number of critical barriers that influence this capability. These include the Mitchell Freeway which extends in a northwesterly direction adjacent to the western edge of the City and the Swan River which provides limited foreshore access. Much of the POS on the immediate boundary is limited in functionality and access. In addition, the significant road infrastructure which leads into and through the City of Perth CBD renders some POS inaccessible during high trafficked times of the day.

2.4 Public Open Space Audit

All POS throughout Vincent has been independently audited having regard to accessibility, amenities, appearance, maintenance, and safety and security. Key outputs from this audit include:

Table 7: Outputs and conclusions reached from the visual audit of City of Vincent POS

Consideration	Observation
Asset Management	Much of the infrastructure will be subject to replacement as it is ageing and looking tired and discoloured (as a result of bore water staining).
Ageing Infrastructure	<p>The sporting reserves contain a number of pavilions, storage and viewing decks which have been developed in an ad hoc manner and require replacement and rationalisation to respond more effectively to modern day sporting needs.</p> <p>In addition, there are a series of toilet blocks which are either in need of demolition or redevelopment. They currently do not meet standards and potentially create opportunities for anti-social behaviour to occur.</p>
Dog Walking and Conflict Management	There appears to be an inconsistent approach to the development of dog walking areas and the management of conflict associated with the use of shared use paths. In some areas play equipment is fenced and there is a natural separation between off-lead dog exercise areas and in others it is not evident.

Heritage Values	Many of the POS facilities have strong heritage values for both the Aboriginal community and early settlers. This needs to be recognised more effectively with consistent and relevant signage which is developed in partnership with the community to ensure the message is responsive to and reflects cultural values.
Land Acquisition	There is currently a significant shortfall of POS in West Perth, Mount Hawthorn and Highgate with little opportunity to address these issues through the acquisition of land. Alternative mechanisms to address the shortfall therefore need to be considered which may include a variety of initiatives in partnership with land-owners in the area.
Leasehold Arrangements	There are a high number of clubs within the City who have sole access to areas of POS without any direct obligation to ensure all users have open and equitable access to the infrastructure. This needs to be addressed through the renewal of leases and re-defining the City's expectations of clubs through a consistent performance management process.
Park Amenities	The majority of POS include basic standard amenities, including seating, drinking fountains, lighting and dual use path access. The level of amenity should be consistent with its functionality and use. It will be necessary to ensure the minimum level of amenities relative to functionality and use are planned and implemented in a staged manner on each POS.
Play Infrastructure	Where play infrastructure is located it is generally focused on small children and toddlers with little provision for teenagers and older children. This would need to be overcome through a separate strategic planning process focused on the strategic positioning of playground infrastructure.
Signage and Wayfinding	There is a lack of consistent signage and descriptors associated with POS provision within the City. A consistent approach should be adopted in future.

Strategic Planning Alignments	There have been a number of requests from community members to enhance and/or develop POS within close proximity to their residence. It has however been difficult to adequately determine priorities for investment as the requests do not strongly align to the current City of Vincent planning processes.
Specific Purpose Sites	There are a number of public open spaces, or part of public open spaces, that are currently utilised for a single purpose most often sporting club activities. A review of these sites should be undertaken as increased accessibility through shared-use, co-location and/or re-purposing such under-utilised resources could have a significant impact on addressing current recognised shortfalls in provision across City of Vincent suburbs.
Traffic Management and Connectivity	Current POS provision is impacted upon by extensive distributor roads within the City which are heavily trafficked and act as a barrier to access POS. Whilst some traffic calming measures have been installed and have been effective in increasing accessibility, there is still a need to further address this concern.

While the audit provides an assessment of the relative quality of POS provision it must be considered in combination with analysis of the POS network catchment and accessibility indicators.

2.5 Public Open Space Gaps Analysis

The mapping of infrastructure highlighted a number of considerations with the spread and accessibility of POS based on the hierarchy of provision. These are summarised below:

Table 8: Identified gaps with the City of Vincent by classification

Functionality	Gaps
Local POS	- Mount Hawthorn in the southern and western portions.

	<ul style="list-style-type: none"> - North Perth centrally and on the northeastern boundary. - Within Mount Lawley, Highgate and Perth – a central sweep across the suburbs where the provision of local open space is lacking
Neighbourhood POS	<ul style="list-style-type: none"> - Mount Lawley – a significant gap in provision across the central portion of the suburb - Leederville and West Perth – a gap in provision on the southern tip of Leederville and northern portion of West Perth.
District POS	<ul style="list-style-type: none"> - A significant gap expressed across the northern part of Mount Hawthorn.
Regional POS	<ul style="list-style-type: none"> - Regional level provision is highlighted as being high across the City of Vincent and surrounding local government areas. This is mainly attributable to Hyde Park and Britannia Reserve.

In addition, mapping of POS within the adjacent local government areas was undertaken to assess the relative accessibility to POS outside of Vincent's boundaries. It should be noted that there are some significant barriers to access adjacent to the boundary of Vincent. This includes the Mitchell freeway which runs along the western boundary and splits the City from potentially accessible POS within the Town of Cambridge, most notably Lake Monger. Whilst access to Lake Monger is achieved through a freeway underpass or overhead bridge, the extent of the road network and limited connection points would impact access for the majority of City of Vincent residents.

In terms of accessibility, it is evident that:

- Access to all POS when hierarchies are combined is relatively high across the City of Vincent. The only exception relates to the western fringe of Mount Hawthorn which has little or no access to POS.
- **Local POS provision** indicated there are areas of little or no access to this level of provision within the City. Most notably, access to local level provision in Mount Hawthorn is particularly deficient within the western and southern portions of the suburb.

- Accessibility to **Neighbourhood level POS** indicates that across the City there is generally a good level of provision. Exceptions include Mount Lawley which has a significant deficit in this level of POS. In addition, the northwest corner of Mount Hawthorn is deficient in Neighborhood level POS.
- With the exception of Mount Hawthorn, **District level POS** accessibility is high across all suburbs.
- All suburbs have good access to **Regional level POS**. This is generally indicative of the amount of regional level infrastructure provided in the City. It should be noted however that due to leasing agreements and current site operations, some of these sites are relatively inaccessible to the general public (for example NIB Stadium, Dorrien Gardens, Litis Stadium and tennis club infrastructure).

Figure 4: Access to any POS within the City of Vincent

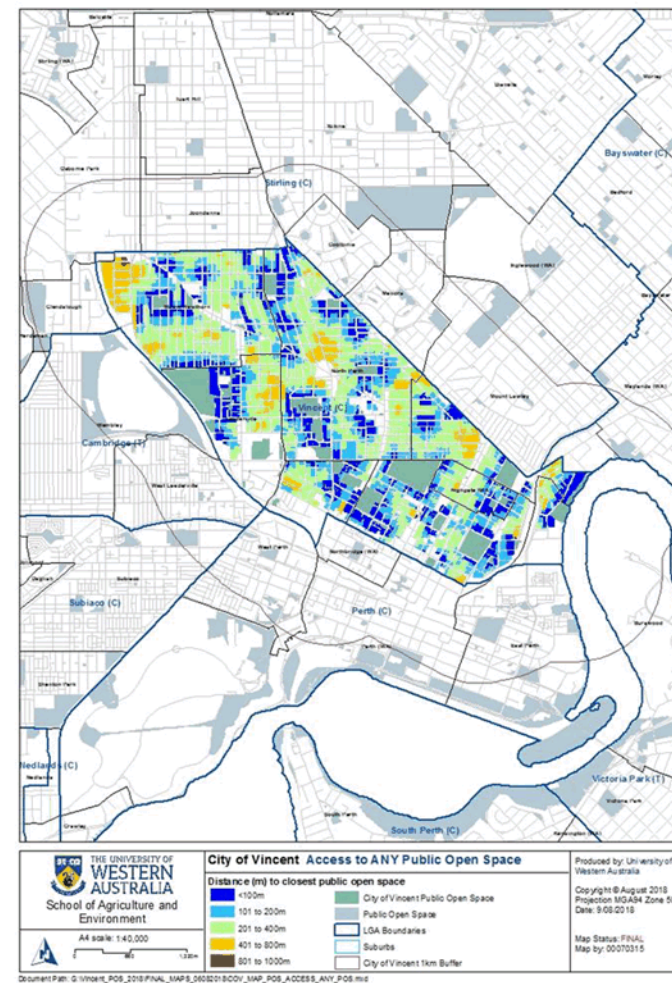


Figure 5: Access to Local POS within the City of Vincent

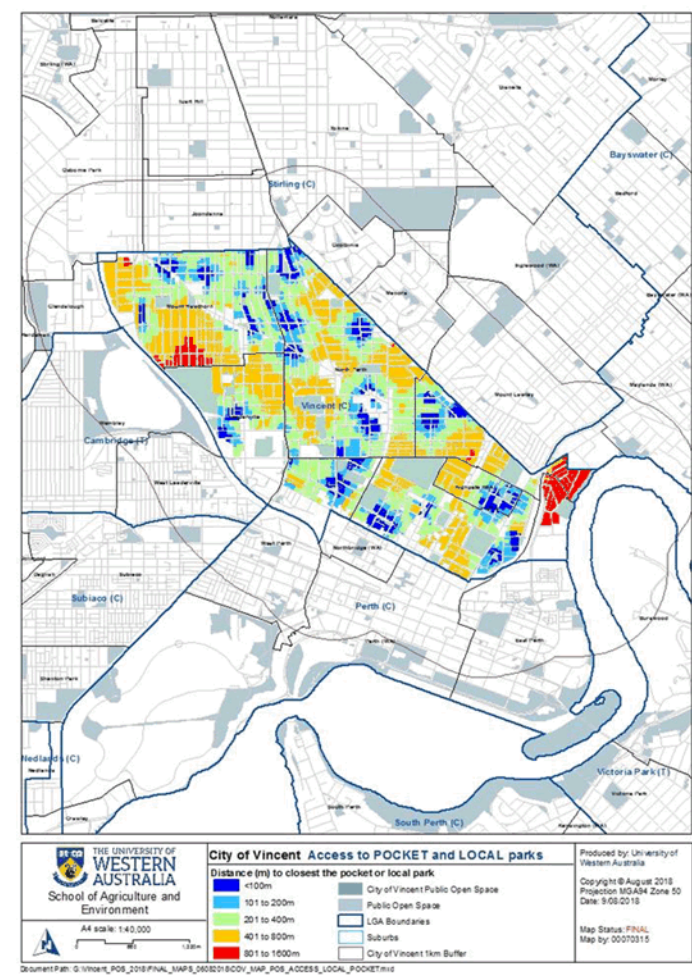


Figure 6: Access to Neighbourhood POS within the City of Vincent

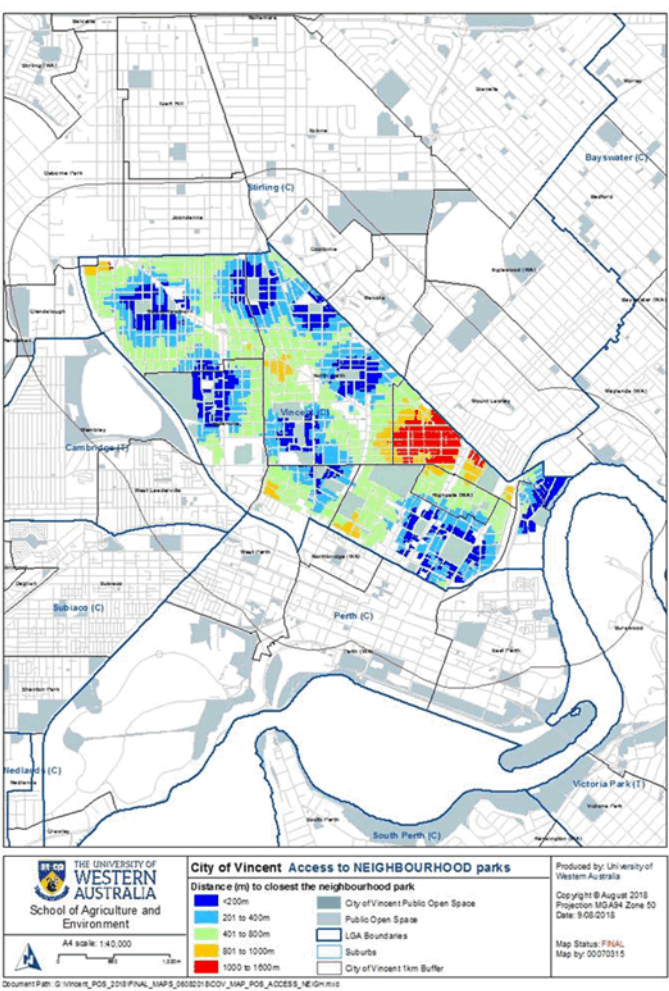


Figure 7: Access to District POS within the City of Vincent

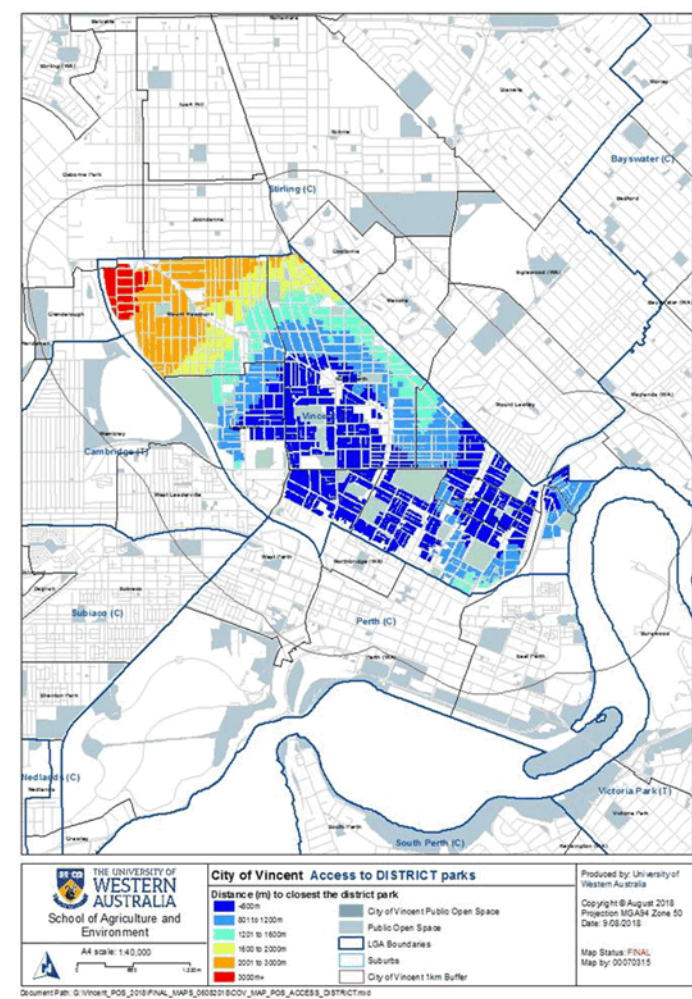
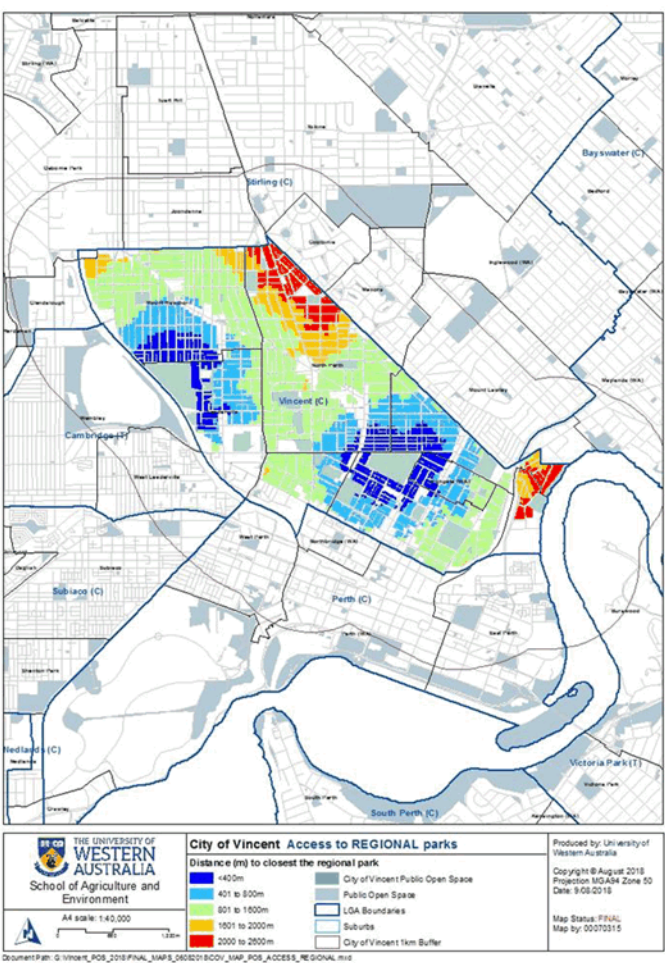


Figure 8: Access to Regional POS within the City of Vincent



2.6 Public Open Space Network Analysis

The POS network has been analysed through a series of scenarios to provide direction on future City growth and required responsiveness:

Residential Lot Access to POS within 400m and 800m Walkability Catchments

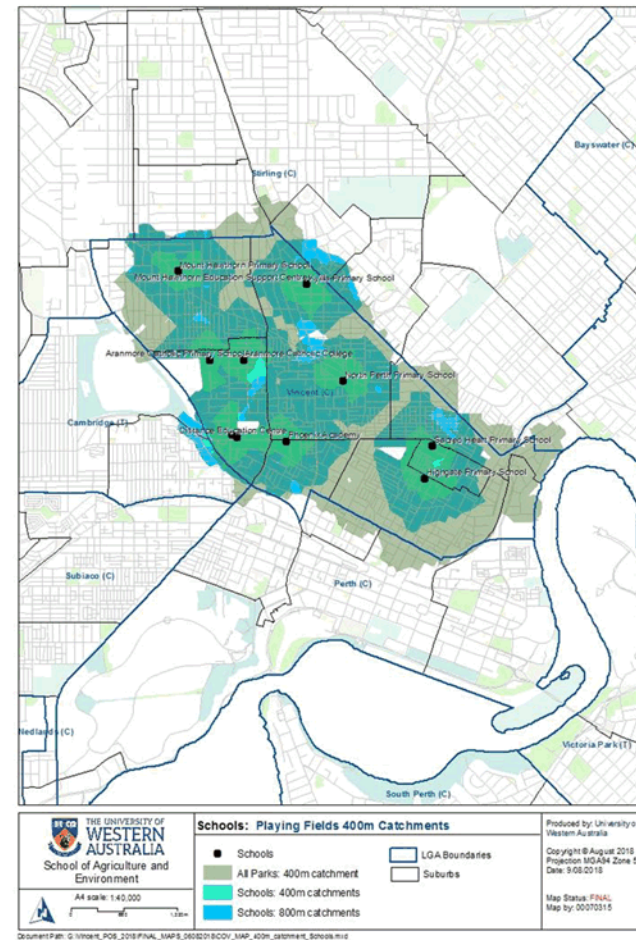
The accessibility deficits across selected areas within each suburb have been identified through the POS Gaps Analysis with a range of mechanisms required to offset such shortfalls. This may include the re-purposing of existing landholdings, acquiring landholdings, negotiating short to medium term conversion of privately owned landholdings, improving connectivity between POS, and improving the amenity of existing POS.

School Playing Fields Accessibility

The provision of school playing fields across the City provides an opportunity to offset any deficit in sporting and local POS provision.

- The Primary Schools in Mount Hawthorn, Kyilla, North Perth, Aranmore and Sacred Heart have the potential to offset gaps in Local level POS within the suburbs of Mount Hawthorn, North Perth, Highgate, Leederville and Mount Lawley.
- Access to primary school oval sites provide opportunities to expand current club infrastructure for particularly junior activities. This provides a potential resource for sporting clubs as they expand junior training, development and competition structures.
- In order to maximise community access and offset deficits in POS provision, ongoing dialogue will be necessary with the Department of Education and individual School Principal's. Shared or dual use agreements should be explored as a mechanism to secure public access where necessary

Figure 9: Access to school playing fields within 800m of residential catchments (incorporating all existing POS catchments)



Public Transport Accessibility

The provision of public transport across the POS network provides an opportunity to ensure broad connectivity and accessibility. Analysis of POS within 400m of a bus stop indicated:

- The majority of POS in the City of Vincent at all functional levels is directly accessible by public transport.
- There are small pockets within all suburbs where accessibility by public transport does not meet the 400m walkability guideline.
- East Perth, the western portion of Mount Hawthorn and a central area within the Perth suburb indicate significant areas where accessibility by public transport is not meeting that guideline.
- Ongoing dialogue with the Public Transport Authority of Western Australia as well as consideration within the City's Integrated Transport Strategy will be required to address this deficiency.

Figure 10: Public transport (bus) accessibility to POS within the City of Vincent



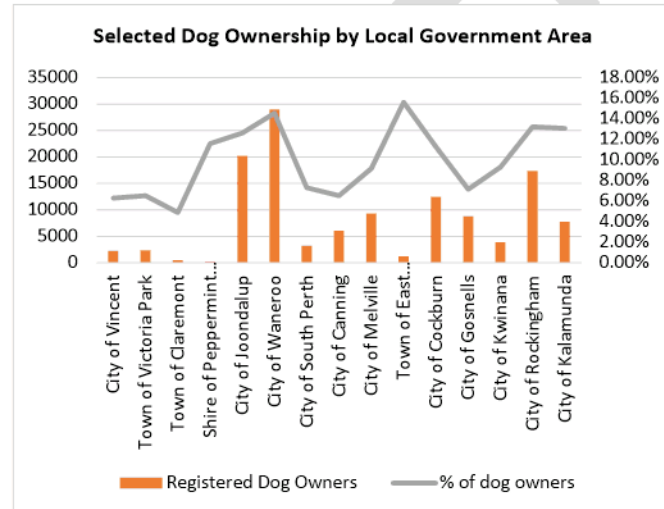
Dog Exercise Areas Accessibility

The identification of current dog exercise areas by catchment (400m and 800m) and accessibility by residential lots has provided an understanding of the level of provision and potential gaps. The analysis indicated:

- Provision of dog exercise areas across the City is reasonable for people who are willing to walk within 800m to access parks.
- Provision within 400m is relatively poor, with large areas of the City inaccessible to dog owners who are not prepared to travel to gain access to exercise areas.
- Overall, accessibility to dog exercise areas is provided for most residents within a 1km catchment. This indicates that the level of provision is relatively good for those members of the population who are mobile and have the time and capability to exercise their dogs.

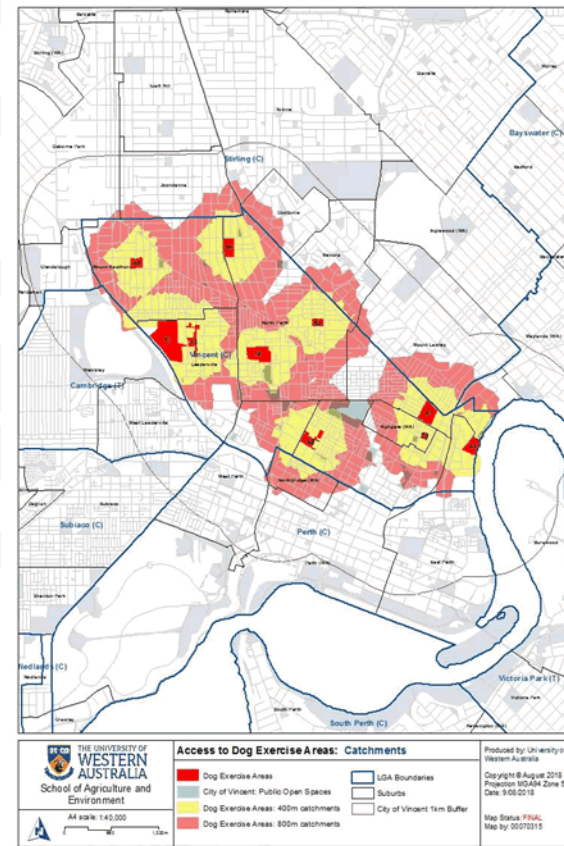
Significant community feedback has been received, through both the POS Strategy and Strategic Community Plan's engagement processes in relation to improved dog exercise opportunities, including fenced off-leash exercise areas. To provide context to the potential demand for such infrastructure an assessment of dog ownership across selected local government areas was undertaken:

Figure 11: Selected dog ownership by local government area (Source: City of Vincent)



This indicates that relative to the selected local government authorities the City of Vincent has a low level of registered dog ownership as a percentage of the resident population. While demand exists for controlled dog exercise and walking areas care needs to be taken to ensure they do not adversely impact on the broader public accessibility and usage of open spaces.

Figure 12: Accessibility to dog exercise areas (by catchments)



Specific Purpose Open Spaces Accessibility

Given the high number of open spaces, or part of, currently utilised for a specific activity the repurposing of some sites to improve public utilisation and accessibility may be required. The analysis indicated:

- Various Special Purpose Use open spaces dispersed along the southern and southwest boundary of the City including Dorrien Gardens, Litis Stadium, Leederville Oval, and nib Stadium.
- They all provide an opportunity to offset the lack of access to Neighbourhood level POS within extended 800m catchment areas of the reserves. This would however, have limited impact in offsetting the deficit in access to local parks.
- Leederville Oval and Litis Stadium provide the most achievable options for improving community accessibility to Special Purpose Use sites.
- There is a high number of sports specific facilities within Vincent, most notably tennis courts, which may provide potential to address known shortfalls in local and neighbourhood park provision.
- There is a high number of City managed landholdings where leases and/or licenses are due to expire in the short to medium term. Any future arrangements should closely consider community needs and gaps in the POS network.
- The management and utilisation of numerous other local, neighbourhood and district open spaces by sporting clubs may also need to be reviewed to ensure an effective balance between active and passive activities.

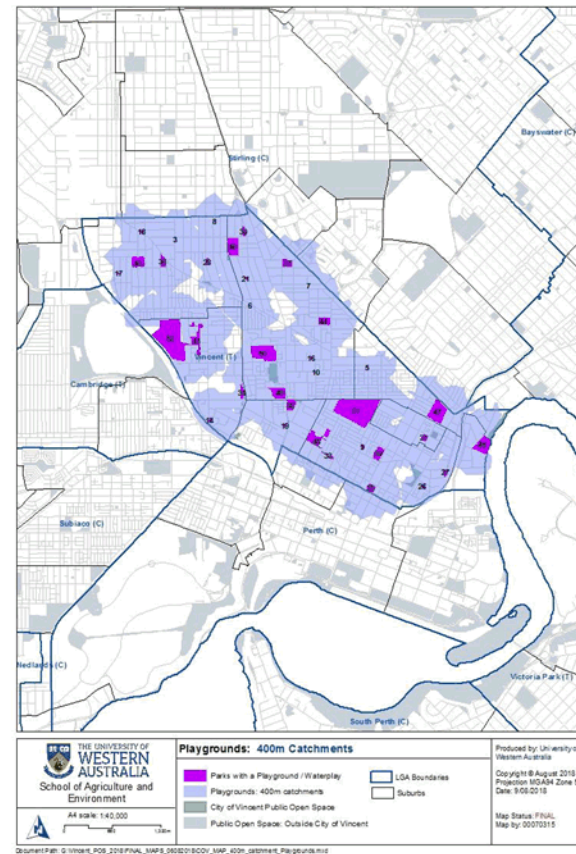
Playground Accessibility

To gain an understanding of the relative access of playground infrastructure to the resident population of Vincent all playgrounds were mapped and 400m catchments assessed. The analysis indicated:

- While approximately 85% of the resident population has access to playground infrastructure within 400m of their property, there are significant gaps in accessibility across all suburb areas (with the exception of the suburbs of Highgate and Perth).
- Often accessibility is constrained due to the impact of busy road infrastructure.
- Significant gaps in playground access exist in the suburbs of Mount Hawthorn (north west), Mount Lawley (eastern boundary) and North Perth (central and east).

This analysis did not consider the age appropriateness of the infrastructure although a POS audit highlighted a distinct lack of play equipment for older children and teenagers. The majority of play infrastructure is focused towards toddlers and young children.

Figure 13: Access to playgrounds – 400m catchments



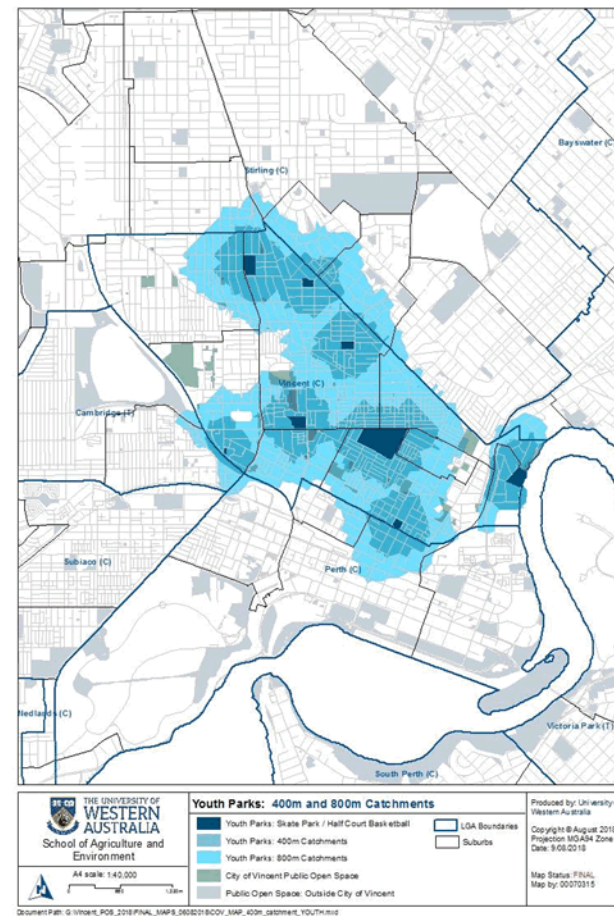
Youth Spaces Accessibility

Based on population growth and community demographics the provision of youth orientated infrastructure within POS will need to be closely considered. An assessment of existing access to youth infrastructure indicated:

- Access to such facilities were limited within a 400m catchment but reasonably well provided for within an 800m catchment associated with the suburbs of North Perth, Highgate, Perth, West Perth and Mount Lawley.
- Significant accessibility gaps however emerged in the suburbs of Leederville and Mount Hawthorn and the western edge of North Perth. In addition, the southeastern portion of Perth and Highgate are not well provided for.

The limited level of provision for youth within an 800m catchment of residences is a significant issue that will need to be addressed through a focused approach on the needs of the youth, and the potential development of a specific strategy to determine ongoing recreational needs.

Figure 14: Access to youth spaces within 400m and 800m catchments



3.0 Community Requirements

During development of the POS Strategy a range of community views were sought through various workshops, surveys and one on one meetings. A summary of the consultation feedback is provided below.

- The main activities undertaken by respondents to the consultation process included:
 - o Walking
 - o Exercising a dog
 - o Supervising children at the playground
 - o Organised sport
- The key time of day the majority of POS spaces were utilised was between 6pm and 9pm.
- The majority of respondents used the POS either weekly (51.7%) or daily (43.9%).
- The majority of people utilise POS for between 0 and 90 minutes with the bulk of usage between 31 minutes and an hour
- The largest proportion of users accessed POS on foot highlighting the importance of having ready access to a range of publicly accessible open spaces within a walking catchment.
- One of the key questions to determine the satisfaction of City of Vincent residents with POS provision is in relation to functionality
 - o The areas of most concern relate to the provision of public toilets, shade structures and sport and recreation amenities.
 - o There is a significant gap in the provision of infrastructure to service the needs of teenagers and young adults.
 - o The greatest levels of satisfaction were related to personal fitness and paths for cycling/walking. It should be noted that there is a relatively high satisfaction rate with the natural environment and passive/social activities.
- The overall satisfaction rate of respondents in terms of the quality of open space within the City indicates a high level of relative satisfaction but also room for improvement. Whilst 84.3% rank the

quality of POS as good to excellent, only 10.5% rank POS as excellent and almost one third ranked it as good.

The top priorities identified through the survey for future investment included:

- Nature playgrounds
- Activities for teenagers
- Effective asset management of reserves, associated buildings and maintenance of good quality turf.
- Safety and security, including fencing around spaces/More fenced in parks for off leash dog exercise
- Off road bike paths
- More pedestrian friendly areas
- Shade, vegetation and areas for quiet enjoyment and reflection
- Effective environmental and water management
- The development of a community garden.

Other outputs through one on one meetings and other engagement processes identified the following gaps in provision:

- Recreational spaces for 10-18-year old's and spaces which need to be more generous to the City's teenagers
- Urban forests in laneways
- Encouragement of more commercial access to POS (i.e. particularly mobile operations such as food trucks).
- Small local parks with seating, shade and water which are well designed
- Turning underutilised tennis courts into skateparks or other activities.

Suggested alternative approaches to POS provision included:

- Encourage public access to private buildings such as roof terraces & courtyard gardens
- Land being swapped for desired land where there are gaps in POS.
- Converting roads to parks: or providing more verge parking at reserves/parks.

4.0 Public Open Space Levels of Service

In addition to the new hierarchy and classifications identified within the POS Strategy, it is necessary to establish revised levels of service for implementation across the POS network. These levels of service respond to key findings from the Strategy including the POS network analysis, community consultation outputs, and open space audit. When combined with the POS hierarchy and classifications these levels of service identify the size, role, type and diversity of open spaces that is desirable to provide across Vincent. The levels of service include minimum and optional amenities to allow flexibility when responding to the unique characteristics and role of each specific open space.

Table 9: City of Vincent POS hierarchy and minimum amenity standards

Park Classification	Size	Function	Access & Catchment	Minimum Amenities	Optional Amenities
Local Open Space	0ha - 1ha	Recreation	400m of residence	Turf Paths Bins Seating Lighting Shade (natural)	Play space amenity Irrigation
Neighbourhood Open Space	1ha - 5ha	Recreation	800m catchment	Turf Paths Bins Seating Lighting Shade (natural) Play space amenity(s) Drink fountain Irrigation	Shade (built) BBQ Mobile Food Vendor zones/amenities Bicycle racks 3-5 elements of play space amenity Sports ground and infrastructure Sports lighting Public toilets On-site parking Dog exercise area
District Open Space	5ha - 20ha	Recreation / Sports	2km - 5 min drive	Turf Paths Bins Seating Lighting Shade (built and natural) Play space amenity(s) Drink fountain Irrigation Sports ground and infrastructure Sports lighting Public toilets On-site parking Bicycle racks	Pavilion BBQ Picnic facilities Mobile Food Vendor zones/amenities Dog exercise area and dog amenities Event infrastructure 5-10 elements of play space amenity

Park Classification	Size	Function	Access & Catchment	Minimum Amenities	Optional Amenities
Regional Open Space	Variable depending on function	Recreation / Nature / Sports	City residents and broader inner-city wider community	Turf Paths Bins Seating Lighting Shade (built and natural) Play space amenity(s) Drink fountain Irrigation Public toilets Formal parking BBQ Picnic facilities Mobile Food Vendor zones/amenities Power Bicycle racks	Pavilion Sports ground and infrastructure Sports lighting Dog exercise area and dog amenities Event infrastructure 10+ elements of play space amenity

NB: Play space amenity may include; multi-purpose courts, playgrounds and play equipment, exercise equipment, hit-up walls, skate furniture, and/or nature play elements.

5.0 Key Actions

The purpose, vision and objectives of the City's Public Open Space Strategy will be achieved through the implementation of the following **short** (1 – 3 years), **medium** (4 – 7 years) and **long** term (8 years +) key actions and tasks:

Table 10: City of Vincent POS Key Actions, Tasks, Priorities & POS Strategy Objectives

No.	Key Actions	Tasks	Priority	Strategy Objectives
PROVISION				
1	Develop a clear framework for lease, license and hire agreements within POS	<ul style="list-style-type: none"> Assess the effectiveness of hire agreements, licenses and leases for community, sport and recreation, and commercial groups utilising POS. Identify and implement preferred tenure arrangements that meet user group needs while maximising community accessibility to POS. 	Short	1, 2 & 3
2	Establish Shared Use Agreements with the Department of Education to enable community access to school ovals and other amenities	<ul style="list-style-type: none"> Liaise with the Department of Education and specific School Principals in priority order: <ul style="list-style-type: none"> Mt Hawthorn Primary School North Perth Primary School Negotiate Shared Use Agreements using the Department of Education Guidelines. Identify and implement Shared Use Agreements at other local school sites based upon community demand. 	Short - Medium	2 & 3
3	Establish Management Agreements with private land owners to enable short/medium term conversion to POS	<ul style="list-style-type: none"> Identify undeveloped or transitional landholdings in areas with identified POS gaps Explore opportunities for interim land use agreements with private land owners to enable short/medium term functionality as POS. 	Short - Medium	2 & 3
4	Repurpose City owned land as POS in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none"> Identify opportunities to repurpose land upon expiry or cessation of existing leases or other similar changes in land management, with a specific focus on key locations within Vincent: <ul style="list-style-type: none"> Within the suburb of Mount Hawthorn Within the suburb of North Perth Within the suburb of West Perth 	Medium	2 & 3
5	Prepare a POS Land Acquisition Strategy to provide POS in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none"> Develop a framework and methodology to nominate site specific land targets. Acquire land in strategic locations through a dedicated Reserve Fund in order to increase the provision of POS. Identify land swap opportunities. Prepare a business case as the basis for any proposed land disposal. Undertake periodical POS gaps analysis to assess effectiveness of other 'Provision' actions. Identify remaining gaps in the POS network, and investigate alternative strategies to increase public open space provision. 	Medium	2 & 3

No.	Key Actions	Tasks	Priority	Strategy Objectives
PROVISION				
6	Initiate a POS Development and Land Acquisition Reserve Fund	<ul style="list-style-type: none"> Investigate the sale of underperforming and/or surplus City owned land / facilities. Specifically ring-fence any land disposal proceeds for the purposes of the POS Reserve Fund. Implement a program of regular contributions to these reserve funds to ensure the availability of sufficient funding over the long-term. Follow the appropriate planning process for rezoning, subdivision, and development applications to optimise value prior to sale. Investigate the feasibility of attracting developer contributions for community infrastructure (POS) in accordance with State Planning Policy 3.6 	Medium	2 & 3
7	Assess the effectiveness of converting road reserves (or part of) to POS, and identify further opportunities in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none"> Assess the effectiveness of converting underperforming and/or surplus road reserves to POS Identify further sites of unused road reserve and re-purpose as POS. Establish a high quality civic open space within each Town Centre <ul style="list-style-type: none"> Implement North Perth Common Implement Axford Park Improvements Maintain and manage Oxford Street Reserve and Mary Street Piazza. Identify opportunities within remaining Town Centres 	Short - Medium	2 & 3
8	Reallocate active reserves and revise community lease and license arrangements, to better accommodate sporting club growth trends and improve community accessibility to POS	<ul style="list-style-type: none"> Assess participation and membership trends amongst sporting clubs as the basis for active reserve allocations. Align sporting codes and clubs with specific POS that can accommodate their respective growth and future needs. Develop shared-use licence arrangements in lieu of exclusive use lease arrangements. Implement performance based lease and licence arrangements with targets relating to membership, diversity, governance and community impact. Align lease and licence arrangements with any revised POS ground allocations. 	Short	1, 2 & 3

No.	Key Actions	Tasks	Priority	Strategy Objectives
AMENITY AND FUNCTION				
9	Prepare and implement a Dog Exercise Strategy/Policy to ensure infrastructure provision aligns with community expectations	<ul style="list-style-type: none"> Ensure that future investment in dog exercise areas and associated infrastructure balances community expectations and broader POS accessibility. Review the effectiveness of the existing off-leash dog exercise areas. Prepare a dog exercise areas strategy/policy aligned with POS hierarchy and levels of service and dog ownership geography. Include fenced dog exercise areas within the strategy/policy and minimum design requirements. Establish decision making criteria for the assessment of off-leash and on-leash areas within POS. Progress the establishment of fenced dog exercise area/s in specific POS (identify based on dog ownership, community demand or POS suitability) 	Short - Medium	1 & 2
10	Implement the POS hierarchy and levels of service as the basis for investing in parks, reserves and other green spaces	<ul style="list-style-type: none"> Adopt the POS hierarchy and levels of service to directly inform infrastructure investment and rationalisation. Implement minimum levels of service and associated design guidelines. Identify, prioritise and undertake POS amenity upgrades utilising the POS audit and levels of service. Manage community expectations through communication of the POS hierarchy, classifications and levels of service. Prepare a POS upgrade program aligned with the Annual Budget, Long Term Financial Plan and Asset Management Plan. Review and revise POS maintenance standards based on the POS hierarchy, classifications and levels of service. Align maintenance standards, schedules and practices with POS functionality and community use: Determine specific maintenance standards and lifecycle costs for <ul style="list-style-type: none"> Playing fields Town Centre POS POS identified as being suitable for festivals and events 	Short - Medium	1, 3 & 4
11	Implement asset renewal and rationalisation in accordance with the broader Asset Management Plan	<ul style="list-style-type: none"> Establish scheduled asset maintenance and renewal programs for POS through the City's operating/capital budget. 	Medium	1, 3 & 4
12	Undertake local history and heritage studies as the basis for POS design, development and management	<ul style="list-style-type: none"> Undertake heritage investigations across the POS network to identify sites of historical importance and cultural value. Undertake Whadjuk Noongar 'sense of place' studies and ethnographic surveying as the basis for POS renaming, design, development and management. Identify specific opportunities for sites of historical importance to be recognised through signage, interpretation and other amenities. 	Medium	1

No.	Key Actions	Tasks	Priority	Strategy Objectives
AMENITY AND FUNCTION				
13	Prepare and implement a Playspace Strategy/Policy to ensure infrastructure provision aligns with community demographics	<ul style="list-style-type: none"> Plan and develop walking trails between all identified Aboriginal significant sites. Undertake a detailed audit of all playspace infrastructure including both condition and functionality. Prepare a Playspace Strategy aligned with the POS hierarchy and levels of service, and local community demographics/profiles. Undertake a strategic playspace replacement, rationalisation and upgrade program. Directly engage with local children and young people and other relevant stakeholders to ensure POS functionality and amenity aligns with community needs. 	Medium	1 & 2
14	Integrate art and creativity into POS design and development	<ul style="list-style-type: none"> Identify strategic locations for major art works and percent for art projects. Consider usage of Noongar inspired 'sense of place' themes and artwork as the basis for POS design. Ensure art and creativity is embedded within POS design through the POS upgrade program 	Medium	1 & 4

No.	Key Actions	Tasks	Priority	Strategy Objectives
MANAGEMENT				
15	Review POS management policies and procedures, and implement contemporary practices that maximise accessibility and utilisation	<ul style="list-style-type: none"> Review existing POS bookings and management policies with a specific focus on the customer experience. Review and improve existing management procedures including (but not limited to) sporting club ground allocations, trading in public places permits, mobile food vendor permits, and event applications. Review current fees and charges to determine relationship with POS utilisation. Expand POS online booking functionality and investigate the incorporation of app technology and linkages to a broader customer relationship management system. Improve community awareness of POS through specific marketing initiatives, including specific marketing campaigns for key locations such as Hyde Park. Measure POS utilisation and occupancy to better inform management decision making. Align suitability of specific POS with events and festivals as part of the City's event approvals process review. 	Short - Medium	1 & 3
16	Develop a Signage Strategy for implementation across the POS network	<ul style="list-style-type: none"> Review existing signage practices and infrastructure and proactively rationalise to reduce 'signage pollution' within POS. Develop consistent branding and placement protocols for POS and facility signage. Consider usage of Noongar inspired 'sense of place' themes and artwork as the basis for standardised signage across the POS network Investigate private signage, sponsorship signage opportunities and implement regulation. 	Short	1
17	Review use of pesticides and fertilisers on City parks and reserves	<ul style="list-style-type: none"> Review and monitor application of fertilisers and pesticides across the City's POS, in accordance with the Australian Pesticides Veterinary Medicines Authority (APVMA) and the Code of Practice for the use of agricultural and veterinary chemicals in WA. 	Short	1 & 2
18	Prepare and implement local water management strategies and an Urban Water Management Plan	<ul style="list-style-type: none"> Promote an integrated water cycle management approach. Review current water management policies. Establish a water management policy that balances water conservation while enabling required irrigation of green spaces. Investigate opportunities to embellish drainage systems within open spaces to offer expanded biodiversity habitat, canopy cover and improve storm water quality. Measure and report on total water usage in accordance with the City's commitment to the Waterwise Council Program 	Medium	1 & 2
19	Review and implement alternative landscape treatments within POS	<ul style="list-style-type: none"> Manage and reduce water consumption through contemporary landscape treatments. Expand eco-zoning projects and consider future sustainable options. 	Medium	1, 2 & 3

No.	Key Actions	Tasks	Priority	Strategy Objectives
MANAGEMENT				
20	Review and implement the Greening Plan 2018-2023 in relation to the future greening on POS	<ul style="list-style-type: none"> Communicate the benefits of alternative landscape treatments to the community to ensure understanding and acceptance. Implement the City's Greening Plan including objectives to green, enlarge and enhance POS. Optimise all opportunities to increase canopy cover on public land, including POS. Enhance habitat and promote biodiversity throughout the POS network. 	Medium	1, 2 & 3
21	Protect public open space through the City's town planning framework	<ul style="list-style-type: none"> Reserve land under the Local Planning Scheme and Metropolitan Region Scheme in accordance with the Strategy. Ensure encroaching development positively contributes to POS. Zone land around and near POS in accordance with the Strategy. Encourage and permit development forms that complement POS. 	Medium	2

No.	Key Actions	Tasks	Priority	Strategy Objectives
PLANNING AND DEVELOPMENT				
22	Prepare and implement the Leederville Oval Master Plan	Provide a long term Plan that considers: <ul style="list-style-type: none"> • Capabilities as a multi-use community asset (that increases community access and utilisation) within the Leederville Town Centre. • Current and future requirements of the WA Football Commission, East Perth Football Club and Subiaco Football Club. • Facility management options. • Capital funding model options 	Short	1, 2 & 3
23	Prepare and implement Woodville Reserve Master Plan review	Provide a long term Plan that considers: <ul style="list-style-type: none"> • Maximising the potential for additional green space to service the North Perth community. • Rationalisation of built infrastructure. • Improved co-location of clubs and activities. • Responsiveness to community demand for outdoor court sports, including netball and basketball. 	Short	1, 2 & 3
24	Prepare and implement Britannia Reserve Master Plan review	Prepare a long term Plan that considers: <ul style="list-style-type: none"> • Capabilities to accommodate the growth of local sporting clubs. • Future use and management of the Litis Stadium site. • Management of surface and sub-surface subsidence issues. • Community demand for a mountain bike track and other passive recreational activities. • Maximise opportunities for additional tree canopy and shade, subject to sporting field requirements and alignments. 	Short	1, 2 & 3
25	Investigate and consider Robertson Park Development Plan, in partnership with the State Government and Tennis West	Investigate a long term development plan that considers: <ul style="list-style-type: none"> • Community accessibility to high quality tennis court infrastructure. • Retention and where possible, improvement to existing tree canopy and shade • Aboriginal and non-Aboriginal cultural history associated with the site is addressed. 	Short	1, 2 & 3
26	Identify opportunities to deliver community gardens as part of the POS network	<ul style="list-style-type: none"> • Determine key locations for additional community garden infrastructure based on community need and capacity. • Identify effective volunteer management model to support additional community garden infrastructure. 	Short - Medium	3
27	Prepare and implement Hyde Park Master Plan	Prepare a long term Plan that considers: <ul style="list-style-type: none"> • Alignment with levels of service as per POS hierarchy. • Aboriginal and non-Aboriginal cultural history associated with the site. • Infrastructure upgrades aligned with regional POS and associated levels of service. • Improve amenities and capabilities to accommodate community events. • Improve key infrastructure including public toilets, path connections, gazebos, shade and playground/s. 	Medium	1, 2 & 3

No.	Key Actions	Tasks	Priority	Strategy Objectives
PLANNING AND DEVELOPMENT				
28	Prepare and implement Forrest Park Development Plan	Prepare a development plan to maximise community value that considers: <ul style="list-style-type: none"> • Alignment with levels of service as per POS hierarchy. • Realignment of sports playing fields. • Improved utilisation of built infrastructure, including courts and buildings. • Investigate potential location for a community garden. 	Medium	1, 2 & 3
29	Prepare and implement Charles Veryard Reserve Development Plan	Prepare a development plan to maximise community value that considers: <ul style="list-style-type: none"> • Capabilities to accommodate the growth of local sporting clubs. • Maximise opportunities for additional tree canopy and shade particularly on the reserve perimeter. • Effectively manage active and passive recreational demands. 	Medium	1, 2 & 3
30	Review the effectiveness of parklets within each unique Town Centre and identify further opportunities in strategic locations where gaps have been identified within the network	<ul style="list-style-type: none"> • Encourage the development of privately owned parklets within town centres to partially offset the deficit of POS provision. • Identify new parklet development opportunities within the suburbs of Mount Hawthorn, Highgate, West Perth and North Perth. 	Medium	3
31	Investigate the possibility of creating an urban wetland stream within the Claisebrook Drain	<ul style="list-style-type: none"> • Consider the undeveloped land upstream within Claisebrook Drain, near East Parade and Pakenham Street. • Realise the potential opportunity to enhance the biodiversity within the City's POS. 	Long	1 & 3
32	Prepare and implement landscape plans, aligned with hierarchy / minimum levels of service, for:	Jack Marks Reserve <ul style="list-style-type: none"> • Develop dog exercise area specific infrastructure and reserve management requirements. • Improve seating and shade provisions. • Address drainage and reserve surface issues. 	Short	1, 2 & 3
		Brentham Street Reserve <ul style="list-style-type: none"> • Enhance local amenity and connectivity. • Further tree planting contributing to local biodiversity. • Potential for proposed greenway network. 	Short	1, 2 & 3
		Birdwood Square <ul style="list-style-type: none"> • Discontinue usage as an active open space by sporting clubs. • Improve amenities and capabilities to accommodate community events. • Consider installation of multipurpose outdoor sports courts consistent with POS hierarchy/levels of service. • Rationalisation of public toilets as per POS hierarchy/levels of service. • Improve tree canopy and shade coverage. 	Short	1, 2 & 3
		Menzies Park <ul style="list-style-type: none"> • Identify opportunities to enhance biodiversity. • Improve the balance between active and passive reserve users. 	Medium	1, 2 & 3

No.	Key Actions	Tasks	Priority	Strategy Objectives
PLANNING AND DEVELOPMENT				
		<ul style="list-style-type: none"> Identify infrastructure improvements through park fencing, toilet and playground upgrades. 		
	Beatty Park Reserve	<ul style="list-style-type: none"> Improve tree canopy and shade coverage. Investigate feasibility as potential location for current POS amenity gaps (i.e. fenced dog exercise area, BMX pump track). 	Medium	1, 2 & 3
	Brigatti Gardens	<ul style="list-style-type: none"> Replace dated infrastructure and enhance seating areas. 	Medium	1, 2 & 3
	Kyilla Park	<ul style="list-style-type: none"> Potential rationalisation of built infrastructure. Improve tree canopy and shade provision, and parkland hydro-zoning. Improve integration with Kyilla Primary School. Improve amenities and capabilities to accommodate community events. 	Medium	1, 2 & 3
	Les Lilleyman Reserve	<ul style="list-style-type: none"> Improve balance between active and passive reserve users. Review playing field configuration. Built infrastructure improvements. Playground upgrades. 	Medium	1, 2 & 3
	Leake / Alma Reserve	<ul style="list-style-type: none"> Minor investment to enhance safety and increase usage. Asset renewal as per POS hierarchy/levels of service. Improve accessibility for children and young people. 	Long	1, 2 & 3

6.0 Existing Public Open Space Network

Table 11: Existing public open space network by hierarchy and function

ID	RESERVE NAME	SITE HIERARCHY	PRIMARY PURPOSE	POS Site Area	Recreation area	% of Site Area	SUBURB	FUNCTION
1	Tolcon Place Reserve	Local POS	Playground	0.02	0.02	100.00	Mount Lawley	Recreation
2	Cowle Street Reserve	Local POS	Passive activities	0.03	0.03	100.00	West Perth	Recreation
3	Matlock Street Reserve	Local POS	Passive activities	0.05	0.05	100.00	Mount Hawthorn	Recreation
4	Monmouth Street Reserve	Local POS	Passive activities	0.05	0.05	100.00	Mount Lawley	Recreation

ID	RESERVE NAME	SITE HIERARCHY	PRIMARY PURPOSE	POS Site Area	Recreation area	% of Site Area	SUBURB	FUNCTION
5	Hyde Street Reserve / Playground	Local POS	Playground	0.06	0.06	100.00	Mount Lawley	Recreation
6	Scarborough Beach and Anzac Road Reserve	Local POS	Passive activities	0.09	0.09	100.00	North Perth	Recreation
7	Redfern and Norham Street Reserve	Local POS	Passive activities	0.04	0.04	100.00	North Perth	Recreation
8	Shakespeare Street Reserve	Local POS	Passive activities	0.10	0.10	100.00	Mount Hawthorn	Recreation
9	Tu Do Park / Brisbane Park / Wade Street Park	Local POS	Passive activities	0.10	0.00	100.00	Perth	Recreation
10	Leake St / Alma Road Reserve	Local POS	Passive activities	0.04	0.04	100.00	North Perth	Recreation
11	Charles / Vincent Reserve	Local POS	Access way	0.06	0.00	100.00	North Perth	Streetscape
12	Charles / Walcott / Green St Reserve	Local POS	Access way	0.20	0.00	100.00	North Perth	Streetscape
13	London St Verge	Local POS	Access way	0.12	0.00	100.00	Mount Hawthorn	Streetscape
14	Oxford Street Reserve	Local POS	Passive activities	0.20	0.20	100.00	Leederville	Recreation
15	Vincent / Bulwer St Reserve	Local POS	Access way	0.13	0.13	100.00	West Perth	Recreation
16	Multicultural Federation Gardens Reserve 22 View Street, No	Local POS	Passive activities	0.13	0.10	75.18	North Perth	Recreation
17	Anzac Road / Lynton St Reserve	Local POS	Playground	0.08	0.08	100.00	Mount Hawthorn	Recreation
18	Blackford Street Park	Local POS	Passive activities	0.16	0.16	100.00	Mount Hawthorn	Recreation
19	Ivy Park	Local POS	Passive activities	0.17	0.17	100.00	West Perth	Recreation
20	Albert / Angove St Reserve	Local POS	Passive activities	0.09	0.07	83.38	North Perth	Recreation
21	Hobart Street Reserve	Local POS	Passive activities	0.20	0.20	100.00	North Perth	Recreation
22	Bourke St Reserve	Local POS	Passive Recreation & Dog Exercise Area	0.13	0.13	100.00	Leederville	Recreation
23	Venables Park	Local POS	Passive activities / access way?	0.22	0.22	100.00	Leederville	Recreation
24	Axford Park	Local POS	Town Centre	0.26	0.26	100.00	Mount Hawthorn	Recreation
25	Richmond Street Reserve	Local POS	Passive activities	0.17	0.08	45.54	Leederville	Recreation
26	Gladstone Street Reserve	Local POS	Passive activities	0.28	0.28	100.00	Perth	Recreation
27	Norwood Park	Local POS	Passive activities	0.38	0.38	100.00	Mount Lawley	Recreation
28	Edinboro St Reserve	Local POS	Passive Recreation	0.42	0.42	100.00	Mount Hawthorn	Recreation
29	Sutherland Street reserve	Local POS	Passive activities	0.47	0.47	100.00	West Perth	Recreation
30	Ellesmere St Reserve	Local POS	Passive activities	0.53	0.36	67.88	Mount Lawley	Recreation

ID	RESERVE NAME	SITE HIERARCHY	PRIMARY PURPOSE	POS Site Area	Recreation area	% of Site Area	SUBURB	FUNCTION
31	Brigatti Gardens	Local POS	Passive activities	0.58	0.58	100.00	Highgate	Recreation
32	Jack Marks Reserve	Local POS	Passive Recreation & Dog Exercise Area	0.67	0.50	74.86	Highgate	Recreation
33	Stuart Street Reserve	Local POS	Passive activities	0.50	0.50	100.00	Perth	Recreation
34	Keith Frame Park	Local POS	Passive activities	0.65	0.65	100.00	Leederville	Recreation
35	Weld Square	Neighbourhood POS	Passive activities	1.02	0.86	84.93	Pert	Recreation
36	Braithwaite Park	Neighbourhood POS	Passive activities	1.08	0.63	58.81	Mount Hawthorn	Recreation
37	Kylla Park	Neighbourhood POS	Passive / Active activities	1.27	0.00	0.00	North Perth	Recreation
38	Mick Michael Park / Royal Park	Neighbourhood POS	Passive activities	1.42	1.14	80.35	West Perth	Recreation
39	Birdwood Square	Neighbourhood POS	Active recreation	1.93	0.00	0.00	Perth	Sport
40	Menzies Park	Neighbourhood POS	Active recreation	2.34	0.83	35.33	Mount Hawthorn	Sport
41	Loton Park	Neighbourhood POS	Active / Passive activities	2.14	0.00	100.00	Perth	Recreation
42	Tony Di Scerni Pathway	Neighbourhood POS	Passive activities	2.63	0.82	31.15	Mount Lawley	Recreation
43	Brentham St Reserve	Neighbourhood POS	Passive Recreation & Dog Exercise Area	2.89	5.03	174.16	Leederville	Recreation
44	Woodville Reserve	Neighbourhood POS	Sportsground	1.51	0.00	0.00	North Perth	Sport
45	Banks Reserve	Neighbourhood POS	Passive Recreation & Dog Exercise	3.62	3.33	92.07	East Perth	Recreation
46	Les Lilleyman Reserve	Neighbourhood POS	Active Recreation	3.55	0.00	0.00	North Perth	Sport
47	Forrest Park	District POS	Sportsground	5.22	0.00	0.00	Mount Lawley	Sport
48	Robertson Park	District POS	Passive Recreation & Dog Exercise Area	3.47	2.95	84.81	Perth	Recreation
49	Beatty Park Reserve	District POS	Sportsground	2.60	0.91	35.06	North Perth	Sport
50	Charles Veryard Reserve	District POS	Sportsground	6.23	2.73	43.86	North Perth	Sport
51	Hyde Park	Regional POS	Passive activities	15.38	11.70	76.04	Perth	Recreation
52	Britannia Reserve	Regional POS	Sportsground	15.78	0.00	0.00	Leederville	Sport
53	Mary Street Piazza	Civic (Plaza / Special Purpose)	Passive activities	0.02	0.01	100.00	Highgate	Recreation
54	Leederville Oval	Leased Sports (Special Purpose)	Sports Stadium	4.65	0.00	0.00	Leederville	Sport
55	Litis Stadium / Britannia Reserve	Leased Sports (Special Purpose)	Sportsground	3.46	0.44	12.64	Leederville	Sport
56	Dorrien Gardens	Leased Sports (Special Purpose)	Sportsground	2.74	0.00	0.00	West Perth	Sport

ID	RESERVE NAME	SITE HIERARCHY	PRIMARY PURPOSE	POS Site Area	Recreation area	% of Site Area	SUBURB	FUNCTION
57	Loton Park Tennis Club	Leased Sports (Special Purpose)	Tennis Club	0.57	0.00	0.00	Perth	Sport
58	Robertson Park Tennis Club	Leased Sports (Special Purpose)	Tennis Club	2.45	0.00	0.00	Perth	Sport
59	North Perth Tennis Club	Leased Sports (Special Purpose)	Tennis Club	1.12	0.00	0.00	North Perth	Sport
60	Leederville Tennis Club	Leased Sports (Special Purpose)	Tennis Club	1.41	0.00	0.00	Leederville	Sport
61	North Perth Bowling Club	Leased Sports (Special Purpose)	Lawn Bowls Club	0.53	0.00	0.00	North Perth	Sport
62	nib Stadium (Perth Oval)	Leased Sports (Special Purpose)	Sports Stadium	4.97	0.00	0.00	Perth	Sport
63	Smiths Lake Reserve	Neighbourhood POS	Passive activities	2.74	2.18	79.42	North Perth	Recreation
64	Leederville Square	Civic (Plaza / Special Purpose)	Passive activities	0.02	0.00	100.00	Leederville	Recreation
65	North Perth Common	Civic (Plaza / Special Purpose)	Passive activities	0.09	0.00	100.00	North Perth	Recreation
66	Lawler and Bedford Street Reserve	Local POS	Passive activities	0.07	0.07	100.00	North Perth	Recreation
TOTAL AREAS				106.3	40.04			



12.3 ADOPTION OF POLICY NO. 3.10.3 - STREET ACTIVATION

TRIM Ref: D18/158514

Author: Karen Balm, Senior Community Partner

Authoriser: Michael Quirk, A/Chief Executive Officer

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. **NOTES** the responses received following public advertising of draft Policy No. 3.10.3 – Street Activation;
2. **ADOPTS** draft Policy No. 3.10.3 – Street Activation;
3. **RESCINDS** Policy No. 2.2.7 – Street Parties; and
4. **ADVISES** submitters of its decision.

PURPOSE OF REPORT:

To adopt Policy No. 3.10.3 – Street Activation following the recent public comment period.

BACKGROUND:

Council's policies are regularly reviewed to ensure they reflect current legislative and regulatory requirements, align with best practice across the local government sector, and meet community expectations. Policy No. 2.2.7 – Street Parties was initially adopted in December 1999 and most recently reviewed in December 2011 (**Attachment 1**), and as such, a comprehensive Policy review was well overdue. Given the increased closure and activation of streets throughout Vincent over recent years for the purposes of festivals, events and other community activities it was evident that a more contemporary Policy was required that better aligns with Council and community expectations. The subsequent review identified that the existing Policy No. 2.2.7 – Street Parties contained 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 for consideration by Council and release for public comment and input.

The new draft Policy No. 3.10.3 – Street Activation (**Attachment 2**) was prepared for the purposes of supporting the activation of local streets through activities that strengthen community participation and connection, support festivals and events that activate main streets and Town Centres, and ensuring the safe management of activities and events taking place on streets. The new draft Policy was informed by:

- Review of current Policy No. 2.2.7 – Street Parties
- Review of Main Roads Western Australia 'Traffic Management for Events Code of Practice'
- Review of Imagine Vincent consultation feedback
- Evaluation of the Leedy Streets Open initiative
- Evaluation of the Rae Street play Street initiative
- Feedback from Council Members
- Review of similar policies and practices across other Local Government Authorities

At the Ordinary Council Meeting on 18 September 2018 it was resolved 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.”*

DETAILS:

Public advertising of the draft Policy No.3.10.3 – Street Activation has now been completed in accordance with Policy No. 4.1.5 – Community Consultation, with a total of seven (7) submissions received, as follows:

	Comments Received	Administration Response
1.	Support the draft Street Activation Policy, however believe that a separate Play Street Kit also needs to be developed.	Administration considers the Street Activation Policy as the first step towards strengthening community participation and connection, and ensuring the safe management of activities and events taking place on our streets. The value of a Play Street Kit is acknowledged and will be progressed following adoption of the new Policy.
2.	Support the activation of streets, however the draft Street Activation Policy will not make it easier to understand requirements or increase the likelihood that I will organise a local/neighbourhood event. In addition, living on Vincent Street is a nightmare with no clear instructions on where resident cars can be parked when there are road closures. Alternative parking options and improved communication required. There should be an SMS service to advise affected residents in the area.	All event organisers, including the City of Vincent, are required to provide advance notification to all residents affected by road closures. Various parking options are available within and surrounding Leederville Town Centre. Administration will review the communication of these parking options to local residents during road closures. An SMS service is not currently available for this purpose although Administration is currently investigating such a service for resident notifications that may provide this option in the future.
3.	The draft Street Activation Policy is clear and well thought out, and the City of Vincent is applauded for making it easier for communities/neighbours to get together. The Policy makes it easier to understand the different requirements associated with road closures for events, and makes it more likely that I will organise a local/neighbourhood event.	Noted.
4.	Support the activation of streets, and the draft Street Activation Policy makes it more likely that I will organise a local/neighbourhood event.	Noted
5.	Support the activation of streets, and the existing Street Parties Policy with related road closure approvals, has prevented me from organising an event in the local area. The new Street Activation Policy makes it easier to understand the different requirements associated with road closures for events, and makes it more likely that I will organise a local/neighbourhood event. It's fabulous that the City of Vincent is providing resources and public liability insurance to make the organising of such events easier. A rough time line of how long these approvals might take could be handy.	Information relating to general assessment/approval timeframes has been included in the Kit that supports the Street Activation Policy.

	Comments Received	Administration Response
6.	<p>Support the activation of streets although the existing Street Parties Policy has not prevented me from organising an event in the local area.</p> <p>The new Street Activation Policy makes it easier to understand the different requirements associated with road closures for events, and makes it more likely that I will organise a local/neighbourhood event.</p> <p>A list of ways, resources and groups/people to help better activate a street would also assist.</p>	<p>A range of information and resources are included in the Kit that supports the Street Activation Policy. The Kit and online resources will be expanded over time to further support residents and community groups.</p>
7.	<p>Do not support the activation of streets and don't agree with the whole idea of street activation. Public streets and public open space should not be activated.</p> <p>The requirement of written consent from two thirds of occupiers of land adjacent to any road closure for open streets activities should actually be in writing. If people do not object this should not be regarded as a default acceptance of their approval. This criteria should be applied to Major Street Activation.</p> <p>I strongly object to this Policy as I do not think that it should be made easier for public streets to be used for activities that impact on people within their homes and disrupt their amenity. I am particularly concerned with the use of public streets and public places for commercial events that traditionally have been held indoors. This is grossly unfair to those people operating venues (such as the Astor Theatre and the Italian Club) as it means that they have to compete with the City of Vincent for customers.</p> <p>I do not think that the Council should be providing money to those wishing to use public streets, parks and public open space for activities. I am concerned that commercial events and activities are being dressed up as "community" when they are not.</p> <p>If the City of Vincent wishes to put on its own large concerts and events it should build a performing arts theatre and large function centre such as the City of Subiaco and City of Perth. I am concerned that the City of Vincent is becoming too close to the event industry and not considering the obvious negative impact of putting these activities outdoors on those who live near the location of the activity. Council facilities and halls are available for hire for such events and activities that contain noise and minimise impacts on neighbours.</p> <p>The idea of activating streets is ludicrous and ill considered, and I can give many examples of where this kind of activation of public spaces has caused problems.</p>	<p>Noted although that view is not reflective of the broad community support received through the Imagine Vincent consultation feedback.</p> <p>An Order for a Road Closure issued by WA Police requires that event organiser obtains consent from two thirds of residents on the street. The City of Vincent does not have the authority to alter that requirement.</p> <p>Noted although again that view is not reflective of the broad community support received through the Imagine Vincent consultation feedback. The Strategic Community Plan 2018 – 2028 includes a specific action under the 'Connected Community' priority area to "support and streamline community-led opportunities in public spaces such as street parties."</p> <p>Council's existing Community Funding Policy supports a range of programs, activities and events including those that take place within the public realm. The new Street Activation Policy simply streamlines the assistance and guidance available.</p> <p>Both the public realm and Council facilities are required to accommodate the broad range of activities and events that take place within Vincent. Administration is not of the view that a large function centre or performing arts centre is required.</p>

Overall, five of the submissions received during the public comment period support the draft Policy. One submission received supports street activation generally but highlighted associated issues for residents impacted by road closures. One submission received does not support street activation or the draft Policy.

Based on the comments received there is no requirement to amend or change draft Policy No. 3.10.3 – Street Activation as previously considered by Council (**Attachment 2**).

CONSULTATION/ADVERTISING:

The draft Policy No. 3.10.3 – Street Activation was advertised for public comment from 5 to 26 October 2018 on the City's Imagine Vincent Community Consultation Portal. A public notice was placed in the Perth Voice newspaper and a news item included on the City's website on 5 October 2018. In addition, Administration directly consulted with representatives from Rae Street Play Street initiative and Buxton Street Halloween event.

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.

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 requirements have been considered and referenced when preparing the draft Policy.

RISK MANAGEMENT IMPLICATIONS:

Low: The draft Policy includes street activation categories with differing approvals depending upon the size and scale of event. Preparation of the draft Policy has considered relevant 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 priorities and outcomes within the City's Strategic Community Plan 2018 – 2028:

“Connected Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Thriving Places

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.”

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Funding to support street activation has been included in the City's 2018/19 operating budget including community funding, street activation kits and checklists, games and equipment, road closure equipment, and public liability insurance coverage. It should be noted that the provision of road closure equipment and Ranger support/parking control will remain subject to availability.

COMMENTS:

The draft Policy No. 3.1.3 – Street Activation acknowledges that our streets are increasingly being utilised as locations for a wide range of activities and events, and in response to community feedback the City of Vincent supports this activation of the public realm. Notably, the Policy places a concerted focus on removing red tape and providing support for local and neighbourhood level events. Based upon feedback received during the public comment process it is recommended that Council adopts the draft Policy No. 3.10.3 – Street Activation and revokes Policy 2.2.7 – Street Parties.

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**

OBJECTIVES	1
POLICY STATEMENT	1
1. DEFINITIONS	1
2. STREET ACTIVATION CATEGORIES	2
2.1 Open Streets	2
2.2 Major Street Activation	3
2.3 Public Gatherings and Processions	3
2.4 Other Events	4
3. STREET ACTIVATION SUPPORT & RESOURCES	4
3.1 Community Funding	4
3.2 In-Kind Support	4
3.3 Public Liability Insurance	4

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.

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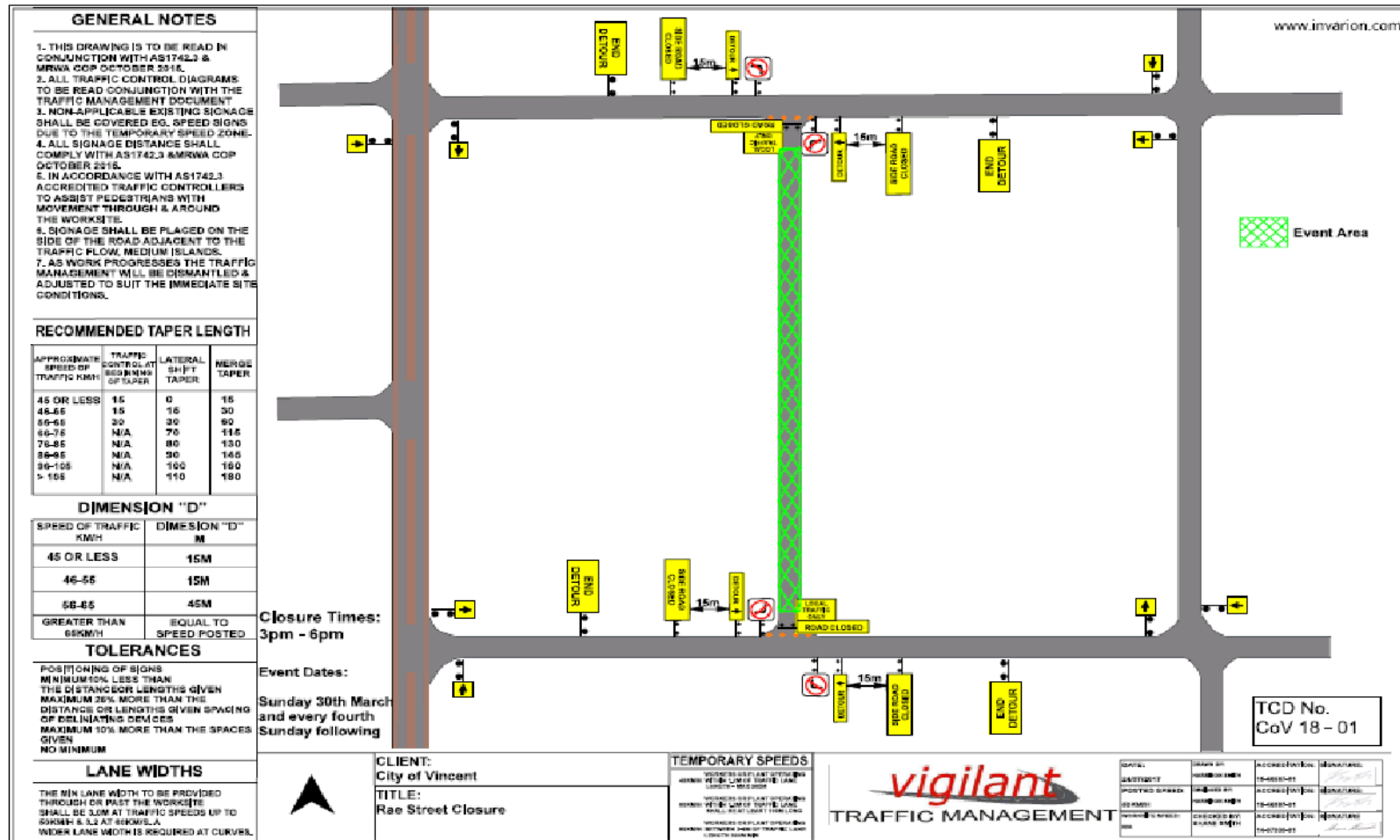
Appendix A – Street Activation and Events Guide


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

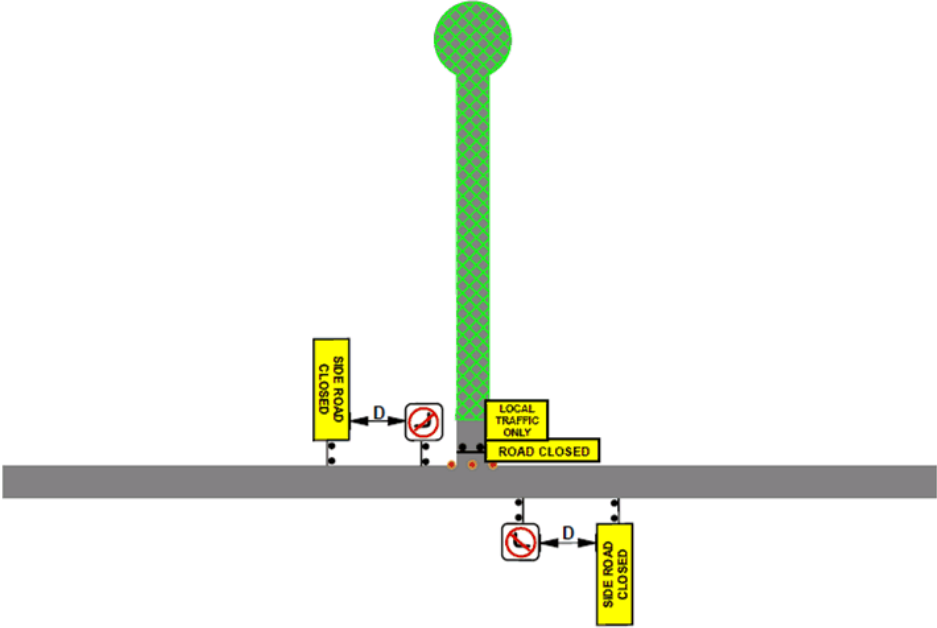
Appendix A – Street Activation and Events Guide




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.			

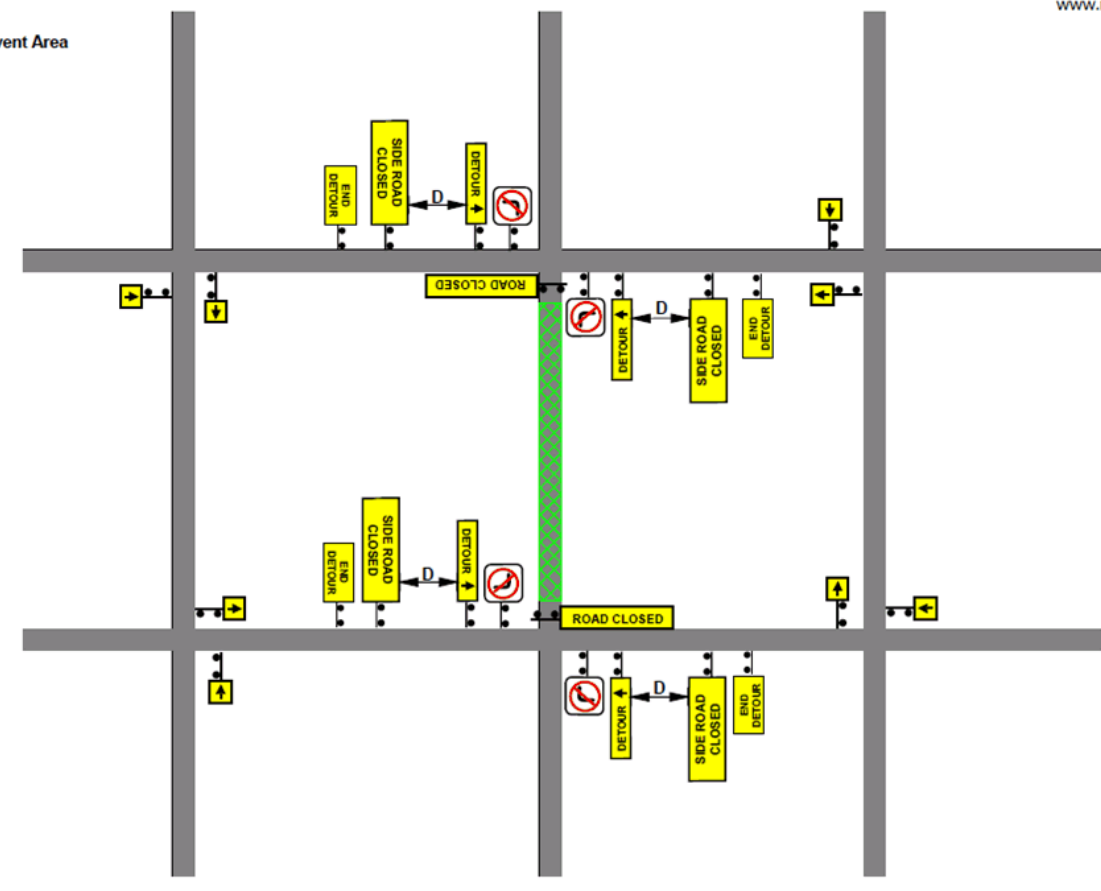












	CLIENT:	TEMPORARY SPEEDS		DATE:	DRAWN BY:	ACCREDITATION:	SIGNATURE:
	TITLE:	WORKERS OR PLANT OPERATING WITHIN 1.5M OF TRAFFIC LANE LENGTH - MAX 50M		POSTED SPEED:	DESIGNED BY:	ACCREDITATION:	SIGNATURE:
General Road Closure Layout - Cul De Sac	WORKERS OR PLANT OPERATING WITHIN 1.5M OF TRAFFIC LANE SHALL BE AT LEAST 15M LONG WORKERS OR PLANT OPERATING BETWEEN 1.5M OF TRAFFIC LANE LENGTH 150M MIN	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	CHECKED BY: SHANE SMITH	ACCREDITATION: 14479304/1	SIGNATURE: 		

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
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.			


Event Area

www.invarion.com



CLIENT: TITLE: General Road Closure Layout - Block Closure with Detour	TEMPORARY SPEEDS <small>WORKERS OR PLANT OPERATING NORMAN WITHIN 1.2M OF TRAFFIC LANE LENGTH: MAX 50KM</small> <small>WORKERS OR PLANT OPERATING NORMAN WITHIN 1.2M OF TRAFFIC LANE SHALL BE AT LEAST 15M LONG</small> <small>WORKERS OR PLANT OPERATING NORMAN BETWEEN 1.4M OF TRAFFIC LANE LENGTH: 150M MIN</small>		<table border="1"> <tr> <td>DATE:</td> <td>DRAWN BY:</td> <td>ACCREDITATION:</td> <td>SIGNATURE:</td> </tr> <tr> <td>21/06/2018</td> <td>HARRISON SMITH</td> <td>15-40987-01</td> <td></td> </tr> <tr> <td>POSTED SPEED:</td> <td>DESIGNED BY:</td> <td>ACCREDITATION:</td> <td>SIGNATURE:</td> </tr> <tr> <td></td> <td>HARRISON SMITH</td> <td>15-40987-01</td> <td></td> </tr> <tr> <td>WORKSITE SPEED:</td> <td>CHECKED BY:</td> <td>ACCREDITATION:</td> <td>SIGNATURE:</td> </tr> <tr> <td></td> <td>SHANE SMITH</td> <td>14-07930-01</td> <td></td> </tr> </table>	DATE:	DRAWN BY:	ACCREDITATION:	SIGNATURE:	21/06/2018	HARRISON SMITH	15-40987-01		POSTED SPEED:	DESIGNED BY:	ACCREDITATION:	SIGNATURE:		HARRISON SMITH	15-40987-01		WORKSITE SPEED:	CHECKED BY:	ACCREDITATION:	SIGNATURE:		SHANE SMITH	14-07930-01	
DATE:	DRAWN BY:	ACCREDITATION:	SIGNATURE:																								
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	SHANE SMITH	14-07930-01																									

12.4 TENNIS WEST PROPOSAL FOR ROBERTSON PARK, FITZGERALD STREET, PERTH

TRIM Ref: D18/161942

Author: Michael Quirk, Director Community Engagement

Authoriser: Michael Quirk, Director Community Engagement

Attachments: 1. State Tennis Centre - Preliminary Concept Plan - Robertson Park [↓](#) 

RECOMMENDATION:

That Council:

1. **APPROVES** the inclusion of Robertson Park amongst the shortlisted sites within the State Tennis Centre Business Case being prepared by the Department of Local Government, Sport & Cultural Industries;
2. **REQUESTS** that the Department of Local Government, Sport & Cultural Industries and Tennis West consult with residents/businesses immediately surrounding Robertson Park regarding the State Tennis Centre proposal;
3. **REQUIRES** the Department of Local Government, Sport & Cultural Industries to consider and respond to feedback received from residents/businesses immediately surrounding Robertson Park within the State Tennis Centre Business Case; and
4. **NOTES** that Administration will provide Council with key feedback received from residents/businesses immediately surrounding Robertson Park regarding the proposed State Tennis Centre.

PURPOSE OF REPORT:

To approve the inclusion of Robertson Park within the State Tennis Centre Business Case subject to the Department of Local Government, Sport and Cultural Industries (the Department) and Tennis West consulting with local residents/businesses.

BACKGROUND:

Tennis West recently launched its Strategic Facilities Plan that provides clear direction and priorities for the future planning and development of tennis facilities in Western Australia. The Plan aims to address issues and challenges experienced by tennis providers and facility owners, including local government, and delivers a framework for growing tennis participation through the prioritisation and future provision of quality, accessible and sustainable tennis facilities. A number of strategic priorities that are deemed essential to successful and sustainable facility development underpin the Plan:

1. Increasing Venue Access and Use – Tennis West will prioritise facility access and support the shared use of tennis venues to provide a greater range of physical activity opportunities for local communities.
2. Enhancing Venue Capacity – Tennis West will work with facility owners to improve the capacity, functionality and sustainability of tennis venues through improved management practices and facility enhancement.
3. Develop Stakeholder Partnerships – Tennis West will strengthen partnerships with key stakeholders, including local government and the education sector, to plan and deliver improved tennis infrastructure.
4. Prioritising Infrastructure Investment – Tennis West will drive the development of regional and local tennis plans to guide government investment into the development of tennis facilities in communities of high demand.

The Plan provides a useful snapshot of current tennis clubs and facilities located within the City of Vincent:

- Four facilities including Leederville Tennis Club, Loton Park Tennis Club, North Perth Tennis Club and Tennis Seniors (Robertson Park)
- 68 courts including 40 grass, 14 acrylic/hard and 14 synthetic with 28 floodlit
- 373 members across all four clubs combined
- Member to court ratio = 4:1 (national recommendation is 30:1)
- Resident to court ratio = 583:1 (national recommendation is 2,000:1)

In addition, the Plan identifies the potential future development of the State Tennis Centre at Robertson Park (amongst other potential sites) through completion of a site Master Plan in partnership with the City of Vincent. This Centre would host state, national and international competition as well as providing a location for high performance training and Tennis West Administration. Importantly, the Centre would remain accessible to support the development of community tennis.

The Department in collaboration with Tennis West is currently progressing a Business Case for the proposed development of the State Tennis Centre in accordance with the State Government Strategic Asset Management Framework that will inform any future investment decisions. That Business Case must provide strategic justification, options analysis, value for money comparison, investment proposal, and recommendations. Given that Robertson Park is amongst the shortlisted sites for the State Tennis Centre the Department and Tennis West has been liaising with Administration over recent months to ensure the Business Case is well-informed.

DETAILS:

Robertson Park is approximately 5.8 hectares and located on Fitzgerald Street, Perth. It comprises multiple individual lots owned freehold by the City of Vincent that were Crown Land granted to the City of Perth in 1942 to be held "in trust for the purpose of recreation." The Park includes a Tennis Centre comprising 38 tennis courts, large social space/function room, office space, and undercover area.

The Tennis Centre was transferred from the City of Perth to the City of Vincent (then Town of Vincent) in 1994 with operation and management of the Centre transferred to the Veterans Tennis Association of Western Australian (now Tennis Seniors) through a lease arrangement. The most recent lease expired in August 2017 with lease negotiations placed on hold pending completion of the Tennis West Strategic Facilities Plan and the City's Lease and Licence Framework. In accordance with the lease, Tennis Seniors continue to occupy the Premises as a monthly tenant and to assist with ongoing operations Administration have provided notice that the City will not exercise its right to terminate the monthly tenancy prior to 31 August 2019. This provides the opportunity for Council to consider Robertson Park being included within the State Tennis Centre Business Case.

The Department in collaboration with Tennis West has prepared a preliminary concept plan (**Attachment 1**) for Robertson Park as part of the options analysis within the Business Case. That concept plan includes 16 outdoor courts (all floodlit), four indoor courts, and administration facility. In response to preliminary advice from Administration the concept plan is contained within the current Tennis Centre footprint, includes improved car parking, retains all existing trees within the park, and places the indoor court and administration facility on Fitzgerald Street.

Through the Business Case a number of the benefits to the local community have been identified. This includes regular activation of Robertson Park, improved tennis facilities accessible by local residents through the online Book-A-Court system, exposure of the community to international tennis players through both competition and training, positive economic benefits for surrounding businesses particularly during tournaments, transfer of asset management and maintenance obligations to Tennis West, and transfer of capital improvement obligations to the State Government. The State Tennis Centre would be a professionally managed venue with a full range of community offerings including casual court hire, coaching, junior activities, and competition.

Prior to inclusion of Robertson Park completion of the Business Case the Department has requested Council approval noting that any such approval does not represent a binding commitment to the development of the State Tennis Centre at that location. As per the State Government Strategic Asset Management Framework a more detailed Project Definition Plan, Design Development, and then Project Delivery will follow any investment decision based upon the Business Case. Should Robertson Park be identified as the preferred site following assessment of the Business Case a further, detailed report on the proposal will be presented to Council for consideration.

Nonetheless, given Council's commitment to open communication and transparency with residents it is considered appropriate to undertake consultation with residents/businesses immediately adjacent to Robertson Park. This consultation would enable the Department and Tennis West to explain the scale and function of the State Tennis Centre, articulate the benefits to the local community, present the preliminary concept plan, document key feedback and issues, and respond directly to any queries and concerns. Further consultation with the broader community would only be undertaken should Robertson Park be identified as the preferred site following State Government assessment of the Business Case.

CONSULTATION/ADVERTISING:

Council Policy No. 4.1.5 – Community Consultation requires consultation with residents of a selected target area in regards to Major Reserve Development Proposals. The Department in collaboration with Tennis West, with support from Administration, will be required to undertake the following:

- 2 x Public Information Sessions to be held at Robertson Park with times/days to be determined;
- Project Bulletin and Public Information Session Invitation to be sent to all residents and businesses located within an 400 metre radius of Robertson Park; and
- Project Bulletin, key information and online survey on the City's EHQ community consultation portal.

While consultation will likely commence in November 2018 it is acknowledged that consultation should generally be avoided between the mid-December to mid-January period. Therefore, consultation will likely extend across this period with Public Information Workshops likely to be held in early December 2018 and late January 2019.

Tennis West has been communicating with Tennis Seniors regarding the State Tennis Centre proposal given that they continue to occupy the Premises as a monthly tenant. The Department, Tennis West and Administration will formally meet with Tennis Seniors representatives as part of the Business Case consultation process. Although it should be noted that the Tennis West Chief Executive Officer has been attending Tennis Seniors Committee Meetings over the last six months so they are fully aware of the State Tennis Centre Business Case, and the proposed inclusion of Robertson Park amongst the shortlisted sites.

LEGAL/POLICY:

Council Policy No. 4.1.5 – Community Consultation ensures that members of the community are informed about matters that affect them and are provided with sufficient information to enable them to make informed comment on those matters. While the Department of Local Government, Sport and Cultural Industries and Tennis West will undertake consultation with local residents/business regarding the State Tennis Centre proposal (with support from the City of Vincent), it is considered necessary for consultation activities to be generally consistent with this Policy.

Should Robertson Park be identified as the preferred State Tennis Centre through the Business Case the *Local Government Act 1995* provides that a local government can only dispose of property (which includes to lease) through the highest bidder at a public auction or the most acceptable public tender unless the disposition falls within the scope of Section 3.58(5), which include:

“(d) Any other disposition that is excluded by regulations from the application of this section.”

In accordance with Section 3.58(5), Regulation 30 of the *Local Government (Functions and General) Regulations 1996* provides a range of dispositions that are exempt from the application of Section 3.58 of the Act, including dispositions to:

“A body, whether incorporated or not the objects of which are a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions.”

Council Policy No. 1.2.1 – Terms of Lease, as well as a range of other important considerations, would then guide any future decision making:

- “1. Any new lease granted by the Council shall usually be limited to a five (5) year period, and any option to renew shall usually be limited to no more than a ten (10) year period.”*

2. *Council may consider longer periods where the Council is of the opinion that there is benefit or merit for providing a longer lease term."*

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed location of the State Tennis Centre at Robertson Park may deliver a range of community participation, business activation, facility management, and asset management benefits. Inclusion of Robertson Park amongst the shortlisted sites within the State Tennis Centre Business Case is regarded as low risk given that such approval does not represent a binding commitment to the development of the State Tennis Centre at that location.

Consultation with residents/businesses directly adjacent to Robertson Park prior to the Department finalising the Business Case will ensure that the local community remains informed about matters that affect them.

STRATEGIC IMPLICATIONS:

The State Tennis Centre Business Case aligns with the following priorities and outcomes within the City's Strategic Community Plan 2018 – 2028:

"Connected Community

Our community facilities and spaces are well known and well used.

Thriving Places

Our physical assets are efficiently and effectively managed and maintained.

Innovative and Accountable

We are open and accountable to an engaged community.'

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

There are no costs associated with Robertson Park being included within the State Tennis Centre Business Case with any community consultation costs to be met by the Department of Local Government, Sport and Cultural Industries and Tennis West. While any decision making regarding the State Tennis Centre remains subject to completion of the Business Case, and a subsequent investment decision by the State Government, it is expected that all capital costs will be met by the State Government and/or Tennis West. Tennis West would also meet any ongoing operational, asset management and capital improvement costs through a negotiated lease arrangement for an area within Robertson Park.

COMMENTS:

The Tennis West Strategic Facilities Plan identifies Robertson Park as a potential location for the development of a State Tennis Centre, and the recent lease expiry for the existing Tennis Centre on the site provides the opportunity for Council to consider the proposal. The Department has been liaising with Administration over recent months to determine whether Robertson Park should be included amongst the shortlisted sites within the State Tennis Centre Business Case. Based upon this analysis and completion of a preliminary concept plan the Department now intends on including Robertson Park within the Business Case subject to Council support.

Given the potential community and economic benefits associated with the State Tennis Centre as well as the capital development and asset management benefits for the City of Vincent it is recommended that Council approves the inclusion of Robertson Park amongst the shortlisted sites within the State Tennis Centre Business Case. Although prior to finalisation of the Business Case the Department and Tennis West must consult with residents/businesses immediately adjacent to Robertson Park, and respond to any feedback received within the Business Case.

Concurrently, Administration will identify any key development conditions that would likely be associated the establishment of the State Tennis Centre at Robertson Park to further inform the Business Case.

Administration will also continue to work in partnership with Tennis West regarding other priorities identified within their Strategic Facilities Plan.



13 CHIEF EXECUTIVE OFFICER**13.1 COUNCIL BRIEFING AND ORDINARY MEETING OF COUNCIL DATES FOR 2019****TRIM Ref:** D18/149067**Author:** Emma Simmons, Governance and Council Support Officer**Authoriser:** David MacLennan, Chief Executive Officer**Attachments:** 1. Draft Meeting Schedule - 2019 [↓](#) **RECOMMENDATION:**

That Council **ADOPTS** the 2019 Council Briefing and Ordinary Meeting of Council Schedule included as Attachment 1, consisting of a monthly meeting cycle of:

1. Twelve (12) Council Briefing Sessions, commencing Tuesday 29 January 2019; and
2. Twelve (12) Ordinary Meetings of Council, commencing Tuesday 5 February 2019.

PURPOSE OF REPORT:

To consider and adopt the schedule of Council Briefings and Ordinary Meetings of Council for 2019.

BACKGROUND:

At the Ordinary Meeting of Council held on 10 October 2017 (Item 13.2) Council adopted a four-weekly briefing and meeting cycle for 2018 which comprised of a briefing followed by an ordinary meeting.

This report details the proposed schedule for the January to December 2019 Council meeting dates for Council's consideration.

DETAILS:

Administration has prepared a draft 2019 Council Briefing and Ordinary Meeting of Council Schedule, as detailed in **Attachment 1**. The first Council Briefing is scheduled for 29 January 2019 and will be followed by the Ordinary Meeting of Council on 5 February 2019.

All meetings are held at the City of Vincent Council Chambers. All meetings are scheduled to commence at 6.00pm with the exception of the Briefing Session scheduled for Tuesday 29 January 2019, which is proposed to commence at 6.30pm, following the proposed Annual General Meeting of Electors at 6pm on Tuesday 29 January 2019.

Public Holidays for 2019 are as follows and do not impact the proposed schedule:

Tuesday 1 January 2019	New Year's Day
Saturday 26 January 2019	Australia Day
Monday 28 January 2019	Australia Day Holiday Public Holiday
Monday 4 March 2019	Labour Day
Friday 19 April 2019	Good Friday
Monday 22 April 2019	Easter Monday
Thursday 25 April 2019	Anzac Day
Monday 3 June 2019	Western Australia Day
Monday 30 September 2019	Queen's Birthday
Wednesday 25 December 2019	Christmas Day
Thursday 26 December 2019	Boxing Day

The local government ordinary election will be held on Saturday 19 October 2019 and will not impact the proposed schedule.

CONSULTATION/ADVERTISING:

In accordance with Regulation 12 of the Local Government (Administration) Regulations 1996, Council Briefing and Ordinary Meeting of Council dates will be published in both local newspapers and on the City's website.

LEGAL/POLICY:

In accordance with section 5.3 of the *Local Government Act 1995* (Act) and the *Local Government (Administration) Regulations 1996*, (Regulation 12), Council must set its Ordinary Meeting dates and times for the next twelve (12) months and these must be published at least once a year.

Section 5.3 of the *Local Government Act 1995* states:

“Ordinary and Special Council meetings:

- (1) A Council is to hold ordinary meetings and may hold special meetings;*
- (2) Ordinary meetings are to be held not more than three months apart; and*
- (3) If a Council fails to meet as required by subsection (2) the CEO is to notify the Minister of that failure.”*

Regulation 12 of the *Local Government (Administration) Regulations 1996* states:

- “12 (1) At least once a year a local government is to give local public notice of the dates on which and the time and place at which –*
- (a) The ordinary Council meetings; and*
 - (b) The Committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public;*
- are to be held in the next 12 months;*
- (2) A local government is to give local public notice of any change to the date, time or place of a meeting referred to in sub regulation (1);”*

Policy No. 4.2.3: Council Briefings, Meetings & Forums – Format, Procedures and Maximum Duration sets out additional guiding principles for the management of Council Briefings and Meetings.

RISK MANAGEMENT IMPLICATIONS:

Failure to set and advertise Council's meeting dates will contravene the requirements of the *Local Government Act 1995*.

STRATEGIC IMPLICATIONS:

1. This is in keeping with the City's *Strategic Community Plan 2018-2028*:
 - Our community is aware of what we are doing and how we are meeting our goals.
 - We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

It is recommended that Council adopts the Council Briefing and Ordinary Meeting of Council Schedule for 2019 as shown in **Attachment 1**.



CITY OF VINCENT

COUNCIL BRIEFING AND
ORDINARY COUNCIL MEETING SCHEDULE
JANUARY TO DECEMBER 2019

COUNCIL BRIEFING SESSION	COUNCIL MEETINGS
Tuesday 29 January 2019 at 6.30pm*	Tuesday 5 February 2019
Tuesday 26 February 2019	Tuesday 5 March 2019
Tuesday 26 March 2019	Tuesday 2 April 2019
Tuesday 23 April 2019	Tuesday 30 April 2019
Tuesday 21 May 2019	Tuesday 28 May 2019
Tuesday 18 June 2019	Tuesday 25 June 2019
Tuesday 16 July 2019	Tuesday 23 July 2019
Tuesday 13 August 2019	Tuesday 20 August 2019
Tuesday 10 September 2019	Tuesday 17 September 2019
Tuesday 8 October 2019	Tuesday 15 October 2019
Tuesday 5 November 2019	Tuesday 12 November 2019
Tuesday 3 December 2019	Tuesday 10 December 2019

Time: 6.00pm

Venue: Council Chambers

Administration and Civic Centre

244 Vincent Street (Cnr Loftus), Leederville 6007












***Note:** All meetings are scheduled to commence at 6.00pm with the exception of the Briefing Session scheduled for Tuesday 29 January 2019. The Annual General Meeting of Electors is scheduled to be held at 6.00pm followed by the Council Briefing Session at 6.30pm.

13.2 INFORMATION BULLETIN

TRIM Ref: D17/177333

Author: Emma Simmons, Governance and Council Support Officer

Authoriser: David MacLennan, Chief Executive Officer

- Attachments:**
1. Confirmed Minutes of the Business Advisory Group Meeting held on 22 March 2018 [↓](#) 
 2. Unconfirmed Minutes of the Business Advisory Group Meeting held on 26 April 2018 [↓](#) 
 3. Unconfirmed Minutes of the Safer Vincent Advisory Group Meeting held on 27 September 2018 [↓](#) 
 4. Ranger Statistics for 1 July 2017 to 30 June 2018 [↓](#) 
 5. Statistics for Development Applications as at end of October 2018 - to follow after Council Briefing due to end of month [↓](#) 
 6. Register of Legal Action and Prosecutions Register Monthly - Confidential [↓](#)
 7. Register of Orders and Notices Register Quarterly - Confidential - Confidential [↓](#)
 8. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 18 October 2018 [↓](#) 
 9. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 10. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 11. Register of Petitions - Progress Report - November 2018 [↓](#) 
 12. Register of Notices of Motion - Progress Report - November 2018 [↓](#) 
 13. Register of Reports to be Actioned - Progress Report - November 2018 [↓](#) 
 14. Unconfirmed Minutes of the Urban Mobility Advisory Group held on 8 October 2018 [↓](#) 
 15. Monthly Street Tree Removal Information [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated November 2018.



CITY OF VINCENT

BUSINESS ADVISORY GROUP MEETING

22 March 2018 at 4PM

Venue: City of Vincent – Committee Room

MINUTES

Attendees:City of Vincent Councillors:Cr Topelberg (*Chair*), Cr Murphy, Cr FotakisCommunity Representatives:

Trent Durward, Pippa McIntosh

Town Team RepresentativesNicholas Bond (*Leederville Connect*), Sophie Brinklow (*Mount Hawthorn Hub*), Adrian Tatasciore (*Beaufort Street Network*), Ida Smithwick (*North Perth Local*), Kate McKie (*On William*).City of Vincent Officers:Len Kosova - Chief Executive Officer (*CEO*), John Corbellini - Director Development Services (*DDS*), Stephanie Smith – Manager Policy and Place (*MPP*), David Doy - Place Manager (*PM*), Rossling Ellis – Manager Communications/Marketing (*MCM*)

Confirmed attendees

Cr Topelberg	√	Ida Smithwick	√
Cr Murphy	X	Kate McKie	X
Cr Fotakis	√	Len Kosova	X
Trent Durward	X	John Corbellini	X
Pippa McIntosh	√	Stephanie Smith	√
Nicholas Bond	X	David Doy	√
Sophie Brinklow	X	Rossling Ellis	X
Adrian Tatasciore	X	Andrew Ryan	√

1. Welcome/Declaration of Opening

The Chair opened the meeting at 4.05pm

2. Apologies

Cr Murphy, Trent Durward, Nicholas Bond, Sophie Brinklow, Adrian Tatasciore, Kate McKie, Len Kosova, John Corbellini, Rossling Ellis

3. Confirmation of Previous Minutes

The previous minutes were approved and signed by the Chair.

4. Confirm BAG Key Priority Areas following Brainstorming Session on 8 February 2018

The Group concluded the brainstorming session commenced at the previous Business Advisory Group meeting by grouping their ideas into the focus areas - People, Policy & Place - as outlined below.

People	Place	Policy
<ul style="list-style-type: none"> • Entrepreneurship & start-up support • Education & training • Shared workspaces clusters / hubs • Communication & networking 	<ul style="list-style-type: none"> • Town Centre management • Data gathering & analysis • Town Centre support • Festival & event collaboration • Tenancy advocacy placemaking & activation • Town team support and collaboration wayfinding, signage and directory • Visual promotion • Marketing campaigns • Branding and identity • Loyalty programs • Group buying / collaboration • Private / public partnership 	<ul style="list-style-type: none"> • Fund sourcing and resourcing • State government liaison • Red tape reduction • Integration of planning policies & economic development outcomes • Communication & networking • Social services provision and management & their impact on business • Sustainability initiatives and practices • Physical environment • Transport & accessibility • Strategic policy

5. General Business

No General Business was raised

6. Confirm Meeting Schedule

The Chair proposed the BAG meet in April with a date to be confirmed.

7. Close

The Chair closed the meeting at 6.00pm.

These Minutes were confirmed as a true and correct record of the meeting of the Business Advisory Group held on 22 March 2018.

Signed:Chairperson

Dated: This Day of 2018

PEOPLE

- ENTREPRENEURSHIP & STARTUP SUPPORT
- EDUCATION & TRAINING
- SHARED WORKSPACES
- CLUSTERS / HUBS
- COMMUNICATION & NETWORKING

PLACE

- TOWN CENTRE MANAGEMENT
- DATA GATHERING & ANALYSIS
- TOWN CENTRE SUPPORT
- FESTIVAL & EVENT COLLABORATION
- TENANCY ADVOCACY
- PLACEMAKING & ACTIVATION
- TOWN TEAM SUPPORT AND COLLABORATION
- WAYFINDING, SIGNAGE AND DIRECTORY
- VISUAL PROMOTION
- MARKETING CAMPAIGNS
- BRANDING AND IDENTITY
- LOYALTY PROGRAMS
- GROUP BUYING / COLLABORATION
- PRIVATE / PUBLIC PARTNERSHIP

POLICY

- FUND SOURCING AND RESOURCING
- STATE GOVERNMENT LIAISON
- RED TAPE REDUCTION
- INTERGRATION OF PLANNING POLICIES & ECONOMIC DEVELOPMENT OUTCOMES
- COMMUNICATION & NETWORKING
- SOCIAL SERVICES PROVISION AND MANAGEMENT & THEIR IMPACT ON BUSINESS
- SUSTAINABILITY INITIATIVES AND PRACTICES
- PHYSICAL ENVIRONMENT
- TRANSPORT & ACCESSIBILITY
- STRATEGIC POLICY

- City-wide business profiling and engagement (local directory feeding into marketing, social media campaigns etc)



CITY OF VINCENT

BUSINESS ADVISORY GROUP MEETING

Thursday 26 April 2018 at 4PM

Venue: City of Vincent – Function Room

MINUTES

1. Welcome/Declaration of Opening

The Chair opened the meeting at 4:06pm.

2. Apologies

Confirmed Attendees:

Cr Topelberg (<i>Chair</i>)	√	Sophie Brinklow	x
Cr Murphy	√	Adrian Tatasciore	√
Cr Fotakis	√	Ida Smithwick	√
Trent Durward	x	Kate McKie	x
Pippa McIntosh	√	Stephanie Smith	√
Nicholas Bond	x		

3. Confirmation of Previous Minutes

The Minutes of the previous meeting were confirmed. Moved – Ida Smithwick. Seconded – Pippa McIntosh.

4. Guest Speaker – Curtin Ignition 2018

Trieu Nguyen from Mission Kitchen provided a presentation on her experience with the Curtin Ignition program.

The Business Advisory Group support the City sponsoring one position on the Curtin Ignition Program in 2018. The Group feel that the sponsorship should be awarded to a local business person and that this requirement should be included in a suite of criteria which the City will develop with the Curtin Ignition Program Coordinator.

5. Final Confirmation of BAG Key Priority Areas – PEOPLE, PLACE, POLICY

The Business Advisory Group support the Key Priority Areas presented at the meeting. The Group supports using the Key Priority Areas to inform the review of the City's Economic Development Strategy.

6. Discuss Business Engagement Program Scope

The Business Advisory Group support the City updating the Business section of the City's existing website to provide links to relevant services, training and information. The Group support the idea that this section of the website should be structured around attracting, retaining and growing business in the City of Vincent.

The Group also support the City moving to an online permit and approval system in the future.

7. General Business

Nil.

8. Confirm Meeting Schedule

Next meeting to be scheduled as required.

9. Close

The Chair closed the meeting at 5:14pm.

These Minutes were confirmed as a true and correct record of the meeting of the Business Advisory Group held on 26 April 2018.

Signed:

Dated:



CITY OF VINCENT

**SAFER VINCENT ADVISORY GROUP (SVAG)**

Thursday, 27 September 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)
 Cr Susan Gontaszewski (SG)

Community Representatives

Natashya Cox (NC)

Representatives

S/Sgt Peter Gilmour – Wembley Police Station (CG)
 Sgt Nick Steel - Perth Police Station (NS)
 A/Sgt Garner - Perth Police Station

City of Vincent Officers

Michael Quirk – Director Community Engagement (MQ)
 Sandra Watson – Manager Community Partnerships (SW)
 Karen Balm – Senior Community Partner (KB)
 Kate Allen – Community Partner (KA)

1. Welcome / Declaration of Opening

Cr Fotakis opened the meeting at 6:00pm and delivered Acknowledgement of Country on behalf of the Group.

2. ApologiesRepresentatives

Julie Foley (JF)
 Kate Vivian (KV)
 Irina Lobeto (IL)

City of Vincent

Paul Morrice, A/Manager Community Safety (PM)
 Chris Parry (CP)
 Sharan Kraemer (SK)

3. Confirmation of Previous Minutes

The Minutes from previous meeting held on 11 July 2018 were confirmed as a true and correct record.

Moved: Natashya Cox**Seconded:** Cr Susan Gontaszewski**CARRIED**

4. Business Arising from Previous MinutesIntramaps Layer

KA provide a brief update regarding the request to have CCTV cameras added as an Intramaps layer. IT have created task request for the GIS consultant. Community Safety team to provide maps.

Leederville Rest Stop

KA requested feedback from WAPOL regarding specific statistics on crime incidents in Leederville during the Leederville Rest Stop trial period – no specific data was available however feedback was positive re interaction between officers and outreach workers.

City of Vincent Website Translation Services

KA provided a brief update regarding the request to have the City's website compatible with Google Translate. Marketing advised Google Translate cannot be used as it does not translate well on City websites (due to technical language etc). Instead they are looking into having proper translations (in the most relevant languages) for key pages on our website.

'Business Beat'

KA provided a brief update. A 'beat' patrol was done with WAPOL along Beaufort St. Two (2) meetings were held with Leederville businesses and WAPOL.

Target Hardening Home Security Checklist

KA provided a brief update. The WA Police checklist has been added to the City's website.

Beaufort Street CCTV Upgrade and Laneway Lighting Project Feedback

KA provided a brief update. Contact details of the Community Safety Project Officer were circulated to the group and Beaufort St Network details were sent to the Community Safety Project Officer

Progress of Community Safety and Crime Prevention Plan 2015-2018

KA provided a brief update. Information has been circulated to the group including examples of other local government's plans and some initial thoughts regarding possible themes for the new plan.

Weld Square

KA provided a brief update. Meal service time for Manna has been changed on Tuesday's due to a change of access to the kitchen facilities, resulting in a requirement to serve food earlier for food safety reasons. A formal request for the time change has now been submitted by Manna Inc to the City. It has been recommended that this change is approved

An increased Perth Police bike team presence during meal service was requested by the City and Perth Police advised that they had actioned this.

Security Rebates

KA provided a brief update. Information on security rebates was circulated to the group and this item has been added to the agenda.

General Business – Community Representatives

KA provided a brief update. Police advised no issues had been reported that were associated with current vacant buildings on Oxford St

General Business – Nyoongar Outreach Services

KA provided a brief update regarding the TAFE building on the corner of Lord and Walcott Streets which has been used as a squat and which Nyoongar Outreach Services requested be cleaned up. Health Officers have been in discussion with the TAFE, as owners of the building, and they have arranged a clean-up.

Some graffiti incidents in Gladstone St reported by Nyoongar Outreach Services have been reported and were attended to by City officers.

5. General Business**5.1 Imagine Vincent – Community Safety Related Feedback**

KA provided a summary of feedback relating to community safety from the Imagine Vincent consultation which showed the following priorities:

- Walkability is a priority for residents, with pedestrians concerned about safety
- Increase CCTV coverage
- More street lighting, laneway lighting and lighting in public areas
- Better passive surveillance through design and landscaping
- Staggered shopping and dining hours
- Increased ranger presence and visibility
- Providing help for people experiencing homelessness
- Activating the streets for safety in numbers
- Getting to know neighbours

ACTION: KA to circulate full list of safety related comments from the Imagine Vincent raw data to SVAG members.

5.2 Draft Community Safety and Crime Prevention Plan 2019-2022

- KA discussed the progress to date for development of the new Plan including:
 - Review of the Imagine Vincent raw data
 - Review of other Local Government Community Safety Plans
 - Tracking the progress of actions from the current Plan
 - Trends and concerns reported by stakeholders
 - Possible themes and objectives for the Plan based on the above research and information
- SG advised to use language that links back in with the Strategic Community Plan and that actions should be things within the control of the City and achievable
- The group workshoped vision and objectives for the plan
- Chairperson requested that Community Partnerships touch base with Council members via email on the objectives for the plan once these have been drafted
- MQ noted that the plan needs to be delivered this financial year

ACTIONS:

- 1) KA to draft objectives based on the groups workshopping
- 2) KA to list draft objectives as agenda item for the next meeting and update Councillors via email

5.3 Weld Square

- KA and a representative from Perth Police presented to Manna Inc volunteers earlier in the month to discuss the importance of OH&S procedures and compliance with COV conditions of use for Weld Square
- Advised a report regarding Manna Inc use of Weld Square has been prepared for the Ordinary Meeting of Council in October
- NS advised that crime in that area is up 10% on last year, however noted that this type of fluctuation occurs. Most of the calls relate to incidents within the McDonalds, of which some relate to people experiencing homelessness and some to people who are intoxicated after a night out.

5.4 Proposed Security Rebates

Chairperson requested this item be deferred to the next meeting due to time constraints

ACTIONS: KA to add this item to the next agenda

5.5 Other City Projects

- Strategic Community Plan: MQ advised that this is going to Council for adoption next month
- 40km/h Trial: Consultation with residents regarding a trial 40km/h zone on local streets in the Southern half of Vincent has finished. The results will be reported to Council in October with a recommendation to progress implementation of the trial.
- Beaufort Street CCTV Network Upgrades: This project is progressing with City Officers seeking quotes for the upgrade. They are looking at feasibility of having a camera located within Weld Square

6. Stakeholder Updates6.1 WA Police (WAPOL)

Wembley

PG introduced himself as the new A/OIC for Wembley Police following Julie Foley's secondment to another role. Advised that he is aware of increasing visible homelessness in the Leederville area. Also advised that Wembley will be introducing a bike patrol soon which will focus on areas including Leederville.

6.2 Noongar Outreach Services

Nil.

7. Close / Next Meeting

Cr Fotakis closed the meeting at 7.15pm. The next meeting has been scheduled to be held on Wednesday, 21 2018.

Signed _____
Councillor Joanne Fotakis (Chairperson)

Date this _____ day of _____ 2018

Summary of Actions	Date
KA to circulate full list of safety related comments from the Imagine Vincent raw data to SVAG members	November 2018
KA to draft objectives for new Community Safety and Crime Prevention Plan based on the groups workshopping	November 2018
KA to list draft objectives for new Community Safety and Crime Prevention Plan as agenda item for the next meeting and update Councillors via email	November 2018
Proposed Security Rebates - KA to add this item to the next agenda	November 2018

INFORMATION BULLETIN



CITY OF VINCENT

COUNCIL BRIEFING SESSION: 6 November 2018
ORDINARY MEETING OF COUNCIL: 13 November 2018

TITLE:	Ranger Statistics for 1 July 2017 to 30 June 2018
DIRECTORATE:	Community Engagement

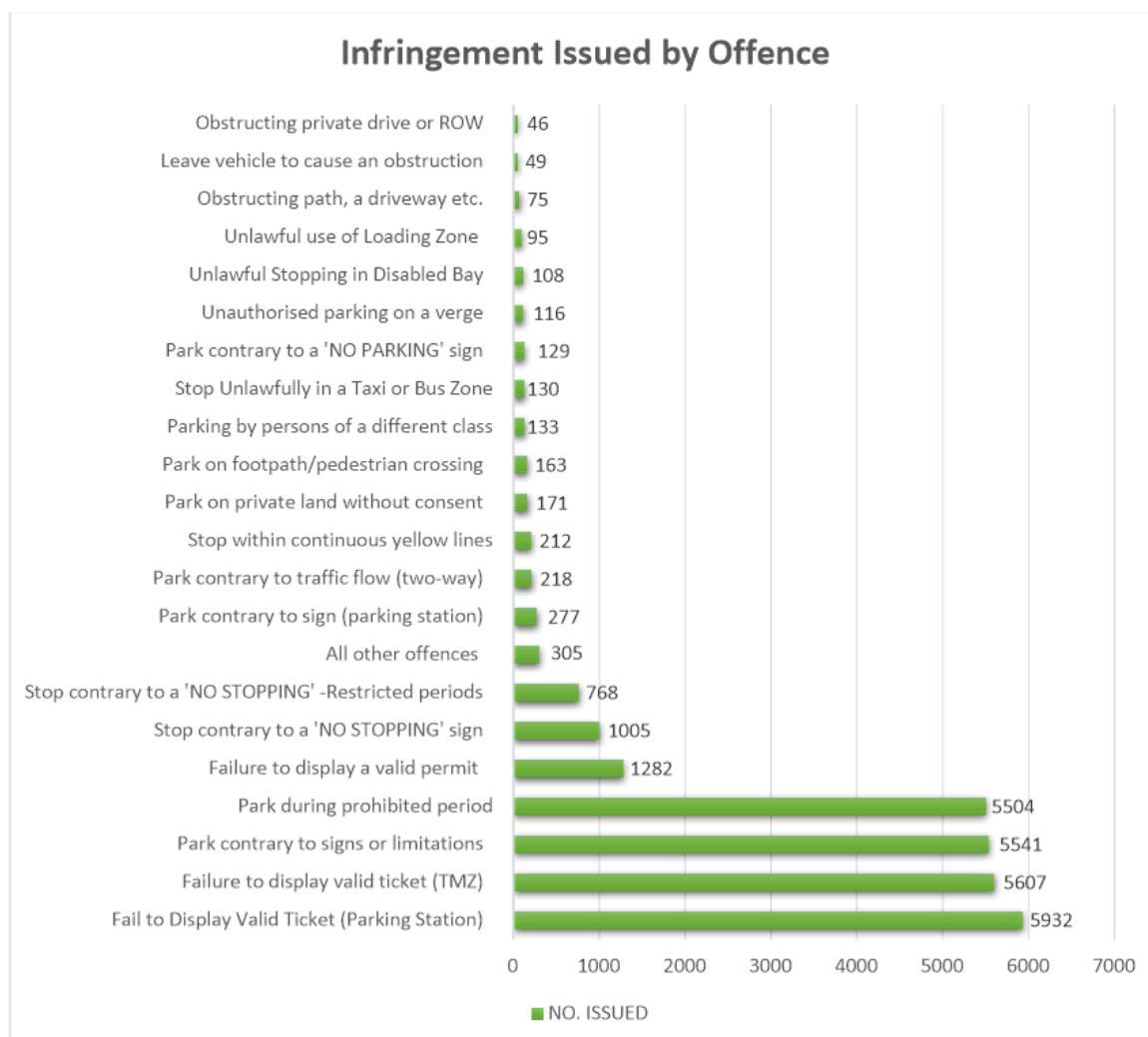
PURPOSE OF REPORT:

To provide Council with key Ranger Services Statistics for the twelve month period from 1 July 2017 to 30 June 2018.

DETAILS:

Parking

A total of 27,866 parking infringement notices were issued during the period with a summary of offences provided below:



Parking Appeals

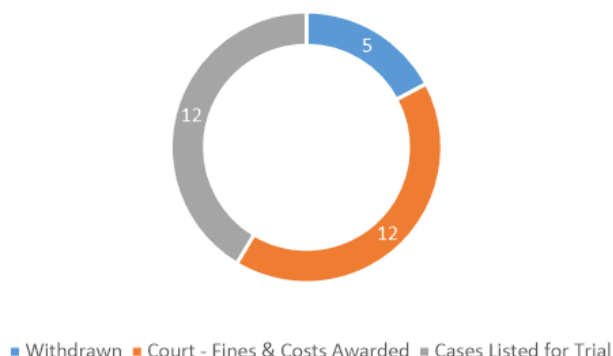
A total of approximately 3,348 letters of appeal and approximately 4,823 telephone calls were received during the period either disputing or querying parking infringements issued within the City.

Residential Parking Permits

A total of 10,037 residential parking permits are currently valid in the City of Vincent. The permits were issued in accordance with Council Policy No. 3.9.3 – Parking Permits and the Parking & Parking Facilities Local Law whereby a single house is eligible for three (3) permits, grouped dwelling two (2) permits and multiple dwelling unit one (1) permit.

Parking Prosecutions

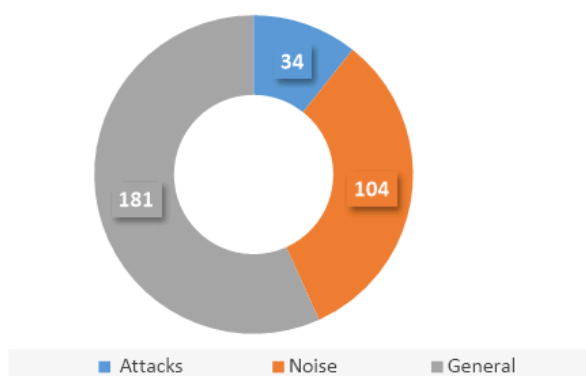
A total of 6 infringements proceeded to prosecution during the period:



A prosecutions risk assessment matrix has been implemented to better inform progression to trial (or not) based on factors such as the quality of evidence, infringement value and likelihood of success. Where legal representation is required this remains subject to approval by the Director Community Engagement and Chief Executive Officer.

Animal ManagementDog Complaints

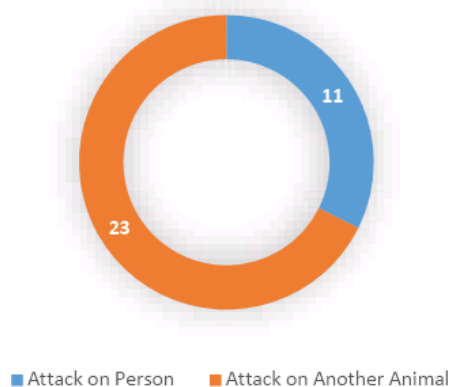
A total of 319 complaints concerning dogs were received during the period:



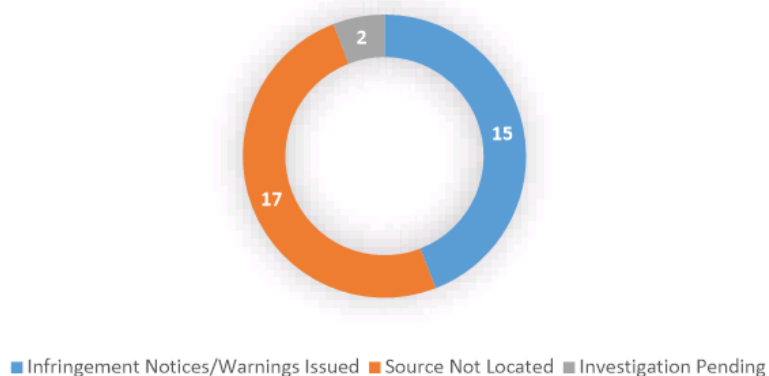
General complaints include a range of matters such as dogs wandering at large, unregistered dogs, dogs off-leash in non-dog exercise areas, inadequate property fencing, dogs left in a vehicle unattended, and failure to pick up dog faeces.

Dog Attacks

A total of 34 dog attacks on people and other animals were reported during the period with 12 of these incidents either resulting in an infringement/caution or with an investigation pending:

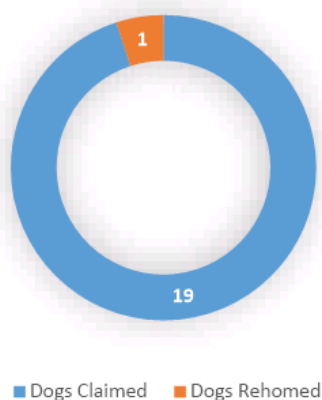


Dog Attack Outcome



Dog Impounding

A total of 20 dogs were impounded during the period. Of the 20 dogs impounded nineteen (19) were claimed by their owners and one (1) was rehomed through the Dogs Refuge Home.



Dog Offences

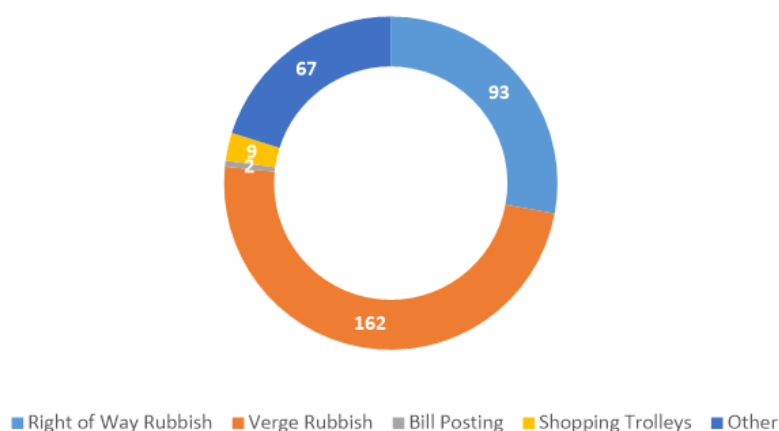
A total of 27 infringement notices and 52 cautions were issued during the period for contravention of the *Dog Act 1976*.

Cats

A total of 11 complaints and enquiries were received in relation to wandering cats, and 12 reports of dead cats were received and subsequently collected by Rangers during this period. There were five (5) other animal and bird complaints received.

LitterLitter Complaints

A total of 333 litter complaints were received and dealt with during the period summarised as follows:



There were 20 *Litter Act* infringement notices and 7 warning notices issued during the period.

Illegal Dumping

There were 255 reported cases of illegal dumping reported during the period although in most cases the source was unable to be identified and simply referred to the City's Technical Services for waste collection. Where dumping was detected on private land notification was given to the land owners requesting that the dumped items be removed and that the land be fenced off to prevent any further dumping.

Local Government Property Local Law 2008

Two (2) infringement notices were issued for contraventions of the City's *Property Local Law 2008*, these consisted of failing to obtain permits and street obstructions.

Fire Hazard complaints, Burning Off and Smoke Nuisances

Seven (7) smoke/fire complaints were received during the period and Rangers continue to maintain a proactive role by monitoring properties where fire hazards were identified the previous year. Subsequently 21 *Bush Fires Act 1954* infringement notices were issued for non-compliance during the period. The next Bushfire season starts on 1 November 2017 and ends on 30 April 2018.

Abandoned Vehicles (Parking and Parking Facilities Local Law)

A total of 483 complaints and enquiries were received during the period and numerous 'Requirement to Remove Notices' were placed on the offending vehicles. 36 vehicles remained following the 24 hour notice period and were towed to the Abandoned Vehicle Compound as operated by the City's contractor.

Syringe Complaints and Collection

Rangers attended 7 complaints where syringes had been discarded in a public place and a total of 17 syringes were recovered for disposal.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

- *Dog Act 1976;*
- *Litter Act 1979;*
- *Cat Act 2011;*
- *Local Government Property Local Law 2008;*
- *Parking and Parking Facilities Local Law 2007; and*
- *Fines, Penalties and Infringement Notices Enforcement Act 1994.*

STRATEGIC IMPLICATIONS:

The enforcement of relevant laws, policies and regulations by Ranger Services aligns with key objectives within the City's *Strategic Plan 2013 – 2023* as follows:

"1.1.4 Enhance and maintain the City's infrastructure, assets and community facilities to provide a safe, sustainable and functional environment; and

3.1.2 Promote and foster community safety and security."

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The City's Rangers continue to respond to wide range of matters as reported by local residents and businesses, and also take a proactive approach through community education and advice rather simply proceeding with enforcement. The services provided play an important role in maintaining safe neighbourhoods and Town Centres throughout Vincent.

Statistics for Development Applications As at the end of September 2018

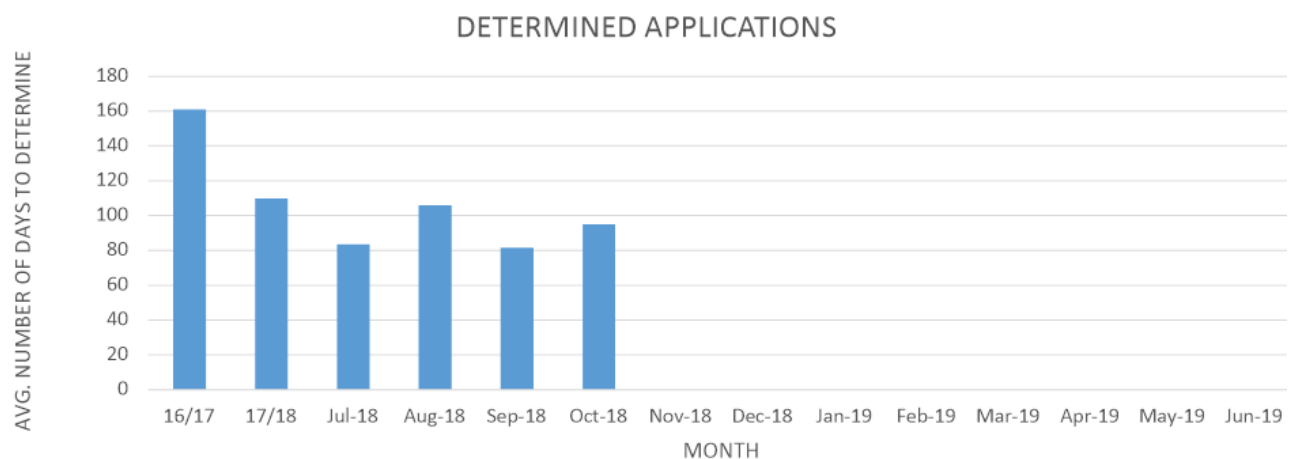


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2018.

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	5	5								
Average	161	110	83.5	106	81.6	95								
Maximum	924	647	386	787	494	505								
Value of Determined DA's (in millions)	-	\$24.41	\$9.67	\$17.5										

DEVELOPMENT APPLICATIONS YET TO BE DETERMINED

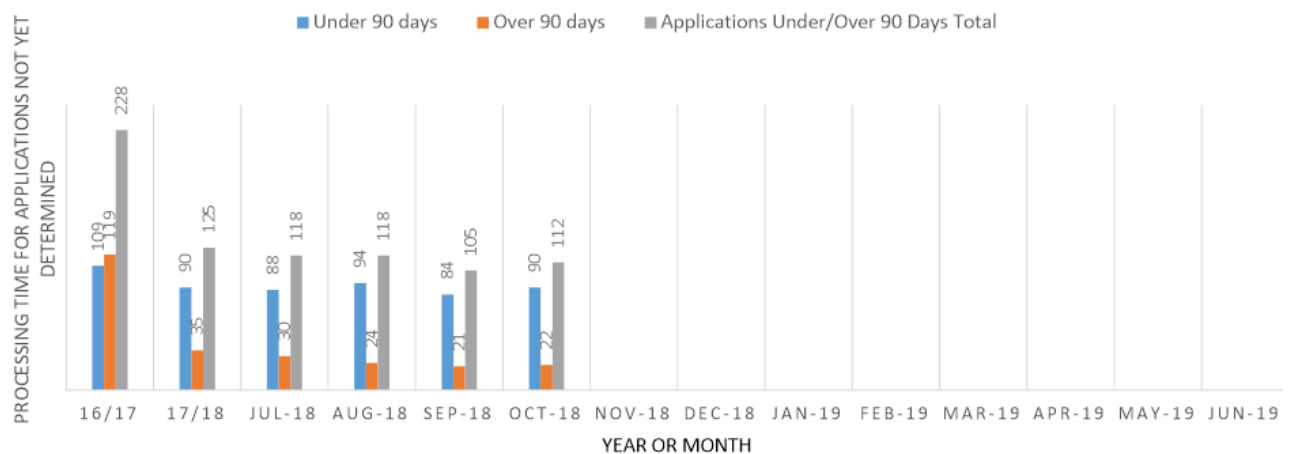


Table 2: No. of DA's lodged and determined each month.

	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	37	51								
DA's determined	60	46	46	41								
DA's withdrawn	3	3	2	4								
Value of DA's to be determined (in millions)	-	\$69.95	\$80.55	\$79.13								

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 18 OCTOBER 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	No. 17 Harwood Place, West Perth (DR 396 of 2017)	11 December 2017	Moharich and More on behalf of Boldform Pty Ltd	<p>Review in relation to a condition of approval limiting the minimum night stay and various conditions of the amended approval granted by council 24 July 2018.</p> <p>*****</p> <p>The subject of this review is a decision made by Council at its meeting of 14 November 2017 to approve the amendment of conditions for development approval 5.2015.568.1 granted on 3 May 2016 (Original Approval) for a Change of Use from Multiple Dwellings to Serviced Apartments at Nos. 1-16/17 Harwood Place, West Perth. The review relates to Condition 5 which limits the minimum stay to three nights. The applicant seeks to amend this condition to allow a minimum two night stay in lieu of a three night stay. Following mediation, the applicant provide additional information and sought to a minimum one night stay. The SAT invited the City to consider this additional information and reconsider its decision through Section 31 of the SAT Act at its 4 April 2018 Ordinary Meeting. Prior to 4 April 2018 the applicant sought to amend their application for review to include other conditions not previously discussed. The SAT has amended their orders and removed the invitation for the City to reconsider its decision at this stage. On 23 May 2018, staff attended mediation and agreed to consider a request for amendment to the conditions of approval through a revised management plan. The applicant 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 matter has now been scheduled for a hearing on 19 and 20 November 2018.</p> <p><i>Representation by: Castledine Gregory Solicitors</i></p>
2.	Nos. 120-122 Richmond Street, Leederville (CC 49 of 2018)	15 January 2017	Dorn	<p>Review in relation to a Building Order to remove unauthorised buildings and structures associated with single house.</p> <p>*****</p> <p>The subject of this review is a Building Order issued by the City for the removal of unauthorised buildings and structures primarily comprised of outbuildings covering an aggregate area of approximately 540 square metres across both Nos. 120 and 122 Richmond Street. This order only relates to No. 22 Richmond Street. An appeal was lodged with the SAT on 11 January 2018. Mediation held on site on 7 February 2018. A further Mediation was held on 22 February 2018. Following discussions between the applicant and the SAT, it was agreed to adjourn the mediation to a further mediation conference to be held on 12 April 2018. The applicant was granted a four week extension to remove the structures from the property and any further action was pending the applicant's progress during that period. Mediation Conferences held on 27 April 2018, 11 May 2018 and 23 May 2018 – further adjourned until 26 July 2018. As part of this and following a review of the applicant's progress in removing unauthorised structures on the sites, on 23 May 2018 the applicant was granted an</p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 18 OCTOBER 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				<p>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.</p> <p><i>Representation by: Kott Gunning Lawyers</i></p>
3.	No. 14 Florence Street, West Perth (DR 73 of 2018)	28 March 2018	Megara on behalf of Charber Pty Ltd	<p>Application for a review of the decision of the Metro West Joint Development Assessment Panel to refuse the application on 8 March 2018.</p> <p>*****</p> <p>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 DoPLH regarding a subdivision proposal.</p> <p><i>Representation by: JDAP representation</i></p>
4.	No. 7 Chelmsford Road, Mount Lawley (DR 88 of 2018)	13 April 2018	Macri	<p>Application for review of Council's decision to refuse the application on 6 March 2018.</p> <p>*****</p> <p>On 1 June 2018, Staff participated in a telephone Directions Hearing and consented to the request to proceed to mediation. An on-site mediation session occurred on 19 June 2018 where the matter was adjourned to a directions hearing on 29 June 2018, where the SAT directed the City and applicant to each prepare a Statement of Issues, Facts and Contentions, so as to enable the matter to proceed to a final hearing on 17 October 2018. The hearing scheduled for the 17 October 2018 has been postponed until the 20 December 2018 to allow the applicant to engage a Planning expert.</p> <p><i>Representation by: Altus Planning</i></p>
5.	No. 48 Milton Street, Mount Hawthorn (DR 157 of 2018)	19 July 2018	Urbanista Town Planning on behalf of DND Investments PTY LTD	<p>Application for review of Council's decision to refuse the application on 26 June 2018.</p> <p>*****</p> <p>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. The matter was presented to a hearing 3 October 2018. On 16 October 2018, the SAT advised that the appeal had been upheld, meaning that the application has been approved. COMPLETED.</p> <p><i>Representation by: Allerding and Associates</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 18 OCTOBER 2018**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
6.	No. 47 Jugan Street, Mount Hawthorn (DR 207 of 2018)	23 August 2018	Carlo Famiano on behalf of New Country Development Pty Ltd	<p>Application for review of Council's decision to refuse the application for Five Grouped Dwellings on 24 July 2018.</p> <p>*****</p> <p>The City attended mediation on 5 October 2018 where the SAT directed Council to reconsider the application at its 11 December 2018 Council Meeting.</p> <p><i>Representation by: City of Vincent Administration</i></p>
7.	No. 266 Lord Street, Perth (DR 215 of 2018)	29 August 2018	Urbanista Town Planning	<p>Application for review of Council's decision to refuse the application for two car stackers on 21 August 2018.</p> <p>*****</p> <p>The City attended a directions hearing on 28 September 2018 where the SAT referred the matter to mediation. The City attended a mediation 18 October 2018 where the SAT directed Council to reconsider the application on or before the 22 February 2019.</p> <p><i>Representation by: City of Vincent Administration</i></p>
8.	No. 6 Burt Street, Mount Lawley (DR 223 of 2018)	5 September 2018	Angela Cardaci and Franceso Cardaci	<p>Application for review of the MWJDAP's decision to refuse the application for two multiple dwellings and 10 serviced apartments on 30 August 2018.</p> <p>*****</p> <p>The City attended a mediation 15 October 2018 where the SAT directed the DAP to reconsider the application on or before the 7 December 2018.</p> <p><i>Representation by: JDAP representation</i></p>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 18 OCTOBER 2018**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	Nos. 289 – 295 Vincent Street, Leederville	Applicant: PTS Town Planning	Mixed Use Development	13 June 2018	11 October 2018	Approved on 11 October 2018, contrary to officer recommendation. The minutes are available here .
2.	No. 247 Stirling Street, Perth	Applicant: Urbanism	Form 2 – Multiple dwellings – extension of the term to commence development approval	3 July 2018	To be confirmed	Not yet determined.
3.	Nos. 139 – 141 Lake Street, Perth	Applicant: Adriano Pivali	Mixed Use Development, incorporating 22 multiple dwellings	11 July 2018	To be confirmed	Not yet determined.
4.	No. 125 Richmond Street, Leederville	Applicant: Rainday Pty Ltd	Form 2 – Multiple dwellings – amendment to existing approval	16 July 2018	16 October 2018	Partially approved and refused on 16 October 2018, contrary to officer recommendation. The minutes are available here .
5.	Nos. 308 – 310 Oxford Street, Leederville	Applicant: Urbanista Town Planning	Mixed Use Development, incorporating 22 multiple dwellings	8 August 2018	To be confirmed	Not yet determined.
6.	No. 81 Angove Street, North Perth	Applicant: Tom Godden Architects	Form 2 – Alterations and additions to Child Care Centre (existing unauthorised development)	12 September 2018	To be confirmed	Not yet determined.
7.	No. 636 Newcastle Street, Leederville	Applicant: Megara Developments	Mixed Use Development, incorporating 32 multiple dwellings	14 September 2018	To be confirmed	Not yet determined.
8.	No. 338 Bulwer Street, West Perth	Applicant: Planning Solutions	Form 2 – Mixed Use extension of time \	8 October 2018	To be confirmed	Not yet determined.

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 18 OCTOBER 2018**

No.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	Nos. 139 – 141 Lake Street, Perth	Adrian Pivialli/ Architectura II Pty Ltd ATF Church Lake Trust	Mixed Use Development, incorporating 22 multiple dwellings	19/9/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 6 June 2018. DA lodged.
2.	Nos. 308 – 310 Oxford Street, Leederville	Urbanista Town Planning on behalf of Cape Q Nominees	Mixed Use Development, incorporating 22 multiple dwellings	19/9/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 31 May 2018. DA Lodged.
3.	No. 351 Stirling Street, Highgate	Robert Epiro	Seven Multiple Dwellings	17/10/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 8 August 2018. DA lodged.
4.	No. 13 Blake Street, North Perth	MJA / MHCC Nominees Pty Ltd	10 Multiple Dwellings	17/10/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
5.	No. 333 Oxford Street, Leederville	Blocq Architecture/FAT 01 Pty Ltd	Mixed Use Development, incorporating seven multiple dwellings	17/10/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged
6.	Nos. 636 – 640 Newcastle Street, Leederville	Megara on behalf of Alan Marsh Nominees Pty Ltd	Mixed Use Development, incorporating 32 multiple dwellings	17/10/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 5 September 2018. DA lodged.

**INFORMATION BULLETIN****CITY OF VINCENT****REGISTER OF PETITIONS - PROGRESS REPORT – NOVEMBER 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

NO OUTSTANDING PETITIONS AS AT 1 NOVEMBER 2018



INFORMATION BULLETIN



CITY OF VINCENT

REGISTER OF NOTICES OF MOTION - PROGRESS REPORT – NOVEMBER 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	Investigations are underway and the matter will be presented to the 23 October 2018 Council workshop.
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. The recently-adopted Waste Strategy states that carbon emissions (which result from the management of waste) will be considered in the ongoing implementation of the 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.
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 – NOVEMBER 2018

Directorate: Chief Executive Officer

Details:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:

CEO: Chief Executive Officer
DCE: Director Community Engagement
DCorpS: Director Corporate Services
DDS: Director Development Services
DE: Director Engineering

Item	Report Details	Action Officer	Comments
Council Meeting – 16 October 2018			
9.1	No. 14 (Lot 1; SP: 12592) Orange Avenue, Perth - Second Storey Addition and Alterations to Grouped Dwelling	DDS	Administration has contacted the applicant with a view to obtaining amended plans. The application will be presented to a future Council meeting for determination.
9.8	Integrated Transport Plan - Appointment of a Successful Tenderer	DDS	Administration will formally engage the successful consultant and will notify the unsuccessful tenderers.
9.9	Relocation of the Leederville Town Centre Taxi Zone	DDS	Administration will arrange for new signage to be installed where necessary, will liaise with the manager of the Leederville Hotel in relation to the outdoor eating area adjacent to the Leederville Hotel and will notify submitters of Council's decision.
9.10	Amendment No. 2 to Local Planning Scheme No. 2	DDS	Administration will forward Amendment 2 to the Environmental Protection Authority and the Western Australian Planning Commission for approval. Administration will notify affected land owners of Council's decision.
11.5	Variation of Leederville Tennis Club and North Perth Tennis Club leases to enable return of funds held in City's reserve accounts to clubs	DCorpS	Administration to organise for the funds to be transferred to the clubs and to draft the Deeds of Variation of Leases.
11.6	City of Vincent Statutory Review of Wards and Representation	DCorpS	Administration to schedule meeting between Mayor and Consultant and workshop with Council Members so that discussion paper can be finalised and presented at November OMC.
11.7	Reallocation of 2018/19 Budget Funds - Leederville Town Centre Shared Space	DCorpS	Administration to organise reallocation of funds.
12.1	Management of Services at Weld Square for People Experiencing Homelessness	DCE	Approval granted at October meeting for Manna Inc. to continue the food service at Weld Square for a further 12 months. Further report to be presented to Council in 2019. 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 in late 201/2019 to confirm outcomes.
13.1	Adoption of the City of Vincent Strategic Community Plan 2018 – 2028	DCE	Administration will action six key priority areas which are Enhanced Environment, Accessible City, Connected Community, Thriving Places, Sensitive Design and Innovative & Accountable
Council Meeting – 18 September 2018			
9.6	Amendment 1 to Local Planning Policy No. 7.1.1 - Built Form	DDS	Administration has modified Clause C1.5.2 and C1.5.3 in accordance with Council's resolution. Administration will advertise the three policy amendments

Item	Report Details	Action Officer	Comments
			in accordance with Council's resolution and will give notice of the proposed amendment to the Built Form Policy to the Western Australian Planning Commission.
10.4	Response to Petition – Alma Road and Claverton Streets, North Perth	DE	Will progress with implementation and consultation. Once consultation is complete, a further report to Council will be prepared.
11.1	Transfer and dedication of lots as road - Intersection of Charles, Green and Walcott Streets, North Perth	DCorps	Consultant engaged to manage district boundary realignment. Main Roads advised of Council's decision. Progressing transfer with Main Roads.
12.1	New Draft Policy No. 3.10.3	DCE	Community consultation closes on 26 October 2018 for this draft policy and a report will be submitted to the November Council meeting for endorsement and approval.
<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. Quick Win progressing well.
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	Completed 3 October 2018
<u>Council Meeting – 24 July 2018</u>			
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 project. The detailed design and tender documentation for the project has now been completed and the tender for the construction has been released.
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.
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	Request made to Minister.
12.1	Review of Community Engagement Policies	DCE	The revised Street Parties Policy was presented to Council on 18 September 2018 and approved for 21 days community consultation, along with the supporting documentation including the Open Streets Guide. Community consultation closes on 26 October for this draft policy and a report will be submitted to the November Council meeting for endorsement and approval. The Welcome to Country Policy community consultation closed and the outcome of submissions received was presented to Council on 18 September 2018 and the policy was adopted. Welcome to Country Guidelines and Protocols currently being finalised.
13.3	Corporate Business Plan (CBP) 2018/19-2021/22	DCorps	Completed. 1 October 2018

Item	Report Details	Action Officer	Comments
<u>Council Meeting – 29 May 2018</u>			
11.1	Leases to Department of Health to govern Department's current use of the Child Health Clinics within City of Vincent	D CorpS	Lease with Department for review. Signs acknowledging City's support to be installed.
12.1	Seasonal Licences for use of Charles Veryard Pavilion - Modernians Hockey Club Inc., Tuart Hill Cricket Club Inc. and Mt Hawthorn Cardinals Junior Football Club Inc	DCE	All Clubs have signed the documentation and returned it to the City. An additional report is being presented to Council by the City's Corporate Services Directorate to address the issue of bin charges. This will be presented to Council in November with an Addendum being added to the licences.
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	D CorpS	Owners obtaining approval from Department of Biodiversity, Conservation and Attractions. City waiting on approval in order to sign licence
<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	D CorpS	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	D CorpS	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.
12.4	Floreat Athena Football Club – Litis Stadium Master Plan	DCE	Working Group including Football West and Department Local Government, Sport and Cultural Industries representatives have met to progress initiatives as per 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)	D CorpS	Leases with City for signing.
<u>Council Meeting – 19 September 2017</u>			
9.11	Relocation of the Leederville Town Centre Taxi Zone	DDS	Completed. 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. Between 7 and 21 September 2018, Administration undertook consultation with Leederville Connect and all residents, landowners and businesses within 500 metres of the Taxi Zone changes. On 16 October 2018, Council considered the results of the trial and resolved to adopt changes to the parking restrictions in the area.
<u>Council Meeting – 27 June 2017</u>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	DDS	Administration has now completed the installation of the new parking restrictions including sending letters to affected landowners and businesses, installing parking signage and line marking. The enforcement caution period is now complete and the City's Rangers are issuing fines for any illegal parking. A consultant has undertaken a survey of parking in the Mount Hawthorn area and the results and recommendations will be reported back to Council in 2018.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	DDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising of the City's position.

Item	Report Details	Action Officer	Comments
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	Draft Public Open Space Strategy being presented to Council Workshop on 23 October 2018.
<u>Council Meeting – 30 May 2017</u>			
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.
<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	The Health; Property; and Trading in Public Places Local Laws are being reviewed and will be presented to a Council Workshop in 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	Further report presented to Council on 16 October 2018.
14.1	CONFIDENTIAL REPORT: Belgravia Leisure Option to Renew Loftus Recreation Centre Lease (SC379)	DCorpS	Deeds have been provided to City for signing.
<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, which will be presented to a Council Workshop in 2018.
<u>Council Meeting – 8 March 2016</u>			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	DCorpS	Special Projects Officer to write to Leederville Gardens and request they respond formally to this matter.
<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 future Council Workshop.

Item	Report Details	Action Officer	Comments
<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. It is anticipated the framework will be presented to Council Workshop in November 2018 for discussion.
<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	The option of having parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced. Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.
<u>Council Meeting – 7 October 2014</u>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 23 September 2014</u>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	DCorpS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan.
<u>Council Meeting – 27 May 2014</u>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	DCorpS	Further discussions ongoing as part of broader discussions with Football Clubs.
<u>Council Meeting – 12 February 2013</u>			
9.2.12	Request to the Minister for Lands for Acquisition of the Right of Way Bounded By Anzac Road, Oxford, Salisbury and Shakespeare Streets, Leederville as Crown Land	DE	City's Coordinator Land & Development requested further update on 8 January 2018, however has not received a response to date.
9.2.13	Request to the Minister for Lands for the Acquisition and Reversion to 'Crown Land' of the Right of Way Named Luce Lane, North Perth (TES0225)	DE	City's Coordinator Land & Development requested further update on 8 January 2018, however has not received a response to date.



URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 8 October 2018 at 6.00pm
 Venue: Function Room
 City of Vincent Administration and Civic Centre

UNCONFIRMED MINUTES

City of Vincent Elected Members:

Cr. Jonathan Hallett (*Chairperson*), Cr. Alex Castle

Community Representatives:

Adam Wilmott, Scott Gibbings, Sam Laybutt, Katherine Celenza (*Roadwise Road Safety Advisor*)

City of Vincent Officers:

Andrew Murphy (*Director Engineering*), Craig Wilson (*Manager Asset & Engineering*), Mikel Haramboure (*Coordinator Engineering Design*).

1. Welcome / Declaration of Opening

1.1 JH opened meeting at 6.05pm

Apologies - Mayor Emma Cole, Greg Korovesi, Laura Donovan, Regina Foley, Parwez Jahmeerbacus, Courtney Weber, Scott Smith, Holly Taylor, Philip Taylor (*Westcycle*), Francois Sauzier (*Active Transport Officer*) Holly Taylor

2. Confirmation of Previous Minutes Moved **SL** Seconded **JH**

3. Business

3.1 Alma, Camelia & Alfonso Streets traffic calming

JH introduced the topic and handed over to CW who provided some background information to help inform the discussion tabling large-scale copies of the traffic data in a tabulated and graphical form. The Group were also provided with a copy of the Council decision specific to the study area including that of approving 'single lane angled slow points' being installed in Claverton and Leake Streets.

AW raised the question of the relevance of using an 85% speed of 50kph as a measure of a safe road environment when ideally we are trying to achieve an 85% speed in the order of 35 to 40 kph. The discussion then broadened to the number of devices that should be installed in individual roads and the need to consider the 'cell' holistically rather than street by street and introducing 'entry statements' as means of changing the drivers' perception of the road environment for the area they are entering.

The question was then raised should the approved locations (in Claverton and Leake Streets) be installed as trial and adding additional locations in Alma Road (x2), Alfonso and Camelia Streets. Alternatively, should the works be deferred so that the entire 'cell' could be considered and implemented as a single project?

JH advised that the Council had specifically approved the Claverton and Leake Streets locations, to be funded from the 2018/19 Miscellaneous Traffic Management

Ref: D18/133939



CITY OF VINCENT

budget, and the 'budget' would not stretch to doing the entire cell (6 slow points and entry statements), and that if were approved it would likely be a future budget allocation.

AM advised that Council decision of 18 September 2018 included, in part, the following:

"4. *AUTHORISES the Director Engineering to:*

4.2 engage with the residents within the streets as nominated in the petition and the Urban Mobility Advisory Group on additional traffic calming, safety and amenity measures in the streets nominated in the Petition including locations identified in item 2.3; and"

Therefore, and in accordance with the above, the City's officers were currently preparing a public consultation letter to be delivered to the residents within the petition area inviting them to a public meeting and 'walk-around' to discuss their concerns about traffic, public safety and amenity. It is anticipated the outcome of the above would then help form future Council decisions. **ACTION: AM/CW**

3.2 40KPH Speed Zone Trial

AM advised that that a report was being presented to the Council meeting of 16 October outlining the results of the recent public consultation. In broad terms 57% of the 380+ respondents supported the trial of a 40 kph speed limit and 43% were opposed. Further, some 16% supported a 30 kph 'urban' speed limit.

If the Council decision is that the trial should proceed, a key recommendation from the Road Safety Commission is the establishment of a Reference Group, consisting of representatives of the following key stakeholders involved in Road Safety in Western Australia:

- Road Safety Commission;
- Main Roads Western Australia;
- Department of Fire and Emergency Services;
- Western Australian Local Government Association;
- Department of Transport;
- Western Australian Police Service; and
- Royal Automobile Club WA

In addition to the above, it is the Road Safety Commission's intention to engage the Monash University Accident Research Centre (MUARC) to undertake an accredited research project of the trial. This is to ensure that the reporting of the results is of a standard that can be applied, with confidence, across all urban areas, albeit the Perth Metropolitan area or regional centres.

3.3 Update on Previous Minutes

JH asked if there were any updates for above but given the length of the discussions around the first two topic's it was agreed to deferred any further discussion to the next meeting. **ACTION: ALL**

3.4 WALGA Road Safety Report

Ref: D18/133939



CITY OF VINCENT

KC advised of increase in fatalities on WA roads compared to last year, some 97 as of the 5 August 2018 to 91 for the same period in 2017.

KC also advised of the new *Safer Vehicle Choices Save Lives* campaigns launch, which calls upon local government to lead by example. CW advised that the City's Policy is to purchase 5 Star ANCAP rated vehicles wherever possible.

KC concluded with advising that Road Safety Commission grant submissions are now being accepted bi-monthly with the next rounds closing 26 October and 28 December respectively and that the annual WALGA *Road Ribbons* Christmas campaign launch is 18 November 2018.

3.5 UMAG Review

SL asked if were intended to finalise the Bike Network Review as instigated by the (then) *Pedestrian and Cycling Advisory Group* (PaCAG) and would it be coming back to the UMAG?

CW advised that he believed that was the case but that he would have to defer to Francois to confirm.

ACTION: CW/FS

4. General Business

4.1 Ride2Work Breakfast

AM reminded the Group that the Ride2Work Breakfast was being held at the Oxford Street Reserve from 7.00am on Thursday 18 October 2018.

ACTION: ALL

5. Close / Next Meeting

Meeting closed at 7.25pm

Next meeting: 19 November 2018

These minutes are confirmed as a true and accurate record of the meeting of the Urban Mobility Advisory Group (UMAG) held on 8 October 2018.

Signed: Chairman

Dated this:.....day of.....2018



SUBJECT:	Street Tree Removal Requests
DATE:	17 October 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 27 September 2018 to 17 October 2018.



CITY OF VINCENT - Street Tree Removal Requests to 17 October 2018

Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
03/10/2018	Resident	407 Bulwer Street, West Perth	Tree is dead and heavy termite infestation.	<i>Agonis flexuosa</i>	Tree is confirmed dead.	Y	Y - <i>Agonis flexuosa</i>
03/10/2018	Resident	407 Bulwer Street, West Perth (Victoria Street frontage)	Termite activity evident, structural integrity of the tree is compromised.	<i>Eucalyptus rudis</i>	Tree is an unsuitable species for this location due to known root heave and has caused damage to footpath and private property wall.	Y	Y - <i>Melaleuca viridiflora</i>
05/10/2018	Resident	7 Hobart Street, North Perth	Tree has died back tips, resulting in death.	<i>Lagerstromia indica</i>	Tree started to die back when water main excavation was in progress.	Y	Y - <i>Lagerstromia indica</i>
10/10/2018	Resident	8 Campsie Street, North Perth	Existing tree has been in place for many years and is not growing.	<i>Fraxinus griffithii</i>	Tree is small and investigations on intramaps confirms the tree is not growing.	Y	Y - <i>Jacaranda mimosaeifolia</i>
15/10/2018	Resident	13 Daphne Street, North Perth	Mother-in-law has an anaphylactic allergy to bees.		Decision to crown lift tree to reduce flowers and clear footpath (tree is on the end of its flowering cycle).	N	
16/10/2018	Administration	3 Burgess Street, Leederville (Richmond Street frontage)	Dropping large dead branches.	<i>Lophostemon confertus</i>	Half the tree canopy is dead, if the dead portion is removed it would totally unbalance the tree.	Y	Y- <i>Lophostemon confertus</i>
16/10/2018	Parks Operations	104 Eton Street, North Perth	The tree is 90% dead.	<i>Callistemon Kings Park Special</i>	The tree is almost dead and there is no recovery from this point.	Y	Y- <i>Melaleuca viridiflora</i>
16/10/2018	Resident	15 Tennyson Street, Leederville	Considered by the clients as unsuitable for suburban landscapes.	<i>Lophostemon confertus</i>	The tree is totally healthy and from street view it appears to have very little evidence in the way of damage to its surroundings. Recommended by Manager Parks & Urban Green to not remove the tree.	N	

13.3 APPOINTMENT OF AN ALTERNATE MEMBER FOR MINDARIE REGIONAL COUNCIL – 6 DECEMBER 2018

TRIM Ref: D18/169588

Author: Meluka Bancroft, A/Manager Governance and Risk

Authoriser: David MacLennan, Chief Executive Officer

Attachments: Nil

RECOMMENDATION:

That Council **APPROVES BY ABSOLUTE MAJORITY** the appointment of Councillor as its alternate member for the Mindarie Regional Council meeting to be held on 6 December 2018, due to the unavailability of Council's appointed member, Mayor Emma Cole.

PURPOSE OF REPORT:

For Council to appoint an alternate member to the Mindarie Regional Council (MRC) meeting on 6 December 2018.

BACKGROUND:

In accordance with the Mindarie Regional Council Establishment Agreement (Constitution) and the subsequent Deeds of Variation the MRC is to comprise of Council Members from each constituent member Council. The Deed of Variation dated 25 November 1996 provides that the City of Vincent is to be represented by one Council Member.

In accordance with section 702 of the *Local Government Act 1960*, Council shall nominate a Council Member to replace the appointed member, if the appointed member is unavailable.

DETAILS:

On 24 October 2017, Council appointed Mayor Emma Cole as its nominated representative to the MRC, in accordance with section 701 of the *Local Government Act 1960*. The Mayor has conflicting professional engagements on the night of 6 December 2018 and will therefore be unavailable to attend the scheduled MRC meeting.

Administration recommends that an alternative Council Member is appointed to attend on the City's behalf.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Sections 701 and 702 of the *Local Government Act 1960* were repealed by the *Local Government Act 1995*, however, in accordance with clause 10 of Schedule 9.3 to the *Local Government Act 1995* these sections continue to apply to regional councils created in accordance with the *Local Government Act 1960*.

Section 702(1) provides that:

"Whenever a vacancy occurs or is due to occur, by effluxion of time or otherwise, in the office of a regional councillor appointed by a constituent municipality that constituent municipality shall appoint a qualified person to fill that vacancy and notify the secretary of the regional council that it has made the appointment."

Section 52(1) of the *Interpretation Act 1984* deals generally with appointment of a person to act in the role, and provides that:

“Where a written law confers a power or imposes a duty upon a person to make an appointment to an office or position, including an acting appointment, the person having such power or duty shall also have the power

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- (b) where a person so appointed to an office or position is suspended or unable, or expected to become unable, for any other cause to perform the functions of such office or position, to appoint a person to act temporarily in place of the person so appointed during the period of suspension or other inability but a person shall not be appointed to so act temporarily unless he is eligible and qualified to be appointed to the office or position;*
- (c) to specify the period for which any person so appointed in exercise of such power or duty shall hold his appointment.”*

In accordance with section 5.10 of the *Local Government Act 1995* an absolute majority decision of Council is required to appoint a Council Member to the MRC.

RISK MANAGEMENT IMPLICATIONS:

Medium: The non-attendance of a City representative at the MRC meeting will result in the City not having any voting entitlement on matters raised at the meeting.

STRATEGIC IMPLICATIONS:

This recommendation aligns with the “Innovative and Accountable” objective in the City’s Strategic Community Plan 2018-2028.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications for the City.

In accordance with the MRC Policy No: CP 01 the alternative member will receive \$140 for attending the 6 December 2018 MRC meeting.

COMMENTS:

It is recommended that Council appoints an alternate Council Member to attend the upcoming MRC meeting on 6 December 2018.

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**14.1 LATE ITEM: NOTICE OF MOTION - CR JOSHUA TOPELBERG - POLICY NO. 3.8.12 - MOBILE FOOD VENDOR**

TRIM Ref: D18/173983

Attachments: Nil

That Council:

1. MODIFIES the Policy No. 3.8.12 – Mobile Food Vendor by:

1.1. Deleting Location 1 from the map of Hyde Park (Section 3, Page 3); and

1.2. Inserting a new Clause 5.15 as follows and renumbers the remaining clauses accordingly;

“Vendors are not permitted to remain in the same trading zone for more than 5 hours on any one day”

2. INFORMS all current permit holders of the new Clause 5.15; and

3. INITATES a review of the Policy No. 3.8.12 – Mobile Food Vendor Policy and requires a report to be presented to Council by no later than 30 April 2019 to consider a revised policy for the purposes of public consultation. That review is to consider the:

3.1. Council’s approach to the use of City parks and reserves for commercial purposes;

3.2. maximum number of hours that a vendor may remain in one location; and

3.3. permitted trading locations throughout the district.

REASON

The current Policy allows for the potential over-commercialisation of the City’s parks and reserves.

ADMINISTRATION COMMENTS

Recommendation 1 is not supported as it will affect existing operators with valid permits, without providing any notice or adjustment period. It is considered that any changes to the Policy that will have a material impact on vendors would more appropriately be considered as part of a broader review that involves public consultation.

Based on the above, Recommendation 3 is supported.

**15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
(WITHOUT DISCUSSION)**

16 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

17 URGENT BUSINESS

**18 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE
CLOSED**

18.1 LEEDERVILLE GARDENS INC. - BOARD APPOINTMENTS

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):

(B) THE PERSONAL AFFAIRS OF ANY PERSON

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