



CITY OF VINCENT

AGENDA

Ordinary Council Meeting 5 February 2019

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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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 - 11 December 2018











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

9 DEVELOPMENT SERVICES**9.1 NO. 118 (LOT: 89; D/P: 1823) ANGOVE STREET, NORTH PERTH - MIXED USE DEVELOPMENT COMPRISING ONE COMMERCIAL TENANCY AND FOUR MULTIPLE DWELLINGS****TRIM Ref:** D18/195962**Authors:** Karsen Reynolds, Urban Planner

Kate Miller, Senior Urban Planner

Authoriser: John Corbellini, Director Development Services

Attachments:

1. Attachment 1 - Consultation and Location Plans 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Design Review Panel Combined Comments [↓](#) 
4. Attachment 4 - Administration's Response to Summary of Submissions [↓](#) 
5. Attachment 5 - Applicant's Response to Summary of Submissions [↓](#) 
6. Attachment 6 - Applicant's Justification [↓](#) 
7. Attachment 7 - Acoustic Report [↓](#) 
8. Attachment 8 - Parking Management Plan [↓](#) 
9. Attachment 9 - Environmentally Sustainable Design Report [↓](#) 
10. Attachment 10 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for the proposed Mixed Use Development Comprising One Commercial Tenancy and Four Multiple Dwellings at No. 118 (Lot: 89, D/P: 1823) Angove Street, North Perth, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 10:

1. This decision constitutes development approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect;

2. **Use of Premises**

The use of the tenancy on the ground floor indicated as 'Office', on the approved plans, shall only be used in accordance with their respective definitions in the City of Vincent's Local Planning Scheme No. 2;

3. **Boundary Walls**

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

4. **External Fixtures**

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

5. **Car Parking, Access and Bicycle Facilities**

5.1 A minimum of five parking bays for the Multiple Dwellings shall be provided on-site;

- 5.2 Vehicle and pedestrian access points are required to match into existing footpath levels;
- 5.3 The car parking and access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 prior to the occupation or use of the development;
- 5.4 The car park shall be used only by owners, visitors and tenants directly associated with the Multiple Dwellings of the development;
- 5.5 Roller shutters and/or other screening devices to the basement parking area are to be visually permeable, to the satisfaction of the City; and
- 5.6 Bicycle racks shall be design in accordance with AS2890.3 and installed in the following locations to the satisfaction of the City:
 - Two (2) bicycle racks shall be provided below the pedestrian stairs accessed from Farmer Street, as identified on the approved plan; and
 - Two (2) bicycle racks shall be provided in front of the Office tenancy entry, as identified on the approved plan;

6. Parking Management Plan

Prior to the occupation of the development a Parking Management Plan shall be submitted to and approved by the City. The Parking Management Plan is to include, but not limited to, the following:

- Detailed management measures for the operation of the vehicular entry gate, to ensure access is readily available for owners/visitors/tenants to the residential units at all times; and

The Parking Management Plan as identified in Condition 6.1 above shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers;

7. Stormwater

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

8. Building Design

- 8.1 The development shall maintain an active and interactive relationship and uninterrupted views between the ground floor tenancy and Angove Street during the hours of the development's operation to the satisfaction of the City. Ground floor glazing and/or tinting shall be a minimum of 70 percent visually permeable to provide unobscured visibility. Darkened, obscured, mirrored or tinted glass or other similar materials as considered by the City is prohibited;

9. Acoustic Report and Noise Management

All of the recommended measures included in the Acoustic Report provided by Sealhurst Acoustic Design & Engineering dated 19 October 2018 shall be implemented prior to the occupation or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

10. Landscape and Reticulation Plan

- 10.1 A detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City

prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of a minimum of 15 percent deep soil area as defined by the City's Policy No. 7.1.1 – Built Form;
- The provision of 80 percent of the eastern side setback areas as canopy cover at maturity;
- The provision of 29.8 percent of the western side setback areas as canopy cover at maturity and 52.4 percent of the western side setback area as trellis cover; and
- The appropriate selection of tree species (consistent with the City's Tree Selection Tool) to be located within the deep soil areas to maximise the provision of canopy coverage;

10.2 All works shown in the plans as identified in Condition 10.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupation or use of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

11. Schedule of External Finishes

Prior to the commencement of development, a detailed schedule of external finishes (including materials, colour schemes and details) to the satisfaction of the City 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;

12. Clothes Drying Facilities

Each multiple dwelling shall be provided with a clothes drying area that shall be adequately screened in accordance with the deemed-to-comply requirements for Clause 6.4.1 of State Planning Policy 3.1 Residential Design Codes prior to occupation or use of the development and shall be completed to the satisfaction of the City;

13. Construction Management Plan

A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area to the satisfaction of the City, shall be lodged with and approved by the City prior to the commencement of the development. The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- Public safety, amenity and site security;
- Contact details of essential site personnel;
- Construction operating hours;
- Noise control and vibration management;
- Dilapidation Reports of nearby properties;
- Air, sand and dust management;
- Stormwater and sediment control;
- Soil excavation method;
- Waste management and materials re-use;
- Traffic and access management;
- Parking arrangements for contractors and subcontractors;
- Consultation plan with nearby properties; and

- Compliance with AS4970-2009 relating to the protection of trees on the development site;

14. Waste Management

14.1 A Waste Management Plan prepared to the satisfaction of the City and shall be approved by the City prior to commencement of the development;

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

15. Visual Privacy

The obscure glazed awning windows are to be restricted to a maximum 0.3 metres opening;

16. Cash in Lieu

A cash-in-lieu contribution shall be paid to the City for the shortfall of 0.63 car bays, based on the cost of \$5,400 per bay as set out in the City's 2018/2019 Schedule of Fees and Charges being a contribution of \$3,402 prior to the commencement of development or by entering into a written agreement to the City to pay the cash-in-lieu over an agreed period up to five years.

17. The proposed development complying with all details and amendments marked in red as shown on the approved plan specifically; the piers along the eastern lot boundary do not form part of this approval. Amended plans demonstrating compliance with the above will be required as part of the building permit, to the satisfaction of the City.

PURPOSE OF REPORT:

To consider an application for development approval for a Mixed Use Development comprising One Office tenancy and four Multiple Dwellings at No. 118 Angove Street, North Perth (subject site).

BACKGROUND:

The application proposes a three storey development comprising of one Office tenancy and four multiple dwellings. The commercial tenancy and car parking is located on the ground floor and four dwellings are located on the second and third levels.

Landowner:	Tiger Development International Pty Ltd
Applicant:	Chindarsi Architects
Date of Application:	3 October 2018 (amended plans submitted 18 December 2018)
Zoning:	MRS: Urban LPS2: Zone: Mixed Use R Code: R60
Built Form Area:	Mixed Use
Existing Land Use:	Single House
Proposed Use Class:	Mixed Use Development (One commercial tenancy and four multiple dwellings)
Lot Area:	375.17m ²
Right of Way (ROW):	Not applicable
Heritage List:	No

The subject site is located at No. 118 Angove Street, North Perth, as shown on the location plan included as **Attachment 1**. It currently accommodates a single storey dwelling. The subject site is bound to the north by Farmer Street, to the east by a mixed use property comprising an Office and Residential Dwelling (and listed on the City of Vincent Municipal Inventory as Management Category B), to the south by Angove Street and to the west by a commercial property.

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

The City received a development application seeking the approval for the construction of one commercial tenancy and four multiple dwellings on the subject site on 2 October 2018. The applicant agreed in writing on 21 December 2018 to extend the statutory timeframe in which to determine the application to 5 February 2018 as the City required additional information. The final plans were received by the City on 20 December 2018. The development plans are included as **Attachment 2**.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties and the State Government's Residential Design Codes (R Codes). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Land Use		✓
Building Height/Storeys	✓	
Street Setbacks	✓	
Plot Ratio		✓
Building Setbacks/Boundary Wall		✓
Ground Floor Design	✓	
Building Design	✓	
Pedestrian Access	✓	
Service Area / External Fixtures	✓	
Open Space		✓
Outdoor Living Areas	✓	
Landscaping	✓	
Awnings, Verandahs, Collonades		✓
Visual Privacy		✓
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
Surveillance	✓	
Environmentally Sustainable Design		✓
Impact on Adjacent Heritage Buildings		✓

Detailed Assessment

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

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2	
'P' Use	Office – 'D' Use
Plot Ratio	
Deemed-to-Comply Standard	Proposal
R Codes Clause 6.1.1	

Maximum 0.7 (262.62 square metres)	Plot ratio proposed: 0.88 (329 square metres)
Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 1.2 Minimum side boundary setback for the third storey as per Table 5 of the R Codes (Minimum 3.0 metres)	Eastern Boundary: Third storey – 1.5 metres setback provided Western Boundary: Third storey – 1.5 metres setback provided.
Open Space	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.4 Minimum 45 percent open space required	34.5 percent open space proposed.
Awnings, Verandahs and Collonades	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 1.5 Provide continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets.	Awnings/pedestrian shelter to both Angove Street and Farmer Street are not continuous.
Visual Privacy	
Deemed-to-Comply Standard	Proposal
R Codes Clause 6.4.1 Unenclosed outdoor active habitable spaces that have a floor level of more than 0.5 metres above natural ground level require a 6.0 metre cone of vision setback to any part of any other residential property.	Apartment 1a proposes a 2.4 metre cone of vision setback from the outdoor living terrace to the eastern boundary. Apartment 1a proposes a 3.3 metre cone of vision setback from the southern terrace to the eastern boundary. Apartment 2a proposes a 2.3 metre cone of vision setback from the balcony to the eastern boundary.
Car Parking	
Deemed-to-Comply Standard	Proposal
Policy No. 7.7.1 – Non-Residential Development Parking Requirements 0.63 bays (rounded to 1 bay) is required for the Office use.	Nil non-residential bays proposed.
Environmentally Sustainable Design	
Deemed-to-Comply Standard	Proposal
Policy No. 7.1.1 – Built Form Policy Clause 1.8 No deemed-to-comply standard. Local housing objectives and design principles assessment.	The applicant provided an Environmentally Sustainable Design report (ESD), included in Attachment 9 .

	The ESD demonstrates a minimum 50 percent greenhouse gas reduction and 25 percent water reduction.
Impact on Adjacent Heritage Buildings	
Acceptable Development Standard	Proposal
<p>Policy No. 7.6.1 – Heritage Management – Part 5 Development Adjacent to Heritage Listed Buildings</p> <p><i>The Heritage Management Policy sets out Acceptable Development standards in lieu of deemed-to-comply standards.</i></p> <p>New development has an equivalent setback and/or is no less than that of the adjacent heritage listed place. The adjacent heritage building has a minimum street setback of 4.0 metres.</p> <p>Side setbacks of new development reflect those of the adjacent heritage listed place. The adjacent heritage building has a side setback of 2.0 metres.</p> <p>The height of the new build is to be compatible to the adjacent heritage listed building. Staggering the building is one acceptable method to achieve this. The adjacent heritage listed building is a single storey dwelling.</p>	<p>The new development has a nil street setback.</p> <p>The development provides a nil side setback on the ground floor and 1.5 metre minimum side setbacks to the second and third storeys.</p> <p>The development proposes a three storey building.</p>

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

CONSULTATION/ADVERTISING:

The application was advertised for a period of 14 days between 23 November 2018 and 7 December 2018, in accordance with the City's Policy No. 4.5.1 – Community Consultation. The City received eight submissions; all objecting to the proposal. The concerns raised in the submissions are as follows:

- Development results in building bulk;
- Adverse amenity impacts to adjoining properties;
- Overlooking provided to adjoining properties;
- Overshadowing provided to adjoining properties;
- Adverse impacts to adjoining heritage dwelling;
- Materials and colours are not in keeping with the adjoining heritage dwelling;
- Lack of deep soil zones and canopy cover;
- Lack of parking available on site and on-street; and
- Overdevelopment of the site.

Following the community consultation period, the applicant submitted amended plans which provided additional landscaping to contribute to the deep soil areas and canopy coverage, amended materials and colours to better relate to those found within the streetscapes, and provided further written justification addressing the elements that required a Design Principles assessment.

A summary of submissions with Administrations and the Applicant's response is provided in **Attachment 4** and **Attachment 5**, respectively.

Design Review Panel (DRP):

Referred to DRP: Yes

The development has been referred to DRP on three occasions, twice prior to lodgement on 20 July 2016 and 14 September 2016, and once following receipt of the application by Administration on 28 November 2018. **Attachment 3** contains the development plans presented to the DRP and an extract of the minutes from each meeting.

The proposal was first presented to the DRP on 20 July 2016, with comments raised by the DRP summarised as follows:

- Improve the entry experience from Angove Street to the residential properties;
- The privacy screen on the first floor on the front terrace fronting Angove Street is not required and should be removed as the area is in direct street view;
- Provide an open style garage door that still provides security but also allows for greater interest, interaction and passive surveillance of the street and access to natural light and ventilation into the car parking area;
- Consider softening the flat privacy screen. Explore projecting the roof along the eastern side and linking it to an articulated screen at the rear. Consider making this a feature element of the design;
- Increase the length of the raking roof to connect to the rear section of the roof;
- Soft landscaping is to be further developed. Explore a canopy tree on the south western corner of the first floor terrace; and
- Maximise deep soil zones and creepers throughout the site. Explore potential for additional canopy tree within car parking zones on both the eastern and western central void areas.

On 14 September 2016, an amended design was presented to DRP, with the comments raised summarised as follows:

- Revise the colour and material of the balustrading fronting Angove Street to be more complementary with the fencing of the neighbouring heritage property; and
- Revise the colour and finish of the raised planter fronting Angove Street to be more complementary with the fencing of the neighbouring heritage property.
- The proposal was awarded Design Excellence.

On 28 November 2018, Administration presented the formal development plans to the DRP, with the comments raised summarised as follows:

- Aluminium privacy screen and stair balustrade offers a possible location for artwork or soft landscaping creepers to grow up;
- Consider adding more materiality from the surrounding context into the commercial tenancy façade along Angove street at street level;
- Maintaining permeability to the perforation is encouraged;
- All opportunities to increase deep soil should be looked into to comply with the City's landscaping requirements;
- Look at implementing planters on the balustrade/mesh for creepers on each level;
- Planting on the balustrade will need careful consideration in terms of maintenance and to uphold design integrity of the balustrade feature; and
- The general quality of the proposal is high and is supported pending consideration of minor comments as noted above.

Following the receipt of the DRP comments, the applicant, in December 2018, submitted amended plans for the City's assessment. The amended plans received have addressed the comments above regarding landscaping, façade materiality, and balustrading permeability, and have resulted in a greater level of compliance with the deemed-to-comply standards of the R Codes. The amended plans are included in **Attachment 2**.

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 (Built Form Policy);
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Non-Residential Development Parking Policy); and
- Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Policy).

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

The deemed-to-comply landscaping standards set out in the Built Form Policy have not been approved by the Western Australian Planning Commission (WAPC), which have instead issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Design WA but which have not been approved by Council. As a result, the assessment will only have 'due regard' to those deemed-to-comply landscaping approved by Council in the Built Form Policy.

Delegation to Determine Applications:

This matter is being referred to Council as the development received more than five (5) objections during the City's community consultation period and proposes a building height of three storeys.

RISK MANAGEMENT IMPLICATIONS:

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 2018 – 2028 states:

"Innovative and Accountable"

- *"We are open and accountable to an engaged community"*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

As detailed within the table above, discretion is required for various elements. The proposed development has been considered against the relevant objectives and design principles below.

Land Use

Within the Mixed Use zone, Office is a 'D' use which is not permitted unless discretion is used to grant approval.

The objectives of the Mixed Use zone 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; and
- 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 City did not receive specific community submissions relating to the permissibility of the office uses. In addition, the Office use is acceptable as it satisfies the objectives of the Mixed Use zone, as follows:

- The use is specifically listed as a compatible use within the objectives.
- The use is located on the street level and is compatible with the apartments located above, given the hours are complimentary, and provides services for the residents and the surrounding areas. The Office will provide a level of activity appropriate to the context of the Mixed Use zone of the subject site and the proximity to residential development; and
- The use will not generate nuisances detrimental to the amenity of the area or the residents of the development. The applicant has provided an Acoustic Report, included in **Attachment 7**, and concludes that the development is capable of complying with the *Environmental Protection (Noise) Regulations 1997*.

Plot Ratio

The application proposes a plot ratio of 0.88 (which equates to 329 square metres) in lieu of the Deemed-to-Comply maximum of 0.7 (which equates to 262.6 square metres).

In considering the acceptability of the plot ratio proposed, the following is noted:

- The City received community concerns with regards to the plot ratio resulting in excessive building bulk, overdevelopment of the site and adverse impacts on the adjoining heritage building.
- The development incorporates design measures so as to mitigate building bulk impacts, including the setting back of the upper floors, the provision of articulated facades through the use of major and minor openings, balconies, contrasting materials, different roof typologies, and the incorporation of landscaping.
- In considering the bulk and scale, the development is consistent with the future desired built form within the Mixed Use Built Form Area as envisaged by Council's Built Form Policy.
- The proposal involves the provision of three storeys in lieu of the permitted four storeys.
- In considering the impact of the development on the heritage property to the east, the provision of articulated facades and complimentary colours and materials assist in the reduction of building bulk and mass and the sandstone and face brick materials complement the heritage features of the abutting site.

The plot ratio proposed satisfies the relevant design principles of the R Codes, and is acceptable.

Lot Boundary Setbacks

The application proposes 1.5 metre setbacks in lieu of the required 3.0 metre setbacks from the third storey walls to both the eastern and western boundaries.

In considering the acceptability of the building setbacks, the following is noted:

- The City received submissions which raised concerns with the aesthetic impact and bulky appearance of the building as a result of the setbacks, and impacts relating to amenity, overlooking and overshadowing. Concerns were also raised in relation to adverse impacts to the adjoining eastern heritage dwelling.
- The adjoining western property at No. 120 Angove Street is a commercial property.
- The adjoining eastern property at No. 116 Angove Street is a mixed-use building comprising of an Office and Single House, with the Office situated on the western side of the building and the residence situated on the eastern side.
- The eastern and western elevations provide articulated façades with openings and balconies to mitigate building bulk. The building has also been stepped back as the height increases with landscaping incorporated around the perimeter to further soften the building edge. The eastern and western elevations also incorporate a number of contrasting materials such as Colorbond steel cladding; acrylic textures; feature face brick work; and render with paint finish, which break up the appearance of the

walls when viewed from the adjoining properties and the street. A copy of the proposed materials and colours schedule is included in **Attachment 2**.

- On the eastern façade, wall on unit 2a (third storey) has been tilted back as a mansard roof to further ameliorate the appearance with the building bulk and overshadowing on the adjoining eastern heritage property.
- The upper floors have been stepped back to allow for natural light and ventilation.
- The major openings have been setback to reduce the impact of any overlooking. The adjoining western property is not a residential property and therefore the visual privacy requirements of the R Codes are not applicable. The eastern property is a mixed use building, with overlooking proposed to the commercial component of the dwelling.
- The application proposes landscaping on the second storey of the development which will assist in alleviating impacts of building bulk and mass.
- The development proposes outdoor living areas which meet or exceed the requirements of the R Codes.

The boundary setbacks satisfy the relevant design principles of the R Codes, and is acceptable.

Open Space

The proposal does not meet the R Code deemed-to-comply standards for open space. Table 4 of the R Codes sets a minimum of 45 percent open space standard and the application proposes 34.5 percent.

The Design Principles require open space to be provided so that the development respects the existing or preferred neighbourhood character and responds to the natural features of the site. In considering this matter, the following is relevant:

- The application proposes each dwelling to be provided with a large 10 square metre balcony, which although excluded as open space, provides areas external to the dwellings for use by the residents.
- The application proposes deep soil zones on the roof of the first storey, adjacent to the street boundaries. Whilst these areas do not contribute to the open space calculation (as they are raised greater than 0.5 metres above natural ground level) they will accommodate landscaping and will assist in creating a sense of open space between buildings.
- The site is permitted to have boundary walls to both street boundaries for the first three storeys. In considering the development potential of the site, the application proposes large areas of open space addressing both street frontages. This respects the established, undeveloped streetscape which currently comprises detached buildings with large frontages and rear yards.

The open space provided on site meets the Design Principle requirements of Clause 6.1.5 and is acceptable.

Awnings, Verandahs and Collonades

The City's Built Form Policy requires continuous awnings or an alternative pedestrian protection measure along the full length of the building frontage to the primary and secondary streets. The application proposes forms of pedestrian shelter along the Angove Street and Farmer Street frontage but the awnings/pedestrian shelters are not provided along the entire length of each frontage.

Continuous awnings/pedestrian protection is not provided to Angove Street but the entrance to the non-residential tenancy has been provided with shelter to allow for pedestrian refuge and protection from the elements. Pedestrian shelter has also been provided over the visitor parking bay, bicycle bays, portions of the driveway, and entrance to the building to Farmer Street, which again ensure that shelter is provided for pedestrian protection and refuge from the elements. The pedestrian shelter to both street frontages have been designed to ensure pedestrian connectivity is not obstructed and clear access is provided between private and public spaces.

No. 116 Angove Street is listed on the City's Municipal Inventory as Management Category B. The City's Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy) recommends conservation of properties under this management category. It is therefore unlikely the property would obtain development approval to be demolished and redeveloped in the future. For this reason, a continuous awning along this section of Angove Street is unlikely to be achieved.

The proposal satisfies the design principles and local housing objectives relating to Awnings, Verandahs and Collonades under the Built Form Policy and on this basis, the proposed pedestrian shelter is supported.

Visual Privacy

The application does not meet the deemed-to-comply standards of the R Codes relating to visual privacy, as it affects the property to the east. The associated design principles of the R Codes require development to be designed so as to minimise direct overlooking of active habitable spaces and outdoor living area of adjacent dwellings. In considering this matter, the following is relevant:

- The City received a submission from the adjoining property to the east which raised concerns relating to visual privacy.
- The eastern property (No. 116) is a mixed use building, with overlooking proposed to the commercial component of the dwelling.
- The cone of vision from the southern terrace of Apartment 1a will fall onto the front setback area of the adjoining property and over windows to front office, which is a non-residential component of the building. There will be no impact on any habitable rooms with major openings or active open spaces. The front office windows are also already visible from Angove Street.
- The northern balcony of Apartment 1a (raised outdoor living area) is angled away from the eastern adjoining properties rear outdoor living area so as to minimise impacts of direct overlooking and loss of privacy. The cone of vision will fall onto the parking spaces of the adjoining site accessed from Farmer Street; having no impact any habitable rooms with major openings or active open spaces.
- The northern balcony (raised outdoor living area) of Apartment 2a is angled away from the eastern adjoining properties rear outdoor living area so as to minimise impacts of direct overlooking and loss of privacy. The cone of vision will fall onto the parking spaces of the adjoining site accessed from Farmer Street and have no impact any habitable rooms with major openings or active open spaces.

The development satisfies the design principles of the R Codes as the subject cones of vision do not affect active habitable spaces and outdoor living areas of the adjoining properties. The variation is acceptable.

Car Parking

Suitability of Proposed Car Parking

The application proposes a one bay shortfall associated with the Office use. The City received submissions which raised concerns over the number of bays being inadequate for the non-residential aspects of the application, and the potential impact on existing on-street parking as a result.

To support the proposal, the applicant submitted justification (included as **Attachment 6**) and a parking management plan in accordance with the Non-Residential Development Parking Policy (included as **Attachment 8**). The justification for the proposed shortfall is summarised below:

- The non-residential component of the development has a small net lettable area (NLA) of 27 square metres. The NLA of the tenancy is consistent with similar tenancies nearby which have expected similar parking arrangements;
- The subject site is within walking distance of high frequency bus routes along Charles Street and Fitzgerald Street. The subject site is also walking distance from the North Perth activity precinct;
- There are continuous on-street parking spaces available on both sides of Angove Street with 5 hour parking limits from 8:00am to 6:00pm;
- There is public car parking lots within walking distance of the site that have the ability to be utilised for off street parking (Nos. 1 – 3 Pansy Street, North Perth);
- A total of four bike parking spaces are provided on site, two of which are located for the non-residential use, and two which are located for use of residents. The two spaces provided for the non-residential use exceeds the Non-Residential Parking Policy requirements, which require nil bays for the non-residential tenancy; and
- Taking into account the proximity of the subject site to the high frequency public transport, the non-residential tenancy will not require the provision of a dedicated bays. The on-street parking along Angove Street is adequate for the purpose of providing any required parking for the non-residential tenancy staff and customers.

In addition to the above, the following is relevant:

- There are a number of on-street parking options in close proximity to the subject site, which are time restricted including:
 - 25 bays along Angove Street between Charles Street and Vine Street. Between 8:00am and 6:00pm these bays have a five hour time limit, and there is no time limit outside of these hours;
 - 20 bays along Farmer Street between Angove Street and Mignonette Street. Two of these bays have a two hour time limit between 8am and 5pm, while the other 18 bays have no time limit applicable.
- Additional on-street parking is located in the wider locality, along with one off-street public car park located approximately 100 metres to the north-west of the subject site which provides for 24 hour parking Monday to Sunday (No. 1 – 3 Pansy Street, North Perth). This is considered to assist in providing sufficient parking to cater for visitors to the non-residential use;
- The development provides for a greater number of bicycle parking spaces than those required under the R Codes and Parking Policy. While there is no dedicated cycle lane along Angove Street, there are shared paths available along Angove Street to the south, Farmer Street to the North, and Charles Street to the west;
- The subject site is well serviced by public transport, with the site being approximately 100 metres from high frequency bus routes along Charles Street, and 500 metres from high frequency bus routes along Fitzgerald Street; and
- The subject site is in close proximity to high amenity areas, including approximately 400 metres from the North Perth activity precinct, and 1.5 kilometres from Northbridge, Leederville and Mount Lawley. Along with the network of pedestrian paths in the area, the subject site is highly accessible by pedestrians.

The development provides sufficient on-site parking for residents and visitors of the apartments. There is also sufficient on and off-street car parking available in the vicinity of the premises, as well as alternative modes of transport including walking, cycling and public transport. The car parking provided satisfies the objectives of the Non-Residential Development Parking Policy and is acceptable.

Cash-in-Lieu

Given that the non-residential use is supported by car parking provided within the public realm, it is reasonable to impose a condition requiring a cash-in-lieu contribution. The application involves a 0.63 bay shortfall which is equivalent to a contribution of \$3,402. If the application is approved, it is recommended that a condition be imposed to that effect.

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 percent reduction in global warming potential and a 25 percent reduction in water use.

The applicant has provided an ESD report to address the above provisions, which is included as **Attachment 9**. This Report lists the design strategies that will achieve the proposed greenhouse gas reduction and water use targets, and addresses the design principles and local housing objectives of Clause 1.8 of the Built Form Policy.

Landscaping

The proposal involves 16.8 percent deep soil zone, which meets the requirements of the Built Form Policy.

The Built Form Policy requires 80% of the rear or side setback area to be provided as canopy cover at maturity. The applicant provided a Landscape Plan by a registered Landscape Architect as part of the

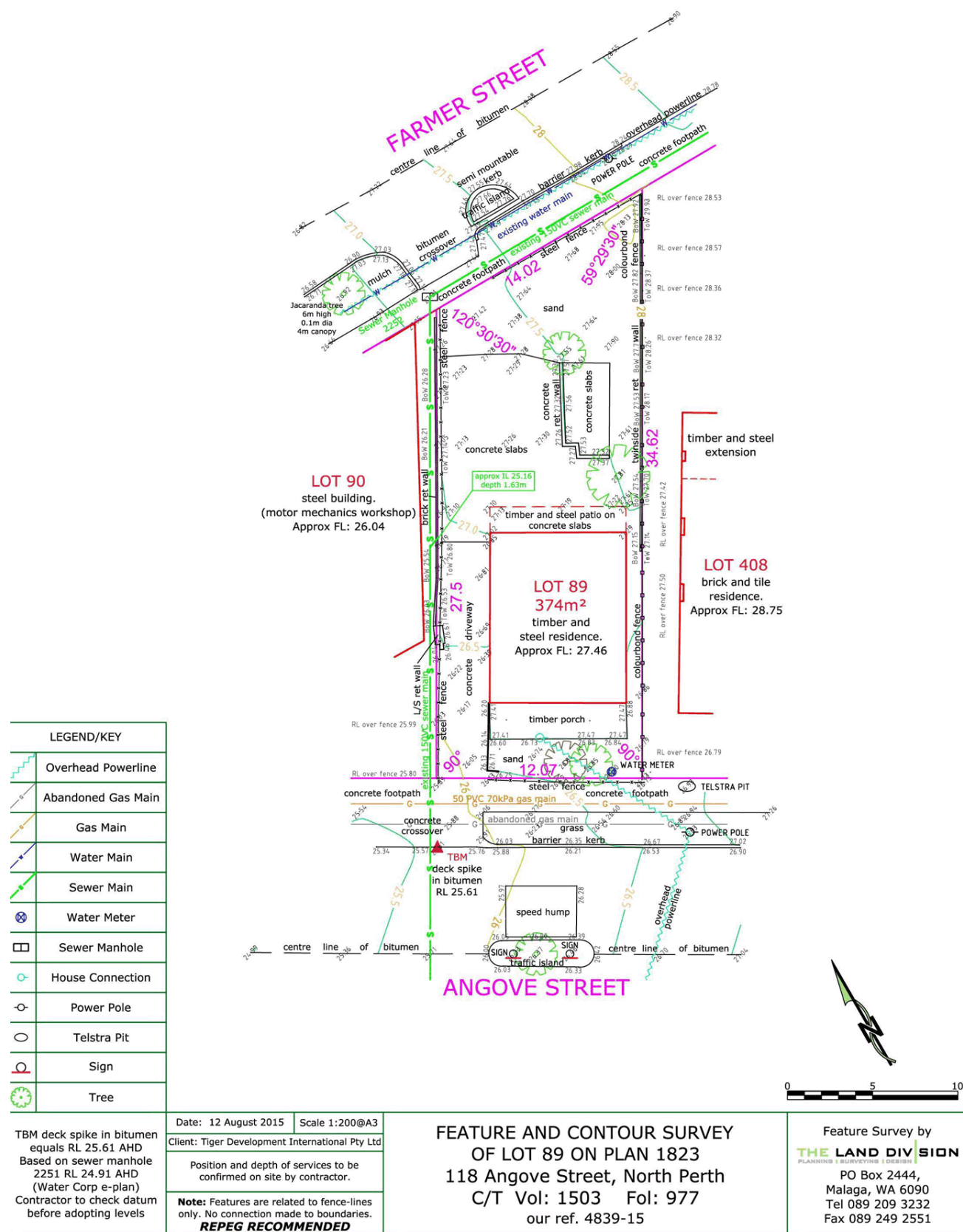
original application and Administration was satisfied that the species proposed met the City's requirements in terms of water wise plant and tree selection. The applicant has not updated the Plan to reflect the amended proposal and therefore has not demonstrated whether the canopy cover requirement has been satisfied, although it is estimated that 80 percent canopy cover can be provided within the western side setback area (29.8 percent of this as tree canopy and 52.4 percent as trellis cover), 88 percent within the eastern side setback area and 83 percent within the Farmer Street (rear) setback area. The applicant has agreed to a condition being imposed requiring canopy cover to meet Council's Policy requirement.

Impact on Adjacent Heritage Buildings

The City's Heritage Policy provides acceptable development standards for development adjacent to heritage listed buildings. The acceptable development standards require new development to have an equivalent or greater street setback to the adjacent heritage listed place. The adjoining heritage listed place has an approximate 4.0m minimum street setback, while the proposed development provides a nil setback to the street. The variation to this acceptable development standard meets the relevant performance criteria as the reduced setbacks do not reduce views between the public domain and the adjacent heritage listed place, particularly as the second floor and roof component of the development are setback 4.0 metres from the street, allowing views from the street to the adjacent heritage building. The angled design of the façade facing Angove Street also allows views from the street to the adjacent heritage building. The Angove Street elevation also provides articulation, openings, landscaping, and contrasting colours and materials to mitigate building bulk and soften the development when viewed in conjunction with the adjacent heritage building from the street.

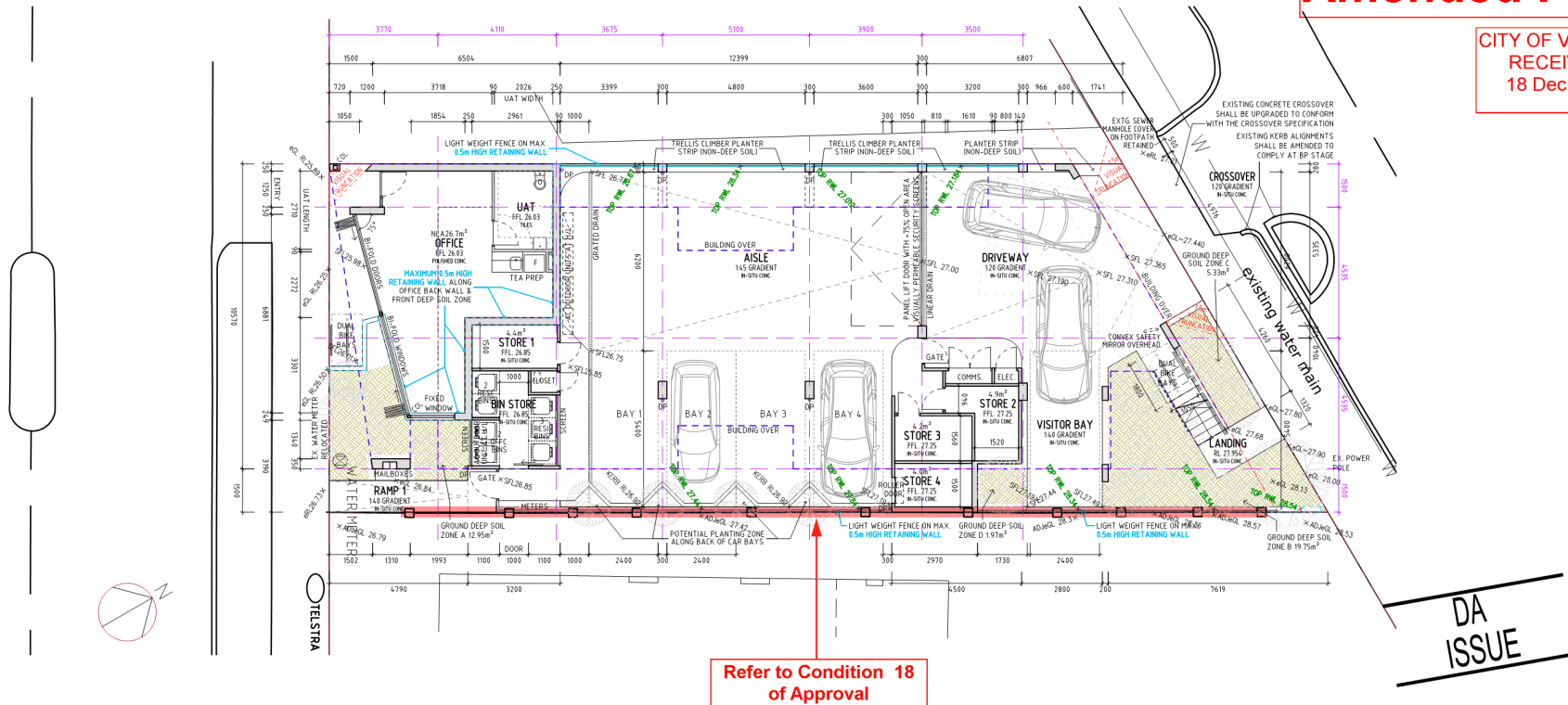
The Heritage Policy provides acceptable development standards for side setbacks and height stating that these should reflect and be compatible with those of the adjacent heritage place respectively. The proposed development provides three storeys while the adjacent heritage building is a single storey dwelling. The proposed development also provides a minimum 1.5m side setback, while the adjacent heritage building provides a 2.0 metres setback to the shared boundary. The proposal is considered to meet the relevant performance criteria as the upper floors of the development have been stepped back from the shared boundary so as to reduce building bulk and the façade facing the adjacent heritage building. The development is well articulated, provides openings, contrasting materials and colours, and landscaping that assists in reducing the scale and mass of the development. The development also sits on a lower ground to the adjacent heritage building, with the ground floor level sits 1.7 metres lower than the adjacent heritage buildings finished floor level. The slope in the ground level and subsequent differences in finished floor levels between the two sites assists in the reduction of building mass and scale of the development when viewed from Angove Street.

The development meets the Performance Criteria requirements of the Heritage Management Policy Part 5 – Development Adjacent to Heritage Listed Buildings and is acceptable.



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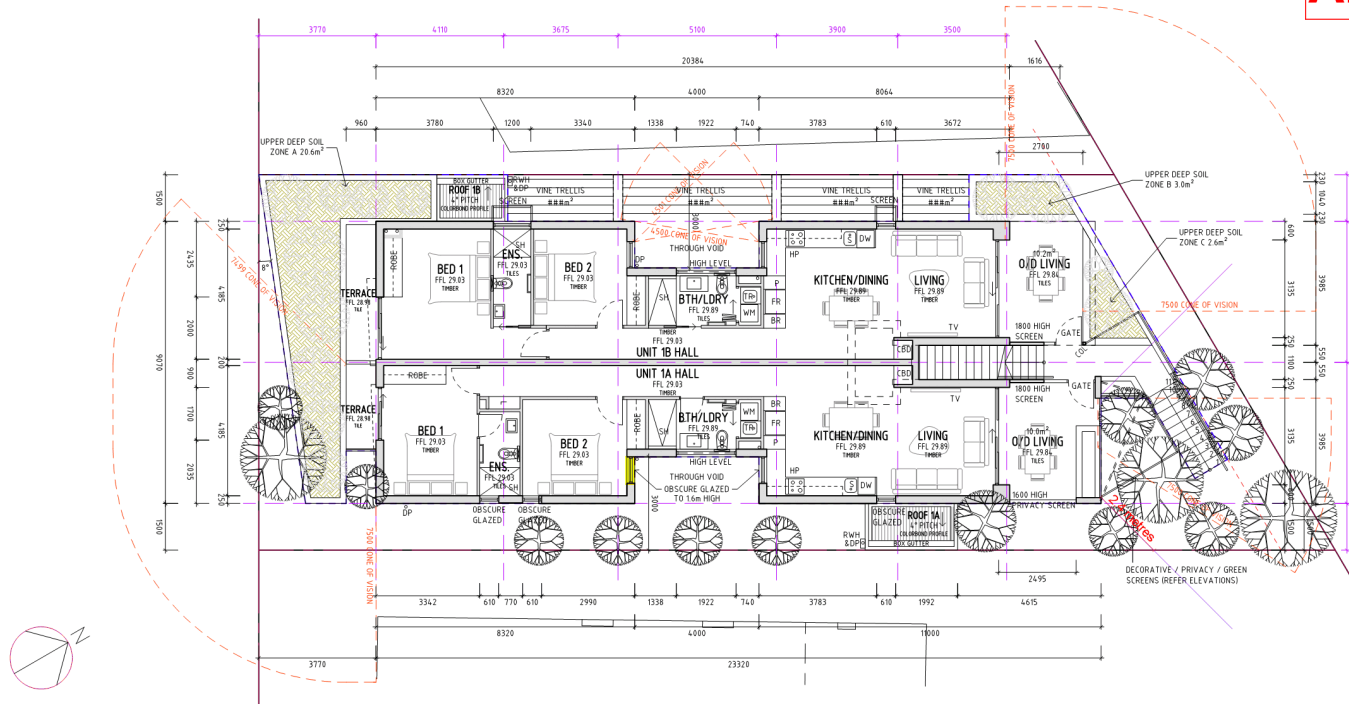


SITE/GROUND FLOOR PLAN
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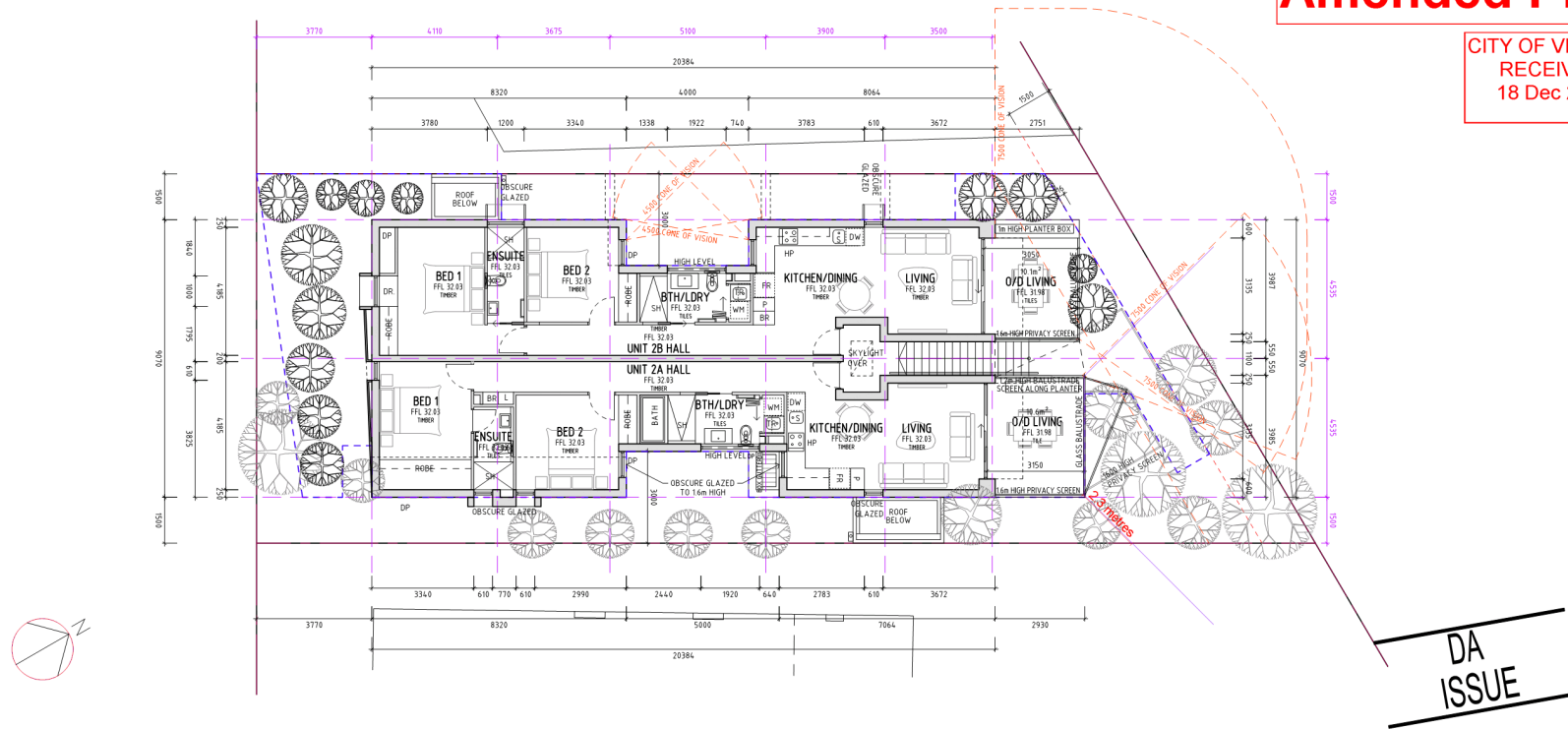


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FIRST FLOOR PLAN
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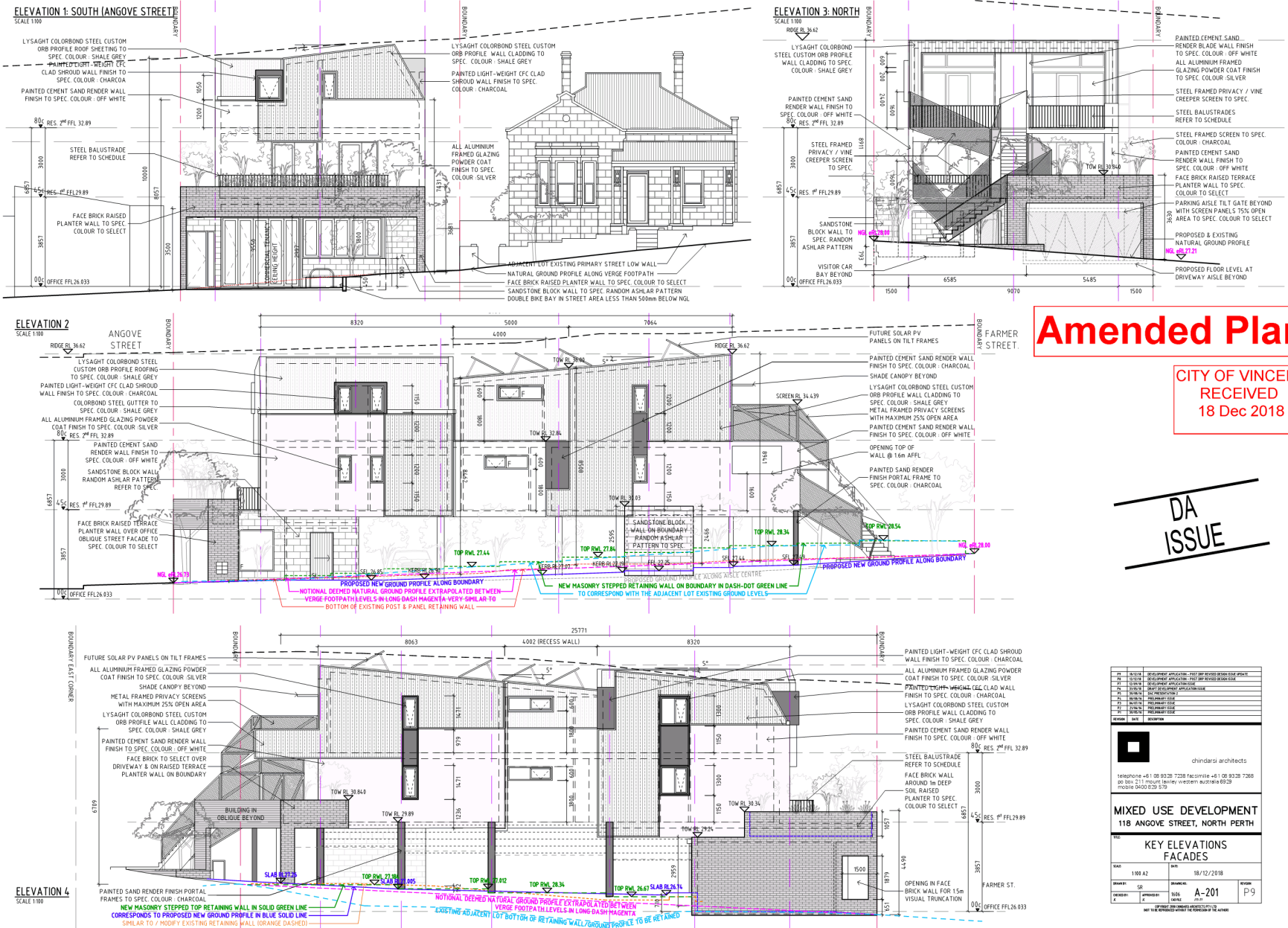
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SECOND FLOOR PLAN
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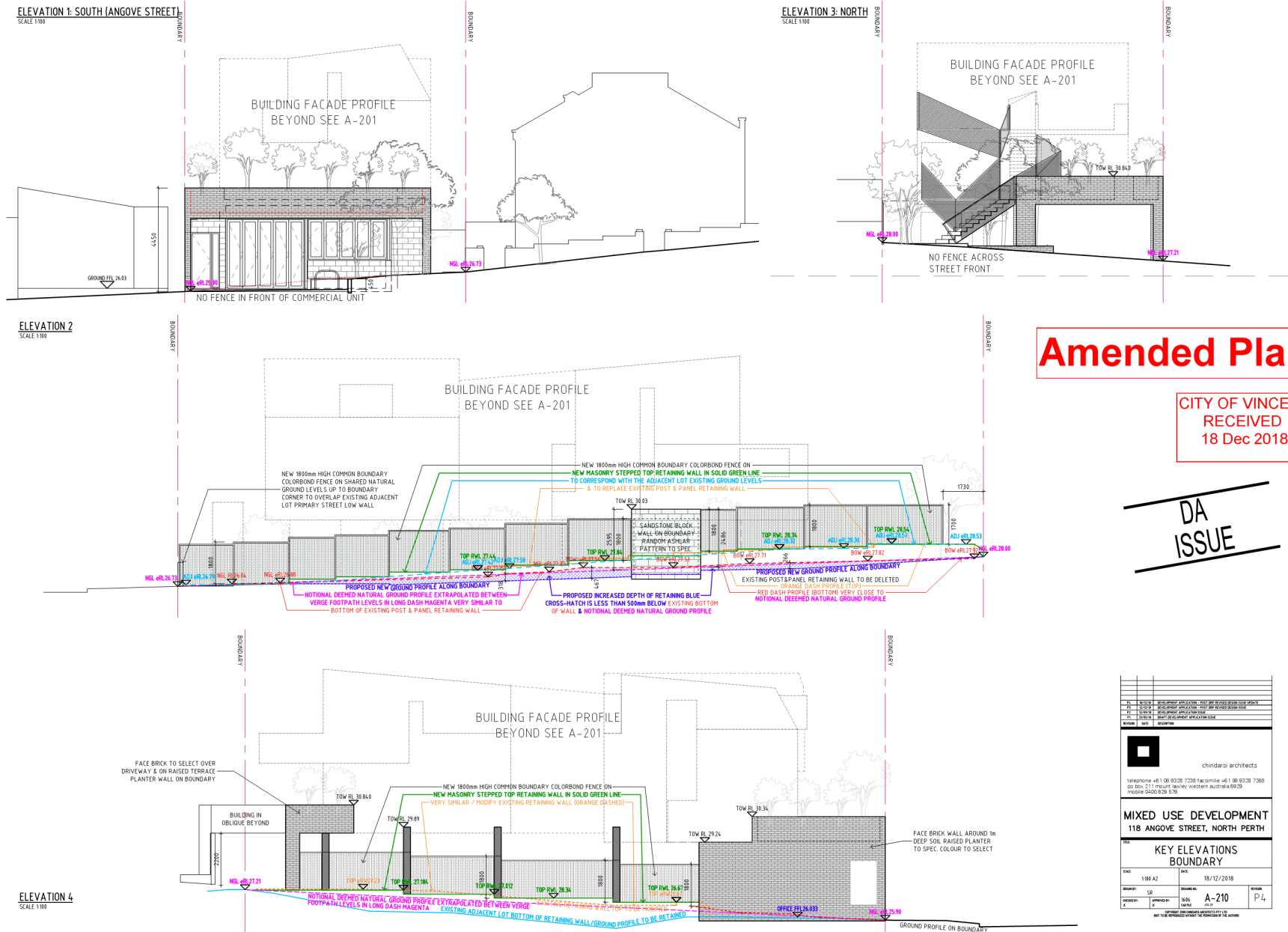
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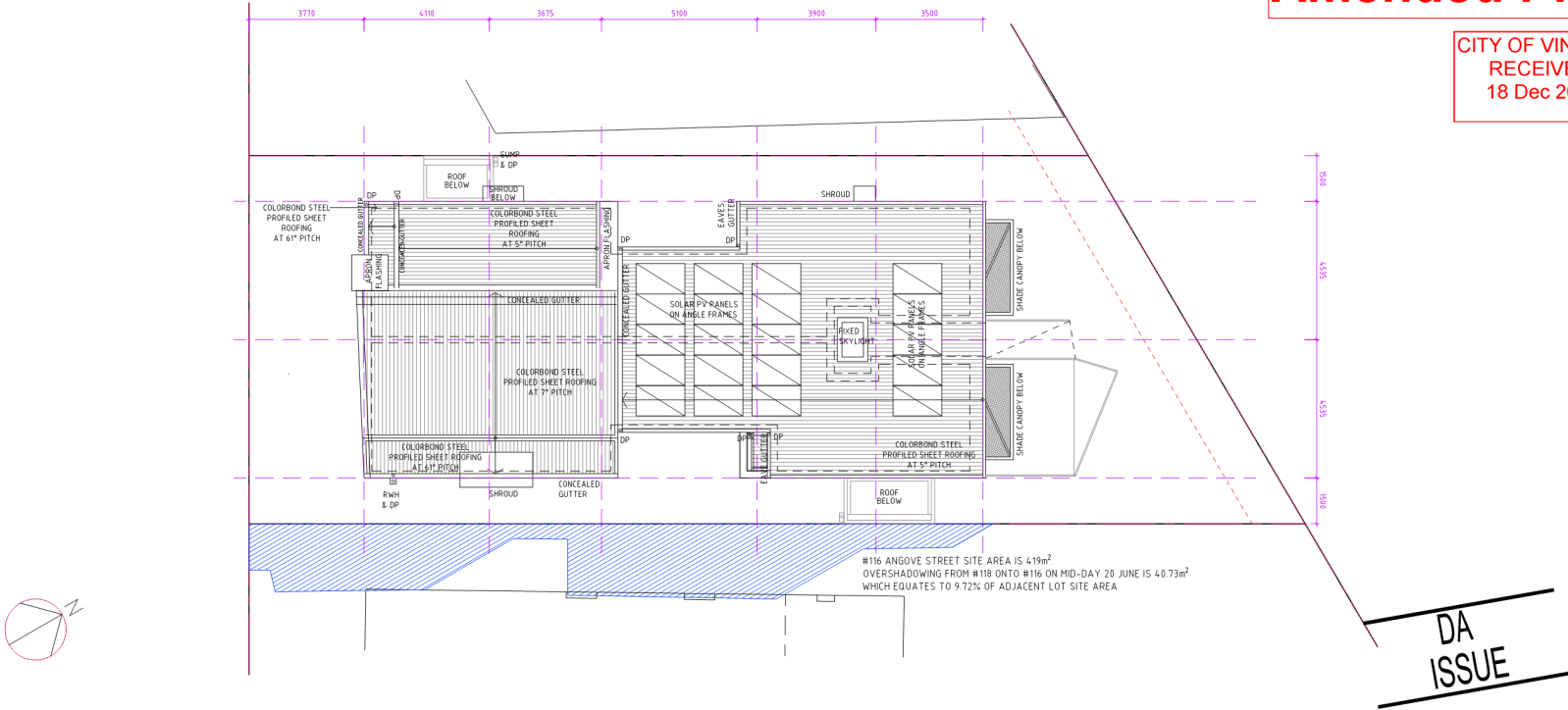
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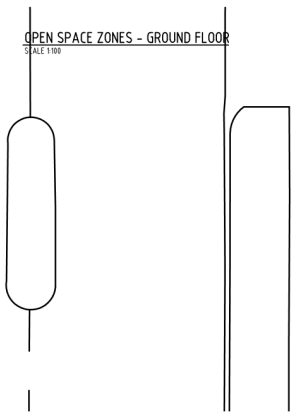
ROOF PLAN
SCALE 1:100

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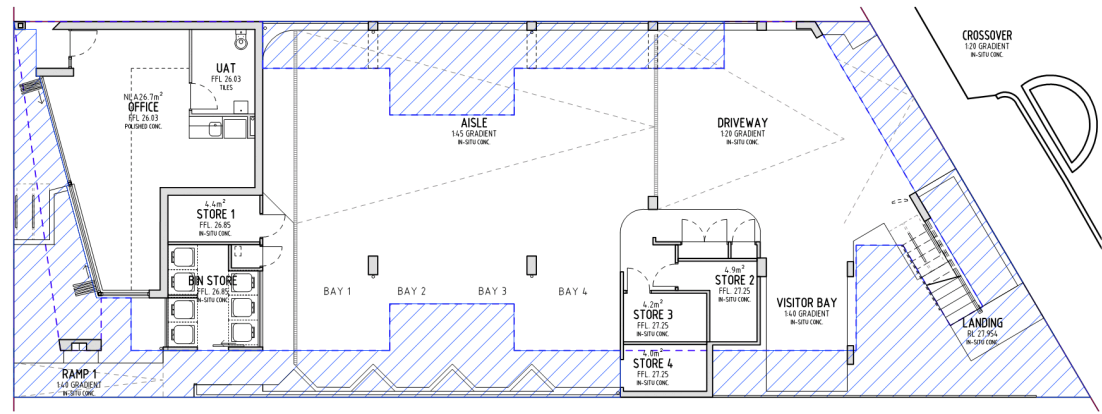


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po box 211 mount lawley western australia 6009
mobile 9400 828 578

MIXED USE DEVELOPMENT 118 ANGOVE STREET, NORTH PERTH			
KEY PLANS ROOF & OVER-SHADOW			
DATE	11/08/22	DATE	18/12/2018
DESIGNED BY	SR	DESIGNED BY	SR
CHECKED BY	A	CHECKED BY	A
DRAWING NO. A-104		SHEET NO. P9	
NOT TO BE USED WITHOUT THE PERMISSION OF THE ARCHITECT			

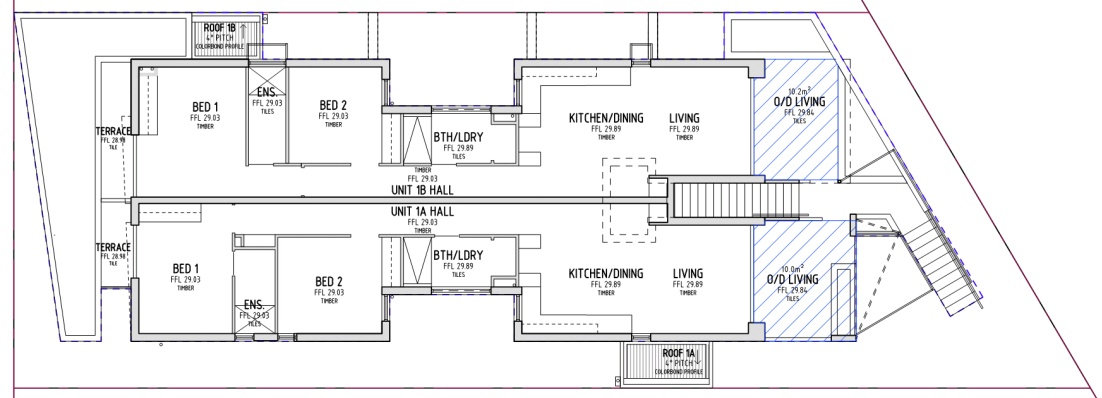


OPEN SPACE ZONES - GROUND FLOOR
SCALE 1:100



OPEN SPACE AREA
R60 REQUIRES 40% OF 375m² SITE AREA;
OR MINIMUM 149.6m² OF OPEN SPACE.
GROUND FLOOR PROVIDES 129.36m² OF OPEN SPACE;
WHICH EQUATES TO ≈34.50% (≈12.4% SHORTFALL)
ELEVATED OUTDOOR LIVING AREAS ON;
1ST FLOOR PROVIDE 22.74m² OF OPEN SPACE
2ND FLOOR PROVIDE 21.04m² OF OPEN SPACE
HENCE TOTAL OPEN SPACE PROVIDED IS 173.14m²;
WHICH EQUATES TO ≈46.17% - COMPLIES

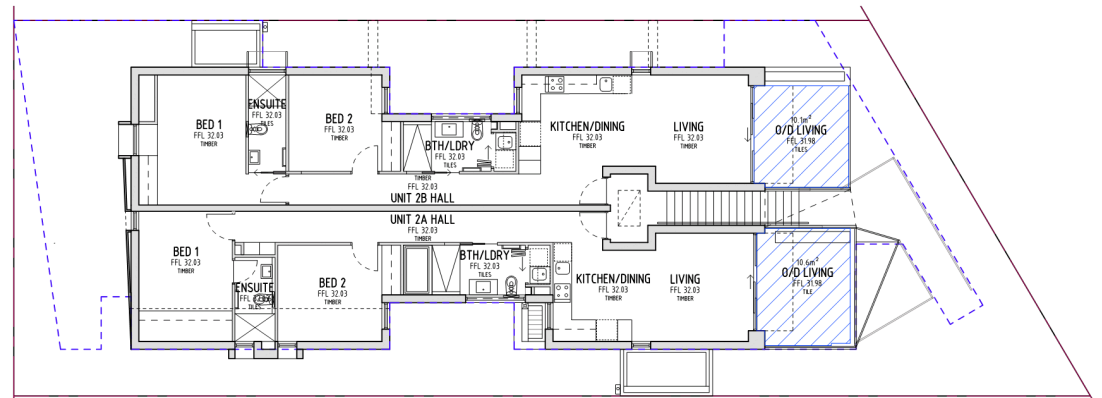
OPEN SPACE ZONES - FIRST FLOOR
SCALE 1:100



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MIXED USE DEVELOPMENT 118 ANGOVE STREET, NORTH PERTH	
SITE DIAGRAMS OPEN SPACE	
DATE 11/08/2018	DATE 18/12/2018
DRAWN BY SR	DESIGNED BY A-002
CHECKED BY A	APPROVED BY P2

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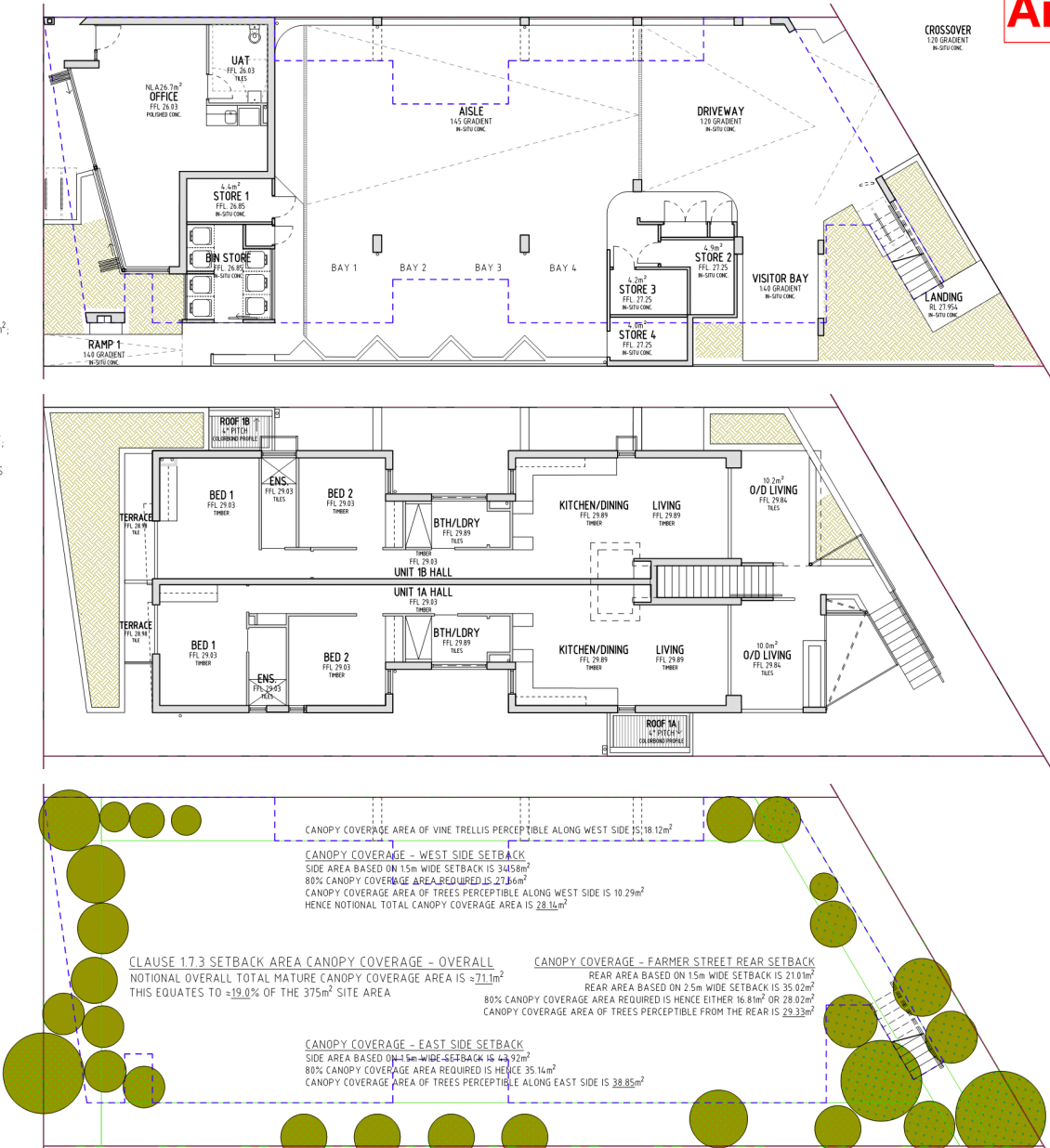
LANDSCAPING ON #118 ANGOVE STREET
CLAUSE 17.1 DEEP SOIL ZONE
DEEP SOIL ZONE REQUIRED IS 15% OF
THIS EQUATES TO 56.2m² ON A 375m² SITE AREA
ON-GROUND DEEP SOIL ZONE PROPOSED IS ≈40.00m²,
THIS MORE THAN THE 10% STATE REQUIREMENT

DEEP SOIL ZONES - GROUND FLOOR
SCALE 1:100

DEEP SOIL ZONES - FIRST FLOOR
SCALE 1:100

ELEVATED DEEP SOIL ZONE PROPOSED IS ≈26.28m²,
THUS TOTAL DEEP SOIL AREA TOTAL IS ≈66.35m²,
EQUATES TO ≈17.7% OF THE SITE AREA - COMPLIES

TREE CANOPY AREAS - GROUND & FIRST FLOOR
SCALE 1:100



DA
ISSUE

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MIXED USE DEVELOPMENT	
118 ANGOVE STREET, NORTH PERTH	
SITE DIAGRAMS	
DEEP SOILS & TREE CANOPIES	
DATE	11/02/18
REV	18/12/2018
DRAWN BY	WEL
CHECKED BY	WEL
DESIGNED BY	WEL
DATE	18/12/2018
PROJECT NO.	A-010
SCALE	1:100
REVISION	P1

Image Depiction Proposed Development from Angove Street i



Image Depiction Proposed Development from Angove Street ii



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Image Depiction Proposed Development *from Farmer Street i*Image Depiction Proposed Development *from Farmer Street ii*

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Mixed Use Office/Apartment Building**118 Angove St, North Perth**













Revision 18/12/2018

chindarsi architects**Finishes Schedule**

Exterior	Product	Colour	Image
Floor	Insitu Concrete Paving (driveway and common pathways) - Water Washed Exposed Aggregate Finish	BGC Exposed Aggregate Concrete Code: EX2514C15	
	Balconies: Extra Series Porcelain Floor Tiles, Original Ceramics	Colour: Grey, Matt 300x600 Stretcher Bond	
	Common Area Stairs and Landings: Charma Gres Porcelain Floor Tiles, Original Ceramics	Colour: C60286R, Slip Resistance P4, 300x600 Stretcher Bond	
Walls	Painted Cement Sand Render Finish on Clay brick and/or Light Weight CFC / Villaboard	Dulux 'China White' PCWE4 Half Strength	
	Donnybrook Sandstone Face Block Wall	Random Ashlar Pattern with Cream Mortar, Rolled Joints	
	Austral Brick Elements face brick	Jackson, Stretcher Bond, with Cream Mortar, Rolled Joints	
	Lysaght Trimdek metal deck wall cladding	Colorbond Finish: Shale Grey	
	Aluminium fence infill	Colour: powdercoat Shale Grey	
	Oxworks Semi-Frameless Glass Balustrade to Balconies	Profile SG1_System 2	
	Custom Galvanized Steel vertical bar and handrail detail to stairs and landings		

	Perforated Metal Privacy Screening	Colorbond Finish: Shale Grey or Woodland Grey		
Roof	Lysaght Trimdek metal deck roof sheeting	Colorbond Finish: Shale Grey		
Fenestration	AWS powdercoated Window/Door Framing - Single Glazed	Silver Medalist Pearl Satin		
Glazing	Viridian ComfortPlus Solar Control Glazing (Low-E)	Colour: Clear		

Interior	Product	Colour	Image
Floors	Ordina woven broadloom carpet, RC&D	181	
	OR		
		182	
Walls	Extra Series Porcelain Floor Tiles, Original Ceramics	Colour: Beige, Matt 300x600 Stretcher Bond	
	OR		
		Colour: Grey, Matt 300x600 Stretcher Bond	
	Plasterboard with Paint Finish	Dulux 'Whisper White' PCWF6	
Walls	Extra Series Porcelain Floor Tiles, Original Ceramics	Colour: Beige, Matt 300x600 Stretcher Bond	
	OR		
		Colour: Grey, Matt 300x600 Stretcher Bond	
Walls	Ceramic Wall Tiles Original Ceramics	Colour: Bianco White, Matt 200x600 Stretcher Bond	
Ceilings	Plasterboard with Paint Finish	Dulux 'Natural White' PCWF5/73711	
Benchtops	Reconstituted Stone - Caesarstone - Bathroom & Ensuites	Colour: Snow 2141	

Cabinetwork	Doors & Drawer Fronts, Nobilia Melamine with 1.2mm ABS Laser edging	Nobilia, Colour: Laser 416, White	
	OR		
		Nobilia, Colour: Riva 196, Ontario Oak, Reproduction	
	AND		
		Nobilia, Colour: Riva 893, SanRemo Oak, Reproduction	
	OR		
		Nobilia, Colour: Laser 416, White	
Splashbacks	Cooling Brothers colourback glass with low iron glass	Colour: white	
	OR		
		Colour: grey mirror	
Door Hardware	Novas 52 Lever Handle on B Rose Typically	Finish: Satin Stainless Steel	
Plumbing Fixtures	Various Selected, eg Kohler Reach Compact Wall Faced Toilet Suite	Finish: White Glazed Porcelain	
Plumbing Fittings	Various Selected. Eg. Vitra range from Galvins Design Gallery	Finish: Polished Chrome	
Electrical Appliances	Heller HEF10SSQ 10 Inch and 250 Exhaust Fans	Finish: Stainless Steel/Silver	
	Stainless Steel Appliance Range		
Electrical Switch-Plates	Clipsal Slimline SC2000 Range	Finish: Brushed Aluminium (BA) w/ White Switch-Gear	



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE**Wednesday 20 July 2016 at 4.00pm****Venue: Committee Room
City of Vincent Administration and Civic Centre****UNCONFIRMED MINUTES****Attendees:**Design Advisory Committee Members:

Sasha Ivanovich (A/Chairperson)

Carmel Van Ruth (Member)

Adrian Iredale (Member)

Damien Pericles (Member)

City of Vincent Officers:

Paola Di Perna (Manager Approval Services)

Tim Wright (Senior Statutory Planning
Officer)

Christine Devenish (Minute Secretary)

Applicant-Item 4.1**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.2

Joe Chindarsi – Chindarsi Architects

Myfanwy Zrinski – Tiger Developments

Applicant-Item 4.3**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.4**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.5**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.6**REDACTED FOR PRIVACY PURPOSES**

REDACTED FOR PRIVACY PURPOSES

5.43pm–6.13pm – Applicant's Presentation

4.2 **Address:** No. 118 (Lot 89) Angove Street, North Perth

Proposal: Construction of a Three Storey Mixed Use Development comprising of One Offices and Four Multiple Dwellings and Associated Car Parking

Applicant: Chindarsi Architects

Reason for Referral: Development is Three Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant presented the proposal with a Power Point presentation. The Applicant advised that the development application will not be submitted until Town Planning Scheme No. 2 is released.

Recommendations & Comments by DAC:

- The density proposed can only be contemplated by a higher density zoning, which is anticipated under Town Planning Scheme No. 2.
- Soft landscaping is sparse on the site and it is likely that there will be greater requirements for the provision of soft landscaping in the near future.
- Provide an open style garage door that still provides security but also allows for greater interest, interaction and passive surveillance of the street and access to natural light and ventilation into the car parking area.
- Improve the entry experience from Angove Street to the residential properties.
- Maximise deep soil zones and creepers throughout the site to accommodate mature canopy trees. The central void areas are to be explored to see if trees can be provided in these spaces.
- Consider softening the flat privacy screen. Explore projecting the roof along the eastern side and linking it to an articulated screen at the rear. Consider making this a feature element of the design.
- The privacy screen on the first floor on the front terrace fronting Angove Street is not required and should be removed as the area is in direct street view.

Mandatory:Amenity:

- Improve the entry experience from Angove Street to the residential properties.
- The privacy screen on the first floor on the front terrace fronting Angove Street is not required and should be removed as the area is in direct street view.

Architecture:

- Provide an open style garage door that still provides security but also allows for greater interest, interaction and passive surveillance of the street and access to natural light and ventilation into the car parking area.
- Consider softening the flat privacy screen. Explore projecting the roof along the eastern side and linking it to an articulated screen at the rear. Consider making this a feature element of the design.
- Increase the length of the raking roof to connect to the rear section of the roof.

Landscaping:

- Soft landscaping is to be further developed. Explore a canopy tree on the south western corner of the first floor terrace.
- Maximise deep soil zones and creepers throughout the site. Explore potential for additional canopy tree within car parking zones on both the eastern and western central void areas.

Conclusion:

Will be required to return to DAC.

Technical:

- All technical issues must be resolved with the City of Vincent officers.

REDACTED FOR PRIVACY PURPOSES



CITY OF VINCENT

DESIGN ADVISORY COMMITTEE**Wednesday 14 September 2016 at 4.00pm****Venue: Committee Room
City of Vincent Administration and Civic Centre****UNCONFIRMED MINUTES****Attendees:**Design Advisory Committee Members:

James Christou (A/Chairperson)
Adrian Iredale (Member)
Damien Pericles (Member)
Stephen Carrick (Member)

City of Vincent Officers:

Rasa Rasiah (A/Manager Approval Services)
Tim Wright (A/Co-ordinator Approval Services)
Christine Devenish (Minute Secretary)

Applicant-Item 4.1**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.2**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.3**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 4.4

Joe Chindarsi – Chindarsi Architects
Myfanwy Zrinski – Tiger Developments
Daniella Mrdja - Urbanista

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

The Acting Chairperson, James Christou declared the meeting open at 5.00pm.

2. Apologies

Paola Di Perna (A/Director Approval Services)

REDACTED FOR PRIVACY PURPOSES

7.02pm–7.15pm – Reconsideration

5.4 Address: No. 118 (Lot 89) Angove Street, North Perth

Proposal: Construction of a Three Storey Mixed Use Development comprising of One Office and Four Multiple Dwellings and Associated Car Parking

Applicant: Chindarsi Architects

Reason for Referral: Development is Three Storeys and Multiple Dwellings

Discussion:

The Design Advisory Committee provides architectural advice to the City of Vincent to inform the City's assessment and determination of future planning applications. The DAC's advice is not planning advice and will not fetter the final determination made in respect of an application for planning approval for the proposed development.

Applicant's Presentation:

The Applicant presented the previous mandatory items with a power point presentation.

Response to previous mandatory recommendations – 20 July 2016Amenity:

- *Improve the entry experience from Angove Street to the residential properties.*
Addressed
- *The privacy screen on the first floor on the front terrace fronting Angove Street is not required and should be removed as the area is in direct street view.*
Addressed

Architecture:

- *Provide an open style garage door that still provides security but also allows for greater interest, interaction and passive surveillance of the street and access to natural light and ventilation into the car parking area.* **Addressed**
- *Consider softening the flat privacy screen. Explore projecting the roof along the eastern side and linking it to an articulated screen at the rear. Consider making this a feature element of the design.* **Addressed**
- *Increase the length of the raking roof to connect to the rear section of the roof.*
Addressed

Landscaping:

- *Soft landscaping is to be further developed. Explore a canopy tree on the south western corner of the first floor terrace.* **Addressed**
- *Maximise deep soil zones and creepers throughout the site. Explore potential for additional canopy tree within car parking zones on both the eastern and western central void areas.* **Addressed**

Recommendations & Comments by DAC:

- Revise the colour and material of the balustrading fronting Angove Street to be consistent with the fencing of the neighbouring heritage property.
- Revise the colour and finish of the raised planter fronting Angove Street to be more complementary with the fencing of the neighbouring heritage property.

Mandatory:

Although mandatory items from previous meeting/s may have been addressed, design changes may trigger new issues that need to be addressed before the DAC can support the proposal.

Architecture:

- Revise the colour and material of the balustrading fronting Angove Street to be more complementary-with the fencing of the neighbouring heritage property.
- Revise the colour and finish of the raised planter fronting Angove Street to be more complementary with the fencing of the neighbouring heritage property.

Conclusion:

The design has reached Design Excellence.

Will not be required to return to DAC.

Technical:

- All technical issues must be resolved with City of Vincent officers.

5. General Business

Nil



CITY OF VINCENT

DESIGN REVIEW PANEL**Wednesday 28 November 2018 at 2.15pm**

Venue: Function Room
City of Vincent Administration and Civic Centre

MINUTES**Attendees:**

<u>Design Advisory Committee Members:</u>	<u>City of Vincent Officers</u>
James Christou (Chairperson)	Joslin Colli (Coordinator Planning Services)
Munira Mackay	Kate Miller (Senior Urban Planner)
Simon Venturi	Mitch Hoad (Senior Urban Planner)
Ailsa Blackwood (left after item 3.4)	Karsen Reynolds (Urban Planner)
	Stephanie Norgaard (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 3.2**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 3.3**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 3.4

Joe Chindarsi	Chindarsi Architects
Stephanie Rush	
Myf Zrinski	

Applicant-Item 3.5**REDACTED FOR PRIVACY PURPOSES**Applicant-Item 3.6**REDACTED FOR PRIVACY PURPOSES**

2.15pm**Member Discussion****3.20pm**

REDACTED FOR PRIVACY PURPOSES

4.50pm–5.15pm – Applicant's Presentation – DA Lodged 5.2018.368.1

3.4 **Address:** 118 Angove Street, North Perth

Proposal: Mixed Use Development

Applicant: Chindarsi Architects / Tiger Development International Pty Ltd ATF

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant's Presentation:

The applicant presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Aluminium privacy screen and stair balustrade offers a possible location for artwork or soft landscaping creepers to grow up Consider adding more materiality from the surrounding context into the commercial tenancy façade along Angove street at street level Maintaining permeability to the perforation is encouraged.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Species selection is good All opportunities to increase deep soil should be looked into to comply with the City's landscaping requirements. Look at implementing planters on the balustrade/mesh for creepers on each level Planting on the balustrade will need careful consideration in terms of maintenance and to uphold design integrity of the balustrade feature
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	N/A
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A

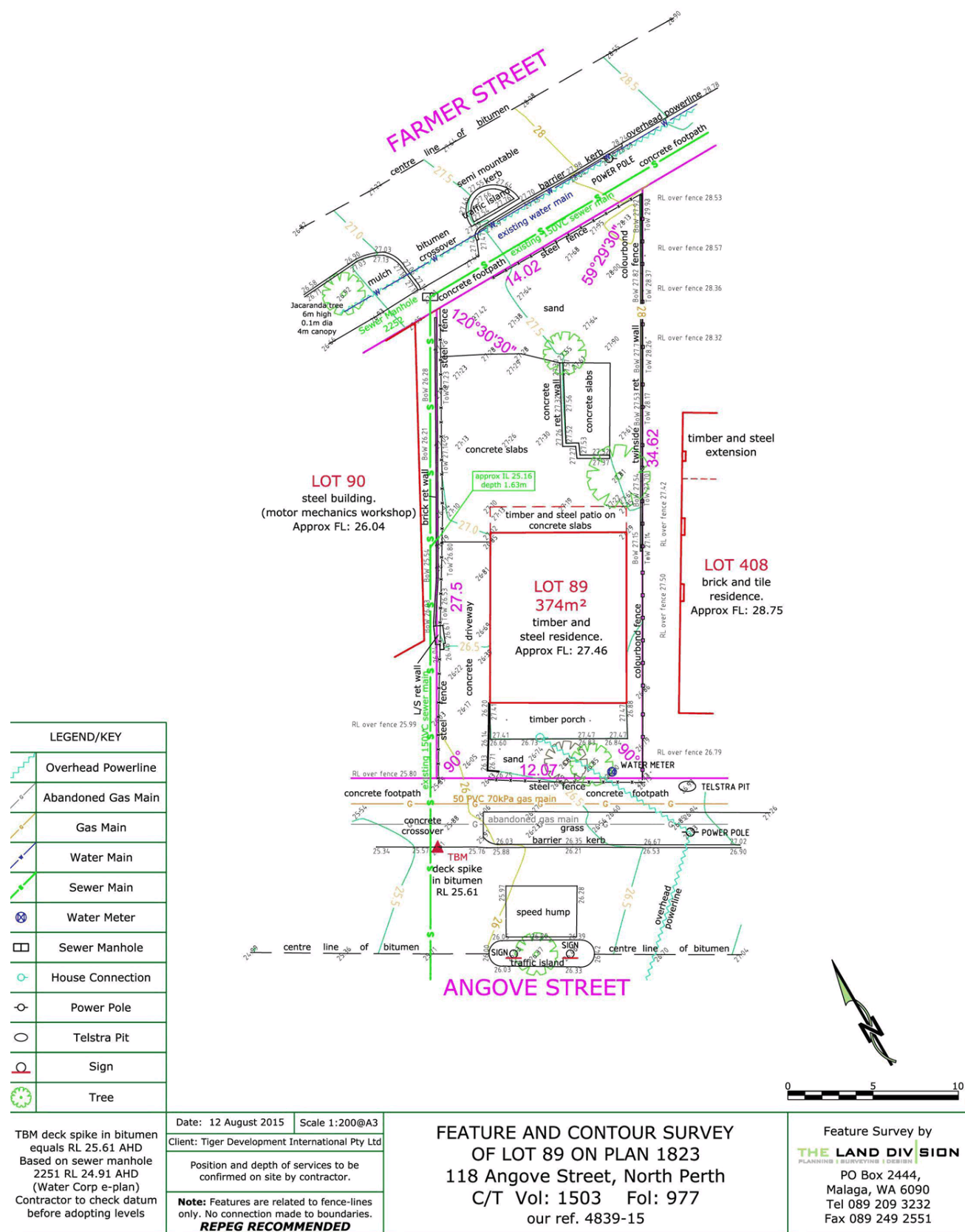
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none">The general quality of the proposal is high and is supported pending consideration of minor comments as noted above.

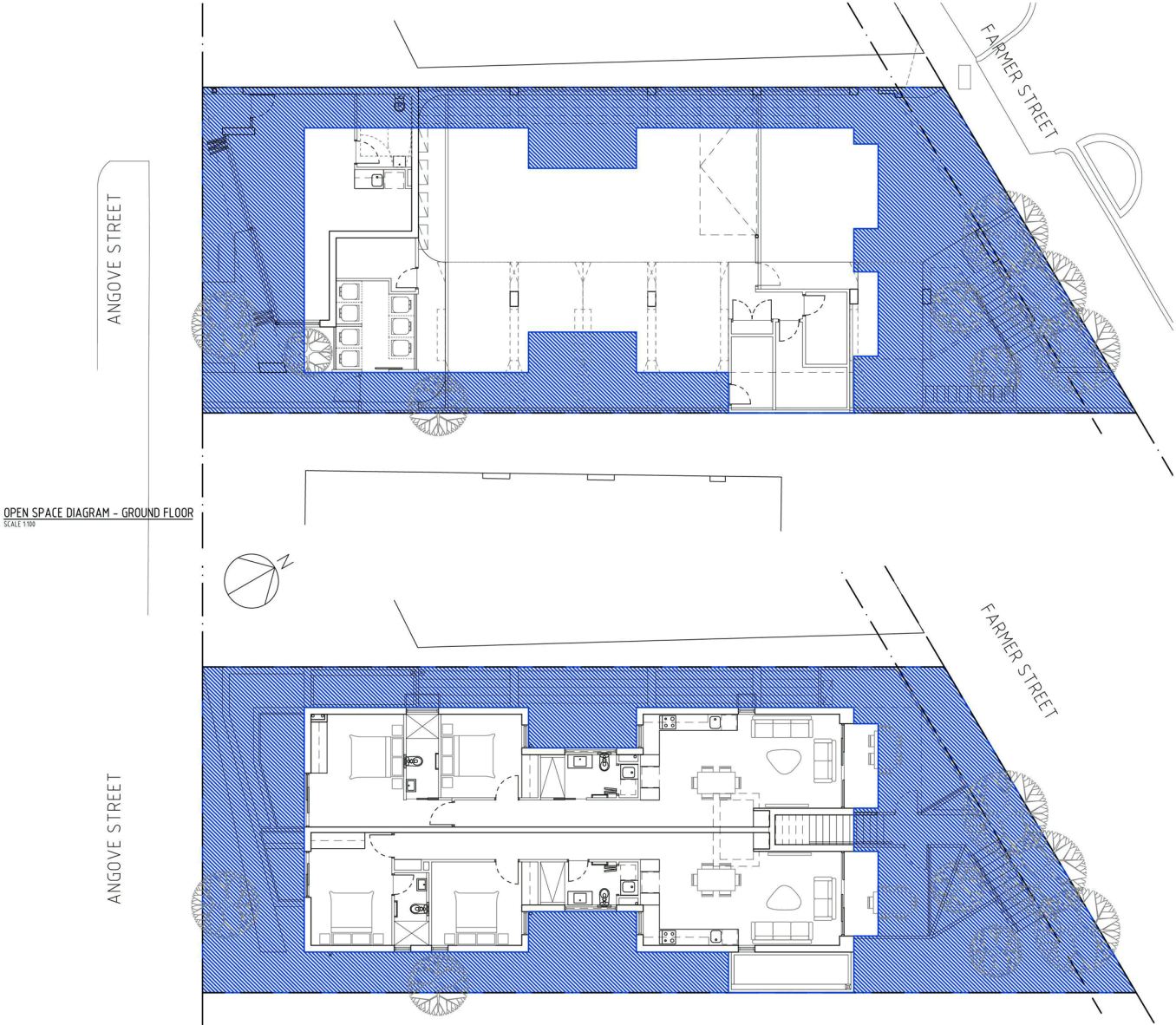
Conclusion:

The DRP supports the design.

5.15pm–6.20pm – Applicant’s Presentation – No DA Lodged

REDACTED FOR PRIVACY PURPOSES





OPEN SPACE DIAGRAM - GROUND FLOOR
SCALE 1:100

RESIDENTIAL PLOT RATIO AREA

GROUND FLOOR	NIL
FIRST FLOOR	165.9665SQM
SECOND FLOOR	163.4555SQM
TOTAL	329.4220SQM

LOT AREA 375.1675SQM
RESIDENTIAL PRA ALLOWED FOR R60 +10.7 OR 262.6175SQM
RESIDENTIAL PRA PROVIDED 10.88 (SUPPORTED BY DAC)

TOTAL FLOOR AREA

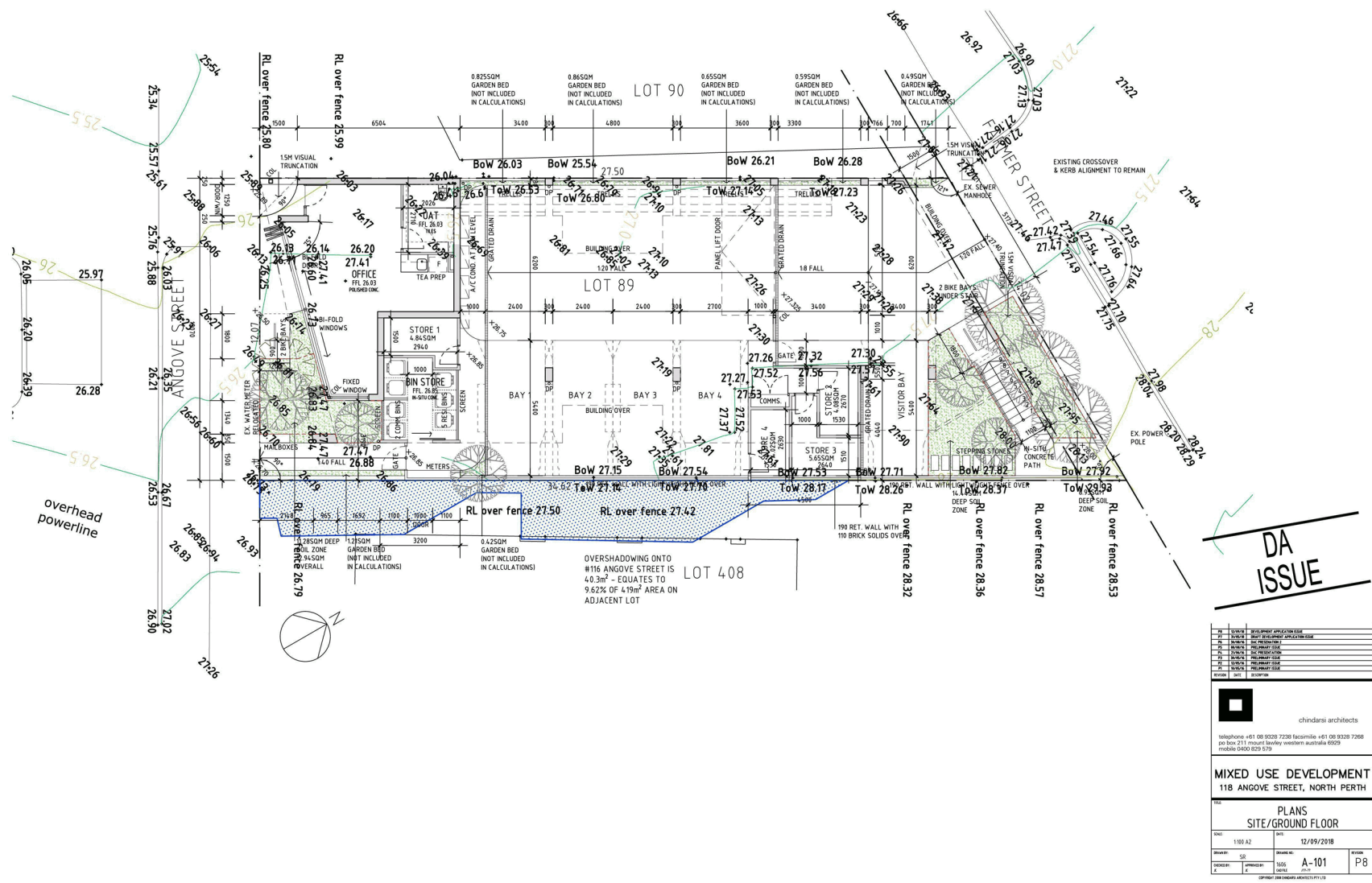
GROUND FLOOR	78.675SQM
FIRST FLOOR	167.425SQM
SECOND FLOOR	163.895SQM
TOTAL	409.995SQM

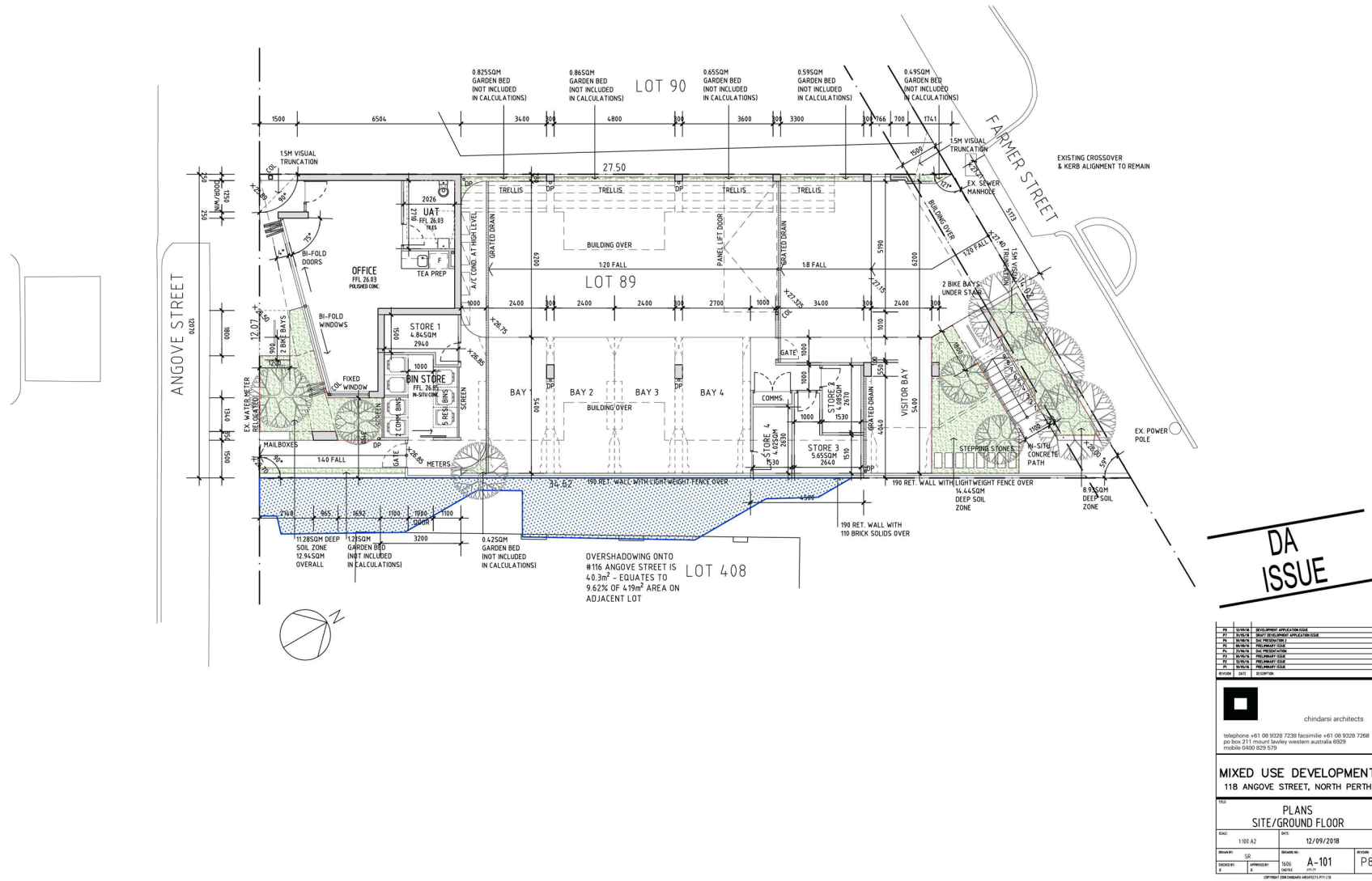
OPEN SPACE AREA

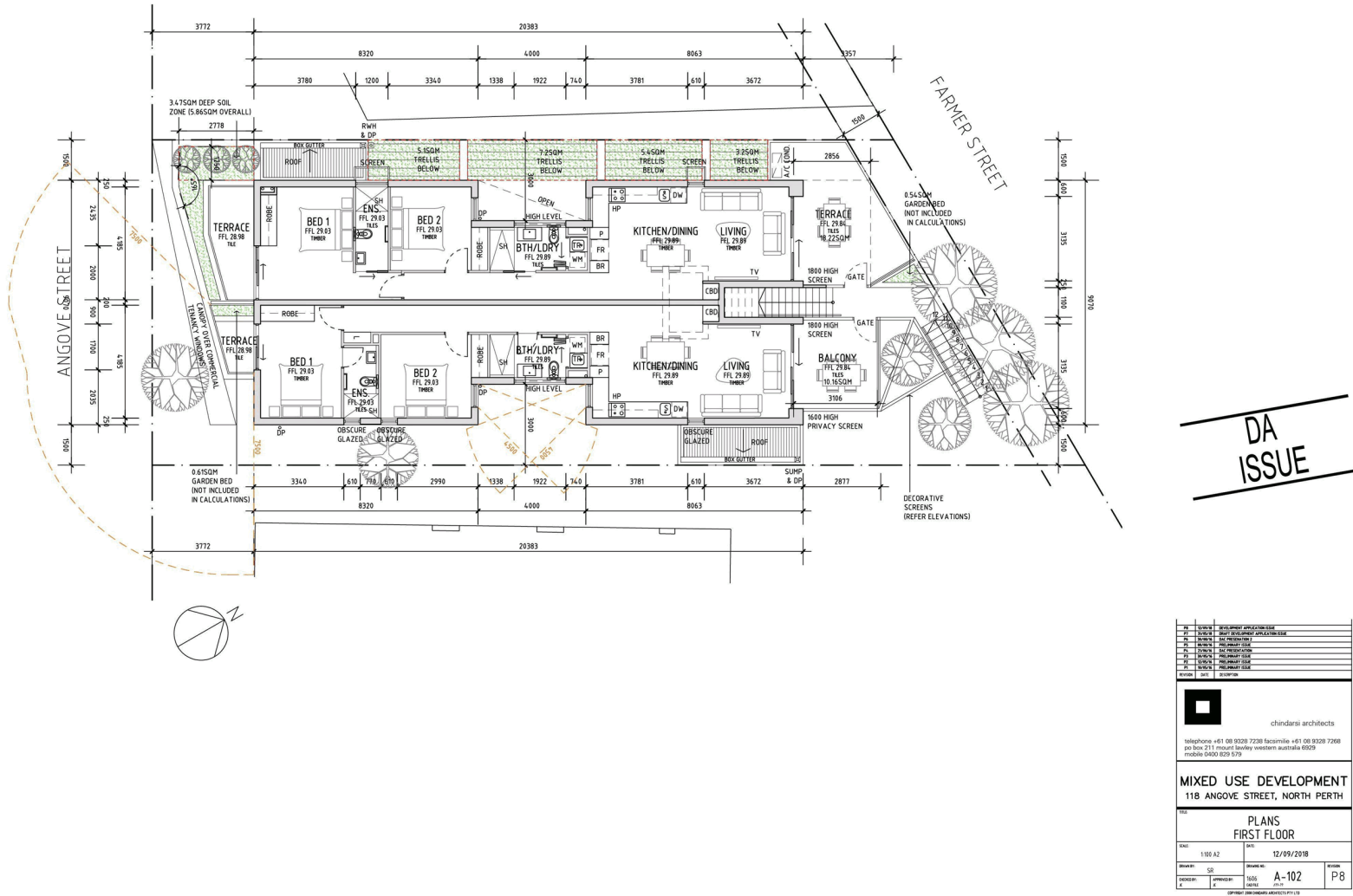
LOT AREA 374.5SQM
OPEN SPACE REQUIRED FOR R60 +40% OR 14.965SQM
PROVIDED 50.4% OR 188.525SQM

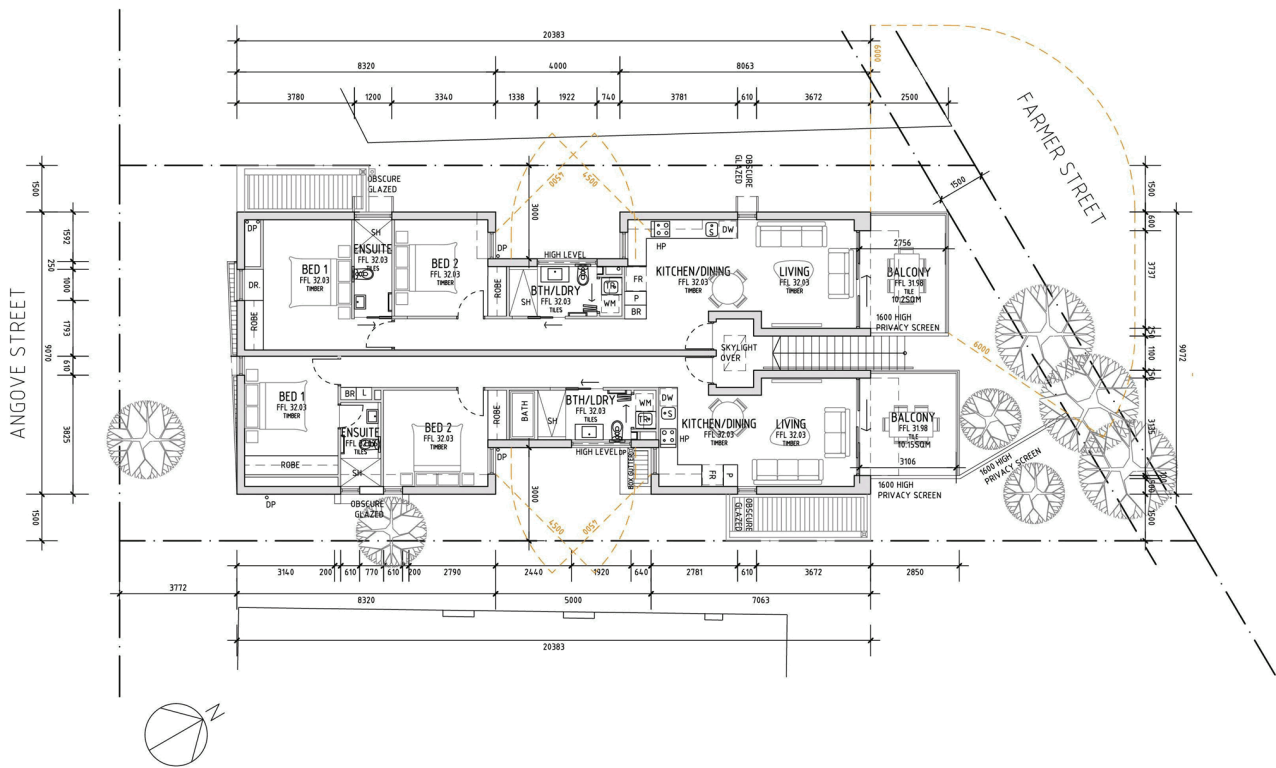
DA
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PROJECT INFORMATION	
PROJECT NAME	118 ANGOVE STREET, NORTH PERTH
CLIENT	chindaris architects
DATE	12/09/2018
MIXED USE DEVELOPMENT 118 ANGOVE STREET, NORTH PERTH	
DIAGRAMS OPEN SPACE	
SCALE	1:100 A2
DATE	12/09/2018
DESIGNED BY	SR
CHECKED BY	SR
APPROVED BY	SR
DATE	12/09/2018
PROJECT NO.	A-002
REVISION	P8

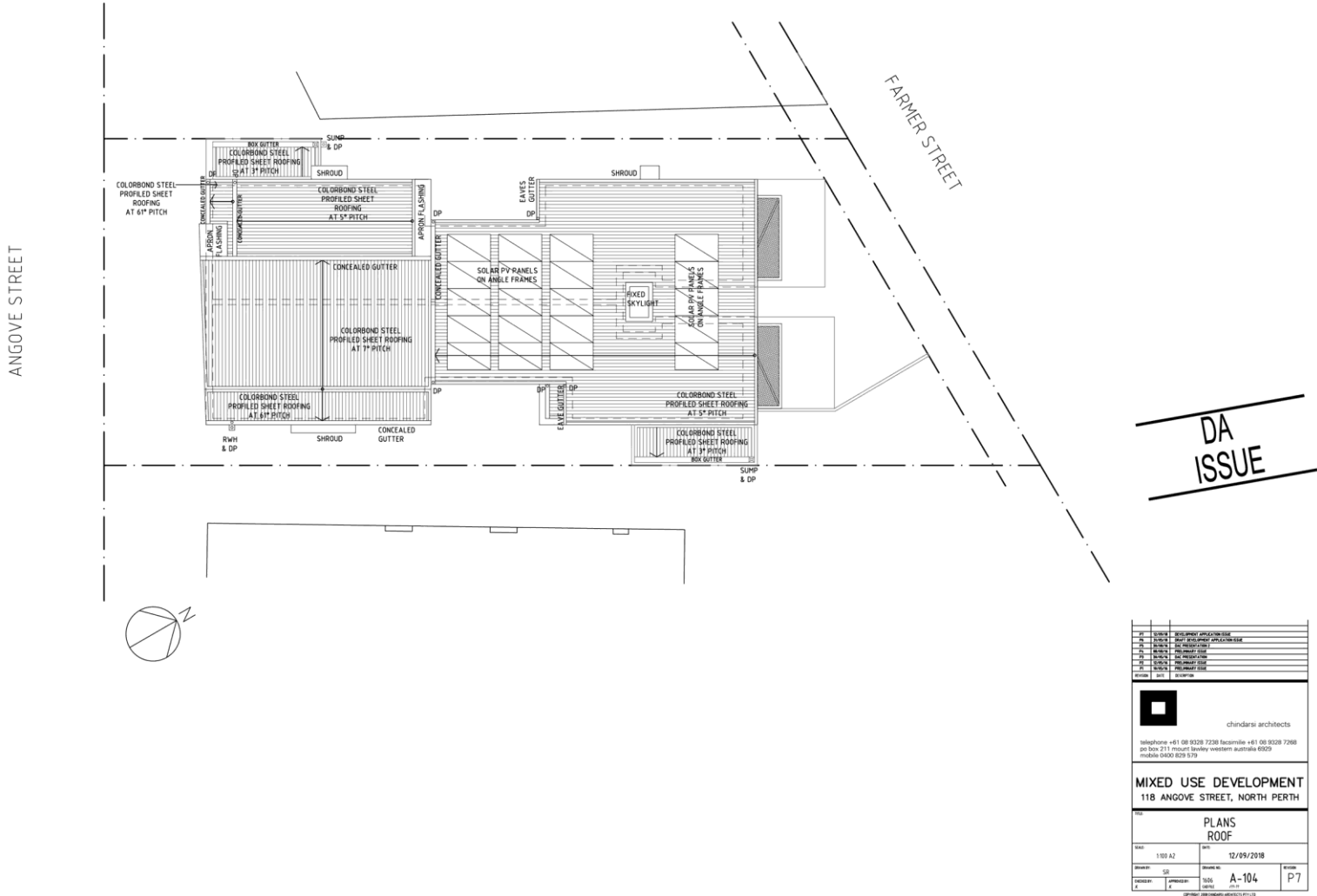


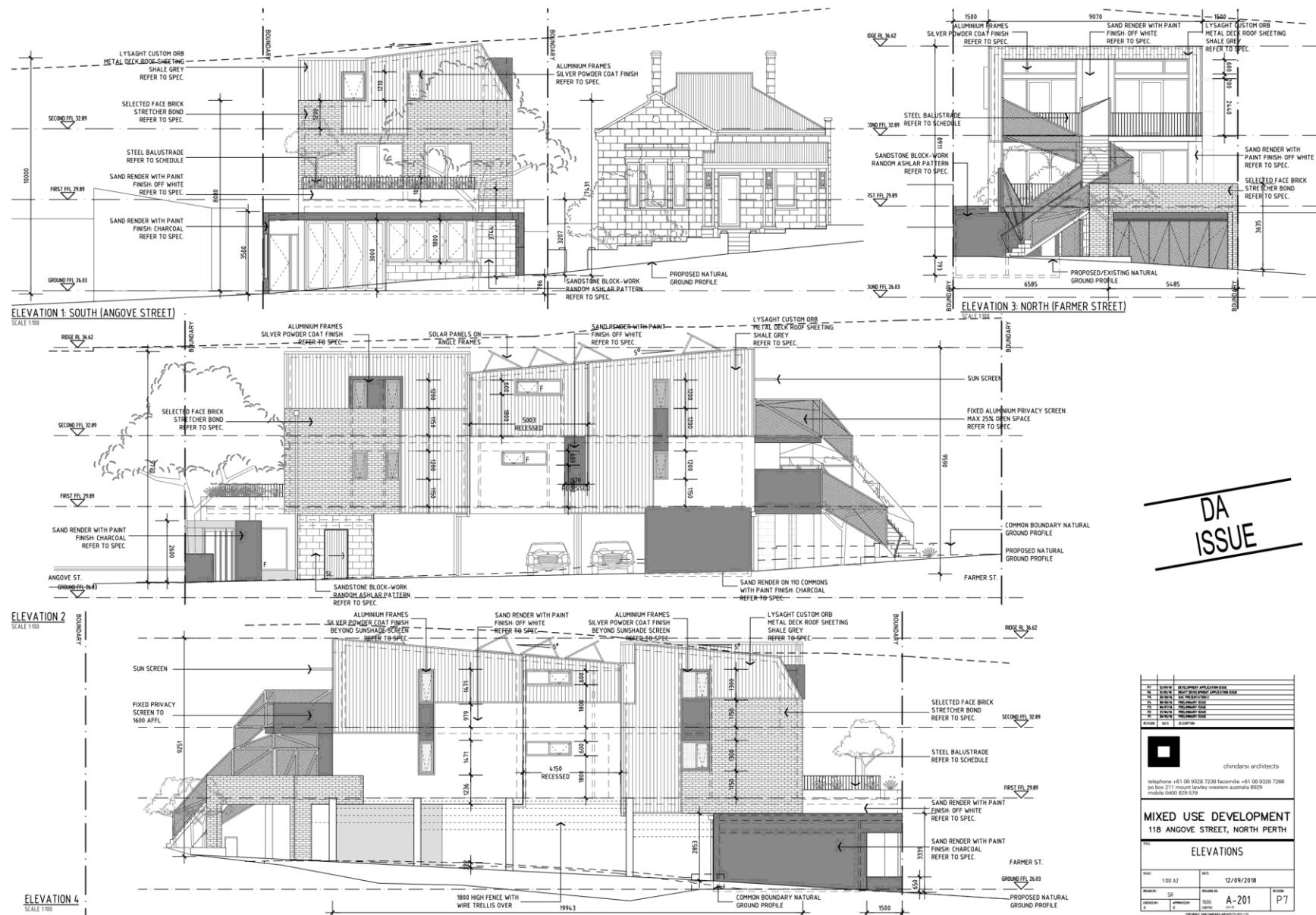






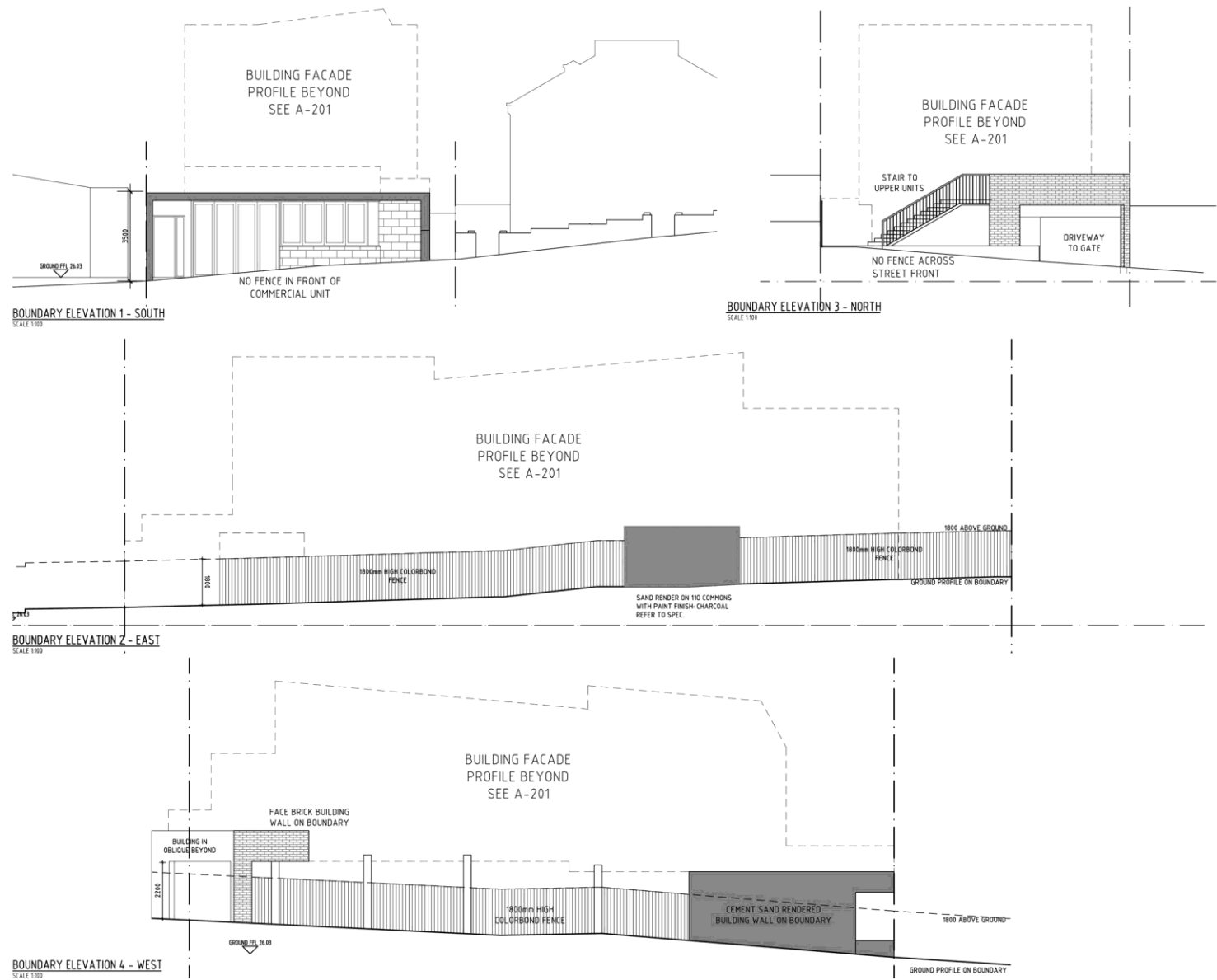
NO.	118/AZ	DATE	12/09/2018	SCALE	P7
REVISION	NO.	DESCRIPTION	DATE	BY	CHKD
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ISSUE

MIXED USE DEVELOPMENT 118 ANGOVE STREET, NORTH PERTH	
ELEVATIONS	
DATE: 11/01/18	REV: 12/09/2018
DRAWN BY: SP	DESIGNED BY: A-201
CHECKED BY: C	APPROVED BY: P7



DA
ISSUE

chindaris architects			
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po box 211 Mount Stirling Western Australia 6055			
Mobile 0432 829 579			
MIXED-USE DEVELOPMENT			
118 ANGOVE STREET NORTH PERTH			
BOUNDARY ELEVATIONS			
DATE	11/02/18	REV	12/09/2018
DRAWN BY	SL	DESIGNED BY	SL
CHECKED BY	SL	APPROVED BY	SL
PROJECT NO.		A-210	
SHEET NO.		P2	

Summary of Submissions:

Total number of submissions received: **8**

Total number of objections received: **8**

Total number of support submissions received: **0**

Total number of submissions that neither objected nor supported: **0**

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

Summary of Comments Received:	Officer Technical Comment:
<p><u>Lot boundary setbacks and lot boundary walls:</u></p> <ul style="list-style-type: none"> • Top floor adds building bulk that results in the building looming over the adjacent heritage building • Added building bulk reduces amenity of adjoining properties • Lot boundary setback results in overlooking to the adjoining properties sensitive spaces • Development results in overshadowing to the adjoining properties major openings and habitable spaces • Concerns relating to the ground floor boundary walls impact to the heritage property adjacent to the site - especially in regards to materials, finishes and detailing. • Parapet walls are not in keeping with the adjoining heritage property. 	<p>Appropriateness of the lot boundary setbacks and the boundary walls is discussed within the planning report. Notwithstanding, the following is advised:</p> <ul style="list-style-type: none"> • The application proposes a maximum of three storeys in lieu of the permitted four storeys and therefore presents an acceptable level of building bulk and mass. • Impacts relating to visual privacy is discussed within the planning report. • The development satisfies the deemed to comply requirements of Clause 6.4.2 – Solar access to adjoining sites and therefore proposes an acceptable amount of shadow cast over adjoining properties. • The boundary walls satisfy the deemed to comply requirements of the City's Built Form Policy, noting the colours and materials have been altered so as to be sympathetic to the established streetscape character.
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> • Concerns relating to reduced landscaping, especially to the eastern boundary - affects the eastern property. • Would like to see more plants and landscaping along Farmer St frontage, especially to increase privacy. • Landscaping proposed is not in keeping with the City's Greening Plan Objectives. • Canopy cover to be increased to the street frontages and side boundaries. • Reduced landscaping on site adversely impacts the overall feel and nature of the streetscape. 	<p>Appropriateness of the landscaping is discussed within the planning report. Notwithstanding, the application exceeds the deemed to comply deep soil zone requirements and sufficient canopy coverage is proposed so as to satisfy the relevant objectives of the City's Built Form Policy.</p> <p>A condition has been imposed for an amended landscaping plan to be provided to the satisfaction of the City.</p>
<p><u>Parking and Traffic</u></p> <ul style="list-style-type: none"> • Concerns relating to no parking for the commercial tenancy. • Insufficient parking provided on site will result in greater demand on the street parking. • Street parking is already a problem on Farmer Street and Angove Street – all bays are already always used. 	<p>Appropriateness of parking and access is discussed within the planning report. Administration considers sufficient parking is provided on site for residents and visitors. There is also sufficient on and off-street car parking within the vicinity of the premises, as well as alternate modes of transportation available.</p>

Summary of Submissions:

Summary of Comments Received:	Officer Technical Comment:
<u>Visual Privacy</u> <ul style="list-style-type: none"> Design has not attempted to reduce overlooking from the second and third floor. Screening should be applied to the upper floor windows to reduce all overlooking to the adjoining eastern properties openings. 	<p>Appropriateness of visual privacy is discussed within the planning report. Where necessary, a conditions are imposed to ensure the development will not result in direct overlooking of active habitable spaces of adjoining properties.</p>
<u>Plot Ratio</u> <ul style="list-style-type: none"> Plot ratio variation will adversely impact the amenity of the heritage building to the east. Results in added building bulk. Results in overdevelopment of the site. 	<p>Appropriateness of the plot is discussed within the planning report. Administration considers the development satisfies the relevant design principles as the development is at a bulk and scale that is consistent with the desired built form outcome of the locality.</p>
<u>Design</u> <ul style="list-style-type: none"> Choice of materials to the eastern façade show no sympathy to the heritage building to the east. Scale of development does not take into account the adjoining heritage building and is not sympathetic to the importance or integrity of the stone building and its aesthetics. 	<p>Amended plans were provided so as to address the City and DRP's concerns relating to landscaping, façade materiality, and balustrading permeability, and have resulted in a greater level of compliance with the R Codes and Built Form Policy.</p>
<u>Overall development and general comments</u> <ul style="list-style-type: none"> Plans do not show how the new retaining wall will be accommodated and how the 1.8m will screen the proposed development. Open space diagrams unclear. 	<p>A retaining wall and open space is included in Attachment 2 (refer to drawings A-210 and A-002, respectively).</p>

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

Summary of Submissions – 118 Angove Street North Perth

Total number of submissions received: 8

Total number of objections received: 8

Total number of support submissions received: 0

Total number of submissions that neither objected nor supported: 0

Neighbour comments received summary:	Applicant Response:
<p><u>Lot boundary setbacks and lot boundary walls:</u></p> <ul style="list-style-type: none"> • Top floor adds building bulk that results in the building looming over the adjacent heritage building • Added building bulk reduces amenity of adjoining properties • Lot boundary setback results in overlooking to the adjoining properties sensitive spaces • Development results in overshadowing to the adjoining properties major openings and habitable spaces • Concerns relating to the ground floor boundary walls impact to the heritage property adjacent to the site - especially in regards to materials, finishes and detailing. • Parapet walls are not in keeping with the adjoining heritage property 	<ul style="list-style-type: none"> • We see also that LPP 7.1.1, C1.2.1 allows NIL street setback for the first three stories & C1.2.2 allows NIL side boundary setback for the first two stories. The proposed development provides generous setback on those facades zones, instead of just NIL. • Being primarily residential in use, the proposal also has adhered to RD-Codes of WA Deemed-to-Comply requirements, especially with regard to the Eastern boundary facing the adjacent lot existing heritage residence. • The proposed development is predominantly setback 1.5m along the side boundary with only short sections at the Ground Floor with nil setback wall on boundary, the longest stretch being the 7.88m Office tenancy wall. • This is in effect a roughly 25% reduction in physically building width bulk on the first two stories, which should be considered a large positive compensating open space contributing to the neighbours amenity. • d. The proposal complies with Design Principles & Deemed-to-Comply Requirements in the RD Codes of WA per; • Clause 6.1.4 Lot Boundary Setback per Tables 2a & 2b. The side elevations have 4m wide recessed walls which provides articulation per R-code of WA Figure 4c. The recessed wall is 5m wide on level 3 of the Eastern façade where the wall height is more than 6m. The proposed façade recessed walls are setback 3m. • Clause 6.4.1 Visual Privacy C1.1 (i) (ii) & C1.2. • Clause 6.4.2 Solar Access for Adjoining Sites, where the mid-day 20 June (Winter Solstice) Overshadowing is <10% of #116 Angove Street Adjacent Lot Site Area. • On the East Façade, the level 3 Southern wall is tipped back as a mansard roof to further ameliorate the appearance of the building bulk & overshadowing. The ridge of that mansard roof is 2.8m from the side

	<p>setback which would be very similar to a situation if a compliant 3m setback level 3 wall is done instead.</p> <ul style="list-style-type: none"> Please 118 Angove Street Finishes Schedule Rev-181218, attached with the letter Revised Design in Response to Request for Additional Information.
<p><u>Landscaping:</u></p> <ul style="list-style-type: none"> Concerns relating to reduced landscaping, especially to the eastern boundary - affects the eastern property. Would like to see more plants and landscaping along Farmer St frontage, especially to increase privacy. Landscaping proposed is not in keeping with the City's Greening Plan Objectives Canopy cover to be increased to the street frontages and side boundaries Reduced landscaping on site adversely impacts the overall feel and nature of the streetscape 	<p>Please refer to attached additional 1608_A- 010_P1 SITE DIAGRAM – Deep Soils & Tree Canopies, indicating this revised proposal incorporates the following amendments;</p> <ul style="list-style-type: none"> Deep Soil Zones proposed on Ground is 40m2, which is notional 10.667% of the site area. Deep Soil Zones proposed on elevated planters add another 26.28m2, which brings the notional total to 17.7% of the site area. Canopy coverage area of trees perceptible from Farmer Street is notional 29.33m2. Canopy coverage area of trees perceptible along the East boundary is notional 38.35m2. Canopy coverage area of landscaping perceptible along the West boundary is notional 28.14m2.
<p><u>Parking and Traffic:</u></p> <ul style="list-style-type: none"> Concerns relating to no parking for the commercial tenancy Insufficient parking provided on site will result in greater demand on the street parking Street parking is already a problem on Farmer Street and Angove Street - all bays are already always used. 	<ul style="list-style-type: none"> The proposed Non-Residential component at is only a small 27m2 NLA Office. The Office space was provided to engender activation along Angove Street in support of Local Planning Policy vision to have this area grow into a Mixed Use activity node. The proposed development would derive (rounded-up) 1 required car bay. The proposed NLA would be smaller than the lease areas of the nearby previous 'Kale & Co.' & 'Suggestions Dine In & Take Away' shops towards the main street intersection. These premises did not & would not presently have any public car bays provided. The proposed development would primarily depend on On-Street 5P car parking along both sides of Angove Street & Farmer Street. Furthermore, there are clusters of Off-Street public car bays located within 260m walk distance with the commercial properties around the Charles Street & Scarborough Beach Road intersection. In-principle, this would be 'shared parking' amongst the non-residential properties in a mixed-use node.

<p><u>Visual Privacy:</u></p> <ul style="list-style-type: none"> • Design has not attempted to reduce overlooking from the second and third floor. • Screening should be applied to the upper floor windows to reduce all overlooking to the adjoining eastern properties openings 	<p>To comply with Visual Privacy requirements;</p> <ul style="list-style-type: none"> • There shall be no overlooking along the side boundaries behind the street setbacks. • The updated design has clear windows begin above 1.6m high or permanently fixed obscure glazed up to 1.6m high. • All the elevated Outdoor Living spaces have permanent fixed privacy screening up to 1.6m high with perforations at maximum 25% open area.
<p><u>Plot Ratio:</u></p> <ul style="list-style-type: none"> • Plot ratio variation will adversely impact the amenity of the heritage building to the east • Results in added building bulk • Results in overdevelopment of the site 	<ul style="list-style-type: none"> • The proposed development simply has four residential units, each with 2 bedrooms, 1 Bathroom, Outdoor Living adjoining the main open plan Living, Dining & Kitchen space. • Design Excellence has been conferred upon this proposal & supported by the DAC due to well considered building bulk & setbacks that meets the Design Principles of the RD-Codes of WA & the Local Planning Policies.
<p><u>Design:</u></p> <ul style="list-style-type: none"> • Choice of materials to the eastern façade show no sympathy to the heritage building to the east • Scale of development does not take into account the adjoining heritage building and is not sympathetic to the importance or integrity of the stone building and its aesthetics. 	<p>Please 118 Angove Street Finishes Schedule Rev-181218, attached with the letter Revised Design in Response to Request For Additional Information.</p> <ul style="list-style-type: none"> • Our view is that the current build should not be a meaningless copy, but should allow the heritage 'Edwardian-Manor' style building to stand apart. Hence the sandstone & face brick materials chosen are meant as a contemporary quality counterpoint to set off against the 'bygone era' heritage features on the adjacent lot.
<p><u>Overall development and general comments:</u></p> <ul style="list-style-type: none"> • Plans do not show how the new retaining wall will be accommodated and how the 1.8m will screen the proposed development • Open space diagrams unclear 	<p>Please Refer to these drawings which depict updated spot & wall SFLs requested;</p> <ul style="list-style-type: none"> • 1608_A-101_P9 KEY PLAN Site & Ground • 1608_A-201_P9 KEY Elevations Façade • 1608_A-210_P9 KEY Elevations Boundaries <p>Please 1608_A-002_P2 SITE DIAGRAMS OPEN SPACE, to give better indication of the Open Space achieved.</p>



18 December, 2018

chindarsi architects

City of Vincent
244 Vincent Street
LEEDERVILLE WA 6007
Planning Services
Attention: **Karsen Reynolds**

Re: APPLICATION NO. 5.2018.368
Mixed-Use Multiple Dwelling Development #118 Angove Street, North Perth.
Revised Design in Response to REQUEST FOR ADDITIONAL INFORMATION

Dear Karsen,

With reference to the above mentioned project with Title particulars: Lot 89, Plan 1823, Volume 1503, Folio 977. We take this opportunity to provide written justification as follows for the various Request for Additional Information items in your earlier email.

1. Local Planning Policy 7.1.1 Built Form Policy

Amended plans and/or written justification are required addressing the following:

Clause 1.2 Setbacks

- o C1.2.3 – Level 3 proposes a 2m setback in lieu of 3m to the eastern boundary.
- o C1.2.3 – Level 3 proposes a 2m setback in lieu of 3m to the western boundary.
 - a. Our view is that LPP 7.1.1, C1.2.3 above refers to Table 5 of the Rd-Codes of WA as Deemed-to-Comply requirements for Town Centres. I believe this property is located on a Mixed Use zone instead per the LPP 7.1.1 Figure 1 Built Form Areas.
 - b. Our view of RD-Codes of WA Clause 6.4.1, C.4.2 refers to Table 5 where properties are higher density coded R80 & above. Clause C.4.1 prior, allows for R40 to R60 zones to apply Clause 6.1.4 Lot Boundary Setback per Tables 2a & 2b.
 - c. We see also that LPP 7.1.1, C1.2.1 allows NIL street setback for the first three stories & C1.2.2 allows NIL side boundary setback for the first two stories. The proposed development provides generous setback on those facades zones, instead of just NIL.
 - d. Being primarily residential in use, the proposal also has adhered to RD-Codes of WA Deemed-to-Comply requirements, especially with regard to the Eastern boundary facing the adjacent lot existing heritage residence.
 - e. The proposed development is predominantly setback 1.5m along the side boundary with only short sections at the Ground Floor with nil setback wall on boundary, the longest stretch being the 7.88m Office tenancy wall. This is in effect a roughly 25% reduction in physically building width bulk on the first two stories, which should be considered a large positive compensating open space contributing to the neighbours amenity.
 - f. The proposal complies with the Design Principles & Deemed-to-Comply Requirements per;
 - Clause 6.1.4 Lot Boundary Setback per Tables 2a & 2b. The side elevations have 4m wide recessed walls which provides articulation per R-code of WA Figure 4c. The recessed wall is 5m wide on level 3 of the Eastern façade where the wall height is more than 6m. The proposed façade recessed walls are setback 3m.

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- Clause 6.4.1 Visual Privacy C1.1 (i), (ii) & C1.2.
- Clause 6.4.2 Solar Access for Adjoining Sites, where the mid-day 20 June (Winter Solstice) Overshadowing is <10% of #116 Angove Street Adjacent Lot Site Area.
- g. On the East Façade, the level 3 Southern wall is tipped back as a mansard roof to further ameliorate the appearance of the building bulk & overshadowing. The ridge of that mansard roof is 2.8m from the side setback which would be very similar to a situation if a compliant 3m setback level 3 wall is done instead.

Clause 1.4 Ground floor design

- o The commercial tenancy requires a finished floor level to finished ceiling level height of 3.5m. Please provide this detail on the elevation plans.
 - a. The proposed development tenancy space is a small $\approx 27\text{m}^2$ NLA, intended as a unique one-off offering with a flexible range of permitted or discretionary uses under LPS2.
 - b. The activated frontage along Angove Street supports growth of the Mixed-Use precinct.
 - c. At least half of the total 37.47m^2 leasing area has **3.5m** high soffits;
 - d. The rest of the floor space has **3m** high soffits due to influence of the expanded deep soil zone elevated planters above.
 - e. That tenancy floor level shall not be lowered to gain soffit height in order to safeguard universal access from the street.

Clause 1.7 Landscaping

- o The development proposes 4.6% of deep soil area in lieu of the required 15% deep soil area.
Please refer to attached additional *1608_A-010_P1 SITE DIAGRAM – Deep Soils Zones*, indicating this revised proposal incorporates the following amendments;
 - Deep Soil Zones proposed on Ground is 40m^2 , which is notional 10.667% of the site area.
 - Deep Soil Zones proposed on elevated planters add another 26.28m^2 , which is brings the notional total to 17.7% of the site area.
- o The development proposes 52.1% canopy coverage in lieu of 80% required canopy coverage to the rear setback. 0% canopy cover provided to the side setbacks.
The City is not supportive of the abovementioned variations for the following reasons:
 - It is not considered that the proposed landscaping provides sufficient tree and vegetation coverage that creates a sense of open space between buildings.
 - It is noted that the provision of landscaping to contribute to canopy coverage is required in order for the City to consider the variations to the side boundary setbacks (as per local housing objective P1.2.5 for Clause 1.2 Setbacks). It is not considered that landscaping has been designed to reduce the impact of the development to the adjoining eastern residential property.
 - The proposed canopy cover is not considered to contribute to the City's green canopy.
 - The City suggests providing amended plans with a great amount of deep soil and canopy cover.
 Please refer to attached additional *1608_A-010_P1 SITE DIAGRAM – Tree Canopies*, indicating this revised proposal incorporates the following amendments;
 - Canopy coverage area of trees perceptible from Farmer Street is notionally 29.33m^2 .
 - Canopy coverage area of trees perceptible along the East boundary is notionally 38.35m^2 .

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- Canopy coverage area of landscaping perceptible along the West boundary is notionally 28.14m².
- General tree species & potential canopy size shall be captured in the *Landscape Soft-works Plan* by *REALM Studio*. We ask that this document submission be conditioned as part the Building Permit Stage documentation, if not ready at this juncture.

Clause 1.8 Environmentally Sustainable Design

- Please provide a statement addressing P1.8.2. Water capture and reuse may not be feasible in this development, however the City still needs to see evidence that it was considered and reasons for why it was not possible to implement.
- Please provide a table of preferred strategies for water savings such as the one shown for GWP on page 4 of the ESD Report.
- The abovementioned requirements will involve the ESD consultant generating a water report from the software that they used to generate the water graph on page 2 of the existing Report. The consultant already has this information in their system.
 - The amended *Target Setting Report* by *eTool Global* incorporating the information requested may not be ready at this juncture. When finalized, we seek your kind consideration that it be inserted with the rest of the lodged documentation.

Clause 1.10 Vehicle access and parking

- Please detail on the plans as to whether the garage door is visually permeable.
 - The parking aisle gate is steel framed with **75% open** (visually permeable) screen panels.
- The proposed crossover has a width of 5.2m in lieu of the permitted width of 5.0m.
 - The revised proposal has the Crossover driveway width is revised as **4976mm** wide.
- The crossover to Farmer Street requires a 500mm minimum setback from the western lot boundary.
 - The revised proposal indicates the Crossover edge **500mm** from the boundary corner.
- The existing crossover is not compliant with current specifications & will need to be replaced with concrete. The geometry can be modified at that time, but the crossover must be constructed at 90° to the kerb line & must directly line up with the proposed driveway location. It is noted this may require modifications to the existing verge and verge islands.
 - The proposed Crossover is **re-aligned perpendicular** to the Farmer Street boundary. The Crossover shall be upgraded to satisfy the prevailing requirements of the City of Vincent's Crossover Specification, including modifications to the traffic island as may be required.
- In terms of grades, a 1 in 20 fall is required to extend for 6.0m prior to the footpath.
 - The Crossover & Driveway slope is **1:20 gradient** at the steepest, as indicated by the proposed SFLs on *1608_A-101_P9 KEY PLAN SITE & GROUND FLOOR*.

2. Residential Design Codes Clause 6.2.3 Sightlines

Amended plans are required, addressing the following:

- The development proposes fencing to the eastern boundary >750mm in height right up to the Farmer Street boundary. The adjoining eastern properties driveway / parking area is therefore impacted by the fencing. Please cut back this colour bond fencing to ensure there is nothing above 750mm within 1.5m of the adjoining properties driveway as well as the subject properties driveway.

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- The eastern boundary Colorbond fence is shown to stop 1.5m primary street setback line.
- The adjoining western property has a structure on the shared boundary higher than 750mm, therefore impacting sightlines to the proposed driveway. The City is not supportive of this variation in its current form as it will reduce visibility for existing vehicles and may impact the safety of pedestrians on the adjacent footpath. The City recommends setting the proposed crossover and driveway further from the boundary and providing additional information demonstrating how the sightlines meet the relevant design principles (eg. mirrors, signage or traffic engineer report).
 - We propose to add a Convex Safety Mirror under-slab mounted above the dual bike bays to improve the overall visibility at this corner.
 - The adjoining driveway & footpath both slope up which encourages slowing down on approach, as opposed to a slope down or level situation.
 - This driveway area will be suitably well-lit to illuminate during low-light conditions.

3. Residential Design Codes Clause 6.3.6 Site works and Clause 6.3.7 Retaining walls

Amended plans are required, addressing the following:

- Please provide the proposed FFL's within the primary and secondary street setbacks (planter areas), ensuring levels are no more than 500mm from NGL.
 - Please provide a retaining wall plan that clearly identifies new retaining vs existing retaining or provide notes 'no new retaining proposed'
- Refer to these drawings which depict updated spot levels / SFLs requested;
- 1608_A-101_P9 KEY PLAN SITE & GROUND FLOOR
 - 1608_A-201_P9 KEY Elevations Façade
 - 1608_A-210_P9 KEY Elevations Boundaries
 - The eastern adjacent lot has existing paved car bays right off Farmer Street which may need retaining wall support to the boundary corner, to be determined & reconciled at BP stage/on-site.

4. Residential Design Codes Clause 6.4.6 Essential Facilities

Amended plans are required, addressing the following:

Store 2 & 4 require doors that open externally to ensure then entire store (4m²) is usable space.

Store 4 may require a sliding or roller door to ensure no conflict with the vehicle parking space.

- Store 1 swings in but still maintains the minimum 4m² area internal.
- Store 2 & 3 doors swing out.
- Store 4 has a roller door.

We take this opportunity to provide the requested updated colours & material, please refer to the attached *118 Angove Street_Finishes Schedule_Rev-181218*.

The general design approach was supported by the DAC in their approval. We summarize the minor amendments in the Residential Design Codes of WA criterion, due to the revised design.

6.1.4 Lot Boundary Setbacks

Lot boundary setbacks are compliant as follows:

Western Setback (side to #122 Angove Street):

This non-residential zone allows NIL side setback for the first two stories.

Eastern Setback (side to #116 Angove Street)

Ground Floor Office with Major openings & Bin Store

5.35m long by up to 3.5m high Wall (on slope)

- Office wall setback
- Bin Store setback

Allowable	1.0m
Provided	3.19m
Provided	1.5m

4.5m long by up to 3.5m Overall Store Walls (on slope)

Allowable	1.0m
Provided	NIL

Note: NIL setback is allowable as long as the wall length and height is in accordance with Table 4 of the R-Codes

First & second floors

No major openings to this side (windows are obscure glazed)

Up to 9m long by 9.5m high Wall along slope Bed 1 & Bed 2

Allowable	1.4m
Provided	1.5m

4m/5m wide by aggregate 8.485m high Recessed Wall to Bath/Laundry

Setback based on total wall length of up to 25m by 8.5m high

Allowable	3.3m
Provided	3.0m

Up to 9m long by 9.0m high Wall along Living Dining

Allowable	1.4m
Provided	1.5m

6.1.5 Open SpaceRefer to [1608_A-002_P2 SITE DIAGRAMS OPEN SPACE](#).R60 requires 40% OF 375m² Site Area or minimum 149.6m² Open Space.

The Proposed GROUND FLOOR provides 129.36m² of OPEN SPACE; which equates to ≈34.50%; this is ≈12.4% less than the 40% required.

The Proposed 1st FLOOR Outdoor Living Area provides 20.2m² Open Space.The Proposed 2nd FLOOR Outdoor Living Area provides 20.7m² Open Space.The total 170.26 m² Open Space, which equates to 45.4% of the Site Area, complies.**6.3.1 Outdoor Living Areas**

The proposal provides minimum outdoor living area of 10m² with a minimum dimension of 2.4m per unit as required for sites coded R60, per below;

	Type	PRA	O/D Living	car bays
1 st Floor Unit A	2 bed	83.59 m ²	10.0 m ²	1
1st Floor Unit B	2 bed	83.60 m ²	10.2 m ²	1
2nd Floor Unit A	2 bed	80.65 m ²	10.6 m ²	1
2nd Floor Unit B	2 bed	81.89 m ²	10.1 m ²	1

6.4.1 Visual Privacy

Visual privacy has been maintained through careful placement of windows, high sill windows or obscure glazing up to the 1.6m high above the internal floor levels. Cones of vision are shown on the drawings. There is minor overlooking at the front corner of the property but this should be considered of benefit to the neighbouring property as it provides passive surveillance to their street setback. This approach was supported by the DAC in their approval.

6.4.2 Solar access for adjoining sites

The allowable over-shadowing under the R-Codes in sites zoned R40 is 35% of the site area. Due to the orientation of the site the overshadowing of adjacent sites is very minor at less than 10% of the adjacent lot 419m² site area and is therefore compliant.

Do not hesitate to contact me or Whye Kay in our office if you have any further concerns with regard to this submission.

Regards,



Joe Chindarsi

Architect

Architects Board of WA Registration No. 1873 + No. 2168

Enc. Architectural Drawings DA Stage
 1608_A-002_P2 SITE DIAGRAMS OPEN SPACE
 1608_A-010_P1 SITE DIAGRAMS DEEP SOILS & TREE CANOPIES
 1608_A-101_P10 KEY PLAN SITE & GROUND FLOOR
 1608_A-102_P10 KEY PLAN FIRST FLOOR
 1608_A-103_P9 KEY PLAN SECOND FLOOR
 1608_A-104_P9 KEY PLAN ROOF & OVER-SHADOW
 1608_A-201_P9 ELEVATIONS FAÇADE
 1608_A-210_P4 ELEVATIONS BOUNDARY

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Image Depiction Proposed Development from Angove Street i



Image Depiction Proposed Development from Angove Street ii



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Image Depiction Proposed Development *from Farmer Street i*Image Depiction Proposed Development *from Farmer Street ii*

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Tiger Developments Pty Ltd

118 Angove ST, N PERTH, WA

Acoustics - Report for Development Application

19 OCT 2018

Sealhurst Pty Ltd
PO Box 862 | CANNING BRIDGE | APPLECROSS | WA 6153
ABN: 86 161 563 551
ACN: 161 563 551



Tiger Developments Pty Ltd

118 Angove St, N PERTH WA

Acoustics - Report for Development Application

OCT 2018

QA INFORMATION	
Project No	SEA-2018-027
Project Name	118 Angove St, N PERTH WA
Client	Tiger Developments Pty Ltd
Report Title	Acoustics - Report for Development Application
Filename	SEA-2018-027 RPT001_Rev0 [DA]
Revision	0
Reason For Issue	Development Application Submission
Authored By	David Kudla
Authorised By	
Issue Date	19 OCT 2018



DOCUMENT INFORMATION

Sealhurst Pty Ltd
 PO Box 862 | CANNING BRIDGE | APPLECROSS | WA 6153
 ABN: 86 161 563 551
 ACN: 161 563 551



PROJECT PARTNERS

Discipline	Entity	
Client	Tiger Developments Pty Ltd	
Architectural Design	Chindarsi Architects	
Structural Design	TBC	
Mechanical Design	TBC	
Electrical Design	TBC	
Hydraulic Design	TBC	

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DOCUMENT INFORMATION

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Sealhurst were appointed by Chindarsi Architects, on behalf of their client, Tiger Developments Pty Ltd to provide acoustic design, coordination and consultancy relating to proposed 3-storey multi-residential Townhouse development with commercial office tenancy Ground Floor, located at 118 Angove Street, NORTH PERTH, in Western Australia.

This report presents a summary of the current project acoustic design compliance status, in terms of criteria and requirements under City of Vincent Sound Attenuation Policy 7.5.21 (*The Policy*). Compliance or compliance advice is presented to achieve the cumulative acoustic design and noise control criteria contained thereunder, covering Inbound Noise (residential only), and Outbound Noise.

The Policy criteria is drawn from a national design framework of applicable acoustic criteria encompassed by AS2107:2016, Section F5 of the *National Construction Code (NCC, formerly the BCA)*, and *WA Environmental Protection (Noise) Regulations 1997* (incl. amendments). A summary of our report findings is presented below:

ARCHITECTURAL REQUIREMENTS

BUILDING FACADE - NOISE INGRESS & BUILDING ENVELOPE (GLAZING)

Section 3.4 of the Noise Attenuation Policy requires noise intrusion be assessed and resultant internal noise levels be demonstrated to achieve levels of 35 dB(A) in sleeping areas (bedrooms) and of 40 dB(A) in living/work areas and other habitable rooms. In order to assess the eventual conditions, a reliable assessment of existing noise in the vicinity of the new development site is required, so as to provide a basis for responsible design.

Sealhurst presented engineering staff to site to establish and conduct an objective noise monitoring survey of the existing environment, to provide this basis. Continuous noise levels were monitored over 6 consecutive days on site at the location of 118 Angove Street, on the existing property front yard, set back 5m from the Angove St carriageway road surface. Analysis has been undertaken which demonstrates existing site noise conditions typically range between 50- 55dB(A) during daytime periods, with occasional periods at >60dB(A) caused by incidental vehicular activity;

Our analysis demonstrates that the general conditions are fairly benign (i.e. do not present onerous conditions) due to the ~100m distance to the main traffic light intersection of Charles Street and Scarborough Beach Road. In this circumstance, glazing rated at a minimum performance of Rw 30dB is required to achieve internal design sound levels of <35dB(A) in bedrooms with awning-type windows (Second Floor) which were assessed during night time conditions. The rated glazing is due to the occurrence of incidental vehicle noise activity after 10 PM.

Rw 30dB may be readily achieved using 6mm float single glazing in standard framing, and where operable awning windows are proposed, must be fitted with effective compressible gasket seals to all jambs.

First Floor units with sliding door sets to private balconies must be fitted with 6.38mm laminate (Rw 33dB) OR 10mm float (Rw 34dB) glazed units due to the larger glazed opening (relative to the façade area), and the presence of operable seals to the door mechanism(s). In this instance, all operable jambs, head track and threshold must be fitted in robust frames, and incorporate effective, compressible gasket seals to provide an airtight fit when closed.

Lower (quieter) internal levels can be obtained at the client's discretion, typically through the specification of higher acoustic (Rw) performance glazing and acoustically treated ventilation openings.

EXECUTIVE SUMMARY

SEPARATING CONSTRUCTION PERFORMANCE BETWEEN RESIDENTIAL APARTMENTS

WALLS

City of Vincent Noise Attenuation Policy references the *National Construction Code (NCC)* as providing minimum requirements for acoustic separation for acoustic performance of separating walls and floors between individual adjacent apartment spaces, and for shared building services concealment.

In discussion with the project architect, we understand the typical building construction format for separating walls to be loadbearing cavity masonry, with reinforced concrete slabs at First and Second Floor. This type of wall construction exceeds the NCC minimum performance rating of $>R_w+C_{tr}$ 50dB hence the development is shown to comply with the minimum criteria.

Detailed notes are presented in Section 5.3 regarding proposed wall types and their application, and corresponding spatial mark ups are presented in Appendix B.1 which show where compliance criteria is applicable, notes on potential areas for additional consideration, and where practical at this stage, means to meet or exceed the standard for separating walls.

FLOOR/CEILING CONSTRUCTIONS

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

Vertical separation (floors) between Ground Floor and First Floor residential units are to be provided by reinforced concrete slabs at First and Second Floor, (assumed depth 200 – 257mm), and are understood to be supplemented above the slab by resilient matting where required; and below the slab (First Floor only) by a suspended ceiling in First Floor apartment space. This combination floor/ceiling detail will meet/exceed the airborne criteria of $>R_w+C_{tr}$ 50dB;

In addition to airborne sound transfer, consideration must be given to proposed floor coverings and associated build up detail to achieve a suitable level of impact sound amenity, and comply with *NCC* minimum performance criteria for impact sound.

Impact sound isolation describes the transfer of footfall, furniture movement and impact-generated sound, and in multi-residential settings, impact sound isolation performance is directly linked to perceptions of quality and privacy. Integral to the achieved ratings and resultant amenity of impact sound isolation are floor coverings:

- Use of carpet on foam underlay, over a 200 mm thick structural slab provides exceptional degree of impact sound isolation performance, typically rated at $\sim 45\text{dB } L_{n,w}$, which is significantly below the NCC minimum;
- Modern aesthetics and market expectation may imply use of hard floor coverings (such as timber flooring, tiles and the like) - where hard floor coverings are applied, the monolithic nature of a concrete mass floor slab equates to efficient transmission of impact noise, and additional treatments to the bare slab are required to achieve the minimum *NCC* impact sound isolation performance, (for compliance) and further improvements are often required to provide satisfactory amenity;

As the project is at DA stage, ceiling and floor finish details have yet to be finalised, as is appropriate for this stage of design, however the proposed format of concrete slab, w/resilient matting above, and suspended ceiling below the slab will comply with the NCC minimum criteria. To add value to the Principal client, and inform finishes selection decisions during design development, a robust and informative section is provided regarding the application of the *NCC* impact sound criteria, and its limitations as an appropriate criteria.

Advice and recommended design options are presented in Section 5.7, along with a table of comparative ratings to allow a base context to build ups and associated ratings.

EXECUTIVE SUMMARY

CONCEALED SERVICE DUCT WALLS

Formal advice is given for building services duct and concealment/isolation able to comply with the minimum services duct wall provisions of the NCC as applicable to residential apartments. Minimum construction types and advice is set out in Section 5.6, and applicable to all building services.

All penetrations through rated walls must be acoustically sealed – general detailing specification is provided, to be integrated with services specifications as design progresses.

BUILDING SERVICES - INTERNAL NOISE

MECHANICAL SERVICES

Internal mechanical services systems noise in this project is expected to be limited to internal apartment Air Conditioning (AC) FCUs only. We understand the proposed AC systems' exact models and corresponding external condenser unit (CU) locations have yet to be selected. Based upon our experience with typical residential AC FCU units, we anticipate the internally generated noise levels from internal FCUs will be within the acceptable criteria under *AS2107:2016* using readily available standard units. To ensure this occurs, an example specification would be to select FCUs with sound pressure level ratings of <41dB(A) at 1m from the unit.

NB – the internal fan coil unit (FCU) is as distinct from the external condenser unit (CU) component of the split system – current drawings show an individual isolated External Condenser Unit (CU) located in balcony space of the western First Floor apartment. We recommend this (and all similar CU(s) be mounted on appropriate, load rated anti-vibration mounts to avoid hum/noise disturbance into building structure from CU operations;

Specific advice re: Sound Power Level (SWL) limits are provided to ensure all residential AC CU system(s) are able to comply with *the Policy* Outbound Noise requirements, under *WA Environmental Protection (Noise) Regulations 1997* limits, as required under Section 3.3.2 (b)(i) of *the Policy*.

HYDRAULIC SERVICES

In association with minimum constructions for services duct walls, hydraulic services pipe work in service ducts adjacent to residential apartment space(s) must be wrapped in a suitable loaded vinyl or mineral fibre wrap. Options are NCC complaint details are provided for concealing hydraulic pipework within rated separating walls. In addition, all circulating pump equipment connections to hydraulic pipework must have flexible couplings.

ELECTRICAL SERVICES NOISE

Electrical services sockets must be installed with appropriate offsets when back-to-back in separating walls to comply with NCC minimum criteria for electrical services. Utilising a cavity masonry party wall construction, the appropriate offset is 100mm; Offsets may be vertical or horizontal.

SERVICES PENETRATIONS

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

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

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EXECUTIVE SUMMARY

ENVIRONMENTAL NOISE EMISSIONS COMPLIANCE

City of Vincent Noise Attenuation Policy requirements for environmental noise emissions refers the *WA Environmental Protection (Noise) Regulations 1997 (inc. amendments)* as the applicable statutory legislation covering all noise emissions from the new development. The Assigned Noise Level (ANL) limits have been determined based upon an Influencing Factor of 6, resulting in ANL limits of:

- 51 dB L_{A10} during daytime periods, 0700 – 1900;
- 46 dB L_{A10} during evening periods, 1900 – 2200; And,
- 41 dB L_{A10} during night-time periods, 2200 – 0700;

The calculated ANL limits are applicable to all noise emissions – identified herein as residential AC CUs located on individual apartment balconies.

Using a maximum manufacturer-rated sound power level of 62 dB(A), noise levels from individual CU's at a distance of 3m are predicted to be below 41dB(A) (most stringent case), hence are anticipated to comply with the ANL limits. Location of CUs to be determined as design is progressed.

CU's are typically broadband and steady-state in nature, hence tonality, modulation and impulsive penalties are not anticipated. Sealhurst recommend the final selections for procurement be reviewed prior to installation, in terms of octave band sound levels, to determine and any additional noise emissions sources not yet identified, be assessed to ensure the building is able to comply with the limits at all times.

CONSTRUCTION NOISE & VIBRATION

Finally, in anticipation of potential demolition and forward works on the site, Sealhurst have provided summary notes in Section 6.3 and Appendix G regarding management of noise and vibration during construction phase, to serve as preliminary guidance in terms of noise emissions during these phases. Control strategies and potential mitigation are presented for project reference and as a basis for any construction noise and vibration management plan which Council may request as the project design matures to construction phase.



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1 INTRODUCTION**1 INTRODUCTION****1.1 General Appreciation**

Sealhurst were appointed by Chindarsi Architects, on behalf of their client, Tiger Developments Pty Ltd to provide acoustic design, coordination and consultancy relating to proposed 3-storey multi-residential Townhouse development with commercial office tenancy Ground Floor, located at 118 Angove Street, NORTH PERTH, in Western Australia.

This report presents a summary of the current project design compliance status, in terms of requirements under City of Vincent Sound Attenuation Policy 7.5.21, and compliance or compliance advice to achieve the cumulative acoustic design and noise control criteria contained thereunder.

1.1.1 Acoustic Design Criteria

We understand the project is in the process of lodging formal DA approval, requiring submission of an acoustic report to demonstrate assessment and compliance with design criteria applicable under City of Vincent Sound Attenuation Policy No. 7.5.21, in order to proceed.

1.1.2 Policy 7.5.21 - Sound Attenuation

The City's Policy 7.5.21 - Sound Attenuation provides the reference for a cumulative set of acoustic and noise control design requirements and criteria, drawn from an integrated framework of existing Australian Standards and Statutory Legislation to provide residential accommodation able to attain minimum acoustic standards across the three primary design elements.

Sound Attenuation Policy 7.5.21 criteria can be summarised into three principal areas, as follows:

Environmental Noise Intrusion

- All elements of the external building envelope(s) must provide sufficient resistance to the ingress of external noise to meet internal noise levels of:
 - <35 dB(A) in sleeping areas; And,
 - <40 dB(A) in living/working areas and other habitable rooms

Noise Isolation Between Dwellings

- The design and the as-constructed **MULTI-RESIDENTIAL** built form (separating walls and floors) must comply with the minimum performance *Provisions of Section F5 of the National Code of Construction (NCC, formerly BCA)* regarding sound transmission and insulation;
- Building services which pass adjacent to the **MULTI-RESIDENTIAL** areas of the building must be treated in accordance with the minimum services isolation treatments defined in *Section F5 of the National Code of Construction (NCC, formerly BCA)* regarding sound transmission and insulation;

Environmental Noise Emission

- Any identified noise emissions introduced by the new development's construction to the surrounding area must comply with noise emissions limits as calculated under the *WA Environmental Protection (Noise) Regulations 1997 (inc amendments)*;

1 INTRODUCTION

1.1.3 Report Aims

The primary aim of our report is to communicate how the proposed development has been acoustically assessed and designed for the purpose of minimising the effects of noise intrusion and/or noise emissions, sufficient to meet each applicable element of referenced design criteria:

- Environmental Noise Intrusion;
- Noise Isolation between Dwellings, referred in *Policy* terminology as **"Inbound Noise"**;
And,
- Environmental Noise Emissions, referred in *Policy* terminology as **"Outbound Noise"**.

Our report will achieve this by presenting a technical assessment of each applicable element of the project via detailed site appraisal and current project design information. The format of the report is set out in individual sections which present each criterion, and current design compliance status (or compliance advice) for each relevant building element (e.g. building envelope, separating floor construction etc).

It is intended that our report will comprise one part of the integrated DA submission of cross-disciplinary documentation, pursuant to an application for Development Application, such that the project is able to progress through the approvals phase(s) to achieve detailed design, Building Permit approval, and ultimately to Construction Phase.

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1 INTRODUCTION

1.2 Project Inputs

1.2.1 Schedule of Architectural Drawings

The assessment has been carried out based upon milestone design architectural drawings supplied by Chindarsi Architects. A schedule of these reference drawings is presented in Appendix A.1. Details are current at the date of this report (19 OCT 2018).

1.2.2 Integration of Building Services Design Elements

The completed building assessment must necessarily consider Structural, Mechanical, Electrical and Hydraulic elements as a single integrated design, able to achieve the cumulative acoustic requirements.

Where drawn documentation/design information is not yet available, each building design element is identified against the applicable criterion requirement, and compliance (or guidance advice) is presented.



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2 PROJECT CONTEXT

2 PROJECT CONTEXT

2.1 Development Definition

2.1.1 Proposed Development Site – No. 118 Angove Street

The planned project is currently an existing property situated between existing residential properties on Angoves Street, some 100m east of the junction with Charles Street, a main thoroughfare through the mixed-use suburb of NORTH PERTH. The proposed site is indicated as an approximate sized 12m x 26m block running general north-east between the parallel street frontages of Angove Street, and Farmer Street, a quiet laneway street running west-east residential street to the east extent of the site.

The proposed design is to be a cavity masonry construction with a combination of cladding and glazed elements, and lightweight pitched roof with operable skylight/awning windows at upper level. The development will provide 4 x 2-bedroom apartments over Ground Floor office tenancy over a new built 3 storey construction. The development will provide residents car garage with 4 individual resident bays, accessed from an on-grade laneway that runs the length of the site between Angove Street and Farmer Street.

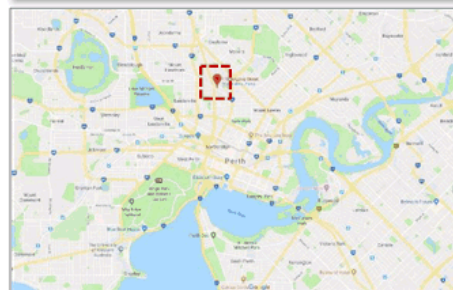
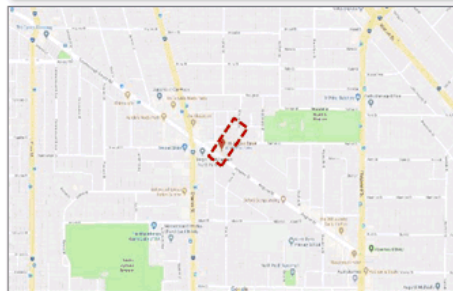
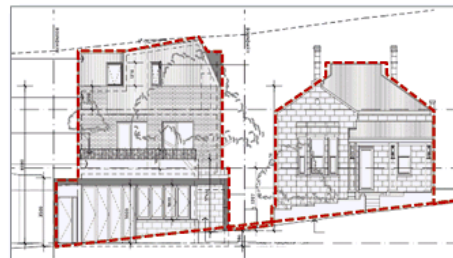
The development site locale is (approximately) 3km north of the CBD, in the suburb of North Perth - Charles St runs north-south from it's northern extent (Wanneroo Road junction) to the Kwinana Freeway on-ramp with 118 Angove Street situated just east of major intersection of Scarborough Beach Rd/Angove St/Charles St which represent 1 x "Major" and 2 x "Secondary" road(s) within a 450m radius of the site, implying road traffic noise as a potential design consideration.

The site is ~2km south of Dogswamp/Yokine Shopping Centre, which provides local amenities, general surrounding area is comprised of commercial and mixed purpose land use.

Public bus services routes run north-south on Charles St, offering easy transportation to/from the CBD, with access to the Mitchell/Kwinana Freeway(s) (north south).

Section 3 presents details of our site assessment and objective noise data used for building envelope design.

A representation of the proposed development design and current site condition is shown in the cascaded images (right) in its immediate surroundings, and further afield its geographical context to Perth CBD.



3 EVALUATION OF LOCAL ENVIRONMENT

3.1 Existing Local Noise Climate

3.1.1 Summary of Relevant Noise Sources

As is evident from images taken during a number of attended noise monitoring survey periods, the development site is approximately 100m away from Charles Street which carries an annual average weekday traffic (AAWT) flow of >27,950 vehicles, presenting a Major State distributor route flowing north south from the City. Consequently, road traffic noise is constant, punctuated by individual vehicle, truck/HGV and motorcycle pass-by noises, "hoon"-type vehicle acceleration noise, and public services vehicles.

At various times during attended and unattended monitoring power tools could be heard from the neighbouring Industrial-type premises, currently occupied by a motor mechanics business, along with general ambient sounds consistent with a residential setting.

Weekdays produced a consistent pattern of onset and receding of daily noise level, demonstrating a slight increase in sound pressure levels (+3dB(A)) than was evident on the surveyed weekend period. This was attributable to typically greater daily traffic flow on weekdays, particularly morning and evening "rush hour" periods. Intermittent periods were identified with peak noise events from individual vehicle pass by activity, occasional police sirens, unrestricted (loud) motorcycles and the like.

Weekday road traffic noise onset steadily occurs between 4-5AM which implies that road traffic noise levels apply during daytime and night time periods. This is a feature of the area and is reflected in our design for bedroom envelope glazed specification. Results, summary objective values and analysis from the noise survey data is presented in Section 3.3.2.

Despite the relative proximity of the site to established transport routes, the acoustic climate is fairly benign (i.e. low noise) and does not present any onerous acoustic requirements to the multi-residential design. Calculations are undertaken in Section 4 to demonstrate the existing noise climate can be adequately controlled by incorporating acoustic design principles and use of minimum-rated glazing units within the building envelope construction.

Accompanied by careful selection of mechanical building services plant equipment for heating and cooling, the project design can be successfully integrated to engage with the local environmental noise sources whilst providing the required amenity from (and contribution to) local external noise.



3.2 Existing Environmental Noise Assessment

3.2.1 Designing for Noise Ingress

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

In order to make acoustically-compliant and cost-effective design decisions to satisfy internal noise level criteria, the building façade, (specifically building envelope materials selections), must consider and ensure appropriate acoustic ratings for walls, glazing units and ventilation openings within the primary building envelope construction. These decisions allow the building to successfully engage with the identified local environmental noise sources whilst retaining the required internal noise amenity in residential apartment areas.

Our approach to satisfy City of Vincent Policy-nominated internal design sound level criteria is to use a detailed determination of reliable sound data, obtained during our detailed noise survey of the area. The process was undertaken specifically to address this requirement and to accurately assess the development in terms of external noise. Noise survey analysis offers a practical relevance to any building facade design options, and provides an objective baseline which can be very useful as a strategy to demonstrate responsible project design.

Survey data can also provide useful project information in terms of noise emissions from the development (noise egress), for example plant room ventilation grilles and exhaust fan outlets to atmosphere, which serve the building.

3.2.2 Measurement Equipment Details

Attended and logged measurements were recorded using a Norsonic Nor140 Type 1 Sound Level Meter. The meter complies with all relevant specification standards for Type 1 integrating sound measurement equipment and was within a valid laboratory-calibration period at the time of survey. The meter also satisfies all relevant and applicable Australian Standards for acoustic measurement devices, including Schedule 4 clauses contained within the *Environmental Protection (Noise) Regulations 1997 (inc. amendments)*.

The meter was field-calibrated before and after the measurement series, which consisted of continuous data logging with synchronised measurements stored in 5 minute intervals. All measurements were taken in accordance with the relevant guidance in *AS1055.1-1997: Acoustics – Description and Measurement of Environmental Noise, Part 1: General Procedures*.

Details of the measurement equipment are presented below:

Equipment Type/Model	Serial No.	Calibration Cert. No.	Last Calibration Date
Norsonic Nor140	1406036	2810J3578	2018-09-21
Norsonic Nor 1251	34172	647J3578	2018-09-21

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

3.3 Design Sound Level Data

3.3.1 External Noise – Summary Average Design Sound Level Data

The table below presents continuous measurements taken over the course of the survey period as energy or statistically averaged single figure values (as appropriate) across day, evening and night time periods respectively, to generate reference levels for assessment of building facade and surrounding environment. Equivalent (L_{Aeq}), Maximum (L_{Amax}) and Minimum (L_{Amin}) and statistical noise indices L_{A1} , L_{A10} and L_{A90} sound level data is presented to offer an overview of the local acoustic environment.

A summary of this broadband design sound level data is presented below.

Measurement Location	Period	$L_{Aeq,T}$ (dB)	L_{A1} (dB)	L_{A10} (dB)	L_{A90} (dB)	L_{AFmax} (dB)
118 Angove Street, along the south fence line of the site block, at street level.	Day time (0700-1900 hrs)	54.9	62.6	55.6	45.4	92.7
	Evening Time (1900-2200 hrs)	50.9	59.6	52.6	40.9	85.6
	Night time (2200-0700 hrs)	47.9	54.8	47.2	34.3	85.9

3.3.2 Comment on Survey Data

Measurements were recorded at a location near the west end of Angove Street where it intersects Charles Street, on the existing property near the southern fence line at street level. Recorded levels are typically fairly low, at ~55dB(A) during day time periods;

Our noise monitoring location (indicated orange) was partially screened by security fencing, hence we have made provision of a +5dB(A) correction (added to measured levels) to account for noise incident upon (multi-residential) First and Second storey windows.

This was not a requirement for day time noise levels, as under the applicable *Policy* standard, Angove St internal spaces are bedrooms, assessable during night time conditions only; However, in our opinion assessing bedroom spaces during (higher noise level) daytime conditions presents a worthwhile assessment exercise, to demonstrate the robustness of the design solution, against the *Policy* **Inbound Noise** criteria.



Annotated 24 hour plots of noise level over the survey period are included in Appendix D.1 which identify ambient and general background noise levels, incidental “peak” occurrences from incidental noise sources such as passing cars, motorcycles, bird song and passing HGV/truck movements.

On the basis of this environment we have used a daytime noise spectrum summing to 55 dB(A) to assess the Angove Street frontage units. Similarly, a night time noise spectrum summing to 48 dB(A) was used to determine internal noise levels to assess bedrooms, in accordance with *AS2107:2000*, based upon the upper range of representative levels observed after 22:00.

4 ACOUSTIC DESIGN FOR EXTERNAL NOISE

4 ACOUSTIC DESIGN FOR EXTERNAL NOISE

4.1 Applicable Criteria

4.1.1 Policy Sound Attenuation 7.5.21 – Section 3.3.2

Section 3.3.2 of the City of Vincent Sound Attenuation Policy, Clause (a), prescribes specific minimum acoustic performance criteria, applied to finished internal residential space, in order to achieve compliance with the Policy standards. An extract from the Policy is reprinted below for direct reference:

“3.3.2. The following minimum standard shall be applied as the relevant reference criteria upon which the Acoustic Report is to be prepared:

- (a) Inbound Noise (Residential Development)*
 - i. Residential buildings are to be designed to achieve the following sound levels:*
 - *Leq 35 dB(A) in sleeping area (bedrooms);*
 - And,*
 - *Leq 40 dB(A) in living/work areas and other habitable rooms.*
 - a. L_{eq} 35 dB(A) in sleeping areas (bedrooms); and*
 - j. L_{eq} 40 dB(A) in living/work areas and other habitable rooms.”*

Acoustic design compliance is determined by comparison of predicted internal sound levels, derived from the external measured environment, against the prescribed criteria. An allowance is made for building service noise within the predicted compliance ratings for contributions from both external noise ingress AND with building services systems operating.

Predicted internal noise level calculations are then optimised using known façade material acoustic (R_w) properties to determine an internal sound level result, able to attain the standard for internal residential areas. It follows that, where any improvement in acoustic (R_w) performance façade material is specified, over and above the minimum calculated value, thereupon would equate to quieter internal noise levels within the various internal areas, and hence an improved (quieter) acoustic amenity for eventual occupants.

Particular note must be taken where bedrooms are concerned, whereby under the parent reference standard *AS2107:2016*, the methodology states that sleeping areas must be assessed (i.e. internal noise levels calculated) using noise data measured during the night time hours of 2200-0700.

4.2 Compliance Calculation Methodology

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

4.2.1 Elemental Sound Reduction Index (R) Data

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

Data is given in the form of a sound reduction index value " R_i " (dB) for each octave band centre frequency over the range 125Hz-4kHz, along with a weighted single-figure rating value R_w (dB). Sealhurst maintain a large

4 ACOUSTIC DESIGN FOR EXTERNAL NOISE

volume of sound reduction index data for common and specialist building elements, construction types and finishes to allow the calculation and facade optimisation process.

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

4.2.2 Composite Sound Reduction Index

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

The Sound Reduction Index (R_w) performance characteristics of each individual facade element (and any known penetrations) are summed together in octave bands (63Hz-4kHz), and mathematically weighted according to their relative 'elemental' facade area. The resultant figure is the composite sound reduction index (R_w) performance of the building facade and is typically dictated by the 'weakest' element of the construction, which in many cases can be glazing, ventilation louvers or other building penetrations.

Once the composite performance is calculated, representative noise spectra obtained during our site noise survey is applied to the composite building facade performance to optimise the building facade materials, identifying the minimum and/or best cost-versus-performance parameters to apply to the building in terms of the specification of the building facade's glazed elements. A more complete description of the calculation and reference standards are included in Appendix C.1 of this report.

4.2.3 Sound Reduction Index Data of Proposed Building Façade Elements

From the current (*Ref Appendix A.1*) design documentation and discussion with the project architect, we understand the typical building envelope construction format to multi-residential space(s) to be:

- Loadbearing cavity masonry/masonry veneer and sliding door sets to private balconies, with reinforced concrete slabs at First Floor; And,
- Combination of masonry veneer and Lysaght custom orb metal deck roof sheeting on structural truss framing, and skylight/awning windows forming the upper level (Second Floor) facade glazed elements;

Glazed elements in any building are an essential part of facade design, however glazing pane and frame combinations are less acoustically robust than cavity masonry and/or appropriately clad and insulated lightweight framed construction. Logically, the (acoustic) performance of the overall facade design and consequent internal noise amenity is therefore dependent upon the selection of appropriate glazing, frame and installation detailing.

Critical to the performance of any building envelope is the specification of acoustic (R_w) performance of the glazing panes/framing system, and the integration of the glazing framing systems within surrounding cavity masonry structure. In this project this inter-element specification, and subsequent installation on site will be key to achieving the required resistance to the ingress of external noise to meet the prescribed internal sound level design criteria.

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4.3 Predicted Internal Noise Levels – Residential Spaces

4.3.1 Assessment of Recommended Glazing Specification – Predicted Internal Noise Levels

Our analysis is presented below in the following table details minimum R_w ratings and glazing format to achieve the prescribed internal design sound level criterion, from existing external noise sources:

Internal Area	Min. R_w (dB) Resultant Internal Level (dB(A)) Glazing Format			
	L_{Aeq} (dB(A))	Predicted Internal Level	Minimum Recommended Glazing R_w rating	Equivalent Type
Apartment Space				
First Floor Bedrooms – Angove St	<35dB(A)	29.0dB(A)	R_w 33-34dB	6.38mm lam (R_w 33), 10mm float (R_w 34);
Second Floor Bedrooms – Angove St	<35dB(A)	26.7 dB(A)	R_w 30dB	6mm float

NB: Predicted internal levels are based upon hard floor coverings in bedrooms throughout, indicated as “Timber” on current drawings set; Use of hard floor coverings increases predicted reverberation time and consequently increase predicted internal noise levels by up to 2-3 dB(A). Where carpeted flooring is adopted, we would expect to see predicted internal levels reduced, by up to 2 dB(A).

4.3.2 Comment on Results

Analysis has been undertaken during daytime and during night time noise conditions to meet City of Vincent Sound Attenuation Policy 7.5.21, defined as ≤ 35 dB(A) in Bedrooms, assessed at night.

Our analysis demonstrates that the general conditions are fairly benign (i.e. do not present onerous conditions) due to the ~100m distance to the main traffic light intersection of Charles Street and Scarborough Beach Road. In this circumstance, glazing rated at a minimum performance of R_w 30dB is required to achieve internal design sound levels of <35dB(A) in bedrooms with awning-type windows (Second Floor) which were assessed during day and night time conditions. The rated glazing is due to the occurrence of incidental vehicle noise activity after 10 PM.

R_w 30B may be readily achieved using 6mm float single glazing in standard framing, and where operable awning windows are proposed, must be fitted with effective compressible gasket seals to all jambs.

First Floor units with sliding door sets to private balconies must be fitted with 6.38mm laminate (R_w 33dB) OR 10mm float (R_w 34dB) glazed units due to the larger glazed opening (relative to the façade area), and the presence of operable seals to the door mechanism(s). In this instance, all operable jambs, head track and threshold must be fitted in robust frames, and incorporate effective, compressible gasket seals to provide an airtight fit when closed.

Lower (quieter) internal levels can be obtained at the client’s discretion, typically through the specification of higher acoustic (R_w) performance glazing and acoustically treated ventilation openings.

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4.3.3 Glazing Specification Coordination

Glazing specifications are for acoustic performance (R_w) only and must be correlated with ESD/energy requirements and integrated into the façade design at an early stage. Architectural window (and door) schedules should nominate the R_w rating AND the pane/laminate thickness during documentation to ensure a fully coordinated building design solution. R-values and energy-specific coatings may influence glazing type;

4.4 Building Envelope Design Considerations

4.4.1 Notes on Glazing Installation

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

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

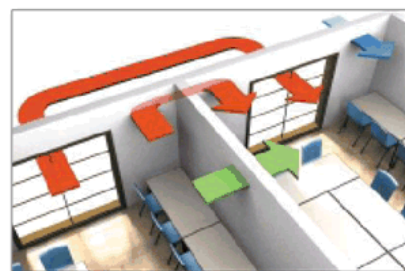
Special attention must be taken during installation of any sliding door sets to ensure they are well fitted with a robust closing mechanism to avoid introducing acoustically weak transmission paths for noise to enter through the façade. Balcony door sets and frames must be supplemented with compressible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

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

4.4.2 Flanking Transmission

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

The preferred building methodology for this project is understood to be composed of cavity masonry, insulated framed cladding walls (lightweight) and glazed wall elements in a composite system. The composite façade is considered to be able to provide robust resistance to the passage of sound when fully sealed and properly detailed during construction.



In order to ensure that this performance is not compromised at junctions with building penetrations, and at junctions with external cladding elements, the following measures must be taken:

- Junction detailing at window frames are stuffed with glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;
- ALL voids between building penetrations and cavity masonry wall systems must be packed/stuffed glass wool insulation off cuts and sealed with a dense mastic bead of minimum depth 10mm;

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

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

4.4.3 Notes for Glazing Schedule and Drawings

Sealhurst recommend the project architect annotate building plans with the following notes regarding glazed elements installation notes to allow the builder to follow the necessary detailing.

Installing Contractor to Ensure:

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

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

4.4.4 Ventilation Openings

In some instances, ventilation grilles exhausting air to atmosphere create paths for external noise to enter the building which can negate the engineered glazing/façade wall performance if not appropriately considered during design. Ventilation openings should be located away from sensitive spaces where practicable. Where ventilation openings enter bedrooms or living spaces, internal ductwork linings, acoustically absorptive baffles or attenuating louver grilles may be used to ensure the building faced retains its design resistance to noise ingress.

4.5 Roof Construction

4.5.1 Rain Noise

The roof and ceiling construction(s) are indicated as Lysaght custom orb metal deck roof sheeting on structural truss frames, Ref: DWG A201 Rev. P7. A common issue with lightweight profile steel roof sheeting systems over framing is the acoustic response to excitation from falling rain.

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

Generally speaking, rain noise is excluded from any standard classifications for environmental noise and its transitory nature and difficulty in field testing implies no fixed criteria to be achieved. However, levels as high as 70 to 80 dB L_{Aeq} can be generated during downpours Mitigation of Rain Noise

Where lightweight roof sheeting is installed, the issue of rain noise can be mitigated at nominal additional cost by the appropriate consideration during design of the installation of acoustic and thermal insulation layers usually already present, between critically connected roof elements.

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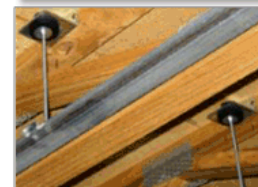
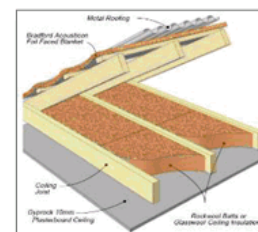
An acoustically absorptive quilt must be installed to be laid in the ceiling void as part of the Mechanical and Hydraulic services treatments detailed in Section 5.8.2 to absorb reverberant noise within roof cavities, therefore this insulation quilt is anticipated to be coordinated into the roof construction already, providing a quietening function assisting in rain noise mitigation.

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

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

As an additional measure, resilient hangers can be used to suspend the plasterboard ceiling layer for maximum rain noise attenuation in the detail shown. These are NOT REQUIRED to attain compliance, but may be added to provide an improved level of internal amenity during rain fall/downpours.

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



4.6 Additional Notes on Predicted Internal Noise Amenity

4.6.1 Installation Detailing

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

4.6.2 Design Review, Inspection and QA

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

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



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5 INTERNAL SOUND TRANSMISSION & INSULATION

5.1 Applicable Criteria – Class 2 Residential Areas

5.1.1 Section F5 NCC - Noise Isolation Between Dwellings

Section 3.3.2 Clause (ii) of the City of Vincent Sound Attenuation Policy 7.5.21, references specific minimum acoustic performance criteria for minimum separating construction between adjacent apartment units, in order to achieve compliance with the Policy standards. An extract from the Policy is reprinted below for direct reference:

“3.3.2. The following minimum standard shall be applied as the relevant reference criteria upon which the Acoustic Report is to be prepared:

- a. Inbound Noise (Residential Development)*
- ii. Residential developments are to be constructed to meet the requirements of the National Construction Code Series 2012 Building Code of Australia Part F5”.*

As the principle standard for the design and construction of buildings in Australia, the *National Construction Code (NCC)*, formerly the *BCA* defines aspects of performance applicable to each type of classification of building, depending upon its use. As a Class 2 multi-residential development, minimum acoustic separation is determined by the *NCC Section F5 - Sound Transmission and Insulation*, which regulates acoustic (separation) performance between adjacent residential spaces via the prescription of minimum standards for the design and construction of separating wall and floor constructions.

The following general Performance (FP) clauses apply:

Clause FP5.1 - Floors separating-

- (a) *sole-occupancy units*; Or,
- (b) a *sole-occupancy unit* [sic] from a plant room, lift *shaft*, stairway, *public corridor*, public lobby, or the like, or part of a different classification

must provide insulation against the transmission of airborne and impact generated sound sufficient to prevent illness or loss of amenity to the occupants.

Clause FP5.2 - Walls separating sole occupancy units, or a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby, or the like, or part of a different classification, must provide insulation against the transmission of-

- (a) airborne sound; and
- (b) impact generated sound, if the wall is separating a bathroom, *sanitary compartment*, laundry or kitchen in one *sole-occupancy unit* from a *habitable room* (other than a kitchen) in an adjoining unit,

sufficient to prevent illness or loss of amenity to the occupants

Clause FP5.3 - The *required* sound insulation of a floor or a wall must not be compromised by-







- (a) the incorporation or penetration of a pipe or other service element; or
- (b) a door assembly.

In addition to general performance clauses FP5.1, FP5.2 and FP5.3, additional specific clauses applicable to Class 2 buildings are detailed under “*Deemed-to-Satisfy*” Provisions. Clauses **F5.4 (a) (i) and (ii)**, for floor constructions, **F5.5 (e)** for full height walls, and **F5.6 (a) (i) and (ii)** for concealed service duct walls are also directly applicable.

5 INTERNAL SOUND TRANSMISSION & INSULATION

5.1.2 Summary of Performance Criteria

The application of the above Clauses has been simplified and summarised in the Table below, and coordinated with the Performance criteria and "Deemed-to-Satisfy" provisions of the NCC. Detailed mark ups of the applicable criteria are presented in Appendix B.1, which shows minimum performance requirements for all separating constructions, and any additional notes pertinent to compliance.

Clause	Performance Requirement	Applicable To	Mark Up Annotation
FP5.2 (a)	R_w+C_{tr} of <u>not less</u> than 50dB for a wall separating "like-spaces" in adjacent <i>sole-occupancy units</i>	Separating walls between like-spaces e.g. "habitable-to-habitable"	
FP5.2 (a)	R_w of <u>not less</u> than 50dB for a wall separating a <i>sole-occupancy unit</i> from an adjoining part of a different classification the development	Separating walls between <i>sole-occupancy units</i> and parts of a different classification e.g. "public corridors, stairway etc."	
FP5.2 (b)	R_w+C_{tr} of <u>not less</u> than 50dB AND incorporating a discontinuous construction between habitable (e.g. living room, bedroom) and wet area (e.g. bathroom, laundry, kitchen) adjacencies; OR between a <i>sole-occupancy unit</i> and a plant room or public corridor	Specific separating walls between <i>sole-occupancy units</i> and kitchen, bathroom, laundry, plant room or lift shaft	
F5.6 (a)(i)	R_w+C_{tr} of <u>not less</u> than 40dB between habitable rooms and soil, waste and water supply pipes serving more than one <i>sole-occupancy unit</i>	Service duct walls passing adjacent to "habitable" areas	
F5.6 (a)(ii)	R_w+C_{tr} of <u>not less</u> than 25dB between non-habitable rooms and soil, waste and water supply pipes serving more than one <i>sole-occupancy unit</i>	Service duct walls passing adjacent to "non-habitable" areas	
F5.5 (b)	A door may be incorporated in a wall in a Class 2 or 3 building that separates a <i>sole-occupancy unit</i> from a stairway, public corridor, public lobby or the like, provided the door assembly has an R_w <u>not less</u> than 30dB	Doors separating <i>sole-occupancy units</i> from public areas	
FP5.1 / F5.4 (a)	R_w+C_{tr} of <u>not less</u> than 50dB for a floor separating <i>sole-occupancy units</i> or separating a <i>sole-occupancy unit</i> from a plant room, lift shaft, stairway, public corridor, public lobby etc.	Separating floors between <i>sole-occupancy units</i> or between <i>sole-occupancy units</i> and a plant room, public corridor etc.	Floors (noted on Mark ups as required)
FP5.1 / F5.4 (a)	L_{nw} (impact) of <u>not more</u> than 62dB for a floor separating <i>sole-occupancy units</i> OR a <i>sole-occupancy unit</i> from a plant room, lift shaft, stairway or public corridor	Separating floors between <i>sole-occupancy units</i> or between <i>sole-occupancy units</i> and plant room, public corridors etc.	Floors (noted on Mark ups as required)
F5.5 (e)	Where a wall that is required to have a min. sound insulation performance has a floor or roof above, the wall must continue to the underside of the floor or roof or a ceiling that has the same sound insulation as the wall	Separating walls to underside of adjoining roof structure	Noted on Mark ups as required

5.1.3 Notes on Discontinuous Wall Construction Requirements

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

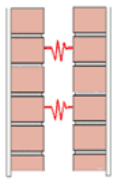

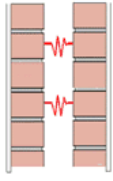

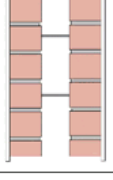

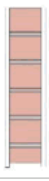
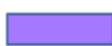


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In this project, the primary separating construction shown as cavity masonry – to achieve **discontinuous construction** in cavity masonry, the project must use resilient type ties. This construction is considered under the “*Deemed-To-Satisfy*” provisions for **discontinuous** criteria, hence automatically complies. i.e. no additional wall leaves are anticipated as required under the current scheme.

5.1.4 Review and Recommendations for Minimum Separating Wall Constructions

Separating wall types are required to meet the range of criteria set out in 5.1.2 pending apartment internal room “type” adjacency and use. In discussion with the project architect, we understand the typical building construction format for separating walls to be loadbearing cavity masonry, with reinforced concrete slabs at First and Second Floor. This type of wall construction exceeds the NCC minimum performance rating of $>R_w + C_{tr}$ 50dB hence the development is shown to comply with the minimum criteria.

The table below summarises our review of the preliminary separating wall type options and details:

Min. Rating	Reviewed Construction Detail	Schematic	Applicable To	Mark Up Annotation
$\geq R_w + C_{tr}$ 50 dB	250 CAVITY BWK WALL 90/70/90 Cavity masonry, assume standard ties and no insulation		Separating walls between like-spaces e.g. “habitable-to-habitable”	
$\geq R_w + C_{tr}$ 50 dB plus discontinuous	250 CAVITY BWK WALL 90/70/90 Cavity masonry, assume standard ties and no insulation NB – where discontinuous construction is required, Matrix wall types comply with this requirement;		Specific separating walls between adjacent <i>sole-occupancy units</i> habitable space and non-habitable space (i.e. kitchen, bathroom, laundry) in a separate apartment	
$\geq R_w$ 50 dB	250 CAVITY BWK WALL 90/50/90 Cavity masonry, assume standard ties and no insulation		Separating walls between <i>sole-occupancy units</i> and parts of a different classification e.g. “public corridors, stairway etc.”	
$\geq R_w + C_{tr}$ 40 dB	Single skin 90mm brickwork OR 64mm stud frame clad to one side with 2 x 13 mm plasterboard – recommend 50mm insulation quilt to be retained within service duct		Service duct walls passing adjacent to “habitable” areas	
$\geq R_w + C_{tr}$ 25 dB	Single skin 90mm brickwork OR 64mm stud frame clad to one side with 1 x 13 mm plasterboard – recommend 50mm insulation quilt to be retained within service duct		Service duct walls passing adjacent to “non-habitable” areas	

Detailed notes are presented in Section 5.3 regarding proposed wall types and their application, and corresponding spatial mark ups are presented in Appendix B.1 which show where compliance criteria is applicable, notes on potential areas for additional consideration, and where practical at this stage, means to meet or exceed the standard for separating walls.

5 INTERNAL SOUND TRANSMISSION & INSULATION

5.1.5 Building Services Penetrations

R_w/R_w+C_{tr} values describe direct airborne sound transmission performance through a particular partition type when tested in laboratory conditions and under strictly controlled circumstances. A fully sealed, field-installed partition without penetrations may be expected to meet an equivalent field performance of separation. However, once separating walls are penetrated, the penetrations can severely undermine the design performances, and hence must be treated.

NCC Section F5 Clause FP5.6 of states:

"The required sound insulation of a floor or a wall must not be compromised by the incorporation or penetration of a pipe or other service element"

Where building services penetrate acoustically-rated separating walls, each penetration should be subject to a "pack-and-seal" detail. All void space between the penetration aperture and building service must be packed with a mineral wool or glassfibre insulation batt off-cut, and sealed with a dense mastic bead of minimum depth 10mm, in all cases. This standard acoustic detail should be documented as part of the Construction Drawings documentation set. Site QA during construction phase can then be referenced to the Standard Detail to ensure weaknesses that would negate the design performance of the separating wall are not introduced on site.

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

Section F5 of the referenced NCC states:

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

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

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

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

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

*"(c) **Sheeting materials** –*

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

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

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

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

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

(i) bedded in resilient compound

(ii) the joints must be caulked so that there are no voids between the framing.

5 INTERNAL SOUND TRANSMISSION & INSULATION

5.2.1 Full Height Walls to Underside of Roof Construction

Clause F5.5 (f)(i) Section F5 of the NCC states:

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

In the case of Ground Floor and First Floor loadbearing cavity masonry walls and the like, any acoustically-rated separating wall constructions are inherently full height and sealed to the underside of the supported slab over, hence complies. In the case of Second Floor party and apartment boundary (acoustically-rated) walls, these walls are to be sealed to underside of lightweight roof sheeting over, in order to comply.

Where full height cavity masonry to underside of roof sheeting is not preferred, an equivalent appropriately rated sealing detail to be incorporated at the head of the Second Floor wall junction with roof sheeting over, the void space between partition apex and roof sheet must be clad with an infill wall of double skin 13mm FR plasterboard on framing detail, hand-packed/stuffed with a mineral wool or fibreglass insulation batt off-cut, and sealing with a dense mastic bead, min 10mm depth. The infill wall detail must be installed to continue the separating wall to the underside of roof sheeting, and be packed and sealed as above to form an effective acoustic (and fire) seal.

This wall detail is recommended to be coordinated with the fire engineer and architect, AND included in the architectural Tender drawing set details. Appropriate inspection and on-site QA checking should be carried out to ensure the installation is effective.

5.3 Assessment of Proposed Separating Wall Constructions

5.3.1 Separating Walls between Adjacent Apartments

Walls directly separating adjacent habitable spaces, or adjacent wet areas in separate apartments must meet or exceed $R_w + C_{tr}$ 50 dB. . In discussion with the project architect, we understand the typical building construction format for separating walls to be loadbearing cavity masonry, with reinforced concrete slabs at First and Second Floor. Using standard bricks (e.g. min 5.2kg per unit) in a common 90/70/90 format, this wall construction is rated at $R_w + C_{tr}$ 53dB, hence fully complies with airborne sound requirements.

Though not a requirement, the addition of an insulation quilt (e.g. 50mm thick, min density 11kgm^{-3}), between masonry leaves significantly increases the airborne sound separation performance of the cavity masonry, and may be included at developer discretion.

5.3.2 Separating Walls between Adjacent Apartments – Discontinuous Construction

Where walls directly separate adjacent apartment areas of a different type (e.g. habitable to wet area adjacency), the NCC applies the additional requirement of **discontinuous construction** – that is, any wall must meet or exceed $R_w + C_{tr}$ 50 dB and have a clear 20mm cavity between adjacent two separate leaves, as a means to control impact generated sound. In the case of cavity masonry, the NCC requires that to comply with this criteria, resilient-type wall ties must be used.

Using standard brick (e.g. min. 5.2kg per unit or greater, solid core) brick, the overall wall system is rated at $R_w + C_{tr}$ 53dB. To achieve **discontinuous criteria**, the use of Matrix resilient type ties is considered under NCC "Deemed-To-Satisfy" provisions, hence fully complies.

Detailed mark ups in Appendix B1.1 shows the applicable area and notes.

5 INTERNAL SOUND TRANSMISSION & INSULATION**5.3.3 Separating Walls to Stairwells**

Walls directly separating residential apartment from (external) public access corridors are subject to NCC minimum acoustic performance criteria of R_{w50dB} ONLY. The proposed cavity masonry (or blockwork) construction shown at 250mm (90/70/90) is typically shown. This type of construction is anticipated to exceed the minimum rating of R_{w50dB} , therefore fully complies with the minimum requirements.

Requirements are indicated in detailed mark-ups, presented in Appendix B.1.

5.3.4 Perimeter Perpendicular Junctions to Building Envelope Wall

All perpendicular party wall junctions to building envelope (external) walls wall must be sealed air tight with sufficient mass equivalent to abutting separating wall construction to avoid introduction of flanking sound transmission paths which would otherwise negate the airborne sound insulation performance of the installed party wall.

Detailing junction to ALL minimum rated wall junctions with building envelope/facade wall, for example where window sub-frame meets building aperture, MUST be considered during detailed design to ensure adequate seal and control of flanking sound transmission. See Section 4.4.2 of this report for pertinent details.

5.4 Separating Floor Construction – NCC Minimum Requirements

Clause FP5.1 Section F5 of the NCC requires that separating floor constructions be designed to provide resistance to both airborne and impact sound transmission between residential apartments.

5.4.1 Airborne Sound Transmission

The minimum NCC airborne sound insulation performance of $R_{w+Ctr} 50 dB$ is required to be achieved between vertically adjacent residential apartments.

With an in-situ or precast concrete floor the minimum mass of a 200mm thick concrete slab is considered a "Deemed-to-Satisfy" construction for airborne sound transmission, regardless of the floor covering applied or presence of suspended ceiling to the apartment beneath.

5.4.2 Impact Sound Insulation

The minimum NCC impact sound isolation performance of $L_{n,w} 62dB$ is required to be achieved between vertically adjacent residential apartments. Impact sound isolation describes the transfer of footfall, furniture movement and impact generated sound, and in multi-residential settings, impact sound isolation performance is directly linked to perception so quality and privacy.

Integral to the achieved ratings and resultant amenity of impact sound isolation are floor coverings:

- Use of carpet on foam underlay, over a 200 mm thick structural slab provides exceptional degree of impact sound isolation performance, typically rated at $\sim 45dB L_{n,w}$, which is significantly below the NCC minimum;
- Modern aesthetics and market expectation may imply use of hard floor coverings (such as timber flooring, tiles and the like) - where hard floor coverings are applied, the monolithic nature of a concrete mass floor slab equates to efficient transmission of impact noise, and additional treatments to the bare slab are required to achieve the minimum NCC impact sound isolation performance, (for compliance) and further improvements are often required to provide satisfactory amenity;

As the project is at DA stage, ceiling and floor finish details have yet to be finalised, though we understand the intent is for 200 – 257mm reinforced concrete slab, with suspended ceiling below, and resilient matting where timber or tiled floor coverings are proposed.

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The integration of floor finishes should be considered as early as possible in the project design development, to ensure the desired end-performance for impact sound isolation amenity is able to be achieved with the preferred underlying structure and architecture, and preferred interior finishes. Our experience over a number of years/projects demonstrates **impact sound performance** to be one of the fundamental yardsticks by which prospective purchasers will ultimately judge the subjective impression of the "acoustics" of their purchased apartment.

Further, general (subjective) perception in finished buildings which have been specified to achieve the base NCC minimum compliance criteria, **Ln,w 62dB only** for impact sound isolation (e.g. footfall, furniture movement, impact generated sound) indicates this performance can be considered inadequate in terms of modern marketplace expectation of quality, thus presenting the risk of high likelihood of dissatisfied purchasers and subsequent complaint. Therefore in this project we recommend an impact rating performance target of $\leq 55\text{dB}$ Ln,w (exceeds NCC minima) to align with potential expectations of quality.

The following demonstrates assessment and compliance of soft and hard floor coverings in all separating floor constructions between vertically adjacent apartment areas, assuming a minimum 200mm thick reinforced concrete slab construction. Our minimum recommendations to install appropriate (compliant) treatment(s) under soft and hard floor coverings are as follows:

SOFT FLOOR COVERINGS

Apartments which are finished with a soft floor covering such as carpet on a foam underlay over a minimum 200mm thick reinforced concrete slab meets the "*Deemed-To-Satisfy*" provision for impact sound, and can be expected to significantly exceed the NCC minimum impact sound insulation performance requirement of **Ln,w $\leq 62\text{ dB}$** , by virtue of the isolation of impact generated sound at source.

HARD FLOOR COVERINGS

Tiled and/or timber floor coverings typically found in apartment wet areas, kitchens and living areas must be addressed by the installation of an engineered solution to isolate at least part of the floor/ceiling construction from direct transmission of impact sound through to receiving apartments below, and demonstrate compliance with the NCC minimum required impact performance of **Ln,w $\leq 62\text{ dB}$** .

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

Typically, two practical approaches are available to achieve effective impact isolation between separating floors. Using resilient matting allows partial isolation of the hard floor finish from the concrete slab, and incorporating an insulated suspended ceiling to the receiving apartment below reduces noise transmission due to sound interaction with an insulated cavity. Further isolation can be provided by resiliently mounting the suspended ceiling.

It should be noted that the NCC minimum impact rating requirement represents a relatively low level of performance, and the transmission of impact generated sound typically represents one of the major complaints in multi-residential buildings. Consequently, Sealhurst recommend that separating floor constructions be designed in excess of the NCC minimum, preferably using a combination of resilient matting and suspended plasterboard ceilings.

5 INTERNAL SOUND TRANSMISSION & INSULATION**5.5 Separating Floor Construction – Performance Compliant Detailing Options**

The table below describes idealised separating floor/ceiling construction build ups, that are able to meet the NCC minimum performance criteria and greater levels of isolation for impact sound insulation performance, as may be determined appropriate for the concrete slab/suspended ceiling combination(s) as the design develops

The table is intended to demonstrate how the addition of suspended ceiling void(s), addition of void insulation and use of resilient matting or mountings can affect the base bare slab, by direct comparison between each system - all based upon a 200 to 257 mm thick slab.

The table provides notional $L_{n,w}$ ratings, with subjective/practical description of what can be expected for a given rating:

Floor slab thickness	Suspended Ceiling	Insulated void	Floor Covering	Notional impact sound isolation rating, $L_{n,w}$ (dB)	Subjective Description
200mm – 257mm	None	n/a	Bare Slab	$L_{n,w}$ 70dB	$L_{n,w}$ 70dB included for illustration only, to add subjective context to the $L_{n,w}$ dB ratings - Does not comply with NCC minimum performance;
200mm – 257mm	None	n/a	Carpet on foam underlay	$L_{n,w}$ <45dB	Excellent floor isolation “at source” due to soft floor covering; resultant transmission barely audible, even under heavy load;
200mm – 257mm	None	n/a	Tiles/Timber, no resilient matting	$L_{n,w}$ 65dB	$L_{n,w}$ 65dB does not comply with NCC minimum performance; subjectively, very poor footfall characteristics, high levels of intrusive noise from movement in the apartment above;
200mm – 257mm	None	n/a	Tiles/Timber, on standard (4mm thickness) resilient matting	$L_{n,w}$ 60 - 62dB	$L_{n,w}$ 60dB complies with NCC minimum performance, though resultant “amenity” in the apartment below would be characterised by very clear and intrusive footfall noise; There is a risk of non-compliance (i.e. a result of >62dB $L_{n,T,w}$ under field testing), due to varying/site tolerances etc;
200mm – 257mm	Nominal 50 - 100mm depth void to 13mm flush plasterboard	No Insulation	Tiles/Timber, no resilient matting	$L_{n,w}$ 59 - 62dB	Ratings of $L_{n,w}$ 60 – 62dB can be achieved using suspended ceiling only, with no insulating void quilt, or resilient matting installed, however, there is risk of non-compliance in individual installations (i.e. a result of $L_{n,T,w}$ 63dB under field test scenario), and resultant “amenity” in the apartment below would be characterised by a slightly dulled, but clearly audible and intrusive footfall noise, received in the unit below;

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Floor slab thickness	Suspended Ceiling	Insulated void	Floor Covering	Notional impact sound isolation rating, $L_{n,w}$ (dB)	Subjective Description
200mm – 257mm	Nominal 50 - 100mm depth void to 13mm flush plasterboard	50mm Insulation quilt, 11kgm-3 density	Tiles/Timber, no resilient matting	$L_{n,w}$ 57 - 60dB	<p>Ratings of $L_{n,w}$ 57 – 60dB can be achieved using suspended ceiling with the addition of an insulation quilt, but with no resilient matting installed;</p> <p>Not including the resilient matting does imply a risk of non-compliance in individual installations (i.e. a result of $>L_{n,w}$ 62dB under field test scenario) - this risk is increased where solid AFS-type wall constructions form party walls without stud frame/linings - this is due to transmission of impact/footfall noise directly into the connected wall and down radiated into the apartment below - perhaps best expressed in a sketch diagram (which I've attached)</p> <p>Notwithstanding AFS type wall issues indicated in the diagram, resultant "amenity" in the apartment below would be characterised by a dulled, audible footfall noise, noticeably less intrusive, as received in the unit below;</p>
200mm – 257mm	Nominal 50 - 100mm depth void to 13mm flush plasterboard	50mm Insulation quilt, 11kgm-3 density	Tiles/Timber, on standard (4mm thickness) resilient matting	$L_{n,w}$ 50 - 55dB	<p>Ratings of $L_{n,w}$ 50 – 55dB can be achieved using suspended ceiling with the addition of an insulation quilt, AND resilient matting installed;</p> <p>The disconnection between floor covering and slab, in addition to the insulated suspended ceiling below the slab implies no risk of non-compliance, and high likelihood of satisfactory amenity in the finished building, characterised by significantly dulled, perhaps just audible footfall noise, hence greater degree of perceived privacy</p>

Notwithstanding notional individual ratings above, the key points from the table above, and for the concept design are that:

- (i) Targeting and achieving the NCC impact rating (62dB $L_{n,w}$) ONLY will likely produce subjectively very poor performance, despite NCC compliance;
- (ii) The lower the $L_{n,w}$ rating value, the better noise amenity/perception of quality/privacy in the receiving apartment below;
- (iii) Impact sound isolation performance is not necessarily influenced by the depth of the concrete slab;
- (iv) Impact sound isolation performance is strongly influenced by the inclusion of resilient layers (matting below tiles/screed, or hanging points for suspended ceilings below slab);
- (v) Regards resilient hanging points (mounts), these may be used where installation of resilient matting is not preferred - that is, where installation of moisture barrier or other installation issues cause construction programming conflict/lack of efficiency, with the installation of a resilient matting - an important note must be made that the isolation performance of resilient mounts are largely negated when installed with an AFS type wall system without internal room wall lining/cladding;
- (vi) In the case where AFS type party walls (unlined) are preferred, and standard resilient matting is not preferred, alternative then is to use resilient matting beneath the screed, to avoid potential construction programming conflict;

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- (vii) Overall impact sound isolation rating may be further improved by 1–3 dB, by the inclusion of an insulating quilt (notionally 50 mm thick, 11 kg/m³ density) laid in the suspended ceiling void;

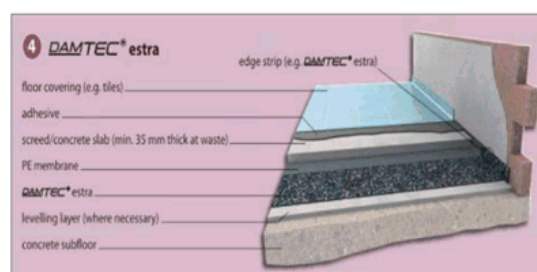
A few performance principles for the assumed 200 – 257 mm thick concrete slab build-ups rated above –

- Better $L_{n,w}$ dB ratings can be achieved using 150 mm thick slab and isolation mounted suspended ceilings, than a 3c/257mm thick without resilient mounts.
 - Skim coat u/side of exposed concrete ceiling with hard floor surface above, using standard resilient matting, in our opinion does not create a suitable end-product acoustic;
 - Where skim coat u/side of exposed concrete ceiling with hard floor surface above is the project preference, a higher performance resilient matting (e.g. Regupol Sound 17, dimpled, 9mm thickness) in conjunction with an isolated topping screed (~60mm) should be considered from the outset;
- And,
- Where timber floor finish is proposed, recommend equivalent treatment; where isolated/floated screed is not preferred, 12-13mm engineered timber flooring, on standard resilient matting (e.g. 4mm thickness), and incorporating a suspended ceiling w/50mm thick 11kgm-3 insulation quilt in the formed void below the slab, is recommended.

5.5.1 Minimum Recommended Installation for Tiled Floor Areas

Our standard minimum recommended design solution where concrete slab floors have hard floor finish and suspended ceiling below is to install a resilient damping layer in all areas with a hard (i.e. tiled) floor covering, in addition to a suspended plasterboard ceiling with insulated ceiling cavity layer below.

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

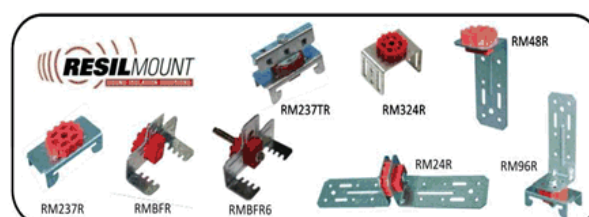


The product has been laboratory tested to provide an increase in impact sound insulation performance of $\Delta 19$ dB L_w when used in conjunction with a standard bare concrete floor¹.

5.5.2 Alternative Installation for Tiled Floor Areas

Alternative solutions to meet the minimum NCC performance exist where resilient matting is not preferred for construction, installation or other non-acoustic factors;

An example of an alternative proprietary system would be resilient hangers systems can be incorporated below the slab to suspended ceilings below to partially isolate impact sound transmission, in conjunction with an insulated ceiling void space.



It must be noted that resilient mount systems are not suitable in all circumstances and are particularly limited when isolating vertically adjacent apartments with concrete slab floors, which also have integrally connected

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

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concrete perimeter walls, such as found in AFS/Ritek concrete/in-situ concrete construction systems. In these circumstances, impact sound travels down the concrete walls and is radiated as impact sound from walls, UNLESS walls are also appropriately lined with either resiliently mounted or discontinuous plasterboard linings, or insulated cavity linings.

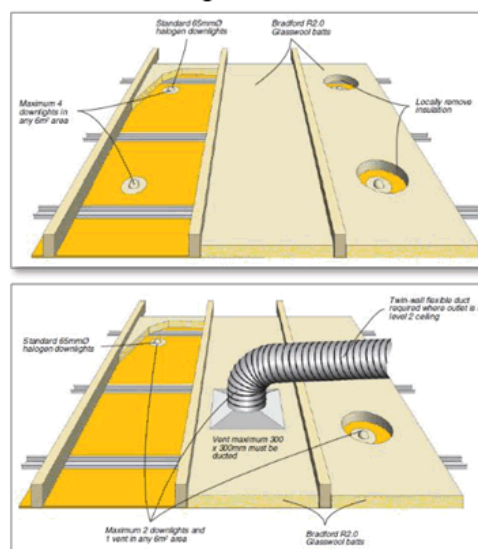
In all instances, systems are designed to meet the *NCC* minimum criteria, which must be acknowledged as the national design target, below which compliance is not achieved. A number of systems exist which can significantly increase impact sound isolation, to more lower (more stringent) targets, such as those used by hoteliers, and in luxury homes. Such systems are likely to be engineered and make use of one or more resilient floor /ceiling products, in conjunction with concrete floor slab and insulated ceiling voids below.

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

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

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

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



5.5.4 Coordination with Building Services in Ceiling Voids

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

Within concealed services voids over wet areas, a 50mm insulation quilt must be installed, laid loose over the plasterboard layer as per minimum services concealment requirements ($R_w + C_{tr}$ 25dB) presented in Section 5.8.

5.5.5 Balconies over External Terraces/Balconies

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

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

Balconies located over internal apartment areas must be treated to achieve the minimum impact sound insulation performance as discussed in Section 5.5.

5 INTERNAL SOUND TRANSMISSION & INSULATION**5.6 Additional Minimum Construction Requirements****5.6.1 Entry Door Sets**

All entry door sets to guest rooms from entry lobbies must be capable of achieving $R_w30\text{dB}$ or greater. This performance can typically be achieved through use of a solid core door, minimum thickness 40mm or greater, hung in a well-fitted door frame and incorporating effective compressible seals at both jambs and at the head of the frame. Brush seals can also be used at the threshold, providing the obstruction to airflow does not circumvent any relief air mechanism, which may be required as part of any mechanical ventilation strategy.

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

5.6.2 Notes Regarding Soft Close Mechanisms to Kitchen Fixed Furniture

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

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

Floor standing whitegoods such as refrigerators and dishwashers should also incorporate an isolation treatment. Fitting rubber castor cups underneath the feet of these items will reduce the direct transmission of noise and vibration into the floor.

5.6.3 Balconies over External Terraces/Balconies

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

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5.7 NCC Minimum Requirements for Building Services



5.7.1 Overview of Requirements

In addition to separating walls and floors, the *NCC* requires shared building services to be acoustically separated from adjacent residential apartment spaces to a performance deemed adequate to meet the minimum *NCC* criteria, by the provision acoustic " R_w+C_{tr} " ratings for the concealment of pipe work, service ducts and the like.

5.7.2 Applicable Criteria

The table below refers the prescription of *Section F5* of the *NCC* regarding minimum airborne sound insulation parameters for building services noise isolation. The criteria relate to acoustic performance for concealed service duct walls (e.g. risers, suspended ceilings and the like) which separate shared building services from individual guest room spaces.

The performance criteria are designed to ensure a minimum level of acoustic amenity is provided for building occupants - minimum acoustic performance(s) for concealed services can be summarised as follows:

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

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

Clause F5.6 (a) (i):

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

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

Clause F5.6 (a) (ii):

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

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

5.8 Building Services Duct Walls - Rated Minimum Constructions

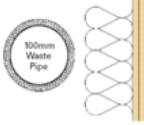

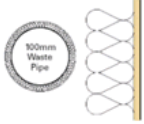
Hydraulic and mechanical services layouts will often show the intention for reticulated pipe and ductwork to be arranged behind concealed layers and routed to vertical services ducts throughout the building. From an acoustic

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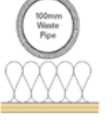
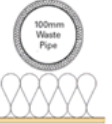
compliance perspective the concealing element must meet the performances/treatments prescribed in the referenced *NCC* Clauses.

The following table(s) present minimum rated services concealment constructions to meet the minimum standard:

5.8.1 Services Concealed in Vertical Ducts

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

5.8.2 Services Concealed in Horizontal Ducts

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

Coordination of minimum concealed services ducts/suspended ceilings is critical in achieving compliance with the minimum requirements of the NCC.

5.9 Ancillary Construction Requirements for Concealed Services Duct Walls

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

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2. Construction deemed to satisfy

(e) Services

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

(ii) A door or access panel required to have a certain R_w+C_{tr} that provides access to a duct, pipe or other service must –

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

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

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

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

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

(iii) A water supply pipe must –

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

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

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

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

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

5 INTERNAL SOUND TRANSMISSION & INSULATION**5.10 Hydraulic Building Services Noise Control****5.10.1 Hydraulic Services Treatments**

For the purposes of this report, "hydraulic services" refers to all piping installations relating to sewerage, storm water, hot and cold water supply and gas; "hydraulic services noise treatments" refers to "hydraulic services" which are reticulated in services ducts adjacent to apartments.

5.10.2 Use of Pipe Wrapping

For the avoidance of doubt, ALL hydraulic pipe work (inclusive of down pipes, storm water pipes, hot and cold water supply pipes, drainage and foul waste pipes) reticulated within services ducts/risers/concealed ceiling voids adjacent to apartments is to be wrapped in a suitable loaded vinyl or mineral wool pipe wrapping.

5.10.3 Penetrations into Services Ducts/Riser Walls

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

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

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

5.10.4 Anti Vibration Pipe Clips

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

**5.10.5 Sound Isolation of Pumps**

Section F5.7 of the NCC states:

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

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

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

- (i) **It is the responsibility of the Hydraulics Consultant to make provision of flexible couplings to all pumps; And,**
- (ii) **It is the responsibility of the Hydraulics Contractor to install all flexible couplings in accordance with the Specification.**

5.11 Mechanical Building Services Noise Control

5.11.1 Residential AC System FCUs

Mechanical services systems generating internal noise in this project is limited to internal apartment Air Conditioning (AC) FCUs only. We understand the proposed AC system's exact models have yet to be selected. Based upon our experience with typical residential units, we anticipate the internally generated noise levels from internal FCUs will be within the acceptable criteria under *AS2107:2016*.

NB – the internal FCU is as distinct from the external condenser unit (CU) component of the split system - specific advice re: sound power level limits are specified to ensure all residential AC system(s) meet environmental noise emissions *Regulations* limits, as required under Section 3.3.2 Clause (b)(i) of Policy 7.5.21.

External Condenser Units (CUs) are shown located in a bank external to Unit 1 on the ground floor; We recommend the external wall separating CU bank to Unit 1 Kitchen be discontinuous, and the masonry cavity to be insulation lined as per the exterior walls to residential units facing Charles Street. The CUs must also be mounted on appropriate, load rated anti-vibration mounts, to avoid hum/noise disturbance into unit 1 from the CUs;

In addition to internal noise levels, the external Condenser Unit connected to the internal FCU unit must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see Section 6.

5.11.2 Toilet and General Exhaust Fans

Noise from the operation of the bin store exhaust system, inclusive of fan, ducting, duct routing, and discharge point(s) must be designed so as not to impact the internal noise amenity of residents.

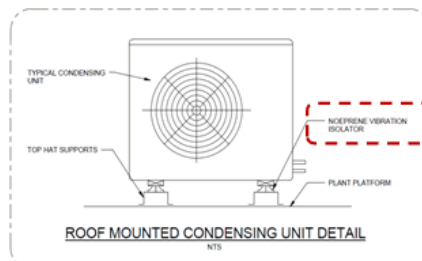
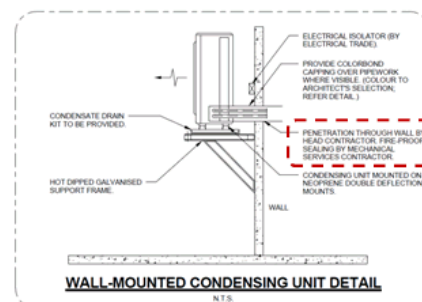
In addition to internal noise levels, any GEF fans must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see Section 6.

5.11.3 Anti Vibration Mountings

For the avoidance of doubt, where any CUs, or building plant generally is mounted on ground or on framed stand(s) in the identified cumulative CU bank behind Unit 1 Kitchen on the Ground Floor, all Condenser Units (CU) and all building plant generally are to be mounted on anti-vibration mounts, or isolation hangers, or using neoprene double deflection footing mountings, as per schematic detail (right).

Where CU units are anticipated to be fixed directly to the floor slab or underside of the concrete slab above or mounted in steel frame trusses, FCUs must be installed to include a neoprene or rubber anti vibration mounts on hanging mechanism to avoid direct transmission of fan operating motion into the structure.

It is essential these or equivalent anti vibration mounting system(s) such as those nominated by the manufacturer of the ACC units, are installed and checked on site during the construction phase. Failure to install anti vibration or isolation mountings will introduce structural vibration into the roof frame and sheeting and any connected structural elements. Loose laid waffle pad is not sufficient.



5 INTERNAL SOUND TRANSMISSION & INSULATION

5.12 Electrical Building Services Noise Control

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

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

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

"Electrical outlets must be offset from each other -

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

Offset can be vertical or horizontal.

5.12.2 Electrical Services Penetrations

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

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

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

6 NOISE EMISSIONS TO ENVIRONMENT

6.1 Applicable Criteria

6.1.1 Environmental Protection (Noise) Regulations (1997)

Section 3.4 of the City of Vincent Noise Attenuation Policy, Clause 6, requires that:

"Noise emissions from all developments [...], are to comply with the "Assigned Levels" as detailed in the Noise Regulations."

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

6.1.2 Identification of Nearest Noise-Sensitive Receiver (NSR)

When calculating an Assigned Noise Level (ANL) limit, one must consider the nearest existing noise-sensitive receiver(s), NSR(s), as prescribed under *Schedule 1 Part C, Environmental Protection (Noise) Regulations 1997*, as the defining receiving location for noise emissions from a new development. The nearest NSR has been determined to be established residential boundaries at 116 Angove Street, to the immediate east;

Aerial image below shows 100m and 450m calculation radii surrounding NSR 1, at 116 Angove Street:



6.1.3 Separation Distance to NSRs

A separation distance of approximately 3m exists between the adjacent site boundaries to adjacent established residential property at 116 Angove Street, and approximately 12m of separation distance from CU located on north-west corner to 116 Angove Street boundary.

6 NOISE EMISSIONS TO ENVIRONMENT**6.1.4 Determination of Land Use**

The land use determinations surrounding the proposed development site and NSR(s) is of an established mixed-use suburb, with predominantly mixed-use/commercial Land use, and minor Industrial Land use. "Commercial Land Use" in the "Inner Circle" (100m radii) is deemed to be 21% and 1% "Industrial Land Use", "Outer circle" (450m radii) "Commercial Land Use" is calculated at 9% and 0.45% for "Industrial Land Use". Where residential-only land uses are determined, the land use remains neutral in the calculation of the Assigned Noise Level.

In terms of road transport infrastructure within the radii, 1 x "Secondary" road is located <100m of the Inner calculation radii; Additionally 1 x "Major" road is located <450m of the Outer calculation radii, surrounding the NSR(s).

6.1.5 Calculated Noise Emission Limits

Based upon the prescribed calculation methodology, an Influencing Factor (IF) has been calculated as +6. The Table below presents the resultant Assigned Noise Level limits, applicable at the nearest NSR:

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	51	61	71
	0900 to 1900 hours Sundays and public holidays	46	56	71
	1900 to 2200 hours all days	46	56	61
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	41	51	61
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90

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

6.1.6 Noise Source Character

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

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

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

6.2 Identified Noise Emission Sources

6.2.1 Individual Apartment A/C Condenser Units located on Balconies

Residential apartments are to be heated and cooled by split system(s) internal FCUs connected to external Condenser Units, located on each individual apartment balcony in louvered enclosures. All externally located equipment locations and selections must be able to comply with the Assigned Noise Level (ANL) limits applicable under the *WA Environmental Protection (Noise) Regulations 1997* as determined in this report.

Final selections for CU units have not yet been determined, however we are familiar with the typical range of manufacturer residential CUs and their application in this type of development. We recommend specification of mechanical condenser units to have a maximum manufacturer-rated Sound Power Level (SWL) of 62 dB(A).

NB - For clarity on Sound Power Level (SWL) versus Sound Pressure Level (SPL,xm) at a given distance (e.g. 3m), please see Appendix H to ensure correct selections are sought for procurement. Where there is any doubt, please refer proposed selections to Sealhurst for review.

Residential CU units are typically broadband and steady-state in nature, hence tonality, modulation and impulsive penalties are not anticipated. Sealhurst recommend the final selections for procurement be reviewed prior to installation, in terms of octave band sound levels, to determine and any additional noise emissions sources not yet identified, be assessed to ensure the building is able to comply with the limits at all times.

6.3 Noise & Vibration during Construction Stage

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

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

6.3.1 Extract from Sub-Regulation 13, Clause (6)

In practice, and especially with particular temporary noise sources such as construction works, limits applicable under the *Regulations* can present an impractical target - for such purposes, the legislation affords alternative guidance under *Regulation 13* whereby a noise management plan is to be established to manage and control noise Extract from Regulation 13 Clause (6)

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

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

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

6 NOISE EMISSIONS TO ENVIRONMENT

- (e) procedures to be adopted for monitoring noise (including vibration) emissions;
 (f) complaint response procedures to be adopted.

6.3.2 Noise & Vibration Management Plan

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

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

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

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

6.3.3 AS 2436:2010 Guidelines

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

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

6.3.4 Detailed Noise & Vibration Management Plan

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

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

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

A. SCHEDULES OF INFORMATION

A.1 Architectural Drawings

The following Architectural design drawings have been provided by Chindarsi Architects and have been used for our assessment – acoustic design compliance and advice is based upon the information contained within these drawings:

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
A-101	PLANS - SITE/GROUND FLOOR	12/09/2018	P8	DA ISSUE
A-102	PLANS - FIRST FLOOR	12/09/2018	P8	DA ISSUE
A-103	PLANS - SECOND FLOOR	12/09/2018	P7	DA ISSUE
A-104	PLANS - ROOF	12/09/2018	P7	DA ISSUE
A-201	ELEVATIONS	12/09/2018	P7	DA ISSUE

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B ARCHITECTURAL MARK UPS



B. ARCHITECTURAL MARK UPS

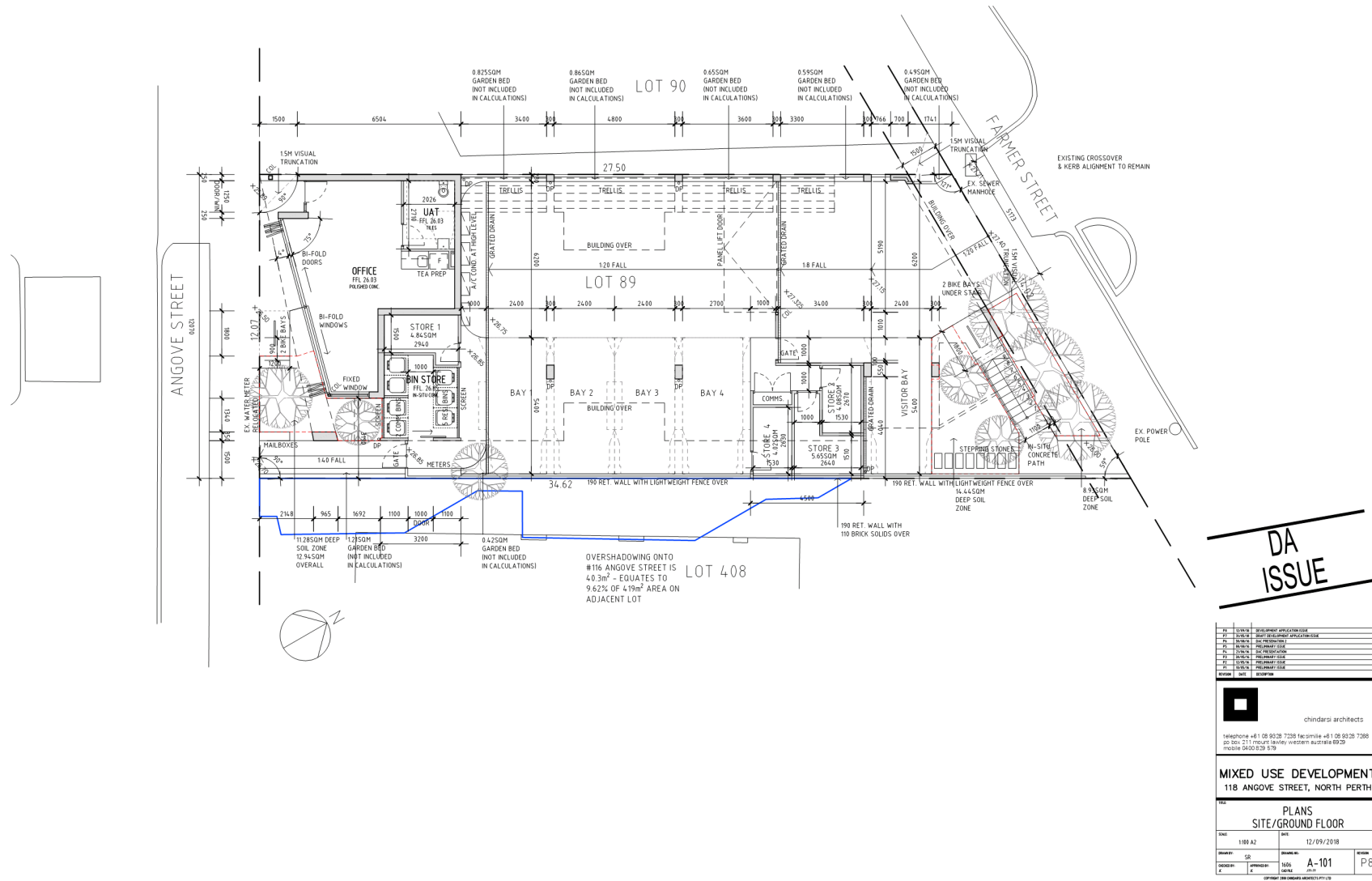
B.1 NCC Compliance - Minimum Wall and Floor Requirements

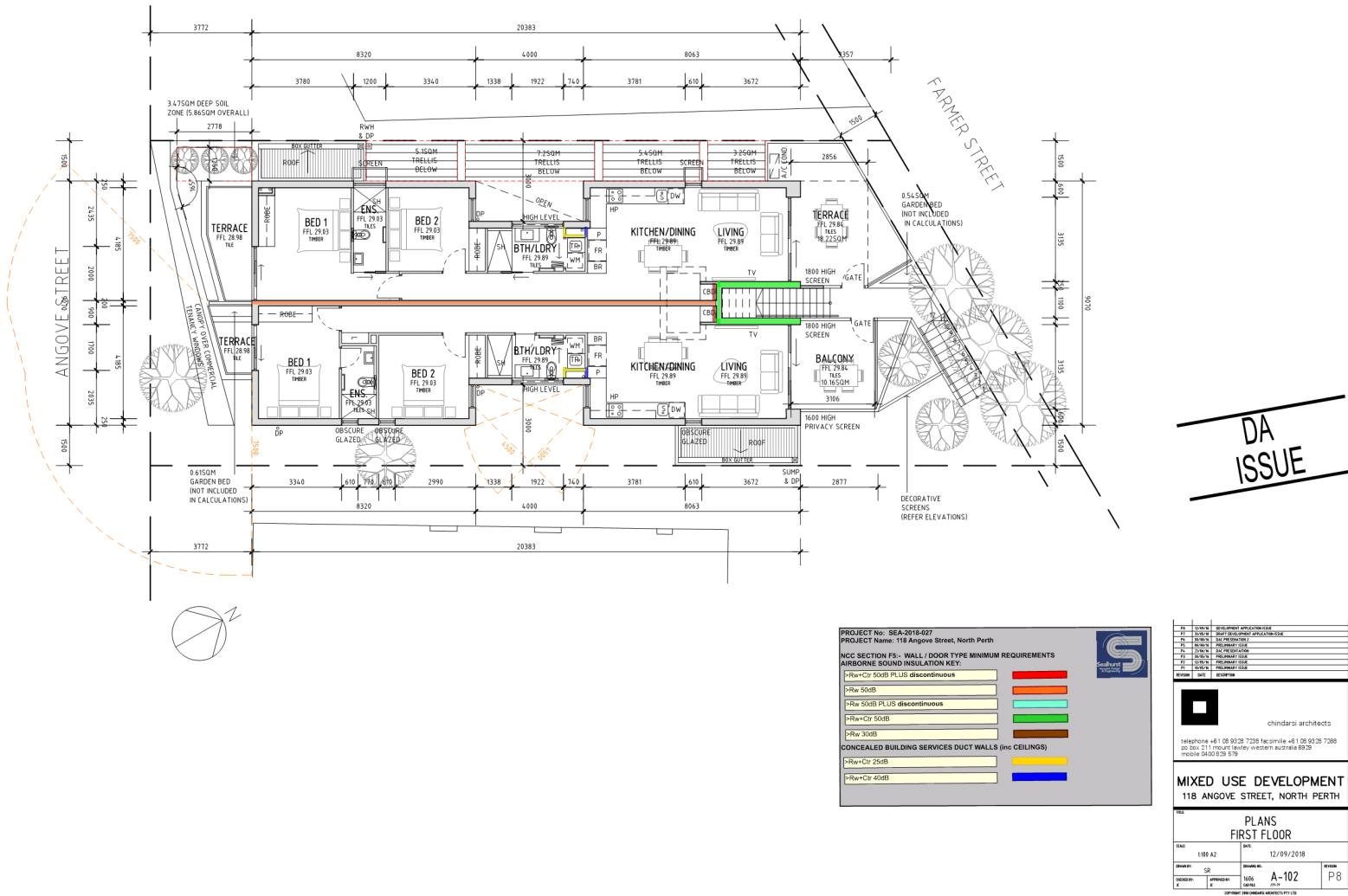


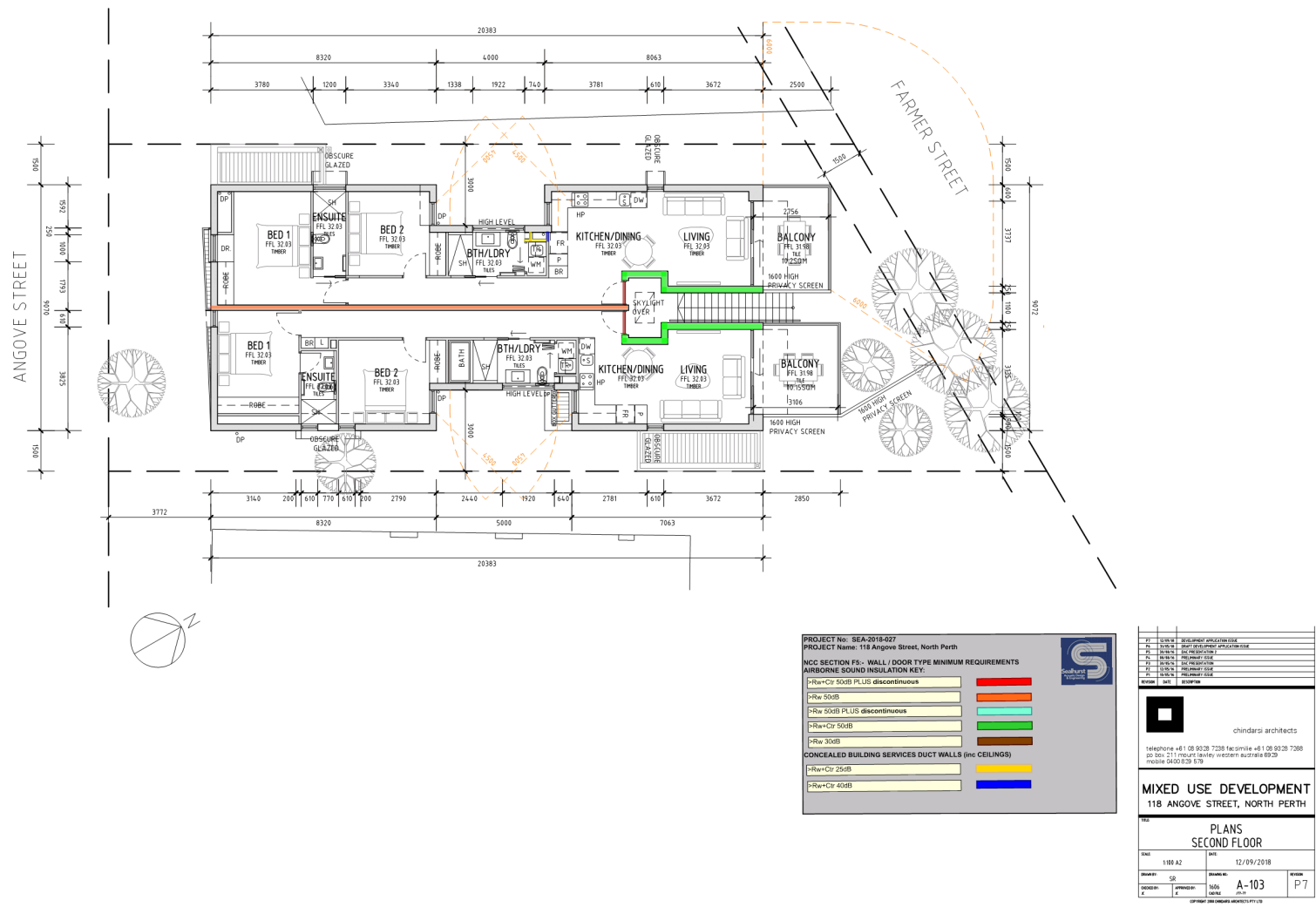
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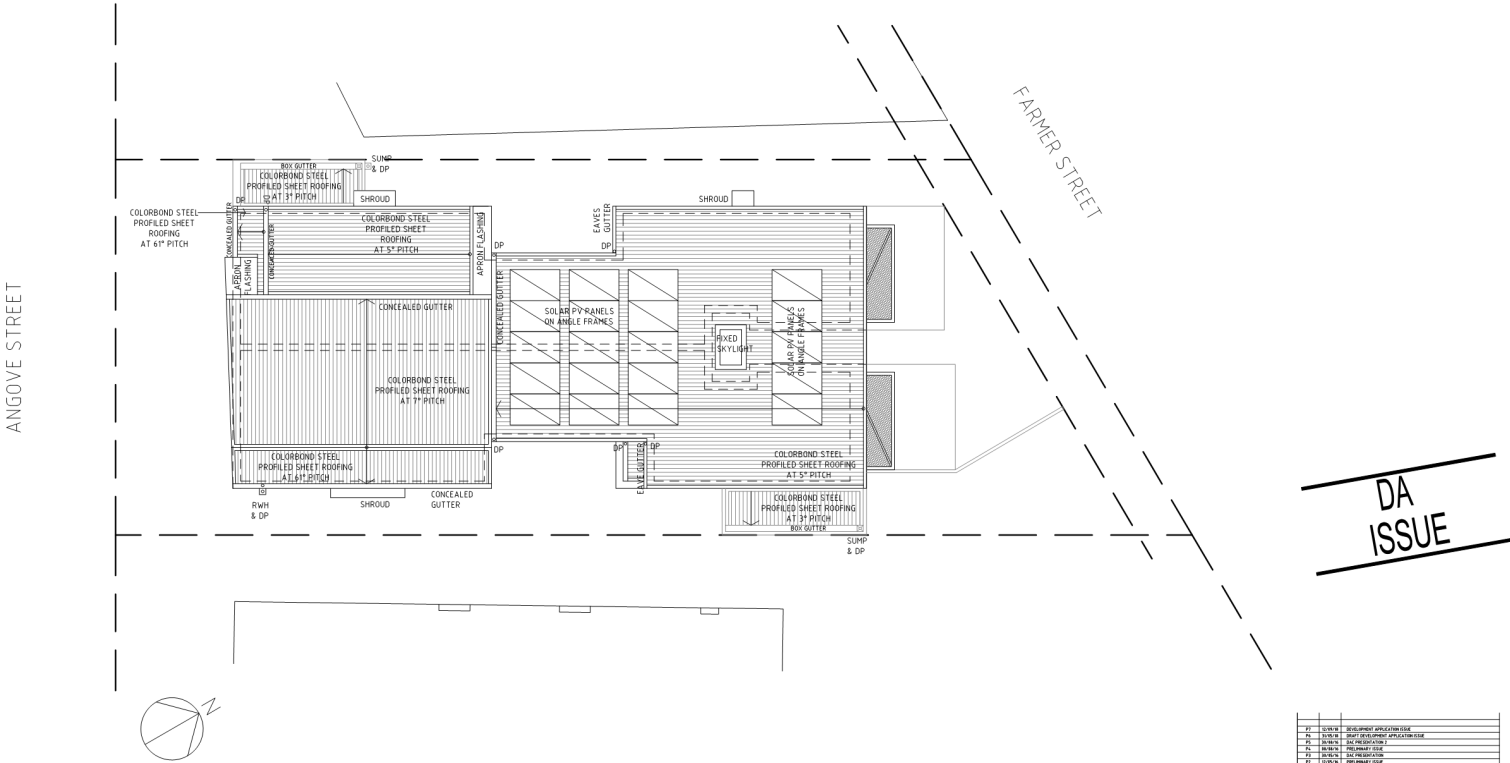
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C. BUILDING FACADE CALCULATION METHODOLOGY

C.1 Calculation Principles

Noise data obtained during the documented survey period and presented herein will provide the basis against which predicted internal noise levels can be calculated and compared against the referenced Australian Standard *AS2107:2000* criteria to assess internal noise amenity and compliance. The process of this evaluation assesses the composite acoustic performance of each façade element (e.g. glazing/frame, building envelope, ventilation opening etc) is calculated and the measured external sound field is said to impinge upon it as direct sound. As all measured noise levels were recorded under 'free-field' conditions, a correction of 2.5dB is applied to linear spectral noise levels when calculating façade performance to account for the façade incidence effect.

From the layouts and elevation drawings the building envelope there are typically three material element(s) capable of transmitting sound into the internal space; Concrete, lightweight infill panels (or other main building structure construction), and a range of framed and sliding glazing elements. Airborne sound transmission through the building structural element is less critical than sound transmission through glazed panels, therefore various acoustic performances of glazing types and thicknesses will be assessed and adjusted in design calculation to effect the most cost-effective design solution, whilst ensuring design compliance is demonstrated.

Corresponding internal noise levels are then predicted using these detailed sound transmission loss calculations through the calculated composite façade performance, with resultant internal levels corrected for radiating (exposed) façade area and internal energy 'losses' associated with transmitted sound undergoing absorption from (proposed) internal room finishes. This assessment is generally conservative to allow for unforeseen variation in eventual performance.

Each façade is also assessed for flanking transmission paths. This includes, but is not limited to, transmission through junctions between structural elements, aperture seals, and transmission through inter-connected elements such as mechanical systems.

In order that an acoustically-robust façade design is achieved, building façade assessment calculations are undertaken using 'worst case' (i.e. highest measured) external noise levels, unless otherwise noted. Calculations are carried out on the most sensitive internal spaces – generally those with the largest glazed area and a low internal absorptive area. This methodology provides an efficient review ensuring all spaces meet or exceed the required standard.

All façade ingress calculations are carried out in accordance with the relevant parts of British and European Standard *BS EN 12354:2000 Building Acoustics – Estimation of acoustic performance of buildings from the performance of elements Part 3: Airborne sound insulation against outdoor sound*, which is the most prevalent calculation methodology in the absence of an equivalent Australian Standard.

D. NOISE MONITORING DATA

D.1 Design Sound Level Data Logs

As described in Section 3.2, unattended (noise logging) sound measurements were recorded using a Norsonic Nor140 Type 1 Sound Level Meter, at the site on Angove Street, along the south boundary to capture representative sound levels incident as part of everyday activity, to be used to validate the proposed building façade acoustic specification performance.

Detailed noise data was recorded over consecutive 5min periods logged data periods throughout day, evening and night time periods, starting on 5th October 2018 for a total duration of 6 consecutive days, to provide a representative noise baseline for assessment of external noise ingress. The following graphical representation plots external LAeq, LAMAX and LA90 noise levels, providing an overview of the existing noise environment at the proposed new building facade.

Notable peaks are identified, annotated as shown, attributable to:

1	Passing motorcycles;
2	V8/"sports" exhausts on private vehicles;
3	Public services e.g. trucks/refuse/street cleaning vehicles;
4	Public transport services, HGVs
5	Periods of rainfall (NB: SPL data not valid for use in façade assessment calculations)
6	Helicopter/aircraft flyover noise events;
7	Police/emergency services sirens;
8	Construction-type noise;
9	Dogs barking, passing pedestrians;
10	Birdsong

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D NOISE MONITORING DATA



Consecutive logged data periods were recorded over the course of the representative measurement period, to provide a representative noise climate for assessment of external noise ingress. The following graphical representation plots external L_{Aeq} , L_{AMAX} and L_{AMIN} noise levels, providing an overview of the existing noise environment at the proposed development site.

L_{Aeq} (dB) noise levels are used for assessment of internal design criteria, shown green, representing the equivalent sound energy recorded in each successive period – the L_{Aeq} is a measure of general activity noise level recorded at the building façade location throughout the day.

L_{AMAX} (dB) noise levels report the loudest sound recorded during each consecutive 5-minute period. The L_{AMAX} trace is shown red, and peaks are attributable to sound pressure from the passing of incidental loud motorcycles/vehicles, refuse trucks, occasional pedestrian activity and the like.

L_{A90} (dB) noise levels represent the residual background noise, referred as the 90th percentile, or, the level of noise exceeded for >90% of the period. The L_{A90} gives a good understanding of the consistency and level of background noise, in the absence of all other sources – the greater the difference between L_{Aeq} and L_{A90} , the more incidental noise events occurred during a specific period; Where L_{Aeq} is close to L_{A90} , few or no incidental noise events occur, (e.g. overnight) and the noise level is largely driven by environmental factors (e.g. wind) only.

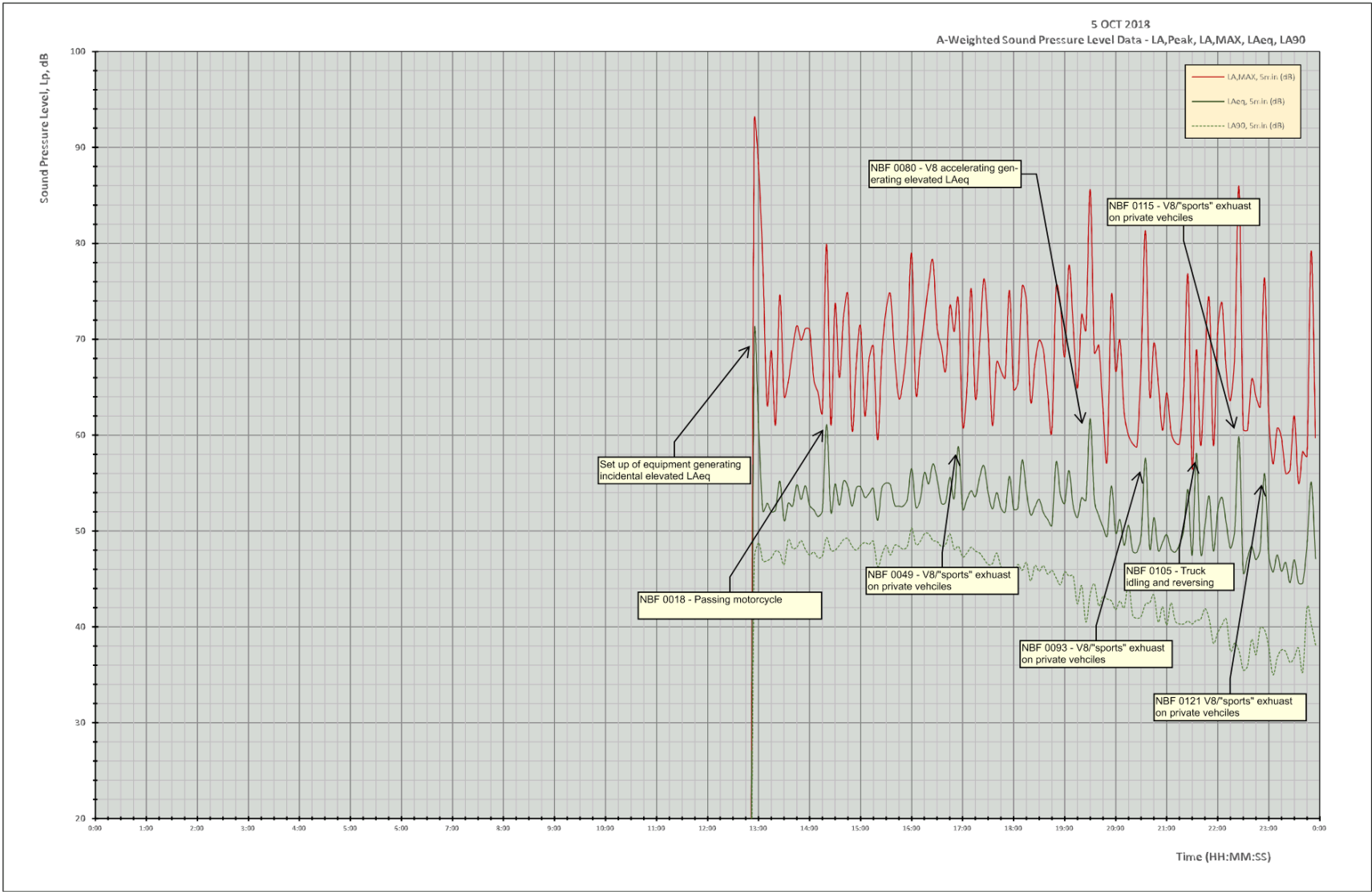
Measurements were recorded at a location near the north end of Charles Street where it intersects Green and Walcott Street, along the west fence line of front balcony on site block, some 3m above street level. The data is considered representative of all residential floor levels and facades.

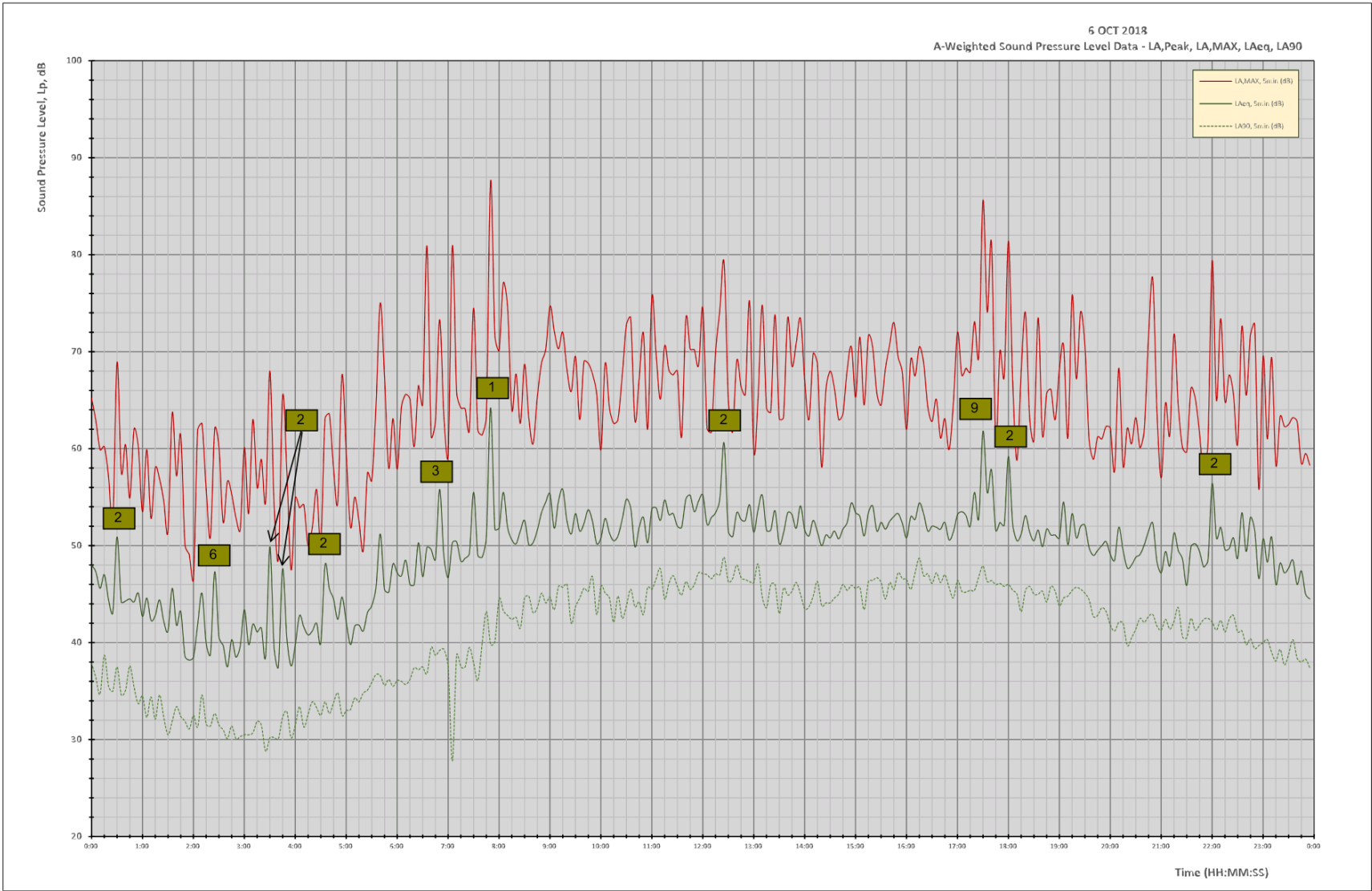
Spectral data pertaining to design sound levels for building interiors have not been adjusted for distance propagation, outside of corrections present in the noise ingress calculation methodology (see Appendix C.1)



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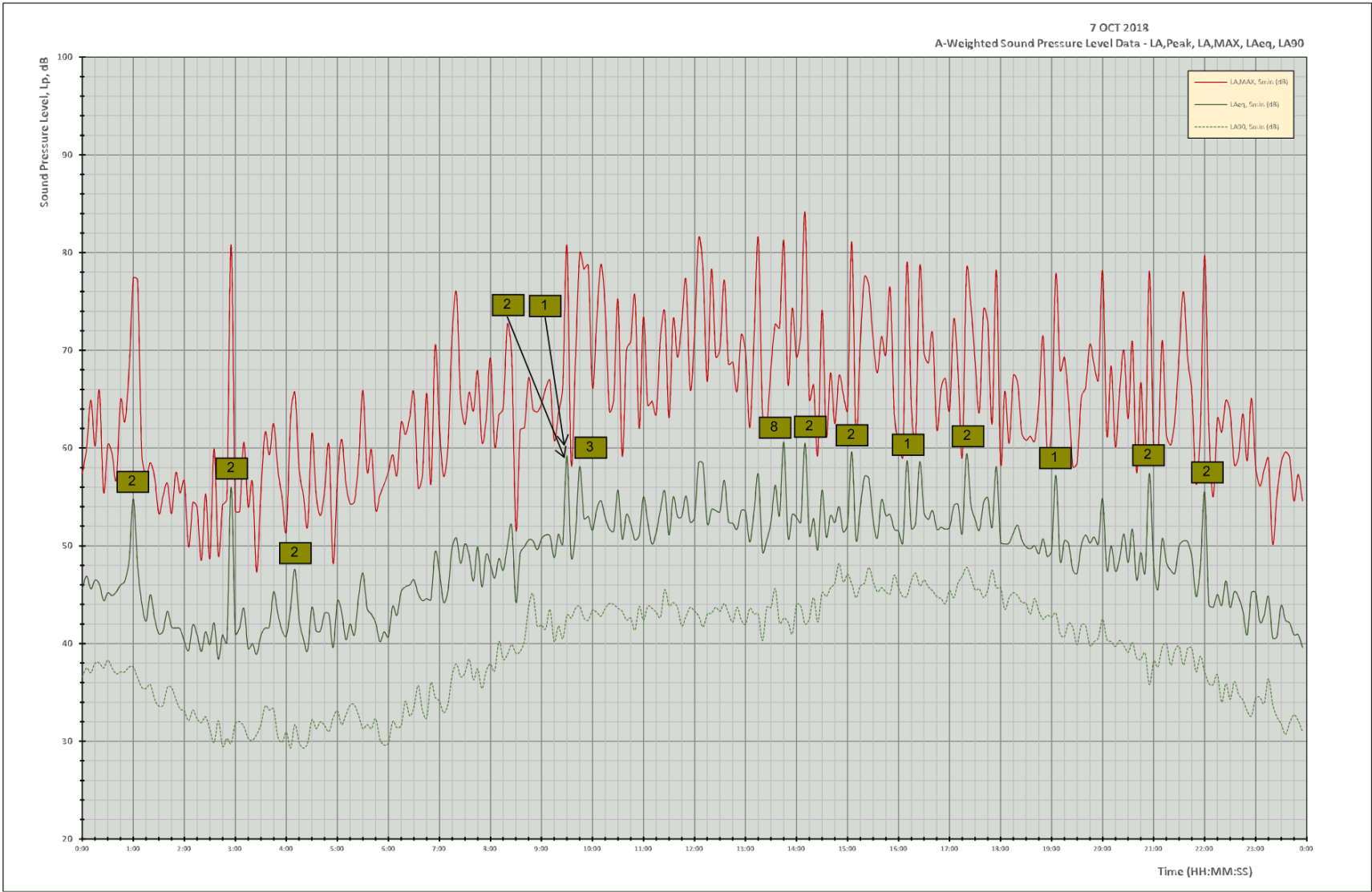
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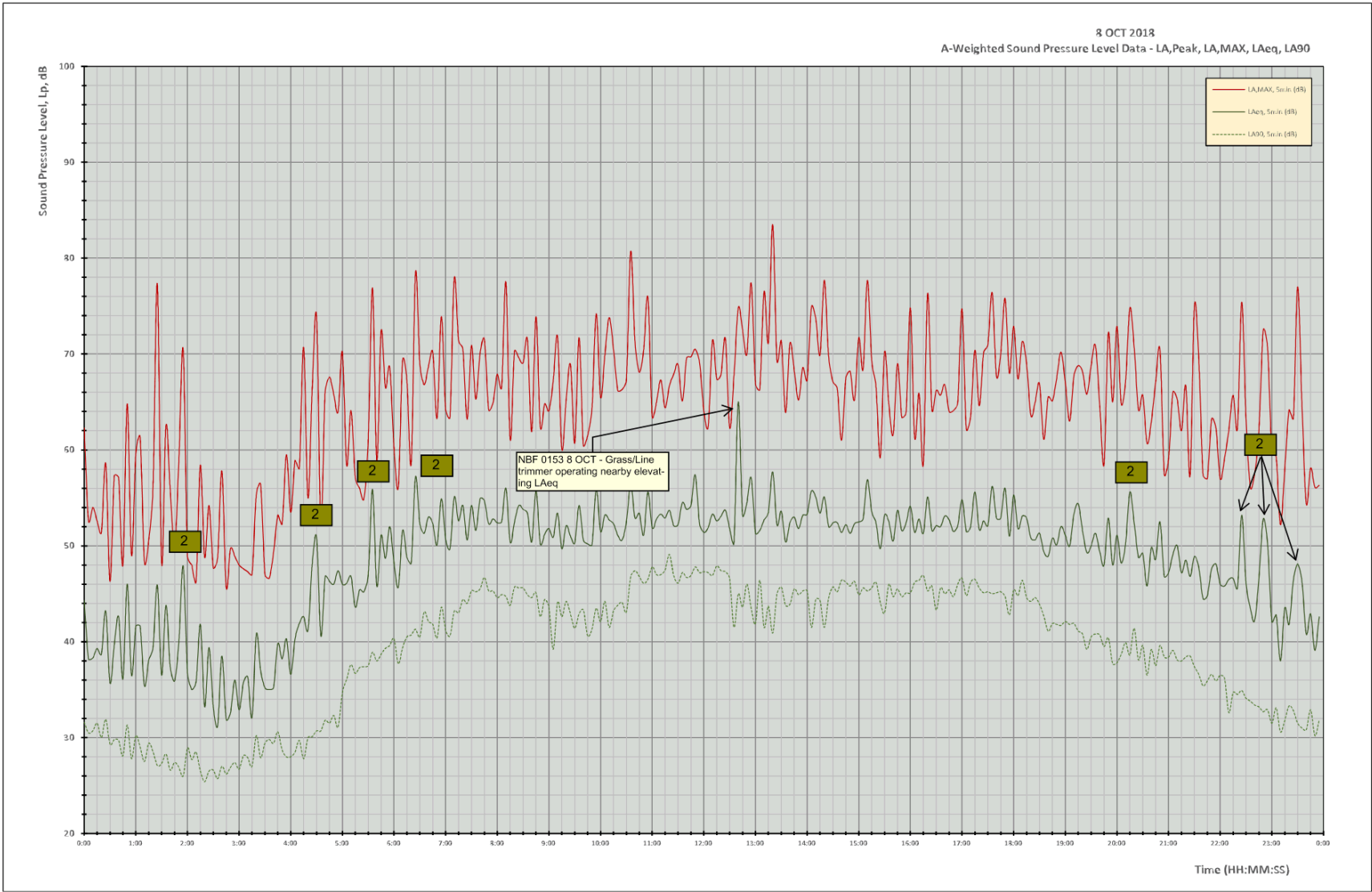
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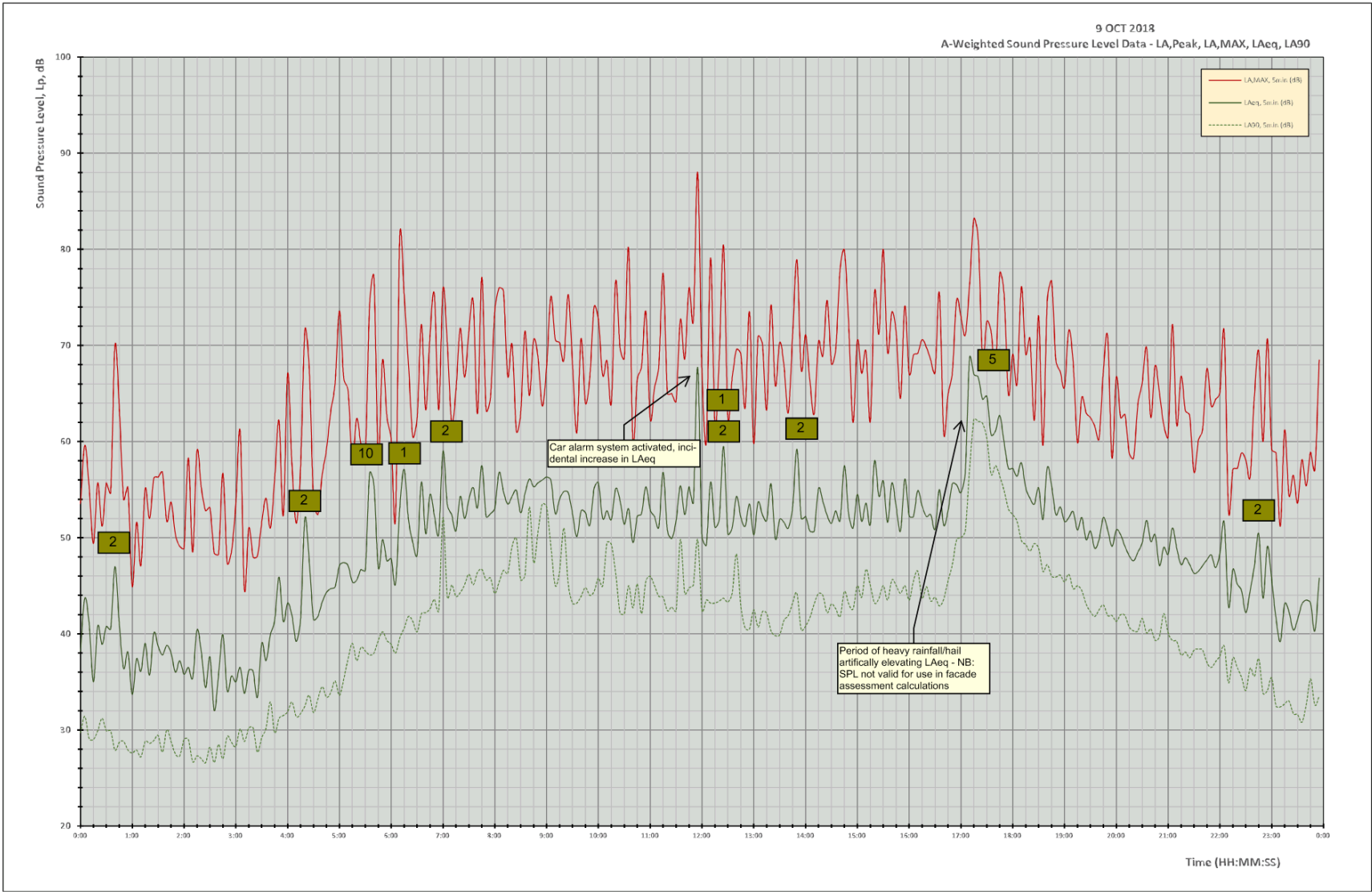
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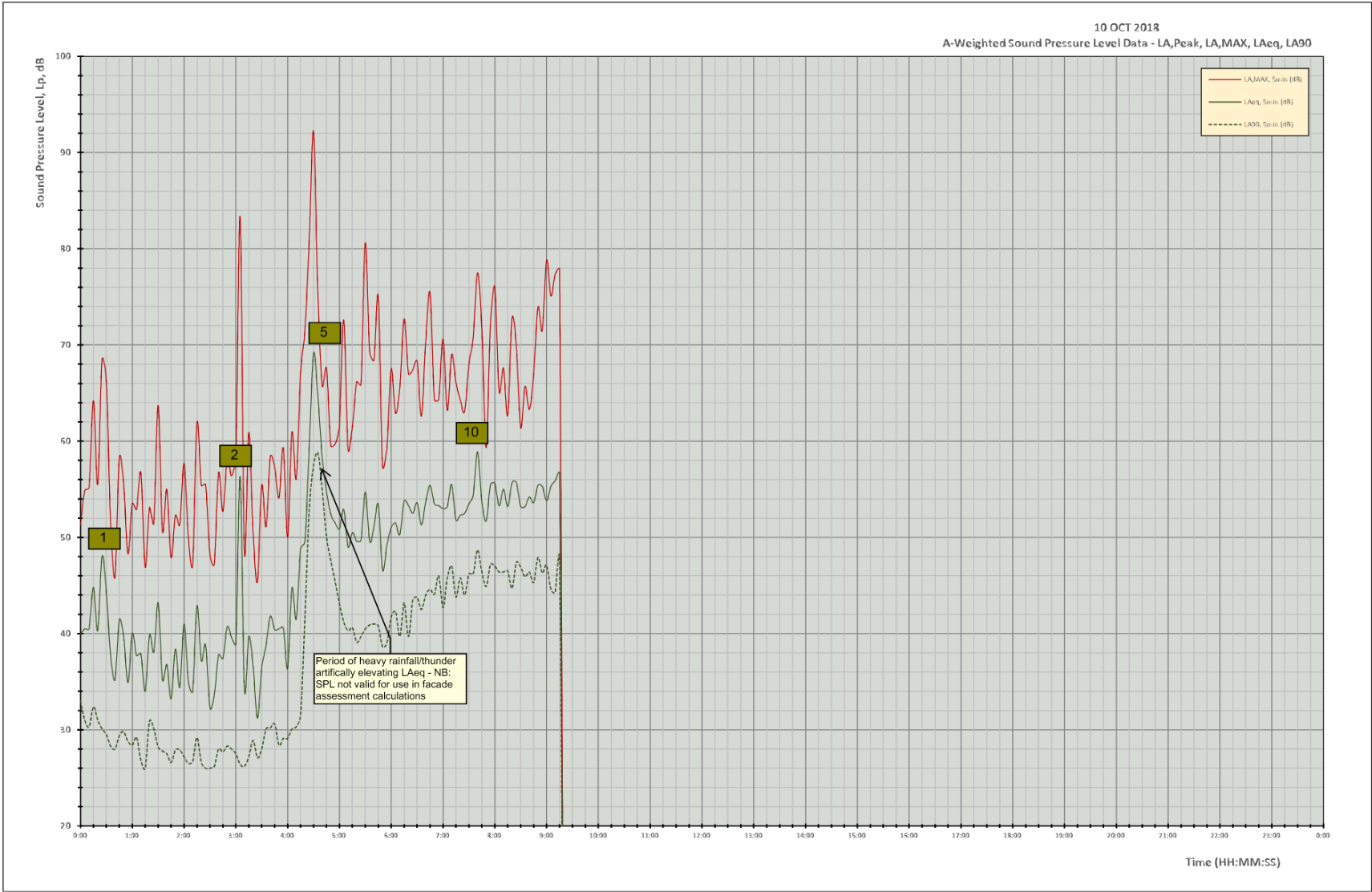
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E. CALCULATION OF NOISE EMISSIONS LIMITS

An Assigned Noise Level is calculated for each noise sensitive receiver using a combination of environmental factors local to the receiver. A standard set of ANL's exist to provide a base level of acoustic amenity, as shown in the Table below. These levels are modified by an Influencing Factor (IF) to reflect noise sensitivity in the specific environment relative to the subject development.

To calculate the additional Influencing Factor (IF), concentric circles are drawn around the nearest noise-sensitive reception point; one at 450m radius and one at 100m radius. Percentages are calculated for the amount of land area within the circles used for noise emitting purposes (e.g. industrial or commercial uses) which are compared to the total area encompassed by the concentric circles.

Traffic volume is taken into account in order to reach an acceptable ANL, or noise reception level, appropriate for the area in which the receiver is to be situated.

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sundays and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90

Calculation of Influencing Factor (IF)

The Influencing Factor (IF) is calculated using the following equation:

$$\text{Influencing Factor (IF)} = I + C + TF$$

Where;

$I = (\% \text{ of industrial land usage within } 100\text{m} + \% \text{ industrial land usage within } 450\text{m}) \times 1 / 10$

$C = (\% \text{ of commercial land usage within } 100\text{m} + \% \text{ commercial land usage within } 450\text{m}) \times 1 / 20$

TF = +6 if there is a major road within 100m of the development
 +2 if there is a major road within 450 m of the development
 + 2 if there is a secondary road within 100m of the development

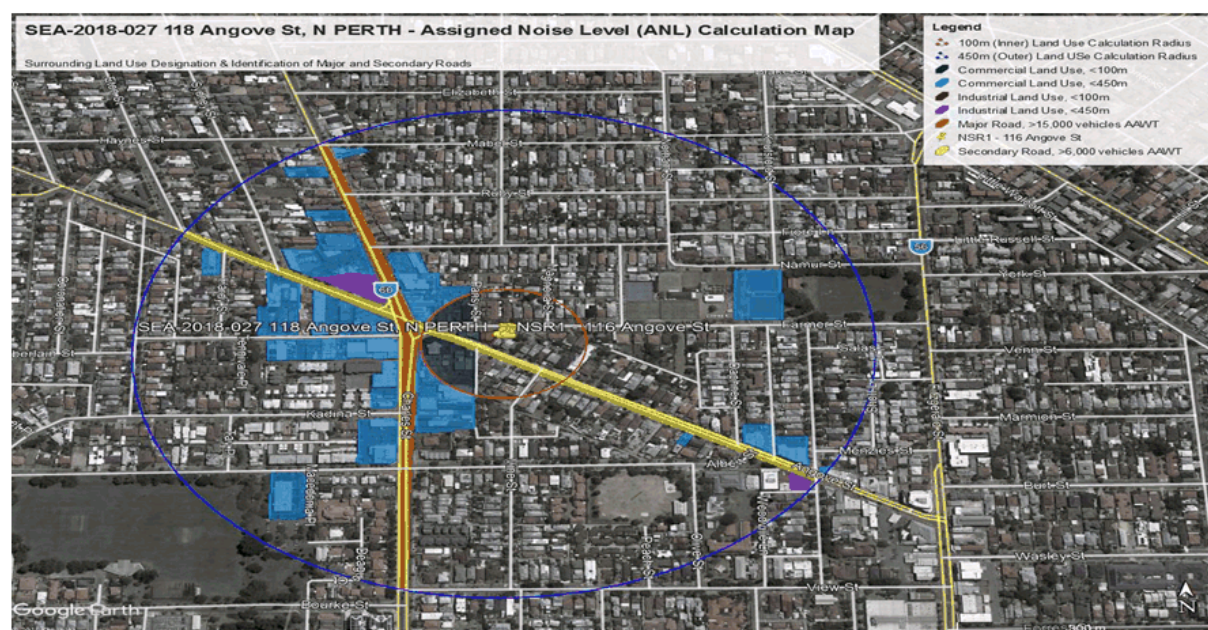
The maximum value the transport factor (TF) can reach is 6;

A major road is defined as having Annual Average Weekday Traffic (AAWT) flows in excess of 15,000 vehicle movements per day. A secondary road is defined as having Annual Average Weekday Traffic (AAWT) flows in excess of 6,000 vehicle movements per day.

Identification of Land Use

The image below presents review and classification of surrounding Commercial (C) and Industrial (I) land use in the inner and outer radii in the vicinity of the nearest NSR. "Commercial Land Use" in the "Inner Circle" (100m radii) is deemed to be 21% and 1% "Industrial Land Use", "Outer circle" (450m radii) "Commercial Land Use" is calculated at 9% and 0.45% for "Industrial Land Use". Where residential-only land uses are determined, the land use remains neutral in the calculation of the Assigned Noise Level.

In terms of road transport infrastructure within the radii, 1 x "Secondary" road is located <100m of the Inner calculation radii; Additionally 1 x "Major" road is located <450m of the Outer calculation radii, surrounding the NSR(s).



ASSIGNED NOISE LEVEL LIMITS – SUMMARY CALCULATION TABLE

Land Use Type & IF Calculation					
Industrial					"I"
% Area in Inner Circle	1%				+0.17
% Area in Outer Circle	0.45%				
Commercial					"C"
% Area in Inner Circle	21%				+1.49
% Area in Outer Circle	9%				
Roads	Location	Estimated vehicle Movements per day	Classification	Result	"TF"
Charles St	Outer Circle	27,950	Major	+2	4
Scarborough Beach Rd	Outer Circle	9,590	Secondary		
Angove St	Outer Circle	11,750	Secondary		
Angove St	Inner Circle	11,750	Secondary	+2	
Note, additional Secondary and Major roads in proximity to the development site do not increase the TF above +6					
INFLUENCING FACTOR					+5.66

The resultant IF therefore equals **6**, determining the applicable Assigned Noise Level limits at the NSR.

118 ANGOVE ST, N PERTH WA

Acoustics - Report for Development Application

F EQUIPMENT CALIBRATION CERTIFICATES



F. EQUIPMENT CALIBRATION CERTIFICATES



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SEA-2018-027 RPT001_Rev0 [DA]

G. NOISE DURING CONSTRUCTION PHASE

G.1 Extract from Appendix D AS 2436 - Section 4.6

AS2436:2010 Appendix D

Section 4.6

In demolition work alongside occupied premises there should, if possible, be a break in solid connections, e.g. concrete paving, between the working area and the adjoining buildings. This will reduce the transmission of vibration and structure-borne noise. Care should be taken that any such break is of no structural significance in relation to the planned system of demolition. The break could result in premature collapse due to lack of continuity or restraint. Care should be taken not to drop materials from a height either into or out of trucks. The surfaces on to which the materials are being moved should be covered by some resilient material. Particular care should be taken during the loading and unloading of scaffolding. Where material cannot be lowered in skips or by other means, it is recommended that properly constructed and damped chutes be used. The effectiveness of noise enclosures and screens can be partially lost if they are used incorrectly. For example, the noise being enclosed should be directed into and not out of the enclosure. There should also be no reflecting surfaces opposite the open side.

4.5.5 Maintenance of equipment Increases in plant noise are often indicative of future mechanical failure. Regular and effective maintenance of plant and equipment including vehicles is essential and will do much to maintain noise levels near to that of new plant. Maintenance should be carried out only by trained persons. Where maintenance work has to be done at night, precautions may be necessary to minimize any nuisance. Vibration from machinery with rotating parts can be reduced by attention to proper balancing. Frictional noise from the cutting action of tools and saws may be reduced if the tools are kept sharp. Other noises caused by friction in machines, conveyor rollers and trolleys can be reduced by proper lubrication.

4.6 CONTROLLING THE SPREAD OF NOISE

4.6.1 General

If noisy processes cannot be avoided, then the amount of noise reaching the receiver should be minimized. Two ways of doing this are either to increase the distance between the noise source and the receiver or to introduce noise reduction measures such as screens. Physical methods to reduce the transmission of noise between the site works and residences, or other sensitive land uses, are generally suited to works where there is longer-term exposure to the noise. Practices that will reduce noise from the site include: (a) Increasing the distance between noise sources and sensitive receivers. (b) Reducing the line-of-sight noise transmission to residences or other sensitive land uses using temporary barriers (stockpiles, shipping containers and site office transportables can be effective barriers). (c) Constructing barriers that are part of the project design early in the project to afford mitigation against site noise. (d) Installing purpose built noise barriers, acoustic sheds and enclosures.

4.6.2 Distance

Increasing the distance is often the most effective method of controlling noise. This may not be possible where work takes place on fixed structures, e.g. railway tracks. The effect of distance on noise levels is explained in Appendix B. Stationary plant such as compressors and generators can be located away from the work area so as to avoid being close to any noise-sensitive area.

4.6.3 Screening

On sites where distance is limited, the screening of noise may be of benefit and this should be taken into account at the planning stages. Appendix B illustrates the effect of the screen in reducing the noise level and Appendix D describes the performance of different types of acoustic screens and enclosures and the materials they are made of. If structures such as stores, site offices and other temporary buildings are situated between the noisiest part of the site and the nearest dwellings, some of the noise emission from the site can be reduced. If these buildings are occupied, then sound insulation measures may be necessary to protect workers in them.

A hoarding that includes a site office on an elevated structure offers a superior noise reduction when compared with a standard (simple) hoarding. This performance is further enhanced when the hoarding is a continuous barrier. Storage of building materials or the placement of shipping containers between the noise source and any noise-sensitive area may also provide useful screening and the same is true of partially completed or demolished buildings.

Noisy stationary plant can be put in a basement, the shell of which has been completed, provided reverberant noise can be controlled. Where compressors or generators are used in closed areas, it is necessary to ensure that the exhaust gases are discharged directly to the outside air and that there is good cross-ventilation to prevent the build-up of poisonous carbon monoxide fumes and to allow an adequate air supply to maintain efficient running.

Where such noise barriers are not practicable, a worthwhile reduction in noise can be obtained by siting the plant behind and as close as possible to mounds of earth, which may effectively screen the plant from any noise-sensitive areas. These can often be designed into the construction schedule or site arrangement for future landscaping. Water pumps, fans and other plant and equipment that operate on a 24-hour basis may not be a source of noise nuisance by day but can create problems at night. They should therefore be effectively screened either by being sited behind a noise barrier or by being positioned in a trench or a hollow in the ground provided this does not generate reverberant noise. In such cases, however, adequate ventilation should also be ensured.

Long, temporary earth embankments can provide quite an effective noise screen for mobile equipment moving, for example, on a haulage road. When the earthworks are complete, the earth mounds should be removed if possible with smaller, quieter excavators. A noise barrier may be a more reliable method of noise control than the imposition of restrictions on throttle settings. In many cases it will not be practicable to screen earthmoving operations effectively, but it may be possible to partially shield construction plant or to build-in at the early stages protective features ultimately required to screen traffic noise. Where earth noise barriers are not a practical proposition because of lack of space, consideration should be given to the possibility of constructing temporary screens from wood or any of the materials suggested in Appendix D.

The usefulness of a noise barrier will depend upon its length, its height, its position relative to the source and to the listener, and the material from which it is made. A barrier designed to reduce noise from a moving source should extend beyond the last property to be protected to a distance of not less than ten times the shortest measurement from the property to the barrier. A barrier designed to reduce noise from a stationary source should, where possible, extend to a distance beyond the direct line between the noise source and the receiver to a distance equal to ten times the effective barrier height, which is the height above the direct line between source and receiver. If the works are predominately within nominally closed structures, careful consideration should be given to reducing noise breakout at any openings.

4.7 CONTROL OF NOISE AT THE RECEIVER

In cases where noise emissions cannot be adequately controlled at the source or by controlling the spread of noise, consideration should be given to control of noise received at nearby sensitive locations. Provision of treatments at the affected residence or other sensitive land use is normally only suited to addressing noise from longer term construction projects at a stationary site, or where the work site is relatively isolated, or where only a few residences or other sensitive land uses are affected.

Practices that will mitigate the impacts of noise include: (a) Providing localized noise barriers adjacent to the receiving location. (b) Providing acoustic insulation to reduce airborne noise entering buildings, for example, heavyweight glazing or double glazing. (c) Providing ventilation to enable windows and doors to remain closed. (d) Providing access to temporary relocation for noise-affected occupants for short periods, for example, when high noise levels from construction occur at night and there are no feasible and reasonable ways of reducing noise levels.

4.8 CONTROL OF VIBRATION

4.8.1 General

Vibration can be more difficult to control than noise, and there are few generalizations that can be made about its control. It should be kept in mind that vibration may cause disturbance by causing structures to vibrate and radiate noise in addition to perceptible movement. Impulsive vibration can, in some cases, provide a trigger mechanism that could result in the failure of some building component that had previously been in a stable state. It can also trigger annoyance being elevated into action by occupants of exposed buildings, and should therefore be included in planning of communication with impacted communities.

It should be remembered that failures, sometimes catastrophic, can occur as a result of conditions not directly connected with the transmission of vibrations, e.g. the removal of supports from retaining structures to facilitate site access. BS 7385-2 provides information on managing groundborne vibration and its potential effects on buildings.

Where site activities may affect existing structures, a thorough engineering appraisal should be made at the planning stage. General principles of seeking minimal vibration at receiving structures should be followed in the first instance. Predictions of vibration levels likely to occur at sensitive receivers is recommended when these are relatively close, depending on the magnitude of source of the vibration or the distance involved. Relatively simple prediction methods are available in texts, codes of practice or other standards, however it is preferable to measure and assess site transmission and propagation characteristics between source and receiver locations.

Comparison of predicted levels of vibration with preferred or regulatory levels will indicate when either more detailed predictions are required or mitigation of transmitted vibration is advisable or necessary. Guidance in measures available for mitigation of vibration transmitted can be sought in more detailed standards, such as BS 5228-2 or policy documents, such as the NSW DEC Assessing Vibration: A technical guideline.

Identifying the strategy best suited to controlling vibration follows a similar approach to that of noise—of avoidance, control at the source, control along the propagation path, control at the receiver, or a combination of these. It is noted that vibration sources can include stationary plant (pumps and compressors), portable plant (jackhammers and pavement vibrators), mobile plant, pile-drivers, tunnelling machines and activities, and blasting, amongst others. Unusual ground conditions, such as a high water-table, can also cause a difference to expected or predicted results, especially with piling.

H. ACOUSTIC GLOSSARY

Acoustic Measurement Parameter Definitions

dB

Decibel: a logarithmic scale applied to acoustic units such as sound pressure and sound power. Decibels are always the ratio between two numbers. Sound Pressure in Pascals becomes "Sound Pressure Level re $2 \times 10^{-5} \text{Pa}$ " in decibels. Sound Power in watts becomes "Sound Power Level re 10^{-12}W " in decibels. It is also used for sound reduction or sound insulation and is the ratio of the amount of sound energy incident upon a partition and the proportion of that energy which passes through the partition. The result is stated as a "decibel reduction".

dB(A)

A-weighting: This is an electronic filter which attenuates sound levels at some frequencies relative to the sound levels at other frequencies. The weighting is designed to produce the relative response of a human ear to sound at different frequencies. The A-weighted sound level is therefore a measure of the subjective loudness of sound rather than physical amplitude. A-weighting is used extensively and is denoted by the subscript A as in L_{A10} , L_{Aeq} etc. (Levels given without the subscript 'A', are linear sound levels without the A-weighting applied, e. g. L_{10} , L_{eq} etc.).

Sound Power Level, (SWL)

Sound power level refers to the reference value of acoustic power (of a noise source, e.g. building services plant unit). Given a well-defined operation condition, (i.e. steady state), the sound power level of a machine is a fixed value and describes the rate at which sound energy is emitted, reflected, transmitted or received, per unit time. The SI unit of sound power is the watt (W), and is expressed as a logarithmic ratio of sound power versus reference sound power, re 10^{-12}W in decibels (dB), or A-Weighted decibels, dB(A);

Sound power level (SWL) is the acoustic energy emitted by a source which produces a resulting Sound Pressure Level (SPL) at some distance. While the Sound Power Level (SWL) of a given source is fixed, the resultant Sound Pressure Level (SPL) at a given receiver location depends upon the distance and angle from the noise source, and the acoustic characteristics of the area in which the receiver is located;

Sound Pressure Level, (SPL)

Sound Pressure Level (SPL) is a measure for the resulting effect of the energy (Sound Power Level, SWL) of an acoustic source (or a collection of sources) and is dependent upon the distance and angle between the source(s) and receiver location, the acoustic properties of the surrounding geometry and influencing surface finishes between the source-receiver path;

Sound Pressure Level (SPL) is always depends on position and environment.

$L_{Aeq,T}$

The "A" weighted equivalent continuous sound pressure level. This may be thought of as the "average" sound level over a given time "T". It is used for assessing noise from various sources: industrial and commercial premises, construction sites, railways and other intermittent noises.

$L_{A90,T}$

The "A" weighted sound pressure level that is exceeded for 90% of the time T. It reflects the quiet periods during that time and is often referred to as the "background noise level". It is used for setting noise emission limits for industrial and commercial premises.

L_{Amax}

The maximum "A" weighted sound pressure level during a given time on fast or slow response.

 L_{pA}

The "A" weighted sound pressure Level. The sound pressure level is filtered through a standard frequency weighting known as A-weighting. This filter copies the frequency response of the human ear, so that the resulting sound level closely represents what people actually hear.

R

Is the sound reduction index of a construction element in octave or 1/3 octave bands and can only be measured in a laboratory. There must be no flanking transmission.

 R'

Is the sound reduction index of a construction element in octave or 1/3 octave bands measured on site, and normally includes flanking transmission (i.e. where sound travels via paths other than straight through the element being tested, such as columns, ducts, along external walls, etc.).

 R_w

To get the weighted sound reduction index (R_w) of a construction, the R values are measured in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The curve is adjusted so that the unfavourable deviation (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The value of the curve at 500Hz is the R_w .

 R'_w

The apparent sound reduction index, which is determined in exactly the same way as the R_w but on site where there is likely to be some flanking transmission.

D

This is the "level difference". It is determined by placing a noise source in one room and measuring the noise levels in that room (the "source room") and an adjacent room (the "receiver room"). The level difference is calculated by simply deducting the "receiver" noise level (dB) from the "source" noise level (dB).

 D_w

This is the weighted level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The D values are compared to a standard weighting curve. The curve is adjusted so that the "unfavourable deviation" (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The D_w is then the value of the curve at 500Hz.

 D_{nw}

This is the weighted normalised level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the $D_{nT,w}$, the results are "normalised" by a mathematical correction to 10m² of absorption (D_r). The same weighting curve as for D_w is used to obtain the single figure: D_{nw} .

Acoustic Performance Guide

$D_{nT,w}$

This is the weighted standardised level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the $D_{nT,w}$, the results are "standardised" by a mathematical correction a reverberation time, usually 0.5 seconds (D_{nT}). The same weighting curve as for D_w is used to obtain a single figure " $D_{nT,w}$ ".

$D_{nT}(T_{mf}, \max), w$

This is the weighted BB93 standardised level difference corresponding to a Building Bulletin 93 reference value reverberation time in a receiving room. It is measured on site in accordance with *BS EN ISO 140- 4:1998*.

$D_{n,c}$

Suspended ceiling normalised level difference. This is the sound level difference between two rooms, separated by a suspended ceiling, normalised to a reference value of absorption in the receiving room (10m² for the Laboratory as specified in *ISO 140-9:1985*). It is measured in 1/3 octave or octave frequency bands.

$D_{n,c,w}$

Weighted suspended ceiling normalised level difference. This is a single number quantity representing the sound reduction between two rooms separated a suspended ceiling. It is obtained by applying specified weightings to the 1/3 octave band suspended ceiling normalised level differences in the frequency range 100Hz to 3150Hz.

C_{tr}

Spectrum adaptation term: Value, in decibels, to be added to a single-number rating (e. g. R_w) to take account of the characteristics of particular sound spectra. C_{tr} is calculated using an A-weighted urban traffic noise spectrum as defined in *BS EN ISO 717-1:1997*.

NR

Stands for Noise Rating. (It is NOT noise reduction). It is (e. g. NR30, NR35 etc.) a single number, which represents the sound level in a room and takes account of the frequency content of the noise. The lower the NR value, the quieter the room will be. It is mainly used for assessing noise from mechanical services systems. In leisure developments it is used as a standard for noise break-in to rooms from external noise sources such as traffic.

NC

Stands for Noise Criteria. It is very similar to NR but (e.g. NC30, NC35 etc.) uses slightly different frequency weightings.

NRC

Stands for Noise Reduction Coefficient. The noise reduction coefficient of a material is the average, to the nearest multiple of 0.05, of the absorption coefficients at 250Hz, 500Hz, 1kHz and 2kHz.

 α

Stands for Absorption Coefficient, which represents the proportion of incident sound energy arriving from all directions that is not reflected back into the room. It ranges between 0 and 1, where 0 is reflective and 1 is totally absorptive.

 α_w

Stands for Weighted Absorption Coefficient. Single- number frequency dependent value which equals the value of the reference curve at 500Hz after shifting it as specified in *EN ISO 11654:1997*.

 α_p

Stands for practical absorption factor. It is a frequency dependent value of sound absorption coefficient which is based on measurements in one- third- octave bands in accordance with ISO 354 and which is calculated in octave bands in accordance with *EN ISO 11654:1997*. It is the arithmetic mean of the three 1/3 octave sound absorption coefficients within the octave being considered. The mean value is calculated to the second decimal place and rounded in steps of 0.05 up to a value of 1.0.

Class X

Stands for the Absorption Class between 250Hz and 4kHz, as defined by *EN ISO 11654*. Class A is the best classification representing the highest level of absorption, and Class E offers to lowest classification.

RT or T₆₀

Reverberation Time is a measure of the echoic nature of a room. It is normally measured in 1/3 octave or octave bands by exciting the space with a high level interrupted source or impulse, and measuring the time taken for the signal to decay to silence. The longer the reverberation time, the more 'echoic' a room sounds. For dwellings, a reverberation time of 0.5 seconds or less is normal. Cinema auditoria will have reverberation times of 1.0 second or below when fitted out, but up to 9 seconds at shell completion.

When designing acoustically sensitive areas such as concert halls or lecture theatres, it is necessary to design the room finishes to achieve optimum reverberation times. These will vary depending on the type of activity in the room and the room volume.

T_{mf}

Stands for the arithmetic average of the reverberation times in the 500Hz, 1kHz and 2kHz octave bands, for the type of receiving room, as defined in UK Schools design manual, Building Bulletin 93.







chindarsi architects

18 December, 2018

City of Vincent244 Vincent Street
LEEDERVILLE WA 6007**Planning Services**Attention: **Karsen Reynolds****Re: Mixed-Use Multiple Dwelling Development #118 Angove Street, North Perth..
PARKING MANAGEMENT PLAN**

With regard to the above proposed mixed use multiple-dwelling development at 118 Angove Street, North Perth, Title particulars: Lot 89, Plan 1823, Volume 1503, Folio 977.

We take this opportunity to provide the enclosed filled & signed APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK Plan, in accordance with Local Planning Policy 7.7.1 Non-Residential Development Parking Requirements & for consideration by the City of Vincent. Some of the aspects of this property are as follows;

- The Non-Residential component proposed at this development is a small 27m² NLA Office (excludes the UAT & Tea Preparation Areas).
 - The Office space was provided to engender activation along Angove Street in support of Local Planning Policy vision to have this area grow into a Mixed Use activity node.
 - The proposed development would derive (rounded-up) 1 required car bay.
 - The proposed NLA would be smaller than the lease areas of the nearby previous 'Kale & Co.' & 'Suggestions Dine In & Take Away' shops towards the main street intersection. These premises did not & would not presently have any public car bays provided.
 - The applicant would seek the City to consider that the derived 1 car bay required be waived, so that NIL car bays are provided instead.
1. Details of who will be responsible for management, operation & maintenance of parking; Appropriate Strata / Property Management Company to be appointed by Tiger Development International WA Pty Ltd to manage the entire property.
 2. Management of allocation of parking bays as specified in this Parking Management Plan including signage and enforcement;
 3. Management of Tandem Parking for staff/tenants;
 4. Way finding measures to ensure efficient use of parking facilities;
Above points are not applicable where no public car bays are provided on site. The proposed development would primarily depend on On-Street 5P car parking along both sides of Angove Street & Farmer Street. There are also clusters of Off-Street public car bays located within 260m walk distance with the commercial properties around the Charles Street & Scarborough Beach Road main intersection. These would in-principle be shared parking amongst all the other mixed-use & commercial properties in this area.

5. Promotion of alternative transport modes such as the provision of well-maintained bicycle and end of trip facilities, use of active transport initiatives or public transport promotion.

Public Bus Routes 384, 386, 387, 388, 389, 970 & 990 are nearby.

Bus Stop ID: 12594 on Charles Street for all city bound routes is a 220m walk away.


Bus Stop ID: 12603 on Charles Street for north bound routes is a 215m walk away.

Bus Stop ID: 11442 on Scarborough Beach Road for Route 990 towards the beach is a 200m walk away.

Whilst there are 4 bike bays provided in total & 2 bike bays located along Angove Street in front of the Office, no end-of trip facilities are proposed where the Office derives 0.8 long term bicycle parking bays.

Do not hesitate to contact me or Whye Kay in our office if you have any further concerns with regard to this submission.

Regards,



Joe Chindarsi

Architect

Architects Board of WA Registration No. 1873 + No. 2168

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

APPENDIX 2 – PARKING MANAGEMENT PLAN FRAMEWORK

Owner/Applicant Details	
Name:	Tiger Development International Pty Ltd ATF
Address:	1 Padbury Avenue, Millendon WA 6056
Phone:	0413 943 593
Email:	myf@tigerdevelopments.com.au
Applicant Signature:	On behalf of 

Property Details	
Lot Number:	LOT 89
Address:	118 Angove Street North Perth WA 6006

Parking Allocation:

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

Parking Allocation	
Total Number Car Parking Spaces:	4 Dedicated Bays in secure area
Total Number Short Term Bicycle Parking Spaces:	2
Total Number Long Term Bicycle Parking Spaces:	2 to 4
Total Number Other Bays:	1 Visitor Bay

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

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
E.g. Private Recreation Town Centre	Staff	Employee (> 3 hours)	2	1	-
	Customers	Visitor (< 3 hours)	7	2	-
	Other	Service (15 minute)	-	-	1
	Other	Disabled	-	-	1
4x Residential Units - 2 Bedrooms	Residents	Long Term	4	2	1
1x Office 27 sqm NLA	Employees &/ or Visitors	Varies	0	2	0

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

Alternative Transport:

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

Transport Option	Type & Level of Service
Public Transport	
Train	None
Bus	Charles Street Routes 384, 386, 387, 388, 389, 970 & 990

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

	200m to Stop ID: 11442-Route 990 Scarborough Beach Rd 220m to Stop ID: 12594-Balance Routes on Charles Street
Pedestrian	
Paths	Public Pedestrian footpaths flank Scarborough Beach Road, Angove Street Activity Corridor & Charles Street Transit Corridor;
Facilities	Intersection of both Corridors is the Mixed Used Activity Node.
Cycling	
Paths	None
Facilities	2 Bike Bays in Front of the Office along Angove Street.
Secure Bicycle Parking	None required for less than 1 long term bay for Office up to 100 sqm NLA.
Lockers	None, as requirement is less than 1 long term bay for Office up to 100 sqm NLA.
Showers/Change Room	None, as requirement is less than 1 long term bay for Office up to 100 sqm NLA.

Public Parking:

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

	No. Marked Spaces	Location	Parking Restrictions
On Street Parking		Continuous on both sides of Angove Street Activity Corridor	5P 8am to 6pm
Off Street Parking		Clusters of public car bays within 260m at commercial properties scattered around the Charles St & Scarborough Beach Rd node.	Various

Parking Management Strategies

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

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

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

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

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

8/1/2019



eTool PTY LTD
18 Howard St
Perth
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info@etoologlobal.com
08 9467 1664

Date 9th January 2019

RE: Target Setting Report 118 Angove Street North Perth, Version 2

To Whom it May Concern

This letter confirms the recent changes to the Target Setting Report originally delivered in January 2017. At the request of the City of Vincent the report has been updated to improve transparency. Changes to the report included:

- Inclusion of strategies that were embedded in the “Base Design” such that all included design strategies are detailed in the report
- Updating of the water indicator from “Water Footprint” to Net Use of Freshwater to overcome the false positive results associated with the Perth grid compared to the national average (Perth being nearly 50% desalination actually has a low “water footprint” as most water is being drawn from the ocean rather than fresh water sources).
- Addition of the savings percentages on each of the three indicator graphs in the results summary page.
- Inclusion of “Fresh Water” and “Life Cycle Cost” columns in the itemised savings table so that the contribution each strategy makes to the overall results can be understood.
- Minor formatting improvements.

The changes to the report were not driven by changes to the LCA models themselves, rather they are to improve transparency of the results only.

Please refer question regarding the report to Richard Haynes, details provided below.

Regards

Richard Haynes
eTool PTY LTD
richard@etoologlobal.com
0411 141 246

8/1/2019

Target Setting Report

Improved Design, 118 Angove Street North Perth Tiger Developments

Assessed by: Gabby Luff

Certified by: Richard Haynes

Date: 08 January 2019

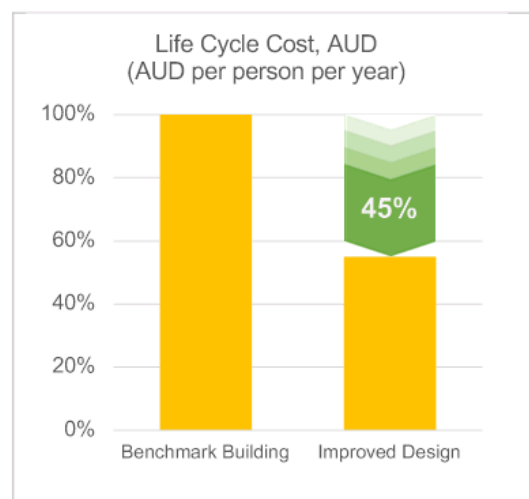
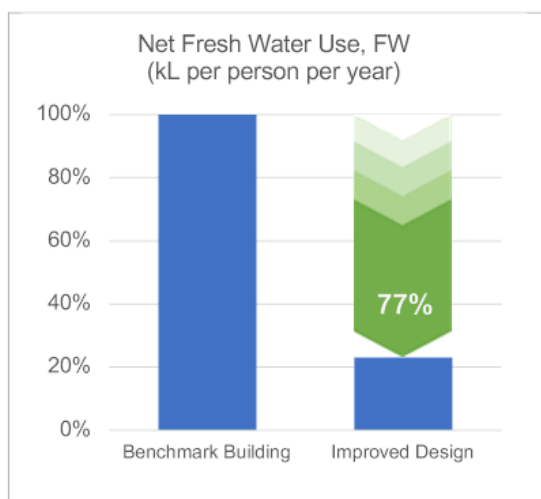
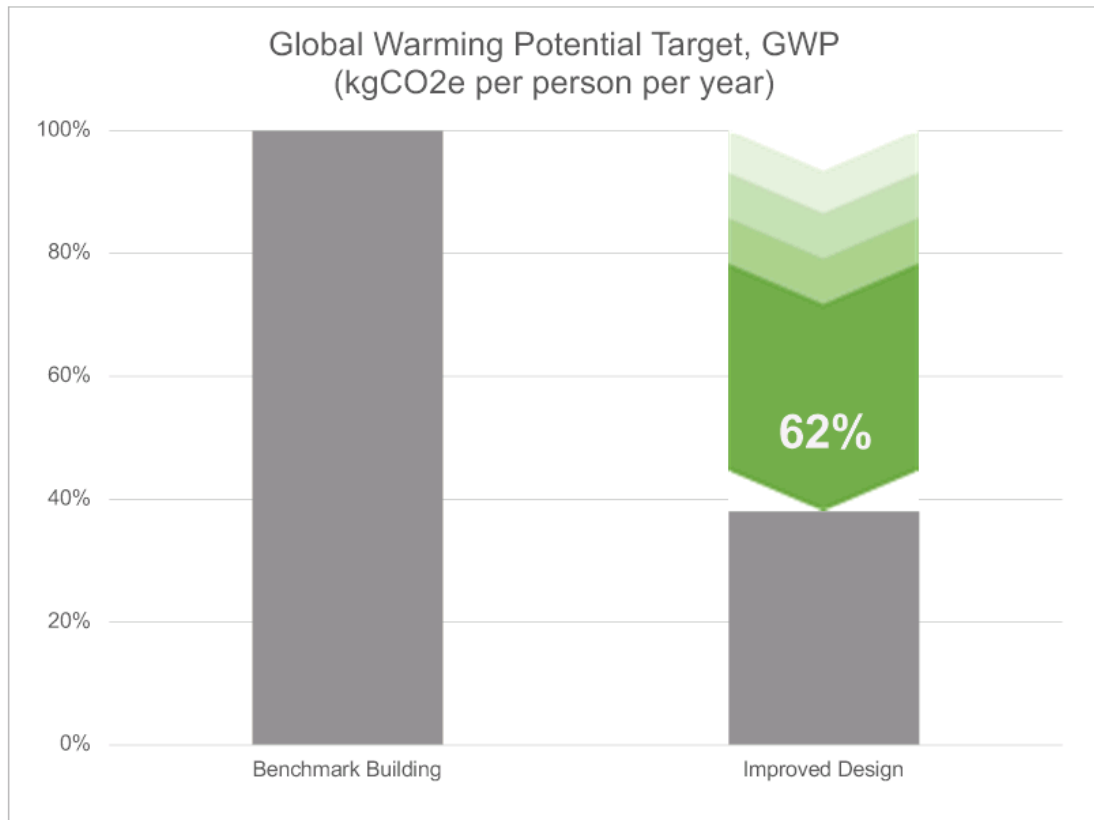
Version 2



8/1/2019



Results Summary



8/1/2019



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 most notably in 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) V11	Building as Usual	Improved Design
Design Details			
Stories (#)	1	3	3
Primary Function	Single Family Residence	Residential Units	Residential Units
Structural Service Life Limit	100	80	80
Predicted Design Life	54	80	80
Functional Characteristics			
Dwellings	10	4	4
Bedrooms	30	8	8
Occupants	24	6	6
Total Floor Areas			
Usable Floor Area	2,140	563	563
Net Lettable Area	0	0	0
Fully Enclosed Covered Area	3,010	490	490
Unenclosed Covered Area	0	268	268
Gross Floor Area	3,010	758	758
Usable and Lettable Yield	71 %	74 %	74 %

Descriptions of Objects of Assessment

AU Res Ave 2013 Code Compl CZ 5 (10 dwelling) V11

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/>

Building as Usual

The Building as Usual Design (BAU) represents a standard practice reference model which demonstrates minimum building requirements according to the Building Code of Australia.



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This design is used as a comparative, minimum compliance model of the same scale, function, location and occupancy which is run against the Base Design.

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.

Strategy Description	GWP Savings	FW Savings	AUD Savings
Base Design performance compared to benchmark	-10.5%	40.5%	34.7%
Reduced irrigated area compared to Perth average	1.5%	23.3%	0.3%
Construction Method - Reverse Brick Veneer	0.1%	0.9%	0.0%
Reduced water use due to no pool	0.1%	1.9%	0.0%
Natural light and ventilation to car park	9.8%	1.0%	5.2%
Construction method 2: carpark concrete walls sapped to 110 blockwork	0.6%	0.1%	0.5%
Lighting: High Efficiency LED Lights	0.8%	0.1%	0.1%
HVAC: High Efficiency Air-Source Heat Pump (COP-4.4, EER-4.4)	4.0%	0.1%	0.2%
Finishes: Reduce Carpet Use	0.1%	0.0%	0.6%
5kW Solar PV (Grid Connected)	17.8%	0.0%	0.3%
Energy Monitoring: Residential, Basic	6.9%	0.5%	0.9%
Improved thermal performance (6 to 7 stars)	1.6%	0.1%	0.2%
Low GWP Impact Refrigerant Gases R32	0.4%	0.0%	0.0%
Lighting: Motion+Lux Sensors & 3min Timers (Carpark)	2.2%	0.2%	0.3%
Refrigeration: Reduced Fridge Space (Maximum 750mm Width)	0.4%	0.0%	0.1%
Refrigeration: Well Ventilated	0.5%	0.0%	0.1%
Cooking: Gas Stove & Electric Oven	1.8%	0.3%	0.0%
Upgrade to Water Saving Taps	0.4%	3.4%	0.1%
Water Efficient Toilets	0.3%	3.0%	0.1%
Finishes: Reduce Floor Coverings	0.5%	0.3%	0.7%
Concrete Replacement: 50% Fly-Ash Blend	0.6%	0.0%	0.0%
HWS: Gas Instantaneous	10.8%	1.1%	0.2%
Additional 3kW Solar PV (8kW total)	11.6%	0.0%	0.3%
Total	62.0%	77.0%	45.0%



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Anticipated eToolLCD Design Rating

It is anticipated the project will achieve an eToolLCD Gold rating if the preferred strategies are implemented and the project goes ahead with a full LCA once the design is finalised.



Target Setting Workshop Attendees

The following people attended the target setting workshop.

- Stephanie Rush
- Tom Beckerling
- Gabby Luff



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Appendix A – Design Strategy Details



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Reduced irrigated area compared to Perth average

Irrigation of gardens in Perth typically accounts for more than 40% of household water use. The proposed design has a higher plot ratio than average residences and hence a lower water use associated with irrigation.

Construction Method - Reverse Brick Veneer

Changing from Double-brick construction to Reverse brick veneer, with colorbond steel cladding

Reduced water use due to no pool

The proposed design has no pool which leads to a significant reduction in water use compared to an average Perth residence.

Natural light and ventilation to car park

Account for the base design which allows natural light and air to the ground floor carpark

- delete entrance zone lighting
- reduce LRT in car park by ½

Construction method 2: carpark concrete walls sapped to 110 blockwork

Block-work instead of concrete garage

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.



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(Images from www.beaconlighting.com.au)

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.

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



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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.



(image source: <http://diabloflooring.com>)

5kW Solar PV (Grid Connected)

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.



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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 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.

Worse case panel dimensions 1070mm x 1685mm



(Image source: www.forceofthesun.com)



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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 building integrated system which, compared to basic energy monitoring systems, extends the longevity of the energy savings as departing owners or tenants can't take the system with them. There is also less chance the system will cease being used when transmitter batteries run out and / or the system needs troubleshooting.

An integrated system would need to meet the following criteria to justify the energy savings modelled:

- The system is truly building integrated in that the screen is mounted in the wall, and all elements are hard-wired such that no batteries are required, OR
- The viewing system is web based (no internal hardware is provided in the dwelling), the transmitter is hard-wired and maintains its own connection with the internet for sending data rather than relying on the resident's internet connection and instructions for using the web based system are provided in the dwelling handover information (most cost effective option for apartment buildings)

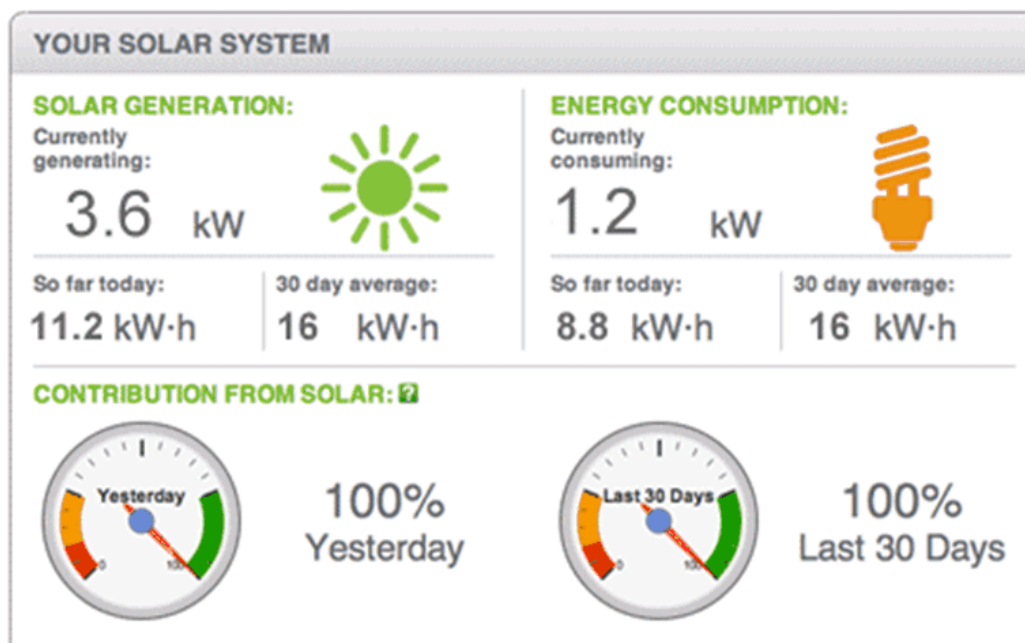
The building integrated systems (wall mounted screen) likely cost in the up to \$500 per dwelling installed. Web based centralised systems in apartment buildings are more likely to cost \$250 per dwelling or less depending on the size of the apartment (large buildings



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usually offer cost efficiencies). We have assumed an additional 5% energy savings with an integrated system (over an above existing energy monitoring associated savings).



(Example of a web or device based dashboard, in this case showing generation and consumption. Image source: www.energymatters.com.au)



(Example of an Integrated energy monitor. Image source: jscp.nepc.or.jp)



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

Improved thermal performance (6 to 7 stars)

The current assumption is that the dwelling will achieve a 6 star NatHERS average. The carbon emissions associated with heating and cooling accounts for approximately 13% of the total operational carbon. A seven or eight star NatHERS design may require any combination of the following, depending on thermal modelling results:

- Increase insulation
- Attention to detailing around thermal bridges
- Reduced air permeability
- Reduce glazing areas Increase glazing performance (double glazing or laminated glass)
- ceiling fans

eTool recommends that the thermal performance of some sample worst case units is modelled prior to committing to this recommendation to determine the likely costs associated with improvement measures.

Refer to NatHERS Climate Zone maps to determine climate zone
- <http://apps.nowwhere.com.au/DCCEE/climatezonemaps>

NatHERS Climate Zone 13 (Perth):

- 6 Star - 70 MJ/m²/yr thermal load
- 7 Star - 52 MJ/m²/yr thermal load
- 8 Star - 34 MJ/m²/yr thermal load



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- 9 Star - 14 MJ/m2/yr thermal load
- 10 Star - 4 MJ/m2/yr thermal load

NatHERS Climate Zone 52 (Swanbourne):

- 6 Star - 39 MJ/m2/yr thermal load
- 7 Star - 29 MJ/m2/yr thermal load
- 8 Star - 20 MJ/m2/yr thermal load
- 9 Star - 11 MJ/m2/yr thermal load
- 10 Star - 3 MJ/m2/yr thermal load

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](#)

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.

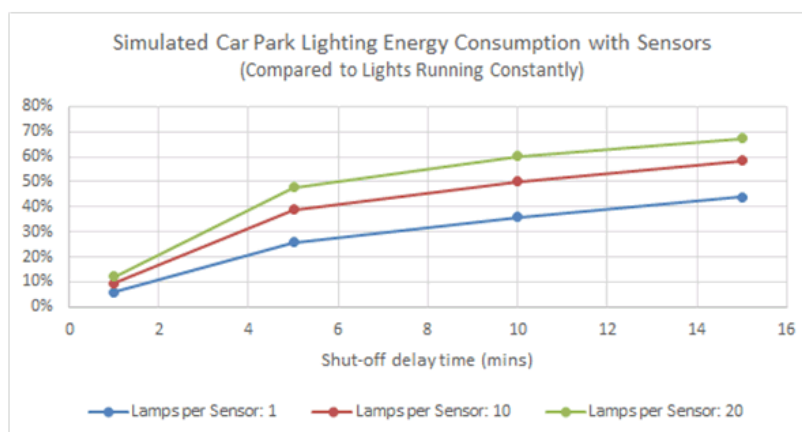
Reducing the run time may be achieved with motion sensors. The interplay between vehicle traffic, pedestrian traffic, simultaneous use of certain areas of the car park, shut-off delay timing and the distribution of sensors requires a fairly complex simulation to understand how much energy can be saved.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



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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 runtime (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.

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:



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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 unrestricted 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.

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



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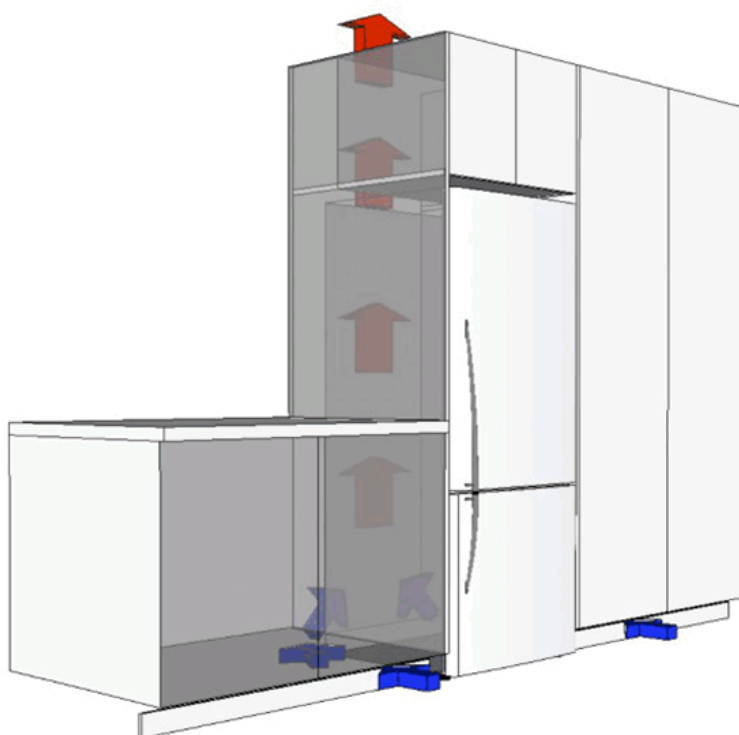
heated the air rises and draws cool air from the bottom vent. Ensure that any external air ventilation is sealed from the rest of the room to avoid thermal leakages from conditioned spaces.

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

A well ventilated refrigerator space meets the following criteria:

- *the refrigerator will be unenclosed; or*
- *the refrigerator will only be enclosed on three sides, including the rear and top; or*
- *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*

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



(image source: eTool)



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Cooking: Gas Stove & Electric Oven

In regions with fossil fuel dominated electricity grids such as WA, gas represents a large advantage over electricity for providing energy to cook with. This is due to the heat and electricity losses associated with distributed power. Burning the fuel (gas) at the source eliminates these losses and is a more efficient way of using the fuel.

The majority of gas cookers sold today include safety features that automatically turn off the gas when no flame is present. Rinnai has also developed the 'inner flame' technology that produces a flame that is directed inwards which is about 27% more efficient than standard gas stoves.

The drawback to moving to gas cooking is that a gas pipeline may need to be installed. 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.

Upgrade to Water Saving Taps

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

This Recommendation applies to Kitchen and Bathroom Taps

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 Labelling 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%



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Water Efficient Toilets

The water consumed by flushing the toilet is the second largest internal water use, accounting for approximately 25% of household water usage (excluding irrigation). Up to 12L of high quality, treated drinking water are flushed away to waste each use. Water saving toilets which use less water per flush and are dual flush-able are an obvious solution to reducing toilet water use. As of the 2007 the Water Efficiency Labelling and Standards (WELS) scheme was introduced in Australia to regulate water fittings and fixtures. The WELS scheme requires suppliers of plumbing fittings for all new buildings to meet a minimum requirement of 5.5L per flush. These one star 5.5L flush toilets are now being phased out and replaced with 3 star lavatories (maximum 4L per flush). The average water consumption of a dual flush system is calculated from one full flush and four half flushes. The availability of different units is provided in the below table:

Star Rating	Min of Water consump.	Max of Water consump.2	Count of Water consump.
1	5.4	5.5	23
3	3.6	4	267
4	3.1	3.5	2703
5	3	3	11
6	0.7	2.5	51

In this recommendation we have assumed that 6 star toilets are installed reducing water consumption for toilets by 40%.

Finishes: Reduce Floor Coverings

Ceramic floor tiles have a large amount of embodied energy. Specifying polished concrete and timber floorings will have lower recurring impacts however may require stronger reo to be installed to reduce the risk of the concrete cracking (possibly up to 27% increase in reo



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weight). Grind and polish concrete eliminates the use a polyurethane seal/coating and reduce maintenance associated with a grind and seal finish.

For this recommendation, all tiled areas are changed to grind & polished concrete.

Polished concrete can be used to thicknesses as low as 2mm

<http://www.ribaproductselector.com/Docs/7/27587/external/COL476659.pdf>



(image source: <http://www.switcheroom.com>)

Concrete Replacement: 50% Fly-Ash Blend

Fly-ash is a by-product of power generation in coal fired power stations and can be used to directly replace Portland cement in varying proportions up to 50%. Fly-ash is also cost competitive with standard cement depending on the application. Fly ash blend concretes can actually produce a stronger product but typically have longer curing times which can greatly impact multi-story developments. Curing agents are available to alleviate this but may have an impact on the cost.

Below are a few suppliers of fly-ash blend concrete in Perth:

- Hanson (<http://www.hanson.com.au/Sustainability/Greenstar.aspx>)
- Cement Australia
(<http://www.cementaustralia.com.au/wps/wcm/connect/website/bulk/Bulk-Home/our-products/fly-ash/>)
- Flyash Australia (<http://www.flyashaustalia.com.au/>)



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Appendix B – Design Strategy Logistical Constraints



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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.

Refrigeration: Reduced Fridge Space (Maximum 750mm Width)

Specialised cabinetry required.

Refrigeration: Well Ventilated

Specialised cabinetry with suitable ventilation required.

Cooking: Gas Stove & Electric Oven

Requires gas connection to each dwelling if not already available. Availability of gas ovens + stoves are limited however will contribute to savings if specified.

Concrete Replacement: 50% Fly-Ash Blend

Fly-ash is not as readily available compared to blast furnace slag which is another alternative low carbon concrete solution however the savings are not as significant as fly-ash. Adding fly-ash/ BFS will also increase curing times for the concrete which may lead to other additional costs.

Ensure suppliers of Fly Ash can meet the requirements of the developer in terms of supply quantity, consistency, delivery and any other requirements such as Australian Standards or ISO certifications such as ISO-9001.

Additional 3kW Solar PV (8kW total)

Assumes all other recommendations are implemented to achieve net zero carbon. Conservative price of approximately \$3000/kW assumed 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



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for purchasers. This eliminates the need for upfront capital while promoting best practices and educating the public.

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.

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.

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)



Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. A Road and Verge security bond for the sum of \$2,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
4. Sound levels created shall not exceed the provisions of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.
5. With reference to Condition 3, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
7. With reference to Condition 7, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
6. With reference to Condition 10, the City encourages landscaping methods and species selection which do not rely on reticulation.
8. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
9. The obligation to comply with the requirements of a time limited condition continues for the life of the development.

9.2 NO. 5 (LOT: 14; D/P: 1149) SCOTT STREET, LEEDERVILLE - TWO GROUPED DWELLINGS





TRIM Ref: D18/194430

Author: Clair Morrison, Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: South

Attachments:

1. Attachment 1 - Consultation and Location Map [↓](#) 
2. Attachment 2 - Development Plans [↓](#) 
3. Attachment 3 - Summary of Submissions [↓](#) 
4. Attachment 4 - Determination Advice Notes [↓](#) 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for two Grouped Dwellings at No. 5 (Lot: 14; D/P: 1149) Scott Street, Leederville, in accordance with the plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

1. This approval relates only to the proposed two grouped dwellings at No. 5 Scott Street, Leederville, as shown on the plans dated 18 December 2018. No other development forms part of this approval;

2. **Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary walls facing No. 3 Scott Street and No. 3A Scott Street in a good and clean condition prior to practical completion of the development to the satisfaction of the City. The finish of the boundary walls is to be fully rendered or face brickwork to the satisfaction of the City;

3. **Car Parking and Access**

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

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

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

4. **Clothes Drying Facility**

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

5. **External Fixtures**

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

6. **Landscape and Reticulation Plan**

6.1 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 the commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of existing and proposed trees and plants;
- Areas to be irrigated or reticulated;
- A minimum of 15 percent deep soil zone; and
- A minimum of 30 percent canopy cover; and

6.2 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;

7. Schedule of External Finishes

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

8. Stormwater

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

9. Street Walls and Fences

The portion of the front fence 1.2 metres above natural ground level shall provide visually permeability to the street in accordance with Clause 5.2.4 Street Walls and Fences of the Residential Design Codes;

10. Verge Tree

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; and

11. General

The obligation to comply with the requirements of a time limited condition continues whilst the approved development exists.

PURPOSE OF REPORT:

To consider an application for development approval for two grouped dwellings at No. 5 Scott Street, Leederville.

PROPOSAL:

The application proposes two two-storey grouped dwellings in a battle-axe configuration, with primary access from Scott Street.

BACKGROUND:

Landowner:	Tascone Design
Applicant:	Colin Carson
Date of Application:	22 August 2018 (amended plans submitted on 18 December 2018)
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30

Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Dwelling (Grouped)
Lot Area:	607m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is as shown on the location plan included in **Attachment 1** and comprise a vacant lot which has been cleared and levelled in preparation for development. The subject site is bound by Scott Street to the east, grouped dwellings to the north and south and a single house to the west. Scott Street and the broader area surrounding the subject site is characterised by one and two-storey single, grouped and multiple dwellings.

The subject site and the adjacent lot, No. 7 Scott Street, share a driveway through an access easement on the Certificate of Titles and Deposited Plans. This access easement effectively restricts the manner in which the site could be developed.

This application was originally presented to Council for determination on 11 December 2018 for determination. At that meeting, Council resolved to defer application to allow the applicant the opportunity to amend the design to address the impact of overshadowing on the adjoining properties.

The applicant submitted amended plans on 18 December 2018 to address Council's previous reason for deferral. These plans provide a total of 34.5 percent overshadowing onto the southern adjoining lots, which now meets the Deemed-to-Comply standards of the R Codes provisions relating to Solar Access for Adjoining Sites.

DETAILS:

Summary Assessment

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

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Density/Plot Ratio	✓	
Street Setback		✓
Front Fence	✓	
Building Setbacks/Boundary Wall	✓	
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas		✓
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

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

Street Setback	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.2 Street Setback	
Average of five adjoining properties: 5.98 metres	3.0 metres
Outdoor Living Areas	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.3.1 Outdoor Living Areas	
Not located within the front setback area	Located within the front setback area

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

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 14 days commencing on 28 September 2018 and concluding on 11 October 2018. Community consultation was undertaken by means of written notification being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

The City received eight submissions: one in support; one expressing concern; and six objecting to the proposal. The submissions received presented concerns relating to overshadowing, visual privacy and the design of the dwellings. A summary of submissions received and Administration's response to these is included as **Attachment 3**.

Following the first consultation period, the applicant sought to respond to the objections through the submission of amended plans, which involved the following modifications:

- Increased street setback of dwelling line from 4.4 metres to 5.2 metres and amended façade design;
- Increased canopy cover; and
- Re-design of Unit 2 to allow for winter sun to access the southern adjoining dwelling's ground floor living room window.

Administration subsequently provided the amended plans to the submitters who raised objections to the proposal to allow them to provide feedback on the amended plans. Administration did not receive any submissions which raised new concerns. Feedback was provided which reiterated previous concerns received, including:

- Concerns regarding the impact of visual privacy on the property at the rear of the subject site;
- It is noted that the amended plans now allow winter sun into the highlight window on the upper floor of the rear dwelling on the adjoining property to the south (No. 3A), however, there remains concerns around winter sun being restricted to the downstairs living and outdoor living area; and
- The solar access to the front dwelling of the adjoining property to the south (No. 3) remains impacted as a result of the proposal.

Design Review Panel (DRP):

Referred to DRP: Yes

Administration referred the proposed development plans to the Chair of the DRP for comment in relation to the street setback and front elevation. The Chair of the DRP was of the opinion that the proposed street setback provides a rhythm along the streetscape, and an appropriate transition between the setbacks on either side of the subject site.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;

- State Planning Policy 3.1 – Residential Design Codes;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.

Delegation to Determine Applications:

This matter is being referred to Council as the development application received more than five objections during community consultation, in accordance with the City's Delegated Authority Register 2018-2019.

RISK MANAGEMENT IMPLICATIONS:

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 Community Plan 2018 – 2028 states:

"Sensitive Design

- *Our built form is attractive and diverse, in line with our growing and changing community."*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:Street Setback

The applicant proposes a street setback of 3.0 metres, in lieu of the deemed-to-comply 5.98 metres. The existing setbacks for the dwellings on the abutting properties are as follows:

- No. 1 Scott Street – 6.4 metre street setback;
- No. 3 Scott Street (immediately south of the subject site) – 6.7 metre street setback;
- No. 7 Scott Street (immediately north of the subject site) – 2.52 metre street setback;
- No. 9 Scott Street – 7.5 metre street setback; and
- No. 11 Scott Street – 6.8 metre street setback.

In addition to these properties:

- The developments on the northern and southern ends of the street block have nil setbacks to Scott Street which is the secondary street frontage for each of these properties.
- The setbacks along the opposite side of Scott Street range from 4.4 metres (being No. 10 Scott Street) to 9.1 metres (being No. 4 Scott Street).

Whilst the above have not been calculated toward the deemed-to-comply street setback, the street block does provide an inconsistent streetscape.

In considering the proposed street setback relative to the applicable Design Principles and Local Housing Objective, the following is relevant:

- The 3.0 metres setback is to the proposed balcony, which occupies only 40 percent of the front and is relatively open and does not contribute significant building bulk;
- The dwelling line (being the main portion of the building excluding the balcony and courtyard), is setback between 4.5 metres and 5.18 metres from the street;
- Compared to the equivalent components on the abutting No. 7, the proposed balcony has a 0.5 metre greater setback and the proposed main portion of the building has a 2.2 metre greater setback. The

subject proposal provides a reasonable transition between the 2.52 metre setback to the north and 6.7 metre setback to the south;

- The street setback allows for adequate privacy and open space for both dwellings and allows adequate space for the provision of the required parking and landscaping requirements and all essential facilities and utilities;
- The provision of the balcony and courtyard within the front setback area provides for additional street surveillance, contributing to a safer public realm;
- Given the amount of deep soil area located within the front setback area, the proposed landscape plan is intended to provide tree planting to mitigate the impact of building bulk on the street;
- The proposed façade presents a number of materials, including varying shades of grey render, red face brick work and extensive glazing. These materials are consistent with the streetscape and assist in mitigating the impact of building bulk when viewed from the street;
- The garages are located behind the front dwelling, reducing bulk from garage doors as viewed from the street; and
- As detailed earlier in the report, Scott Street accommodates a varied streetscape, with setbacks ranging from nil to over 7.0 meters.

The application satisfies the design principles relating to Street Setback and is supported.

Outdoor Living Area

The applicant proposes an outdoor living area for Unit 1 in the street setback area, in lieu of the deemed-to-comply provision of the R Codes requiring the outdoor living area to be located behind the street setback area.

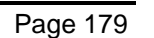
Both outdoor living areas, including the courtyard and balcony, are capable of being used in conjunction with habitable rooms. All outdoor living areas have been designed to make optimum use of the northern aspect of the site and are open to winter sun and ventilation. The outdoor living areas within the street setback area allows for additional passive surveillance over the public realm. The proposed outdoor living areas are consistent with the design principles of the R Codes and are supported.

Landscaping

Administration has calculated that the proposal provides 92 square metres, or 15 percent, deep soil zone. Based on the indicative landscaping plan, the site is able to provide 30 percent canopy cover. The proposal complies with the deemed-to-comply requirements set out in the Built Form Policy, although a detailed landscaping plan is required to confirm the acceptability of the tree species and the reticulation details. Should the application be approved, it is recommended that a condition be imposed that a Landscape and Reticulation Plan is submitted and approved prior to completion of the development.

Solar Access

The amended proposal results in a total 34.5 percent overshadowing onto the parent lot to the south. The application is now compliant with the deemed-to-comply provision relating to Solar Access of the R Codes which permits a maximum of 35 percent overshadowing.





Amended Plan

CITY OF VINCENT
RECEIVED
18 December 2018

AMENDED PLANNING

PROPOSED CARSON DEVELOPMENT
LOT 14, #5 SCOTT STREET, LEEDERVILLE

T A S C O N E
DESIGN

 Licensed Surveyors (C)	87-89 Guthrie Street, Osborne Park, Western Australia Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998 Email: perth@cottage.com.au Website: www.cottage.com.au	Builder : Dale Alcock Homes Pty Ltd CLIENT : Carson LOT 14 #5 Scott Street, Leederville	(OLD AREA)						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">J/N:</th> <th style="width: 15%;">DATE:</th> <th style="width: 15%;">SCALE:</th> <th style="width: 15%;">DRAWN:</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">435657</td> <td style="text-align: center;">02 May 18</td> <td style="text-align: center;">1:200</td> <td style="text-align: center;">M. Bateman</td> </tr> </tbody> </table>	J/N:	DATE:	SCALE:	DRAWN:	435657	02 May 18	1:200	M. Bateman
J/N:	DATE:	SCALE:	DRAWN:						
435657	02 May 18	1:200	M. Bateman						

⚠️ DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER: Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

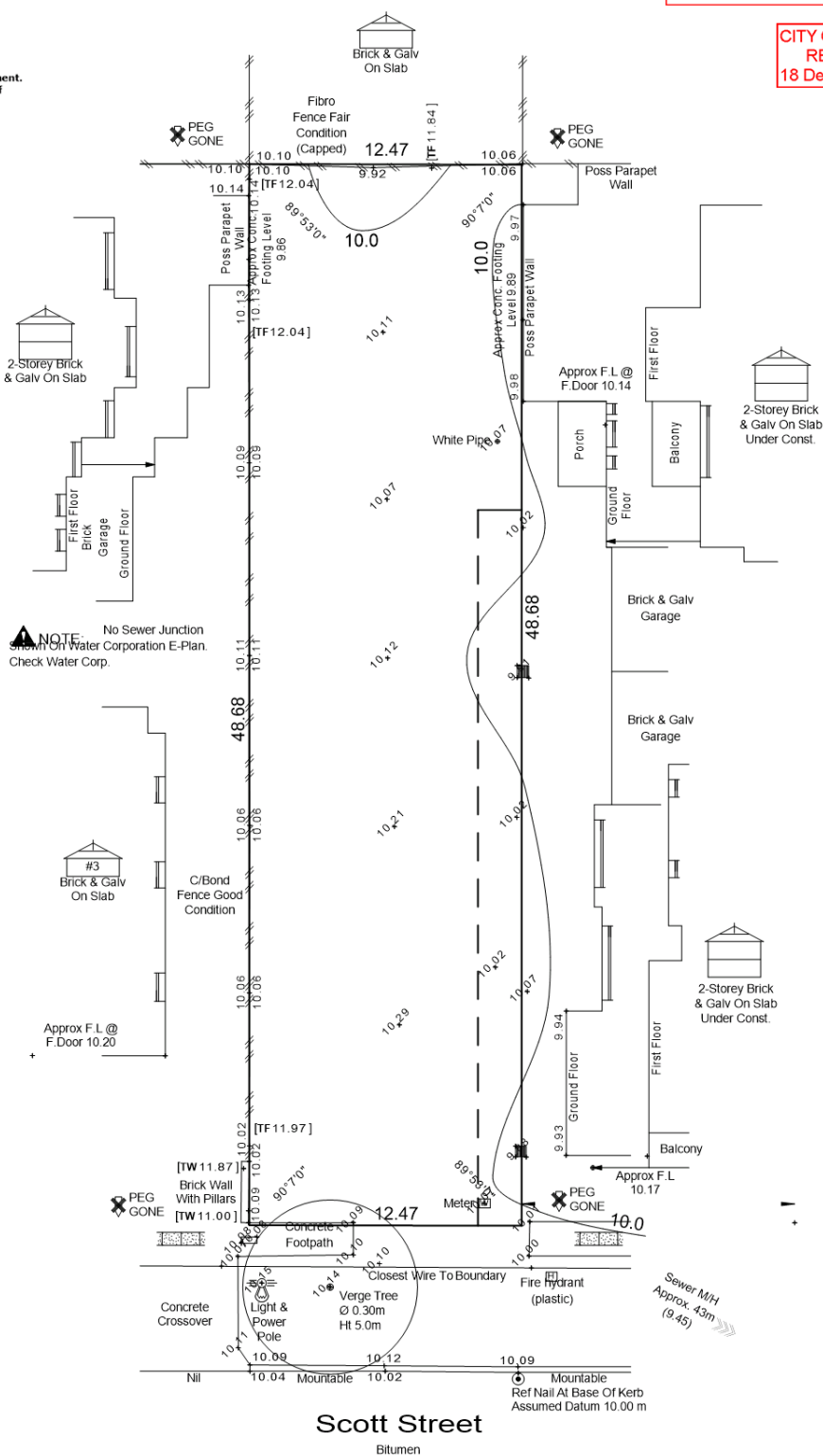
design work.
DISCLAIMER:
 Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Light Grass Cover

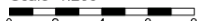


NOTE: No Sewer Junction
Shown On Water Corporation E-Plan
Check Water Corp.



 NOTE/BEWARE: ADVISE TRADES
O/Head power lines

Scale 1:200



Amended Pla

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18 December 2018

**COTTAGE & ENGINEERING
SURVEYS**
Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au

Builder : Dale Alcock Homes Pty Ltd
CLIENT : Carson
LOT 14 #5 Scott Street, Leederville

LEGEND	SEC Dome
+	Power Pole
○	Phone Pits
○	Water Conn.
○	Top Pillar/Post
○	Top Wall
○	Top Retaining
○	Top Fence

J/N: 435657 DATE: 02 May 18 SCALE: 1:200 DRAWN: M. Bateman

Plan1149

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LOT MISCLOSE
0.000 m

SOIL DESCRIPTION
Sand
Light Grass Cover

Amended Plan

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18 December 2018**

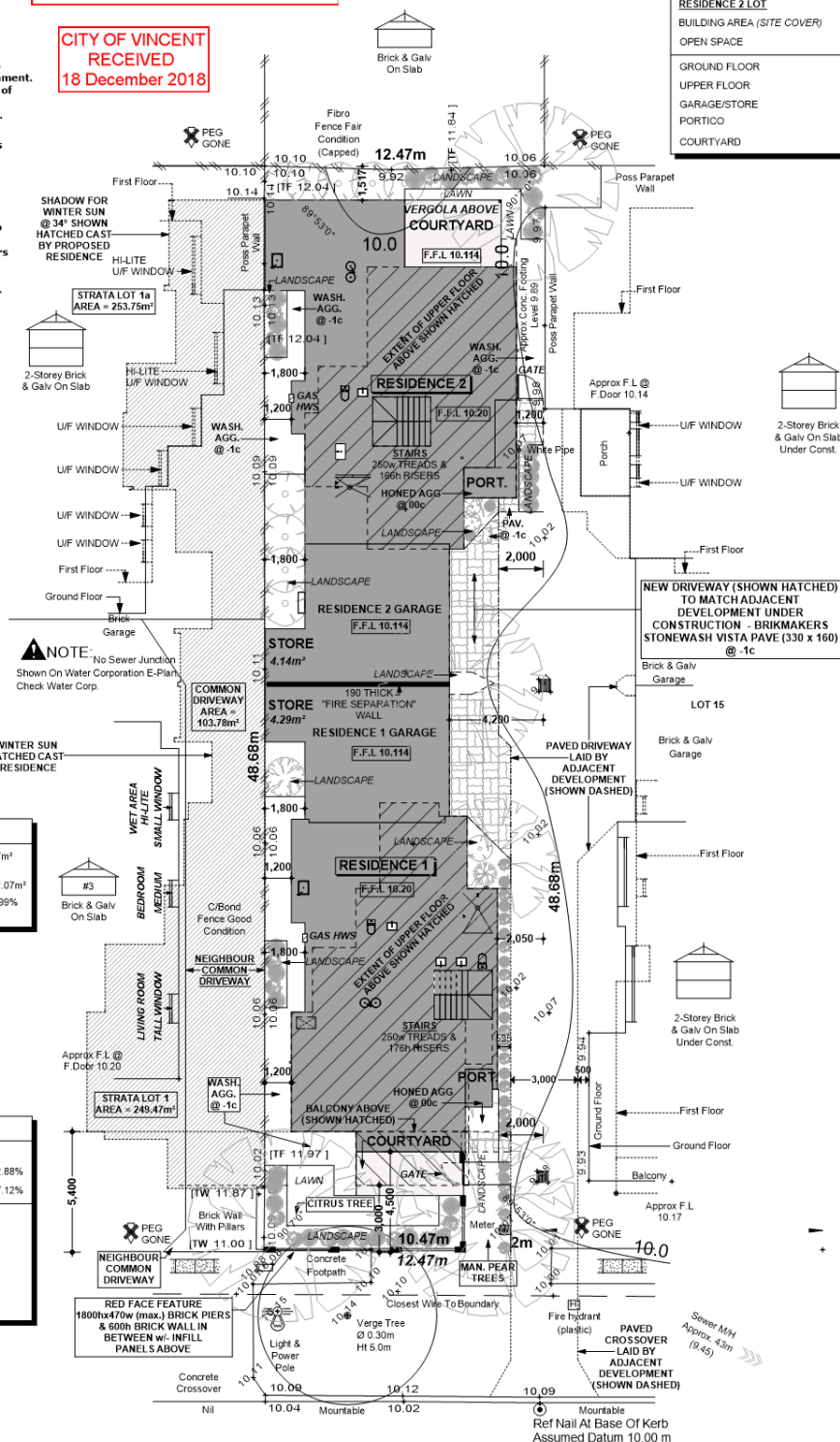
SITE AREAS		
RESIDENCE 2 LOT	289.46m ²	
BUILDING AREA (SITE COVER)	173.85m ²	60.00%
OPEN SPACE	115.61m ²	40.00%
GROUND FLOOR	128.76m ²	
UPPER FLOOR	83.85m ²	
GARAGE/STORE	45.09m ²	
PORTICO	6.10m ²	
COURTYARD	12.96m ²	

SHADOW AREAS	
TOTAL NEIGHBOURS (R3 SCOTT ST) LOT AREA (APPROX)	607m ²
TOTAL SHADOW CAST (BY PROPOSED RESIDENCES)	212.07m ²
	34.99%

SITE AREAS		
RESIDENCE 1 LOT	317.58m ²	
BUILDING AREA (SITE COVER)	167.95m ²	52.88%
OPEN SPACE	149.63m ²	47.12%
GROUND FLOOR	122.35m ²	
UPPER FLOOR	92.45m ²	
GARAGE/STORE	45.60m ²	
PORTICO	2.04m ²	
COURTYARD	9.41m ²	
BALCONY	12.12m ²	

DISCLAIMER NOTE

PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE RECHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY



Scott Street
Bitumen



PROPOSED SITE PLAN
SCALE 1:200

PAGE 2 OF 7

DISCLAIMER NOTE

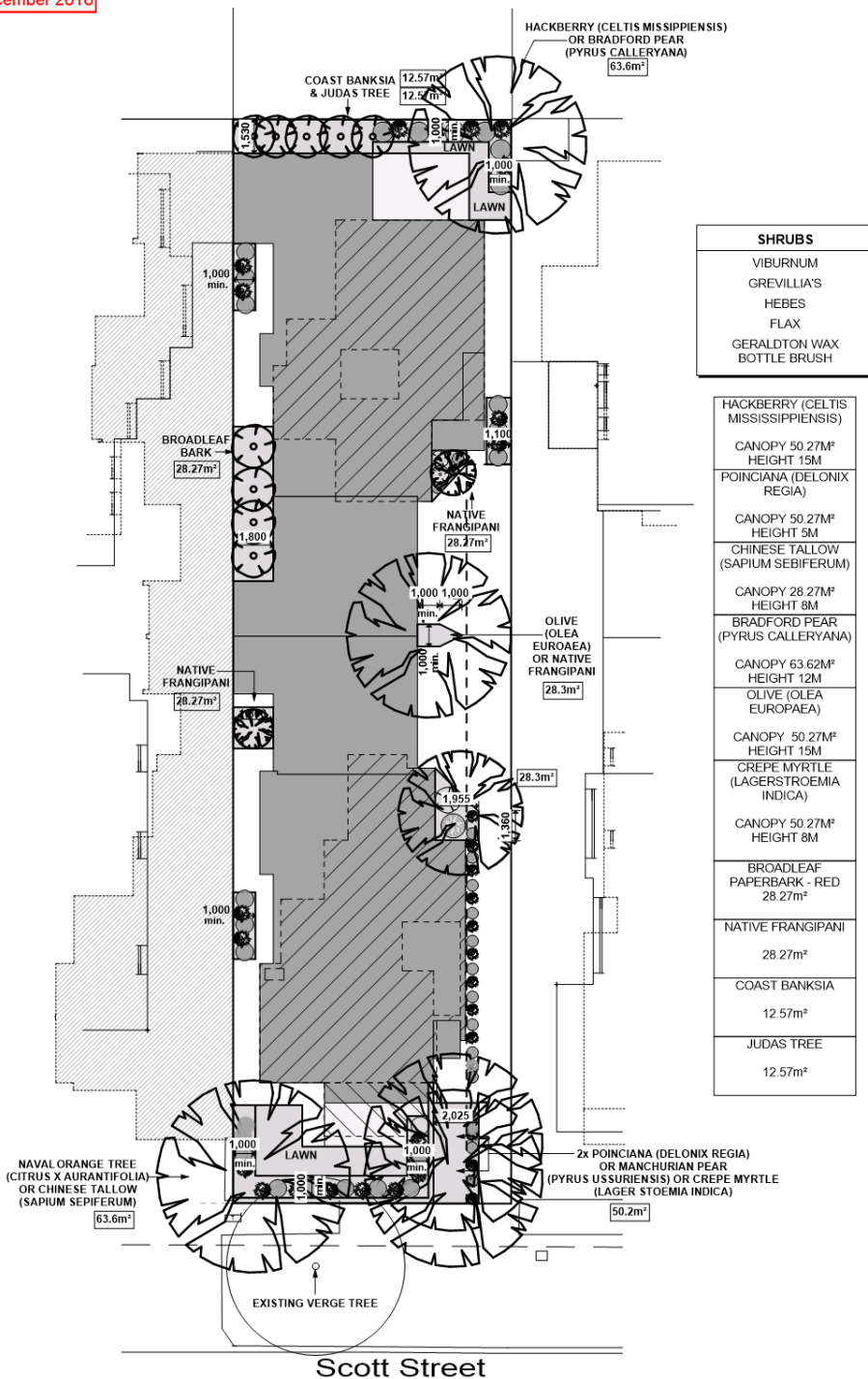
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Amended Plan

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18 December 2018

LANDSCAPING AREA

TOTAL LANDSCAPE AREA 94.08m² 15.5%

**LANDSCAPING PLAN**

SCALE 1:200

AMENDED PLANNING

START DATE: JULY 2018	DRAWN: P1
ISSUE DATE: 17/12/2018	JOB No: 137-1
SCALE: AS SHOWN	SHEET: 3 of 1

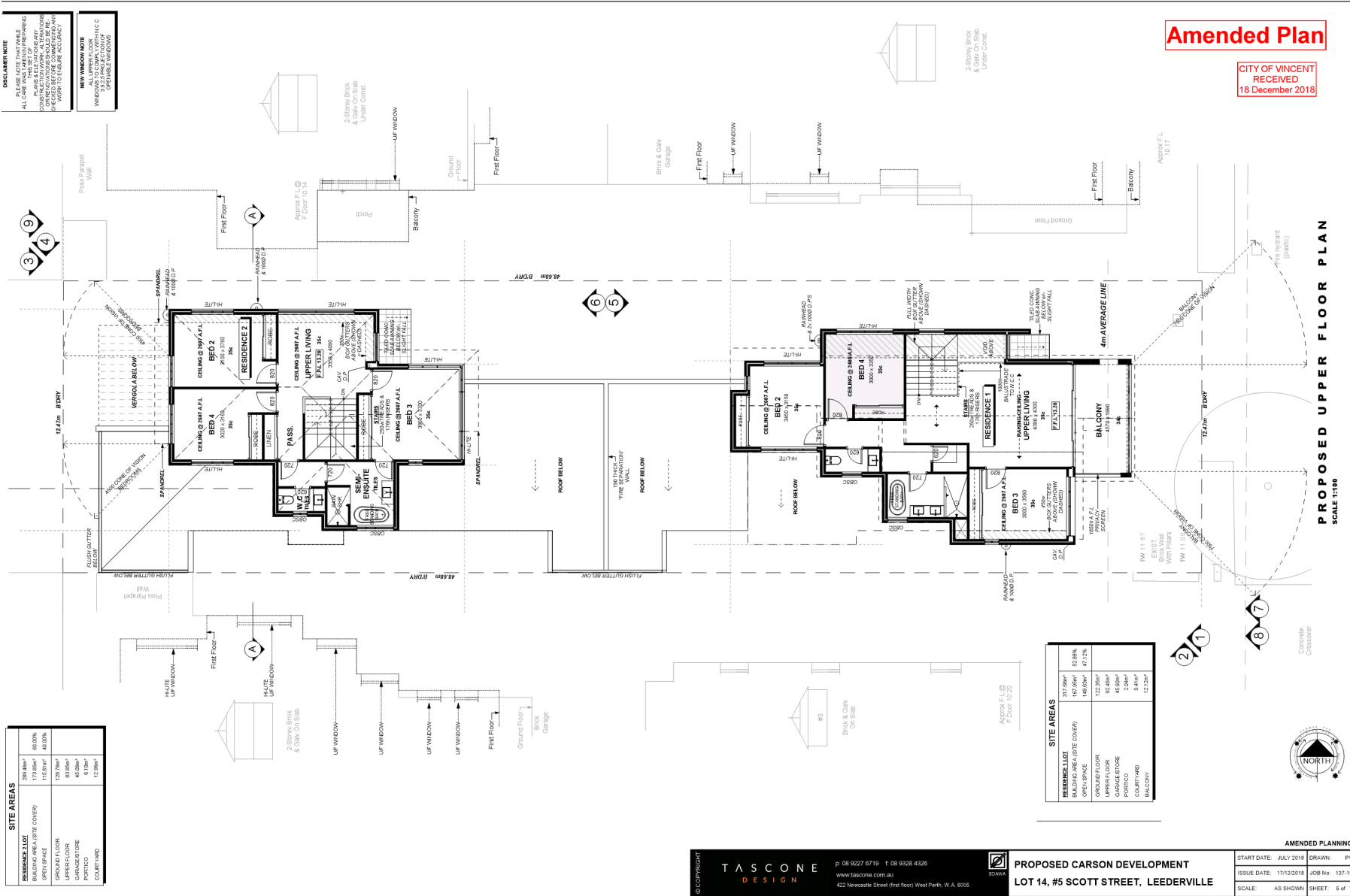
TASCON
DESIGN

p. 08 9227 6719 f. 08 9328 4326
www.tascone.com.au
422 Newcastle Street (first floor) West Perth, W.A. 6005



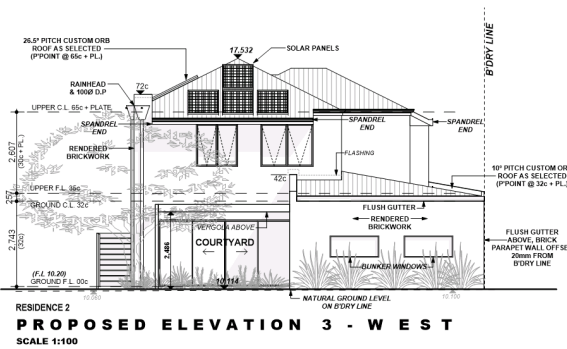
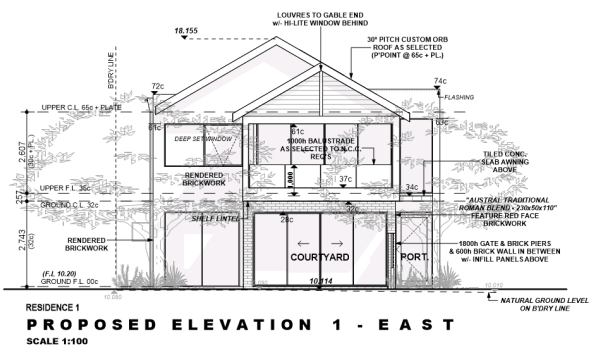
PROPOSED CARSON DEVELOPMENT
LOT 14, #5 SCOTT STREET, LEEDERVILLE



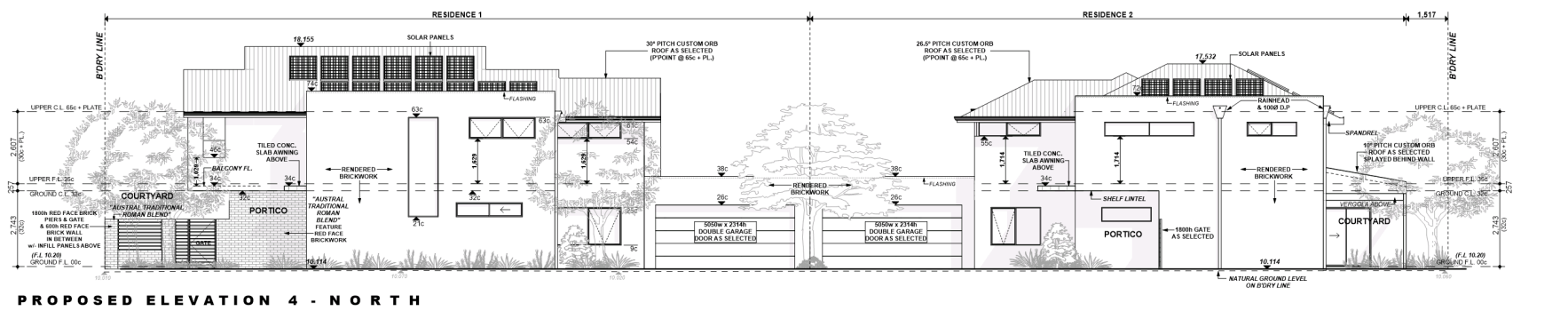
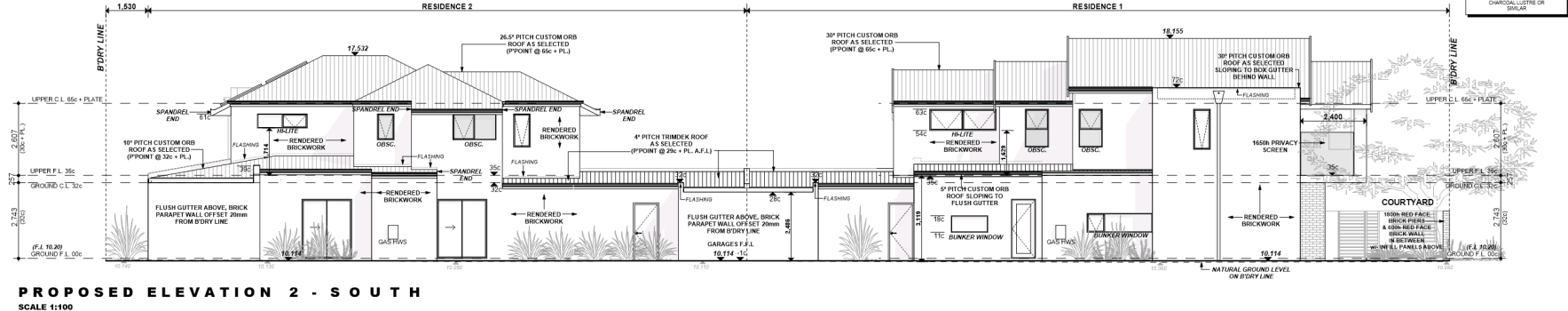


Amended Plan

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18 December 2018



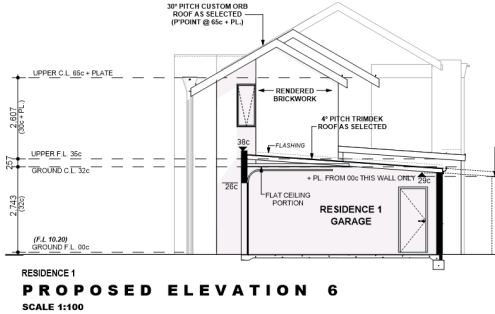
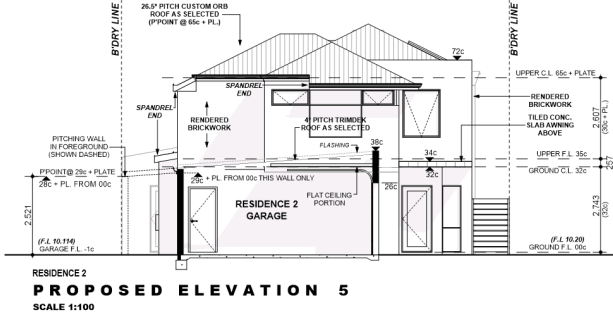
DISCLAIMER NOTE	
PLEASE NOTE THAT WHILE ALL CARE WAS TAKEN IN PREPARING THIS SET OF PLANS AND ELEVATIONS, CONSTRUCTION WORK, ALTERATIONS OR RENOVATIONS SHOULD BE CHECKED BEFORE COMMENCING ANY WORK TO ENSURE ACCURACY.	
NEW WINDOW NOTE	
ALL UPPER FLOOR WINDOWS TO COMPLY WITH N.C.G. 3.8.2.5 PROJECTION OF OPENABLE WINDOWS	
FINISHES SCHEDULE	
EXTERNAL WALLS	RENDERED BRICK FINISH
MAN COLOUR: GREY WHITE - VENCON	OR SIMILAR
FEATURE COLOUR: DULLX MALLABY	FEATURE RED FACE BRICK
INTERNAL TRADITIONAL ROMAN BLEND - 230x50x110"	ROOF COVER
CUSTOM ORB OR ORB COLOUR: SURFIST	ALUMINIUM COLOUR: CHARCOAL
WOODWORK	ALUMINIUM COLOUR: CHARCOAL
ALUMINIUM COLOUR: CHARCOAL	LOUVER COLOUR: SURFIST
GUTTER & FASCIA	COLOURED COLOUR: SURFIST
DOOR FINISH	COLOUR: SURFIST
COLOUR: SURFIST	POSTS
COLOUR: CHARCOAL, LUSTRE OR WHITE	EXTERNAL FRAMES
WINDERS AND HINGES: WHITE PVC CM	WINDERS AND HINGES: WHITE PVC CM
BLINDS AND TIE BACKS: WHITE	BLINDS AND TIE BACKS: WHITE
VECTA FINISH	VECTA FINISH
CHARCOAL, LUSTRE OR SPARKLE	CHARCOAL, LUSTRE OR SPARKLE



TASCO		PROPOSED CARSON DEVELOPMENT	
LOT 14, #5 SCOTT STREET, LEEDERVILLE		AMENDED PLANNING	
START DATE: JULY 2018		DRAWN: P1	
ISSUE DATE: 17/12/2018		JOB NO: 137-11	
SCALE: AS SHOWN		SHEET: 6 of 7	

Amended Plan

CITY OF VINCENT
RECEIVED
18 December 2018



FINISHES SCHEDULE

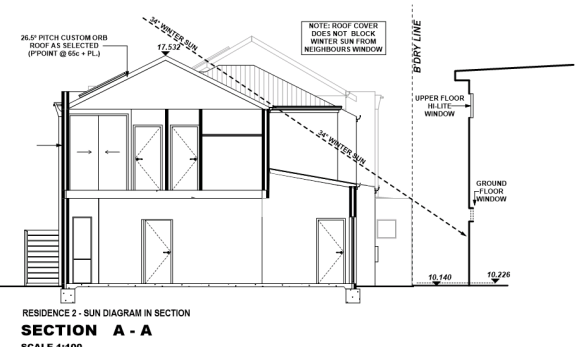
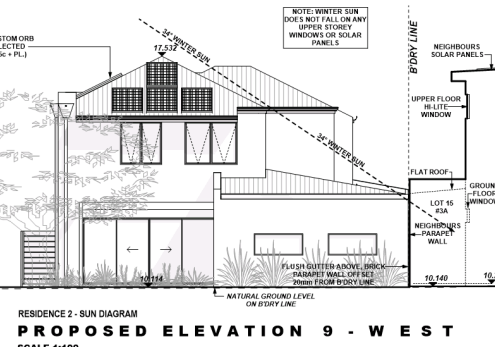
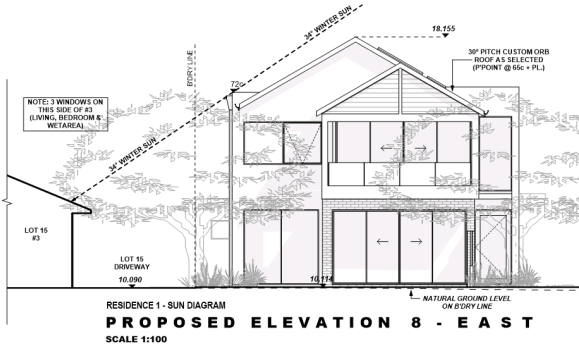
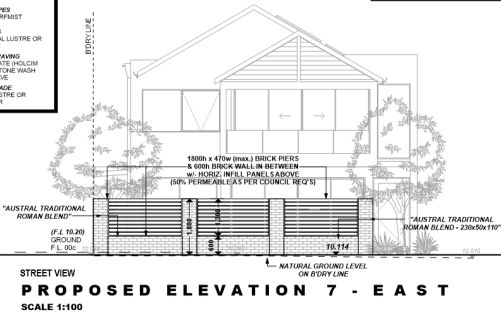
EXTERNAL WALLS
RENDERED BRICK - FRESH
MAIN COLOUR - OFF WHITE - LEICHH
OR TIMBER
FEATURE COLOUR - DALLUS MALLARY
FEATURE RED FACES BRICK -
"AUSTRAL TRADITIONAL
ROMAN BLEND - 230x90x110"
ROOF COVER
CUSTOM ORB COLORBOND COLOUR -
SURFMASTER
WINDOW FRAMES
ALUMINUM COLOUR - CHARCOAL
LUSTRE (RESIDENTIAL)
GUTTER & FASCIA
COLORBOND COLOUR - SURFMASTER
DOWN PIPES
COLOUR - SURFMASTER
POSTS
COLOUR - CHARCOAL LUSTRE OR
WHITE
EXTERNAL PAINTS
WASHED AGGREGATE (POLY-UM
BLUESUM) AND STONE WASH
100x100
BALUSTRADE
CHARCOAL LUSTRE OR
SIMILAR

DISCLAIMER NOTE

PLEASE NOTE THAT WHILE
ALL CARE WAS TAKEN IN PREPARING
THIS SET OF
PLANS & ELEVATIONS ANY
CONSTRUCTION WORK, ALTERATIONS
OR RENOVATIONS SHOULD BE
CHECKED BEFORE COMMENCING ANY
WORK TO ENSURE ACCURACY.

NEW WINDOW NOTE

ALL UPPER FLOOR
WINDOWS TO COMPLY WITH H.C.C.
3.9.2.8 PROJECTION OF
OPENABLE WINDOWS



	p. 08 9227 6719 f. 08 9026 4526 www.tasco.com.au 422 Newcastle Street (1st floor) West Perth, W.A. 6005		AMENDED PLANNING	
			PROPOSED CARSON DEVELOPMENT	
			LOT 14, #5 SCOTT STREET, LEEDERVILLE	
			START DATE: JULY 2018	DRAWN: P1
			ISSUE DATE: 17/12/2018	JOB No: 137-11
			SCALE: AS SHOWN	SHEET: 7 of 7

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Overshadowing</u></p> <ul style="list-style-type: none"> Only natural light for ground floor of neighbouring dwelling is from the northern facing major openings and an outdoor living area, which will be blocked out due to the development. The functionality and liveability of the houses on No. 3 Scott Street will be impacted. The proposed dwelling is too large which will result in shadow which is too large. The proposal will restrict the ability to install solar panels on the southern houses. 	<p>Following deferral of the application at the December 2018 Ordinary Meeting of Council, the applicant submitted amended plans. The amended plans are compliant with the deemed-to-comply criteria relating to overshadowing of the Residential Design Codes (R Codes). As such, the overshadowing is not subject to the discretion of Council.</p>
<p><u>Landscaping</u></p> <p>There is only half of what is required.</p>	<p>Following community consultation period, the applicant submitted amended plans. These plans present a total canopy cover at maturity of 516m², which exceeds the amount required to achieve 30% canopy cover on site. As such, it is considered that the proposed canopy is adequate without compromising the outdoor living area of residents. It is considered that the proposed sustainable landscape design will contribute to reducing the impact of building bulk and provide a sense of open space between the development and surrounding neighbours, make use of the retained deep soil zones and positively contribute to the reduction of the urban heat island effect and the greater landscaping amenity of the City. Therefore, the proposal is considered to satisfy the local housing objectives of the Built Form Policy and was presented to Council with the recommendation of approval.</p>
<p><u>Visual Privacy</u></p> <ul style="list-style-type: none"> It does not indicate whether the applicant proposes obscure glass on the bathroom, laundry and toilet, concerns relating to visual privacy from these rooms Would like to see all windows on the southern façade frosted The front balcony within the street setback will result in direct overlooking onto 3 Scott Street and 4 Scott Street The bedroom windows overlooking the back yard of the neighbouring property, would like to see highlight windows instead 	<p>The proposed grouped dwellings are fully compliant with the deemed-to-comply provisions relating to Visual Privacy of the R Codes. Therefore, the windows of the rear bedrooms and the front balcony are not subject to the discretion of Council.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<u>Design</u> <ul style="list-style-type: none"> The homes are large and not sustainable in design The size of the property and style does not suit the character of the street and properties will be overwhelmed and dominated. 	<p>Following community consultation period, the applicant submitted amended plans. The proposed dwellings have decreased significantly in size, in order to address the concerns of surrounding residents. The proposed dwellings meet the requirements of open space, lot boundary setbacks and building height. In addition, there is significant landscaping proposed in locations that will assist in mitigating the impact of the dwelling on surrounding residents. The development incorporates articulated design with materials and colours that reflect existing development along Scott Street. In addition, the proposed landscaping will reduce the perception of building bulk on surrounding properties and when viewed from the street. As such, the design is considered acceptable and was presented to Council with the recommendation of approval.</p>
<u>Parapet Walls</u> <p>Three walls will contribute to the overshadowing.</p>	<p>The proposed grouped dwellings are fully compliant with the deemed-to-comply provisions relating to Lot Boundary Walls of the Built Form Policy and R Codes. Therefore, the lot boundary walls are not subject to the discretion of Council.</p>

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

Determination Advice Notes:

1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. A Road and Verge security bond for the sum of \$2,000 shall be lodged with the City by the applicant, prior to the issue of a building permit, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
3. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.
4. With reference to Condition 1, the owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
5. With reference to Condition 2, Visual Permeability is defined by the State Planning Policy 3.1 Residential Design Codes.
6. With reference to Condition 5, the City encourages landscaping methods and species selection which do not rely on reticulation.
7. With reference to Condition 4, no further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.
8. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
9. The obligation to comply with the requirements of a time limited condition continues for the life of the development.

9.3 NO. 48 (LOT 5; D/P: 14389) EGINA STREET, MOUNT HAWTHORN - SAT S.31 RECONSIDERATION - TWO SINGLE DWELLINGS








TRIM Ref: D19/1624

Author: Stephanie Norgaard, Urban Planner

Authoriser: John Corbellini, Director Development Services

Ward: North

Attachments:

1. Attachment 1 - Location and Consultation Map [↓](#) 
2. Attachment 2 - Minutes of Ordinary Council Meeting 16 October 2018 [↓](#) 
3. Attachment 3 - Development Plans [↓](#) 
4. Attachment 4 - Letter to Council Confirming Construction Timing (address withheld) [↓](#) 
5. Attachment 5 - Administration's Response to Summary of Submissions [↓](#) 
6. Attachment 6 - Applicant's Response to Summary of Submissions [↓](#) 
7. Attachment 7 - Determination Advice Notes 

RECOMMENDATION:

That the Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, SETS ASIDE its decision of 16 October 2018 and APPROVES the application for the proposed Two Single Dwellings at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn, in accordance with plans provided in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 7:

1. Boundary Walls

- 1.1 The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 46, No. 48 and No. 50 Egina Street in a good and clean condition prior to occupation or use of the development. The finish of the walls is to be fully rendered or face brickwork to the satisfaction of the City; and
- 1.2 The two dwellings are to be constructed simultaneously, in accordance with the applicant's advice and deemed-to-comply requirements of Clause 5.1.3, C3.2(i) of the Residential Design Codes (Lot Boundary Setback), to the satisfaction of the City;

2. External Fixtures

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

3. Stormwater

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

4. Landscaping

- 4.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - The location and type of existing and proposed trees and plants;
 - Areas to be irrigated or reticulated;

- A canopy cover of at least 25 percent; and
- A minimum of one Weeping Peppermint tree of a 45 litre capacity shall be planted within the road verge between the two crossovers.

4.2 All works shown in the plans as identified in Condition 4.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and

5. Schedule of External Finishes

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

PURPOSE OF REPORT:

To reconsider an application for development approval for two single dwellings at No. 48 Egina Street Mount Hawthorn (subject site) at the invitation of the State Administrative Tribunal (SAT).

PROPOSAL:

The application proposes the construction of two single dwellings, in a side-by-side configuration. Each dwelling is two storeys and has primary access from Egina Street.

BACKGROUND:

Landowner:	Colin Roe and Corinne Roe
Applicant:	Urbanista
Date of Application:	6 June 2018 (Development Application) 26 October 2018 (SAT Appeal)
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R30
Built Form Area:	Residential
Existing Land Use:	Vacant Land
Proposed Use Class:	Dwellings (Single)
Lot Area:	612m ²
Right of Way (ROW):	No
Heritage List:	No

The subject site is located at No. 48 Egina Street, Mount Hawthorn, as shown on the location plan included as **Attachment 1**. The subject site is bound by Egina Street to the west and single dwellings to the north, east and south. Egina Street and the broader area surrounding the subject site is characterised by one and two-storey single dwellings.

At its Ordinary Council Meeting on 16 October 2018, Council resolved to refuse the development application for two grouped dwellings on the basis that it failed to satisfy the design principles of the R Codes and the Built Form Policy with respect to street setback, garage setback and canopy coverage. The minutes of the 16 October 2018 Ordinary Council Meeting are included as **Attachment 2**.

Following Council's refusal, the applicant submitted an application for review with the SAT. Administration attended a Mediation Session on 14 December 2018 and the City accepted reconsideration of the application, subject to amended plans being provided that addressed Council's reasons for refusal.

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

1. Increasing the street setback of the both dwellings to 7.11 metres. Noting the setback to the northern dwelling was increased to 7.11 metres following community consultation;
2. Increasing the protrusion of the portico on the northern dwelling by 0.7 metres and increasing the protrusion of the southern dwelling by 1.0 metre;
2. Changing the window of bedroom two of the southern dwelling from a major opening to a minor opening through obscure glazing;
3. Increasing the level of face brick on the ground floor of the southern dwelling;
4. Changing the garage finish of both dwellings by providing articulation and semi-translucent inserts, both of which serve to reduce the impact of the garage doors; and
5. Increasing the percentage of canopy cover from 20.75 percent to approximately 26.3 percent.

The proposed amendments have brought the development into compliance with deemed-to-comply requirements of the R Codes with respect to street setbacks, boundary walls and lot boundary setbacks. The extent that the modified proposal addresses Council's reasons for refusal are discussed in the Comments section.

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

The subject site comprises a vacant lot that has been cleared in preparation for development. The subject site has subdivision approval for two green title lots. The City issued a clearance for the subdivision approval on 24 July 2018.

Administration has been notified since the 29 January 2019 Council Briefing Session that certificates of title for the two green title lots applicable to the site were recently issued by Landgate. This means that the two lots (Lot 201 & 202) now exist within the development site and the creation of a new lot boundary internally between proposed No. 48 and 48A Egina Street. This results in the application being treated as two single dwellings rather than two grouped dwellings.

Administration has undertaken an assessment of the proposal as two single dwellings in light of this and has identified that it results in additional departures to the deemed-to-comply requirements of the Residential Design Codes (R Codes) and the City's Built Form Policy. The departures to the deemed-to-comply requirements primarily affect No. 48 Egina Street. This is detailed in the assessment section of this report. The issuing of titles does not result in any changes to the modified building design that has been advertised and that was presented to Council at its 29 January 2019 Briefing Session.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent LPS2, the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Street Setback	✓	
Lot Boundary Setbacks/Boundary Walls		✓
Building Height	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Solar Access		✓
Site Works/Retaining Walls	✓	

Planning Element	Use Permissibility/ Deemed-to-Comply	Requires the Discretion of Council
Utilities and Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

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

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.1.3	
<u>48A (Northern Dwelling)</u>	<u>48A (Northern Dwelling)</u>
Bedroom four (upper floor): 1.2 metres Balcony to Master Bedroom (upper floor): 2.8 metres	Bedroom four (upper floor): 1.0 metre Balcony to Master Bedroom (upper floor): 1.5 metres
<u>48 (Southern Dwelling)</u>	<u>48 (Southern Dwelling)</u>
Alfresco (ground floor): 1.5 metres Balcony (upper floor): 2.8 metres	Alfresco (ground floor): 1.2 metres Balcony (upper floor): 1.5 metres
Boundary Walls	
Deemed-to-Comply Standard	Proposal
Built Form Policy Clause 5.3.1	
Where the wall abuts an existing or simultaneously constructed wall of a similar or greater dimensions; or	<u>48A (Northern Dwelling)</u>
Boundary walls to a maximum height of 3.5 metres and average height of 3 metres for up to two-thirds of the lot boundary behind the front setback.	2.5 metre section of boundary wall protrudes past the simultaneously constructed boundary wall. This section of wall has a maximum height of 5.5 metres and average height of 5.45 metres.
Overshadowing	
Deemed-to-Comply Standard	Proposal
R Codes Clause 5.4.4	
<u>48A (Northern Dwelling)</u>	<u>48A (Northern Dwelling)</u>
35 percent overshadowing	60 percent overshadowing

The above elements of the proposal do not meet the specified deemed-to-comply standards and are discussed in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 9 January 2019 and concluding on 22 January 2019. Community consultation was undertaken by means of written notification being sent to surrounding landowners as well as the submitters of the previous development application, as shown in **Attachment 1** and a notice on the City's website. The location of the previous submitters has not been included in **Attachment 1**.

In response to community consultation, eight submissions were received in objection to the proposal. A summary of submissions received and Administration's response to these is included as **Attachment 5**. The applicant's response is provide in **Attachment 6**.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

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

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

Delegation to Determine Applications:

The matter is being referred to Council as the proposal relates to a matter previously determined by Council.

RISK MANAGEMENT IMPLICATIONS:

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:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

"Sensitive Design

- *Our built form is attractive and diverse, in line with our growing and changing community."*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

Street Setbacks

The subject site has a deemed-to-comply primary street setback requirement of 7.10 metres under the Built Form Policy. The plans previously refused by Council proposed a minimum 4.4 metres setback. The development has been modified to increase the setback of the dwellings to 7.11 metres and satisfies the deemed-to-comply requirement.

Garage Setbacks and Widths

The proposed garages are setback a minimum of 8.2 metres from the street and at least 1.1 metres behind the balcony. This satisfies the deemed-to-comply standard of the Built Form Policy that requires garages to be setback a minimum of 0.5 metres behind the building line. The plans previously refused by Council proposed a minimum garage setback of 5.5 metres from the street and 1.1 metres behind the balcony.

The deemed-to-comply requirement in the R Codes limiting garage widths to 50 percent of the frontage applies where a garage is located in front or within 1 metre of the building. The garages proposed are

located 1.1 and 1.2 metres behind the balcony building line. The proposal satisfies the deemed-to-comply requirement.

Landscaping

The Built Form Policy requires a minimum of 15 percent deep soil zones and 30 percent of the site area to be provided as canopy coverage at maturity. The development proposes 16.4 percent deep soil and is capable of achieving approximately 25 percent canopy coverage at maturity based on the City's tree selection tool. The proposed tree species are consistent with the City's tree selection tool and are capable of growing to a substantially higher height and canopy than that shown on the development plans. This may impact on the viability of the trees given the trees are proposed to be planted within close proximity to each other, however, this will maximise canopy coverage on-site.

The proposed landscaping responds to the relevant design principles through the provision of tree canopy and deep soil zones that would contribute to the City's green canopy and would reduce the impact of the development on the surrounding residential area. The proposal is acceptable from a landscaping perspective. A condition of development approval has been recommended requiring a revised landscaping plan to be submitted and approved by the City prior to the commencement of development. The revised landscaping plan will allow the applicant to review the placement of proposed trees on-site to maximise canopy coverage.

The application proposes the removal of a recently planted weeping peppermint tree in the verge of the property to facilitate vehicular access. Transplanting this tree is not possible as it would be unlikely to survive. The condition of development approval for a revised landscaping plan requires a replacement street tree to be planted in the verge of the property.

Lot Boundary Setbacks

The creation of two green title lots has introduced a new lot boundary centrally between No. 48 and 48A Egina Street. The development does not meet the deemed-to-comply requirements of the R Codes with respect to lot boundary setbacks to this new lot boundary. In considering the acceptability of the lot boundary setbacks proposed, the following is noted:

- The development provides articulation in the building façade through incorporating varying building setbacks of sections of the building which reduces the overall bulk of the development between the properties;
- The sections of wall are located behind the street setback line and are not considered to impact on the existing streetscape character;
- The sections of wall are not located adjacent to the outdoor living areas of the subject dwellings and therefore have no impact on the amenity of these areas;
- The two balconies have a separation of 3.0 metres. This in addition to the privacy screening to the balcony is sufficient to provide the users of the balconies with adequate privacy and amenity; and
- The sections of wall do not contain any major openings. This means that the proposed lot boundary setbacks do not result in any visual privacy departures to the deemed-to-comply standards.

The proposal meets the design principles of the R Codes and the local housing objectives of the Built Form Policy with regards to lot boundary setbacks and is supported.

Internal Boundary Walls

The development incorporates two-storey boundary walls, which are proposed to be constructed simultaneously in accordance with the deemed-to-comply requirements of the R Codes and the City's Built Form Policy. The applicant has provided a letter from the current landowners verifying that the internal boundary walls will be constructed simultaneously. A condition of approval is recommended to ensure that occurs.

The boundary wall of No. 48A Egina Street extends 2.5 metres further than the boundary wall of No. 48 Egina Street. This section of wall does not meet the deemed-to-comply requirements of the Built Form Policy with respect to the permissible wall height. In considering the acceptability of this 2.5 metre portion of boundary wall, the following is noted:

- This boundary wall is internally facing between No. 48A and 48 Egina Street and will not be visible from the street;
- The boundary wall is located adjacent to a two-storey wall of the dwelling at No. 48 Egina that does not contain any major openings. This means that the proposed boundary wall would not impact on any habitable areas of the adjoining property;
- The boundary wall is not located adjacent to the outdoor living area of No. 48 Egina. This means that it would not impact on the amenity of the outdoor living area; and
- The overshadowing created from the boundary wall would fall on the roof and two-storey dwelling wall with no major openings of No. 48 Egina Street. This would not impact on access to sunlight for any habitable areas or to the outdoor living area.

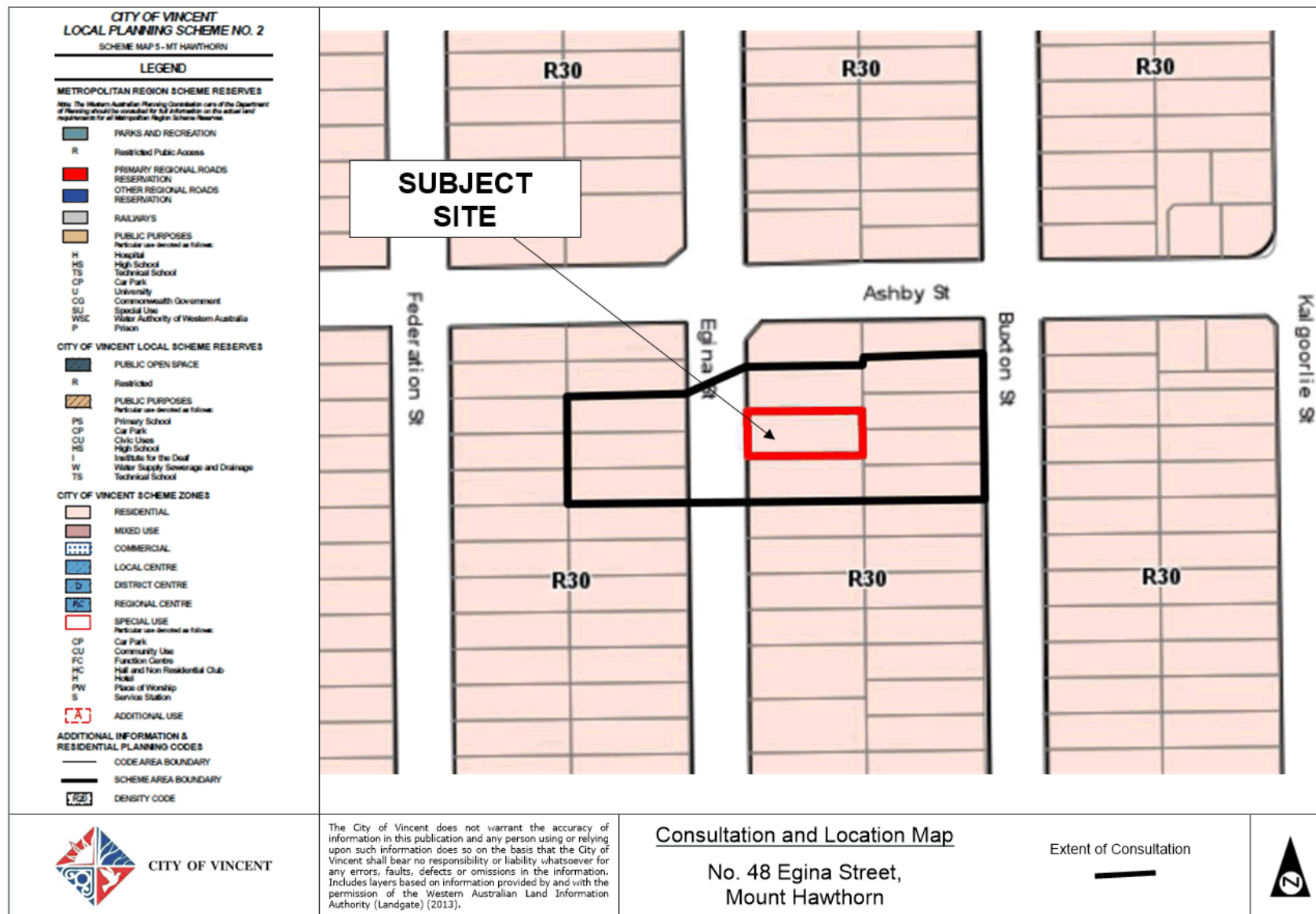
The proposal meets the design principles of the R Codes and the local housing objectives of the Built Form Policy with regards to boundary walls and is supported.

Overshadowing

No. 48A Egina Street does not meet the deemed-to-comply requirements of the R Codes with respect to overshadowing to No. 48 Egina Street. In considering the acceptability of the overshadowing, the following is noted:

- The shadow cast by No. 48A Egina Street would primarily fall on the common boundary wall and building walls with no major openings of No. 48 Egina Street. This means that the building would not overshadow any major openings to habitable rooms or the outdoor living area of No. 48 Egina; and
- The application does not propose solar panels and therefore the overshadowing would not impact on any solar collectors.

The proposal meets the design principles of the R Codes with regards to overshadowing and is supported.





ORDINARY COUNCIL MEETING MINUTES

16 OCTOBER 2018

9 DEVELOPMENT SERVICES**9.2 NO. 48 (LOT 5; D/P: 14389) EGINA STREET, MOUNT HAWTHORN - TWO GROUPED DWELLINGS**






TRIM Ref: D18/128558

Authors: Stephanie Norgaard, Urban Planner

Kate Miller, Senior Urban Planner

Authoriser: Luke Gibson, A/Director Development Services

Ward: North

- Attachments:
1. Attachment 1 - Location and Consultation Map 
 2. Attachment 2 - Development Plans 
 3. Attachment 3 - Letter to Council Confirming Construction Timing 
 4. Attachment 4 - Administration's Response to Summary of Submissions 
 5. Attachment 5 - Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for the Grouped Dwellings at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn, in accordance with plans provided in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

1. Boundary Walls

- 1.1 The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 46 and No. 56 Egina Street in a good and clean condition prior to occupation or use of the development. The finish of the walls are to be fully rendered or face brickwork to the satisfaction of the City;
- 1.2 The two dwellings are to be constructed simultaneously, in accordance with the applicant's advice and deemed-to-comply requirements of Clause 5.1.3, C3.2(i) of the Residential Design Codes (Lot Boundary Setback), to the satisfaction of the City:

2. External Fixtures

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

3. Stormwater

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

4. Landscaping

- 4.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction is to be lodged with and approved by the City prior to commencement of the development. The plan shall be drawn to a scale of 1:100 and show the following:
 - The location and type of existing and proposed trees and plants;
 - Areas to be irrigated or reticulated; and
 - The provision of a minimum 15 percent Deep Soil Zone and a minimum of 30 percent Canopy Coverage, as defined by the City's Policy No. 7.1.1 – Built Form;

ORDINARY COUNCIL MEETING MINUTES

16 OCTOBER 2018

- 4.2 All works shown in the plans as identified in Condition 4.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

5. Schedule of External Finishes

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

6. General

Where conditions 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.

Moved: Cr Topelberg, Seconded: Cr Loden

That the recommendation be adopted.

LOST (0-7)

For: Nil

Against: Mayor Cole, Cr Gontaszewski, Cr Fotakis, Cr Hallett, Cr Loden, Cr Murphy and Cr Topelberg

(Cr Castle was an apology for the Meeting.)

(Cr Harley was absent from the Council Chamber and did not vote.)

PROPOSED ALTERNATIVE RECOMMENDATION

Moved: Cr Gontaszewski, Seconded: Cr Loden

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the Grouped Dwellings at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn, for the following reasons:

1. The development does not satisfy the design principles of Clause 5.1.2 (Street Setback) of the Residential Design Codes or Clause P5.2.1 of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape.
2. The development does not satisfy the design principles of Clause 5.2.1 (Setback of garages and carports) of the Residential Design Codes or Clause P5.7.2 of the Built Form Policy, as the visual dominance of the proposed garages compromise the character and the existing streetscape.

At 7:03 pm, Cr Roslyn Harley returned to the meeting.

ORDINARY COUNCIL MEETING MINUTES

16 OCTOBER 2018

PROPOSED AMENDMENT 1

Moved: Cr Topelberg, Seconded: Cr Loden

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the Grouped Dwellings at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn, for the following reasons:

1. The development does not satisfy the design principles of Clause 5.1.2, (Street Setback), of the Residential Design Codes or Clause P5.2.1 of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape.
2. The development does not satisfy the design principles of Clause 5.2.1 (Setback of garages and carports), 5.2.2 (Garage Width) Design Principle P2 of the Residential Design Codes or Clause P5.7.2 of the Built Form Policy, as the visual dominance of the proposed garages compromise the character and the existing streetscape.

AMENDMENT CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Castle was an apology for the Meeting.)

PROPOSED AMENDMENT 2

Moved: Cr Loden, Seconded: Cr Hallett

That the recommendation be amended as follows:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the Grouped Dwellings at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn, for the following reasons:

1. The development does not satisfy the design principles of Clause 5.1.2, (Street Setback), of the Residential Design Codes or Clause P5.2.1 of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape.
2. The development does not satisfy the design principles of Clause 5.2.1 (Setback of garages and carports), 5.2.2 (Garage Width) Design Principle P2 of the Residential Design Codes or Clause P5.7.2 of the Built Form Policy, as the visual dominance of the proposed garages compromise the character and the existing streetscape.
3. The development does not satisfy the clause C5.14.2 of the Built Form Policy as the development cannot achieve 30% of the site area as a canopy coverage.

CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Castle was an apology for the Meeting.)

ORDINARY COUNCIL MEETING MINUTES16 OCTOBER 2018

COUNCIL DECISION ITEM 9.2

ALTERNATIVE MOTION

Moved: Cr Topelberg, Seconded: Cr Loden

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, REFUSES the application for the Grouped Dwellings at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn, for the following reasons:

1. The development does not satisfy the design principles of Clause 5.1.2, (Street Setback), of the Residential Design Codes or Clause P5.2.1 of the Built Form Policy, as the setback to the primary street is not consistent with, and will have a detrimental impact on, the established streetscape.
2. The development does not satisfy the design principles of Clause 5.2.1 (Setback of garages and carports) 5.2.2 (Garage Width) Design Principle P2 of the Residential Design Codes or Clause P5.7.2 of the Built Form Policy, as the visual dominance of the proposed garages compromise the character and the existing streetscape.
3. The development does not satisfy the clause C5.14.2 of the built form policy as the development cannot achieve 30% of the site area as a canopy coverage.

ALTERNATIVE MOTION CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Fotakis, Cr Hallett, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Castle was an apology for the Meeting.)

REASON:

The development achieves an insufficient setback from the front lot boundary, insufficient canopy coverage and due to the impact of the garage on the existing streetscape.



Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
 Email: perth@cottage.com.au Website: www.cottage.com.au
 J/N: 427619 DATE: 20 Nov 17 SCALE: 1:200 DRAWN: C. Bull

Builder : Integrity Developments (WA) Pty Ltd

CLIENT : Roe

LOT 5 #48 Egina Street, Mt Hawthorn

Diag. 14389

LEGEND	OLD AREA	Power Pole
(1) (2)	(1) (2)	Phone Pole
(3) (4)	(3) (4)	Water Conn.
(5) (6)	(5) (6)	Top Wall
(7) (8)	(7) (8)	Top Retaining
(9) (10)	(9) (10)	Top Fence

DISCLAIMER:

Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:

Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

NOTE:
 Approx. Sewer Clearance Line
 (This line is NOT an easement)
 Setbacks MUST be confirmed
 by Water Corp. before any
 design work is undertaken.
 This line is NOT definitive.

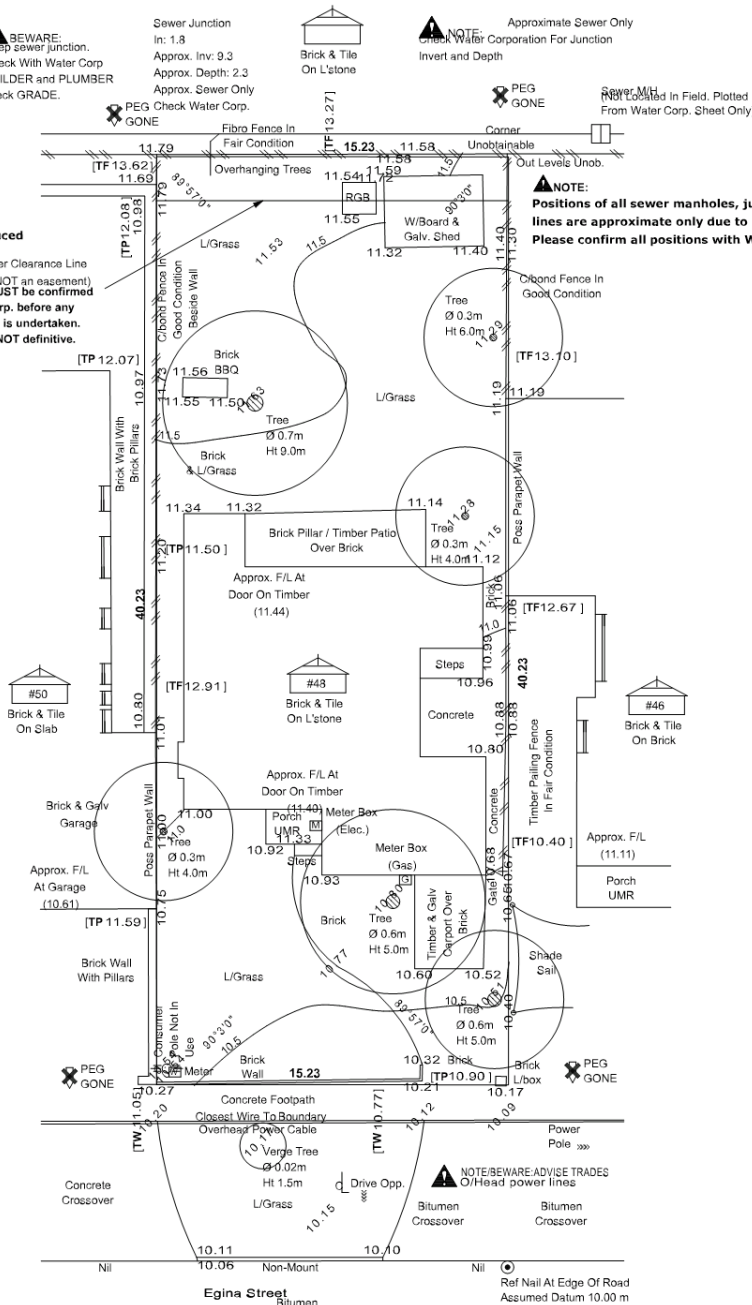
BEWARE:
 Deep sewer junction.
 Check With Water Corp
 BUILDER and PLUMBER
 check GRADE.

NOTE:
 Approximate Sewer Only
 Check Water Corporation For Junction
 Invert and Depth

NOTE:
 Positions of all sewer manholes, junctions and sewer
 lines are approximate only due to lack of information.
 Please confirm all positions with Water Corp.

CITY OF VINCENT
 RECEIVED
 24 January 2019

Scale 1:200
 0 2 4 6 8



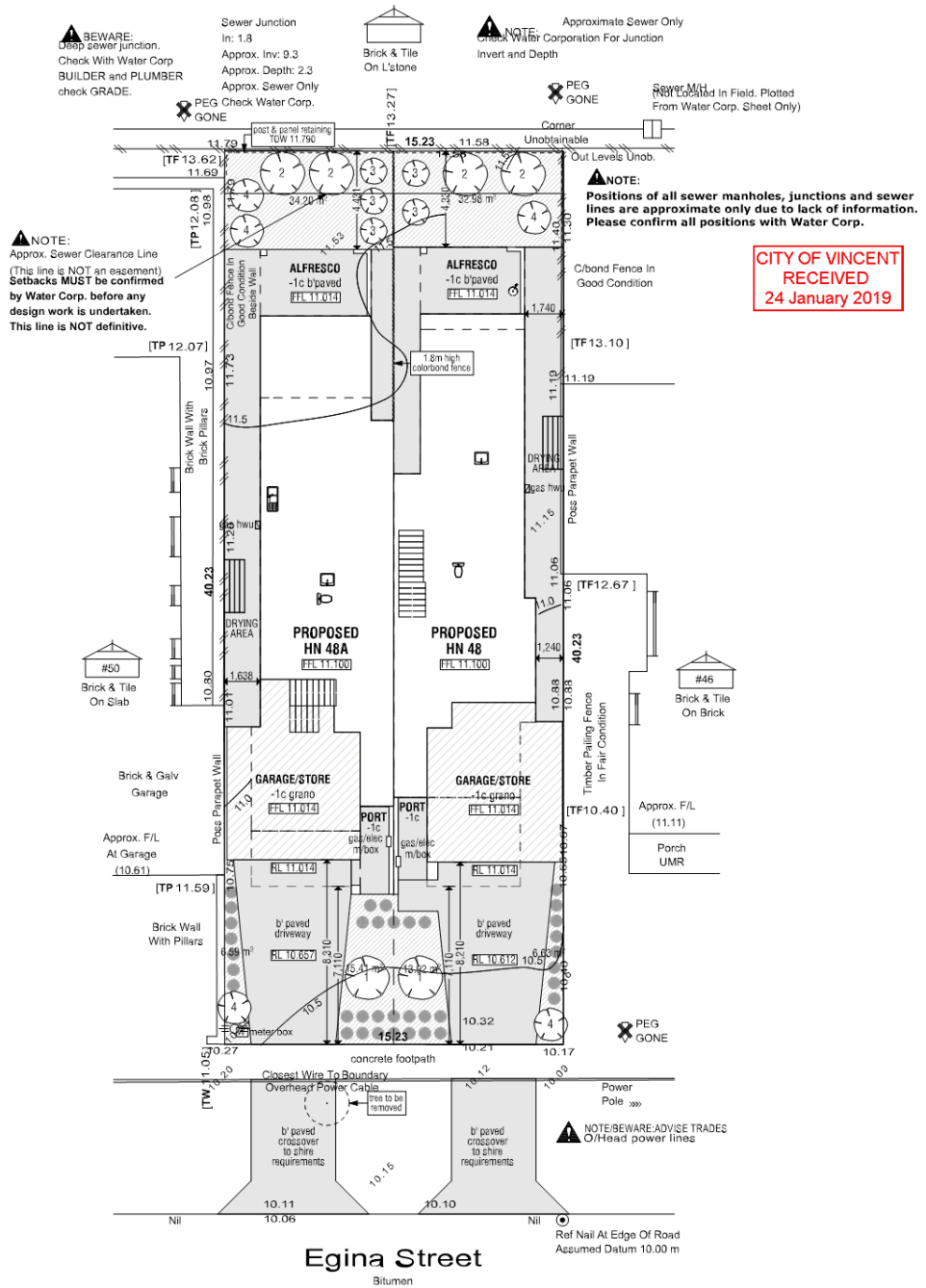


**LOT 5 HN 48 EGINA STREET
MOUNT HAWTHORN 6016**
TOTAL SITE AREA 613m²
R-30

NOTE: FINAL LEVES AND EXTENT OF RETAINING TO BE CONFIRMED ON SITE AFTER THE COMPLETION OF SITEWORKS.

NOTE: ALL DOWNPIPES TO BE CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE.

NOTE: NUMBER & LOCATION OF DOWNPIPES TO BE DETERMINED BY PLUMBER.



LANDSCAPING

COMMON NAME	QTY	CANOPY	TOTAL CANOPY
1 Chinese Tallow	02	6m	12m
2 Magnolia Grandiflora	04	10m	40m
3 Jacaranda	05	8m	40m
4 Crepe Myrtle	05	3m	15m
			107m

107m² canopy cover = 17.5% of site

Deep soil zone shown hatched
Minimum 54m² per lot (17.6% of site)



Chinese Tallow



Magnolia Grandiflora



Jacaranda



Crepe Myrtle

Site Plan



67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6016
p: 9202 8888 • f: 9202 8801

amendments:

05.06.18	a	submit to council for DA
28.08.18	b	DA amendments
22.10.18	c	front setback - upper floor areas changes
17.12.18	d	DAV changes - porches
24.01.19	e	HN48A upper floor setback 7.11m from front boundary

project:

MALCOLM & MAY ROE'S RESIDENCES

project address:

LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

scale:

1:200

date:

23 APR 2018

drawn by:

AVN

drawing no.:

1580_DA 1 of 10

CITY OF VINCENT
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24 January 2019

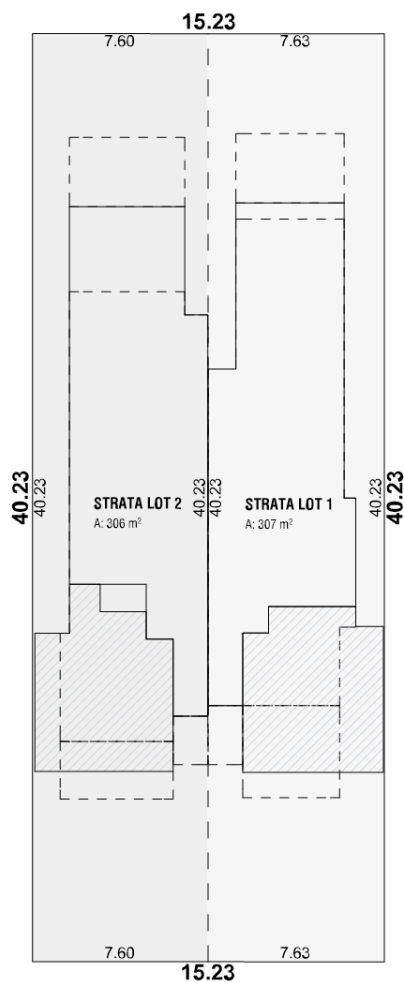
AREAS STRATA LOTS (m2)	
STRATA LOT 1	307.0
STRATA LOT 2	306.0
	613.0 m ²

STRATA LOT 1
Area 307m²


HN 8A AREAS (m2)	
UPPER LIVING	118.5
GROUND LIVING	104.5
GARAGE/STORE	41.5
BALCONY	16.8
ALFRESCO	14.1
PORTICO	3.8
	299.2 m ²
SITE COVER	149.8 m ²
SITE COVER	49%

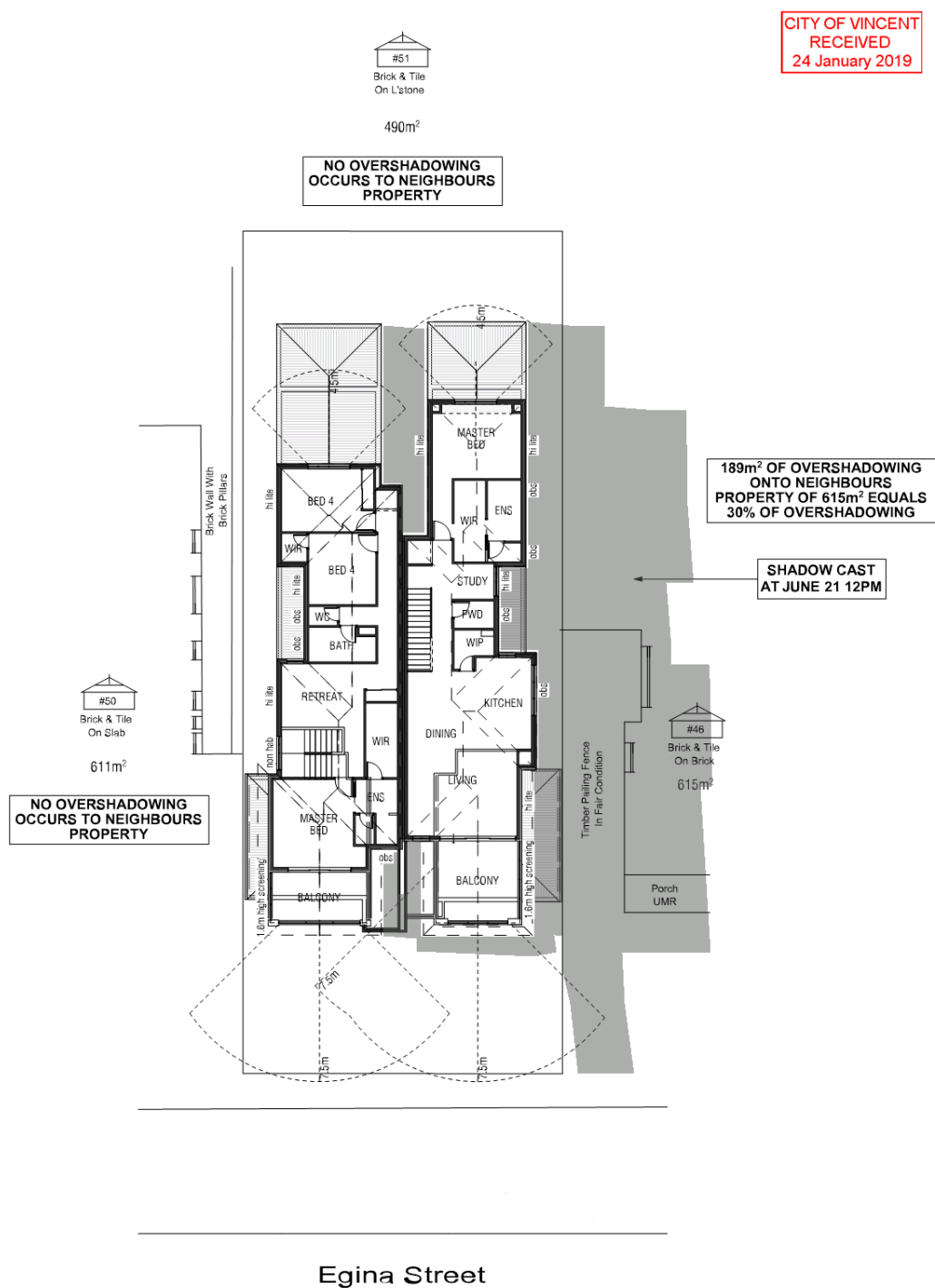
STRATA LOT 2
Area 306m²

HN 8B AREAS (m2)	
UPPER LIVING	116.0
GROUND LIVING	104.7
GARAGE/STORE	40.3
ALFRESCO	15.0
BALCONY	12.2
PORTICO	3.2
	291.4 m ²
SITE COVER	148.2 m ²
SITE COVER	48%



Strata Plan

 <p>67 howe street, ozborne park wa 6017 • po box 1118, ozborne park wa 6016 p: 9202 6888 • f: 9202 6801</p>	amendments:				project:			
	05.06.18	a	submit to council for DA		MALCOLM & MAY ROE'S RESIDENCES			
	28.08.18	b	DA amendments		project address:			
	22.10.18	c	front setback + upper floor areas changes		LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016			
	17.12.18	d	DAV changes - portico		scale:			
	24.01.19	e	HN48A upper floor setback 7.11m from front boundary		1:200	date:	23 APR 2018	drawn by:
						AVN	drawing no.:	1580_DA 2 of 10



Overshadowing & Privacy



67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6016
p: 9202 6888 • f: 9202 6801

amendments:

05.06.18	a	submit to council for DA			
28.08.18	b	DA amendments			
22.10.18	c	front setback - upper floor stress changes			
17.12.18	d	DAV changes - porches			
24.01.19	e	HVACBA upper floor setback 7.11m from front boundary			

project:

MALCOLM & MAY ROE'S RESIDENCES

project address:

LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

scale:

1:200

date:

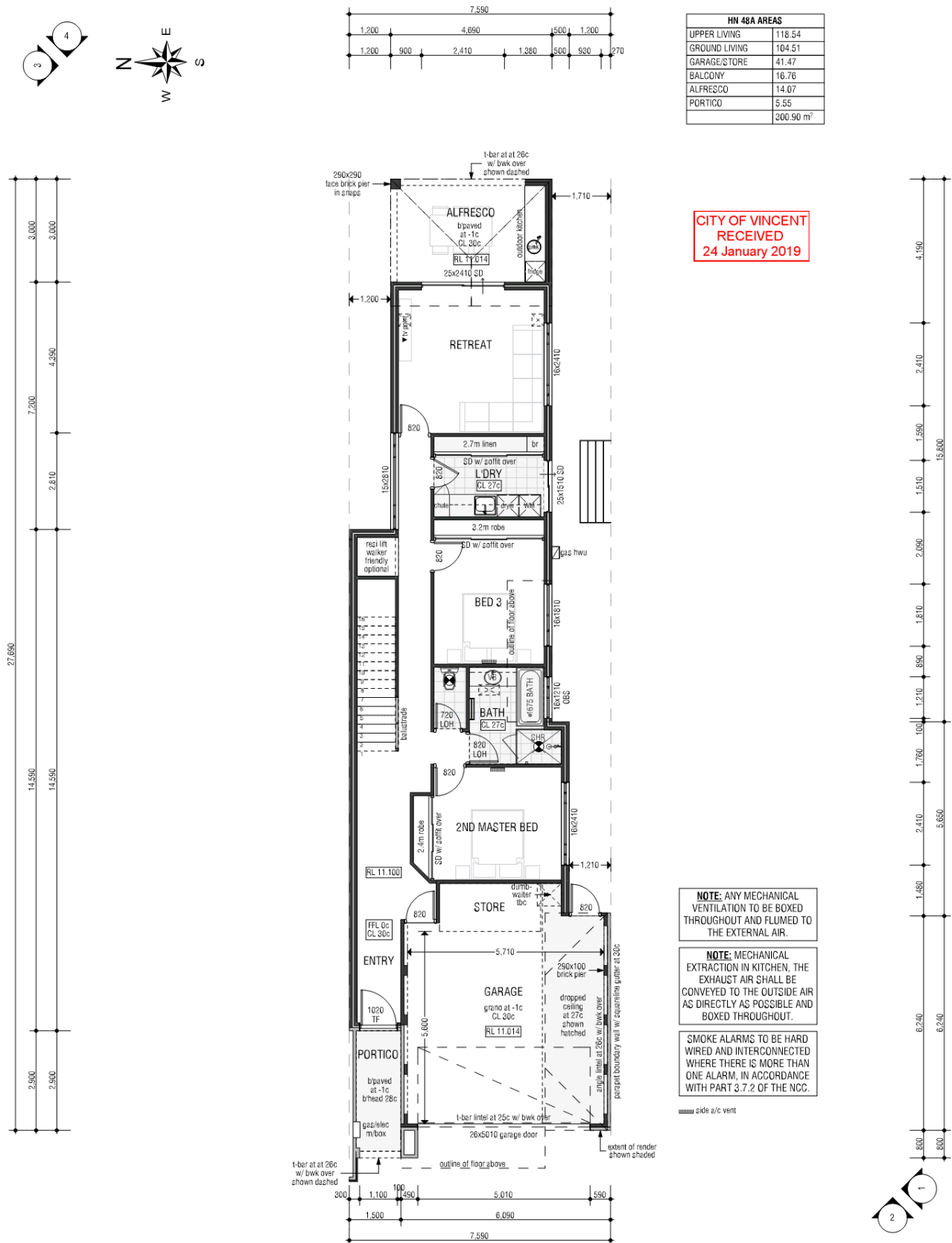
23 APR 2018

drawn by:

AVN

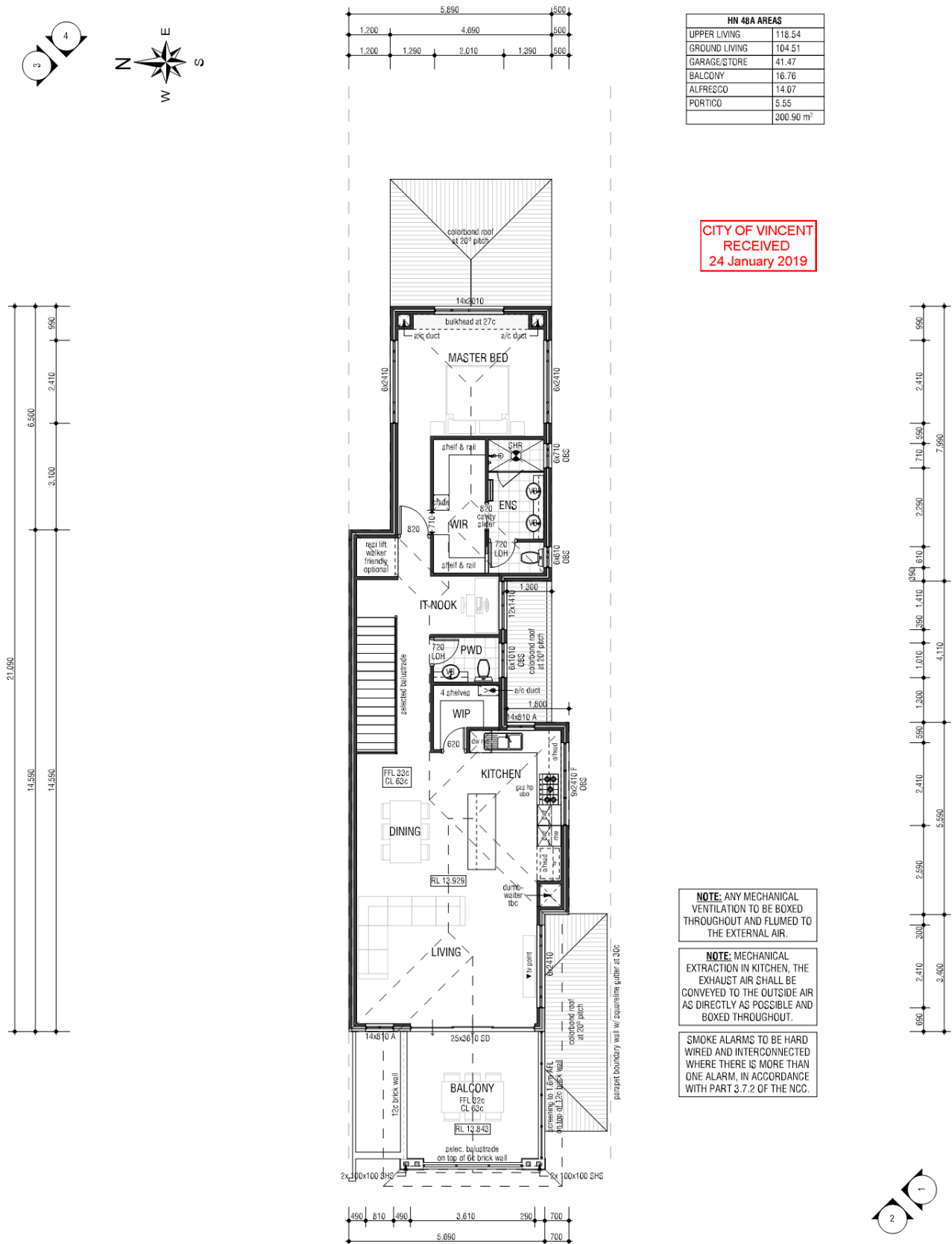
drawing no.:

1580_DA 3 of 10



HN 48 Ground Floor Plan

<p>INTEGRITY developments</p> <p>67 howe street, ozborne park wa 6017 • po box 1118, ozborne park wa 6016 p: 9202 8888 • f: 9202 8801</p>	amendments: 05.06.18 a submit to council for DA 28.08.18 b DA amendments 22.10.18 c front setback - upper floor areas changes 17.12.18 d SAT changes - portico 24.01.19 e HN48A upper floor setback 7.11m from front boundary				project: MALCOLM & MAY ROE'S RESIDENCES project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016			
					scale: 1:100	date: 23 APR 2018	drawn by: AVN	drawing no.: 1580_DA 4 of 10



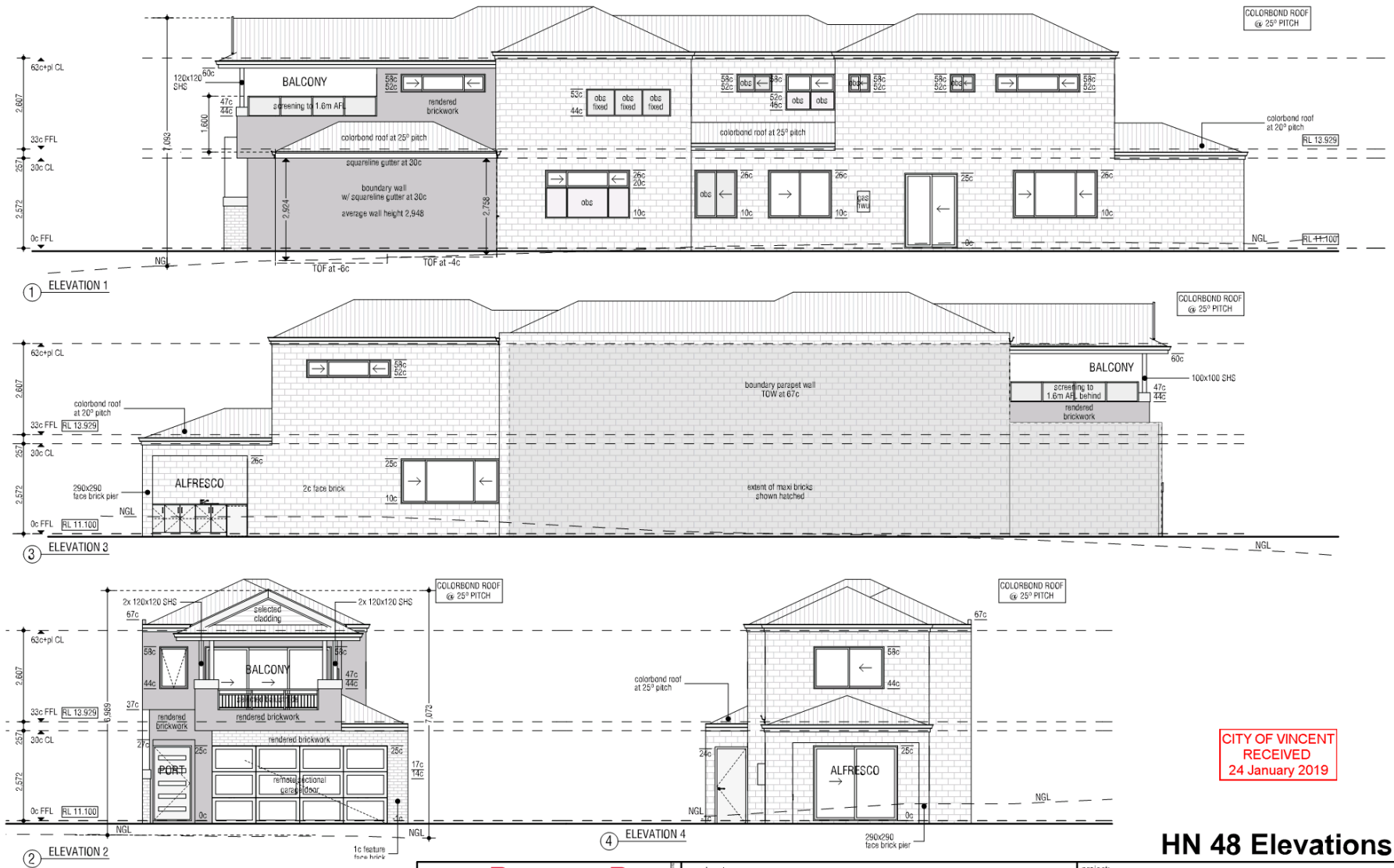
HN 48 Upper Floor Plan



67 howe street, Osborne Park wa 6017 • po box 1118, Osborne Park wa 6016
p: 9202 8888 • f: 9202 8801


amendments:				
05.06.18	a	submit to council for DA		
28.08.18	b	DA amendments		
22.10.18	c	front setback - upper floor areas changes		
17.12.18	d	DAV changes - portico		
24.01.19	e	HN48A upper floor setback 7.11m from front boundary		

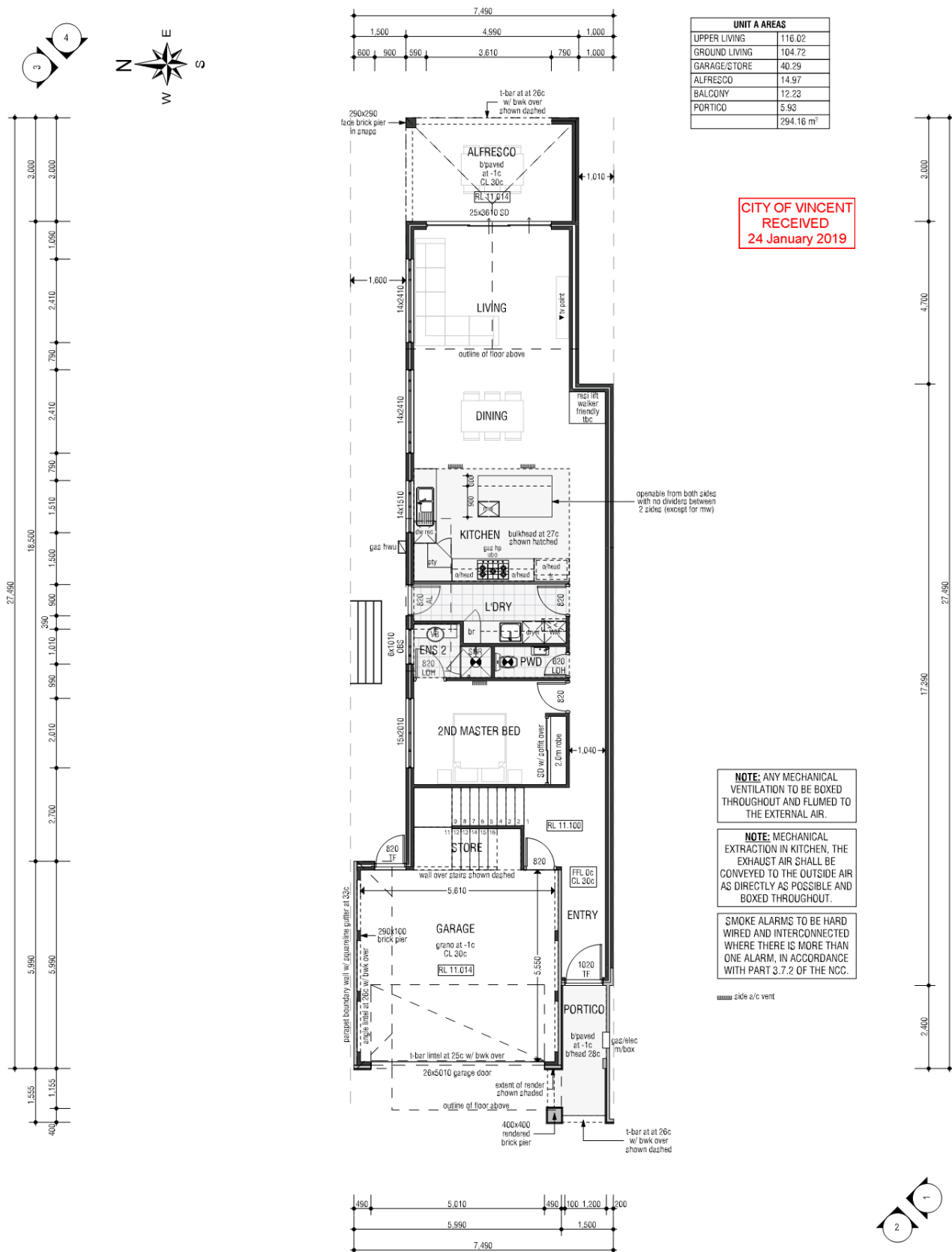
project:			
MALCOLM & MAY ROE'S RESIDENCES			
project address:			
LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016			
scale:	date:	drawn by:	drawing no.:
1:100	23 APR 2018	AVN	1580_DA 5 of 10



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24 January 2019

HN 48 Elevations

 67 howe street, Osborne park wa 6017 • po box 1118, Osborne park wa 6016 p: 9202 6888 • f: 9202 6801	amendments:		project:	
	05.06.18	a	submit to council for DA	MALCOLM & MAY ROE'S RESIDENCES
	29.08.18	b	DA amendments	
	22.10.18	c	front setback - upper floor areas changes	
	17.12.18	d	SAT changes - porches	
	24.01.19	e	HN48A upper floor setback 7.11m from front boundary	
project address:		scale:	data:	drawn by:
LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016		1:100	23 APR 2018	AVN
				drawing no.:
				1580_DA 6 of 10



HN 48A Ground Floor Plan



67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6016
p: 9202 8888 • f: 9202 8801

amendments:

05.06.18	a	submit to council for DA
28.08.18	b	DA amendments
22.10.18	c	front setback - upper floor areas changes
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24.01.19	e	HN48A upper floor setback 7.11m from front boundary

project:

MALCOLM & MAY ROE'S RESIDENCES

project address:

LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

scale:

1:100

date:

23 APR 2018


drawn by:

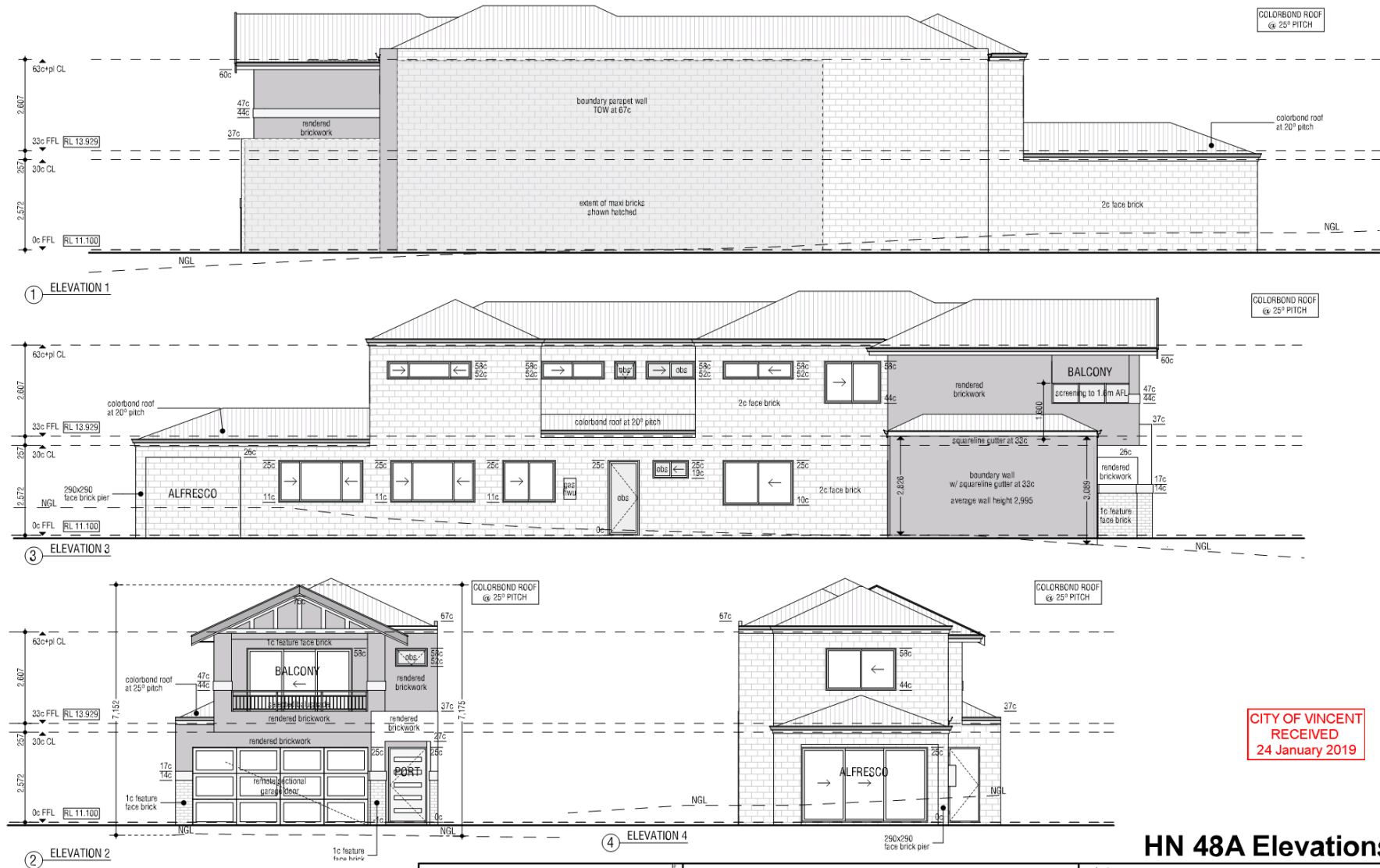
AVN

drawing no.:

1580_DA 7 of 10



 INTEGRITY developments	amendments: 08.08.17 a) Submit to council for DA 28.08.18 b) DA amendments 22.10.18 c) front setback - upper floor areas changes 17.12.18 d) GAV changes - parking 24.01.19 e) HMAA upper floor setback 7.11m from front boundary	project: MALCOLM & MAY ROE'S RESIDENCES project address: LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016 scale: 1:100 date: 23 APR 2018 drawn by: AVN drawing no.: 1580_DA 08 of 10
	67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6016 p: 9202 6888 • f: 9202 6801	



amendments:		project:	
05.06.18	a	MALCOLM & MAY ROE'S RESIDENCES	
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22.10.18	c	front setback - upper floor areas changes	
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scale:		data:	drawn by:
1:100		23 APR 2018	AVN
		drawing no.:	
		1580_DA 9 of 10	

HN 48A MATERIAL SELECTION

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE

ROOF COLOUR:
BASALT

FACE BRICK:
RED VINTAGE OR SIMILAR

**HN 48 MATERIAL SELECTION**

LIGHT RENDER COLOUR:
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:
DULUX COLORBOND DUNE OR SIMILAR

WINDOW FRAMES COLOUR:
WHITE


ROOF COLOUR:
SURFMIST

FACE BRICK:
RED VINTAGE OR SIMILAR



CITY OF VINCENT
RECEIVED
24 January 2019

**3D Views**

 INTEGRITY developments 67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6016 p: 9202 6888 • f: 9202 6801	amendments:				project:			
	05.06.18	a	submit to council for DA		MALCOLM & MAY ROE'S RESIDENCES			
	28.08.18	b	DA amendments		project address:			
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	24.01.19	e	HN48A upper floor setback 7.11m from front boundary			date:	drawn by:	drawing no.:
						23 APR 2018	AVN	1580_DA 10 of 10

City of Vincent
244 Vincent Street
Leederville

27th August 2018

ATTN: Planning Department

RE: Proposed Development at Hn 48 Egina Street, Mount Hawthorn

We, the land owners of 48 Egina Street, Mount Hawthorn, confirm that, upon receiving all relevant approvals, will be building both houses at 48 Egina Street at the same time.

This being the case, the two double storey boundary walls will be simultaneously constructed.

Kind Regards,

Two handwritten signatures in black ink. The first signature is 'C. M. Roe' and the second is 'C. H. Roe'.

Colin Malcolm Roe and Corinne May Roe
Woodvale 6026

Summary of Submissions:

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

Comments Received in Objection:	Officer Technical Comment:
<p><u>Street Setback</u></p> <p>The amended street setback pushes the development further back and visually imposes on the properties to the rear and increases overshadowing.</p> <p>Submission notes that the street setback has largely been addressed through the amended plans.</p>	<p>The development meets the deemed-to-comply requirements of the Residential Design Codes (R Codes) with respect to the rear lot boundary setback.</p> <p>Noted.</p>
<p><u>Colours and Materials</u></p> <p>The amended plans show little material change.</p>	<p>The proposal incorporates a range of materials and finishes including face brick banding, timber detailing and elements of render. The incorporation of a face brick element and the timber detailing responds to the existing developments along the Egina Street and within the broader Mount Hawthorn area.</p>
<p><u>Garages Width</u></p> <p>The double garages set side by side are considered to dominate the frontage of the development and is highly inconsistent with the built form character of Egina Street.</p> <p>The proposed garages do not contribute to, preserve or enhance the visual character of the existing streetscape.</p> <p>Increasing the street setback of the double garages and the material changes has not mitigated the visual and detrimental impact of the garages on the streetscape.</p> <p>The proposed garages do not satisfy the design principles of the R Codes (P2).</p> <p>The proposed garage width is between 78 and 80 percent of the lot frontage. This does not comply with C5.7.7 of the City's Built Form Policy.</p>	<p>The deemed-to-comply requirements of the R Codes outlines that the garage width requirements only applies where the garage is located in front of within 1.0 metres of the building. The R Codes definition of a building includes structures that are appurtenant to a dwelling, such as a balcony. As the garages are located 1.1 and 1.2 metres behind the balconies, the garage width limit does not apply and the deemed to comply requirement relating to Clause 5.2.2 - Garage Width is satisfied.</p> <p>Clause C5.7.7 of the City's Built Form Policy relates to carports only.</p>
<p><u>Landscaping</u></p> <p>The landscaping appears unrealistic and not implementable. Concerns in regards to the viability of the mature trees being located within such proximity to each other.</p>	<p>Agreed, the City has concerns that the proposed species will grow to a substantially higher height and canopy than that shown on the development plans. This may impact on the viability of the trees as the trees are proposed to be planted within close proximity to each other. A condition of approval has been recommended which requires a minimum of 25 percent canopy cover for</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>The proposed development does not comply with Council's Built Form Policy and does not meet the design principles for the following reasons:</p> <ul style="list-style-type: none"> • P5.14.2 in that there is little tree and vegetation coverage to create a sense of open space between buildings. • P5.14.3 the development does not comply with the 30% of site to be covered at canopy maturity • The proposed development does not integrate sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community, make an effective and demonstrated contribution to the City's green canopy or reduce the impact of the urban heat island effect and therefore does not comply with 5.14 of Built Form Policy. It is not sympathetic to surrounding residents. <p>The resubmission is considered to create a worse landscaping outcome. Concerns in regards to how the City will enforce the landscaping condition. Landscaping should be addressed upfront rather than as a condition of approval.</p>	<p>the site, which is considered a realistic percentage.</p> <p>The proposed landscaping responds to the relevant design principles through the provision of tree canopy and deep soil zones that would contribute to the City's green canopy and would reduce the impact of the development on the surrounding residential area. The proposal is acceptable from a landscaping perspective.</p> <p>The City will not issue a building permit until an amended landscaping plan is provided that satisfies the condition of approval.</p>
<p><u>Built Form</u></p> <p>The developer has already shown disregard for due process by demolishing the previous dwelling without having planning approval.</p>	<p>The demolition of a single house that is not listed on the local or State municipal heritage list is not subject to development approval. The City's building services issued a demolition permit for the demolition of the single house and due process was followed.</p>
<p>The development appears to greatly exceed the 45% minimum outdoor requirement and provides little green space.</p> <p>The proposed development does not provide adequate ventilation and direct sun to building and open spaces on adjoining property. The proposed 30% shading is significant and will impact on the open space/entertainment area of the adjoining property. The living areas of the adjoining property will also not have access to natural light for substantial part of winter. The development does not mitigate the negative impacts on the amenity of the neighbouring property.</p>	<p>The proposal provides 46 percent open space which meets the deemed-to-comply requirements of the R Codes for 45 percent open space.</p> <p>The development provides 30.8 percent overshadowing to the adjoining property located to the south. The R Codes permits a maximum of 35 percent overshadowing to the adjoining property under the R30 density coding. The development complies with the deemed-to-comply for overshadowing under the R Codes.</p>
<p>The proposed boundary wall of 3.6m to 3.7m in height will create an unacceptable building bulk and mass to the adjoining property (south), which will impact on the amenity of the adjoining properties outdoor living area.</p>	<p>The boundary wall adjoining No. 46 Egina Street has a maximum height of 3.1 metres and an average height of 3.0 metres. This meets the deemed-to-comply requirements of the City's Built Form Policy, which allows for a</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p>The proposed development's southern lot boundary setback is over 200m closer to the adjoining lot, which seems unnecessary given the dominance onto the property.</p> <p>The massing and height is not appropriate to its setting.</p>	<p>maximum height of 3.5 metres and an average height of 3.0 metres. The applicant has provided amended plans changing the bedroom window from a 'major opening' to a 'minor opening' which reduces the deemed-to-comply setback requirement to 1.0 metres for this section of wall. The development provides a 1.2 metres setback which meets the deemed-to-comply requirement.</p> <p>The development meets the deemed-to-comply building height requirements of the City's Built Form Policy, which allows a maximum wall height of 6.0 metres and roof height of 9.0 metres.</p>
<p><u>Other</u></p> <p>Pre-demolition comment of "Timber pailing fence in fair condition" was accurate prior to demolition, however fence was damaged during demolition and needs replacing as part of development.</p> <p>Concerns that Council's reasons for refusal have not been addressed through the amended plans.</p> <p>The developer has already shown disregard for due process by demolishing the previous dwelling without having planning approval.</p>	<p>Boundary fences are not subject to development approval and therefore outside of the scope of this development applications.</p> <p>The City is satisfied the amended plans have increased the development's compliance with the deemed-to-comply requirements of the R Codes and Built Form Policy. The development requires Council to exercise its discretion in relation to landscaping and stores. The City is satisfied the development meets the relevant design principles of the R Codes and Built Form Policy in respect to these items. Further discussion on the City's rational is provided in the report to Council.</p> <p>The demolition of a single house that is not listed on the local or State municipal heritage list is not subject to development approval. The City's building services issued a demolition permit for the demolition of the single house and due process was followed.</p>

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



Comments	Response
Street Setback	
<ul style="list-style-type: none"> The amended street setback pushes the development further back and visually imposes on the properties to the rear and increases overshadowing. 	This comment is not supported. The development is compliant with respect to overshadowing and the rear setback requirements.
<ul style="list-style-type: none"> Submission notes that the street setback has largely been addressed through the amended plans. 	Thank you and noted.
Colours and Materials	
<ul style="list-style-type: none"> The amended plans show little material change. 	<p>State Administrative Tribunal mediation for the subject proposal occurred on 14 December 2018 in the presence of the SAT Member, City of Vincent officers and Mayor. At that meeting, it was agreed to make changes to the plans to increase the primary street setback distances of the buildings, to improve the presentation of the buildings by incorporating articulation through use of colour and staggering, improvements to landscaping through the tapering of the driveway to create less hardstand and changes to the garage door to make them more permeable.</p> <p>The full list of changes include:</p> <ol style="list-style-type: none"> 1. The primary street setback for each dwelling has been increased to No.48 Egina to 7.11m and 8.21m to the upper floor balcony and garage, respectively and to No.48A Egina to 7.11m and 8.245m to the upper floor balcony and garage door, respectively; 2. The portico structures for each dwelling have been extended and now sit in front of the each unit. The proposed portico's are staggered and incorporate different colours to enhance the presentation of each dwelling;



	<p>3. The garage door has been changed and now includes transcalent portions to increase the permeability of each door; and</p> <p>4. The driveway areas have been tapered to reduce the amount of hardstand and to accommodate more soft landscaping.</p> <p>We have taken onboard the City's recommendations in relation to the design of the building to facilitate development approval and based on the above changes, we feel the development should be approved by Council.</p>
Garages Width	
<ul style="list-style-type: none"> The double garages set side by side are considered to dominate the frontage of the development and is highly inconsistent with the built form character of Egina Street. The proposed garages do not contribute to, preserve or enhance the visual character of the existing streetscape. Increasing the street setback of the double garages and the material changes has not mitigated the visual and detrimental impact of the garages on the streetscape. The proposed garages do not satisfy the design principles of the R Codes (P2). The proposed garage width is between 78 and 80 percent of the lot frontage. This does not comply with C5.7.7 of the City's Built Form Policy. 	<p>Garage width is compliant and therefore these comments should be dismissed.</p> <p>Notwithstanding, the garage door has been changed and now includes transcalent portions to increase the permeability of each door and to reduce its perceived dominance on the streetscape.</p>
Landscaping	
<ul style="list-style-type: none"> The landscaping appears unrealistic and not implementable. Concerns in regards to the viability of the mature trees being located within such proximity to each other. 	<p>The driveway areas have been tapered to reduce the amount of hardstand and to accommodate more soft landscaping. Furthermore, the Magnolias have been removed from the landscape strip and will be replaced by more shrubs and soft landscaping area in order to address the potential conflict between the Magnolia's and Chinese Tallow's when the trees fully mature. We believe this is a better outcome for the development.</p>



- The proposed development does not comply with Council's Built Form Policy and does not meet the design principles for the following reasons:
 - P5.14.2 in that there is little tree and vegetation coverage to create a sense of open space between buildings.
 - P5.14.3 the development does not comply with the 30% of site to be covered at canopy maturity
 - The proposed development does not integrate sustainable landscape design with the building creating a greater landscaping amenity for residents and occupants and the community, make an effective and demonstrated contribution to the City's green canopy or reduce the impact of the urban heat island effect and therefore does not comply with 5.14 of Built Form Policy. It is not sympathetic to surrounding residents.

The proposed tree species are consistent with the City's tree selection tool and the City has recommended that a condition be imposed on the development requiring an amended landscape plan demonstrating the provision of 30 percent canopy cover within the development site. It is considered compliance will provide amenity to the development and its occupants and would satisfy the local housing objectives and design principles of the City's Built Form Policy.

It should be noted that the City of Vincent Policy 7.1.1: Built Form Policy (Built Form Policy) is prepared under the Planning and Development (Local Planning Schemes) Regulations 2015, to supplement the adopted Town Planning Scheme.

The Built Form Policy supersedes several sections of the R-Codes however despite not being able to do so and is therefore still in draft form.

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

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



	<p>Lands and Heritage, to achieve alignment with the gazetted SPP 7.3 Volume 2."</p> <p>Given the required modifications relate to R-Code provisions which require WAPC consent to modify, the Built Form Policy provisions relating to landscaping cannot be given due regard. This is backed by WASAT 99 (2017) in the matter of O'Brien and the City of Vincent.</p> <p>The City is required to undertake the associated amendments to its built form policy prior to being able to enforce these provisions. Therefore, the subject site is not bound by the requirements.</p> <p>Notwithstanding, the development provides a high level of landscaping amenity for occupants, the community and the streetscape.</p>
<ul style="list-style-type: none"> The resubmission is considered to create a worse landscaping outcome. 	<p>The amended plans improve the landscaping outcome for the development and in particular to the streetscape through the tapering of the driveway, less hardstand and more soft landscaping. This was an outcome that was agreed to at the mediation between the applicant and the City at SAT mediation on 14 December 2018.</p>
Built Form	
<ul style="list-style-type: none"> The developer has already shown disregard for due process by demolishing the previous dwelling without having planning approval. 	<p>Planning approval is not required for demolition in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.</p>
<ul style="list-style-type: none"> The development appears to greatly exceed the 45% minimum outdoor requirement and provides little green space. 	<p>Open space for the development is compliant.</p>
<ul style="list-style-type: none"> The proposed development does not provide adequate ventilation and direct sun to building and open spaces on adjoining property. The proposed 30% shading is significant and will 	<p>Overshadowing resulting from the development is complaint and therefore the comments are dismissed.</p>

<p>impact on the open space/entertainment area of the adjoining property. The living areas of the adjoining property will also not have access to natural light for substantial part of winter. The development does not mitigate the negative impacts on the amenity of the neighbouring property.</p>	
<ul style="list-style-type: none"> The proposed boundary wall of 3.6m to 3.7m in height will create an unacceptable building bulk and mass to the adjoining property (south), which will impact on the amenity of the adjoining properties outdoor living area. 	<p>This comment and assessment in relation to lot boundary walls is incorrect.</p> <p>The deemed-to-comply provisions of the City's Built Form Policy requires boundary walls to be located behind the street setback line and to have an average height of no more than 3.0 metres.</p> <p>The development provides boundary walls behind the front setback. The boundary walls have an average wall height of 3m metres and a maximum wall height of 3.1m and are therefore compliant with the length and height requirements for boundary walls.</p> <p>The northern boundary wall is located adjoining the boundary wall of the garage of No. 50 Egina Street. The boundary wall on the southern boundary is located adjoining the driveway of No. 46 Egina Street. The proposed boundary walls are not located abutting any habitable areas of the adjoining dwellings or active open spaces, and as such are not considered to pose an adverse impact on the amenity of the adjoining properties.</p> <p>The proposed garages have incorporated materials such as face brick that positively contributes to the streetscape, which assists in minimising the perception building bulk to the street. The overhanging positioning of the balconies on the upper floor above the garages is considered to further reduce the impact of building bulk through providing articulation within the front setback area.</p>



	The articulated design of the proposed dwellings and the incorporation of varying building materials is considered to reduce the overall impact of building bulk and scale of the development when viewed from neighbouring properties and the street. The proposed boundary walls are considered to satisfy the relevant design principles of the R Codes and the local housing objectives of the Built Form Policy and are supported.
<ul style="list-style-type: none"> The proposed development's southern lot boundary setback is over 200m closer to the adjoining lot, which seems unnecessary given the dominance onto the property. 	Noted.
<ul style="list-style-type: none"> The massing and height is not appropriate to its setting. 	This comment should be dismissed on the basis that it is subjective. The development complies with building height and is therefore appropriate to its setting from this perspective.
Other	
<ul style="list-style-type: none"> Pre-demolition comment of "Timber pailing fence in fair condition" was accurate prior to demolition, however fence was damaged during demolition and needs replacing as part of development. 	Noted.
<ul style="list-style-type: none"> Concerns that Council's reasons for refusal have not been addressed through the amended plans. 	Council's reasons for refusal relate to the front setback and this has been addressed through the amended plans and is now compliant.



9.4 AMENDMENT TO TREES OF SIGNIFICANCE INVENTORY - BLACKFORD STREET RESERVE

TRIM Ref: D18/182607

Author: Amanda Fox, Strategic Planning Officer

Authoriser: John Corbellini, Director Development Services

Attachments:

1. Attachment 1 - Trees of Significance Inventory - Proposed (Tracked Changes) [↓](#) 
2. Attachment 2 - Arboricultural Report - Blackford Street Reserve [↓](#) 

RECOMMENDATION:

That Council **AMENDS** the City's Trees of Significance Inventory by adding the entry for No. 232 Scarborough Beach Road, Mount Hawthorn - *Ficus macrocarpa* var. *hillii* (Hill's Weeping Fig).

PURPOSE OF REPORT:

To consider amending the Trees of Significance Inventory (the Inventory) by including the Hill's Weeping Fig tree (*Ficus macrocarpa* var. *hillii*) situated within Blackford Street Reserve, No. 232 Scarborough Beach Road, Mount Hawthorn.

BACKGROUND:

The Inventory was first adopted in 1997 and currently includes 24 sites (totalling approximately 300 trees). The purpose of the Inventory is to provide a mechanism for the City to recognise valuable trees and to ensure the protection and management of these trees by way of Supplemental Provision Clause 61(1)(k) of the City's Local Planning Scheme No. 2. Clause 61(1)(k) which requires development approval to be obtained for any works to remove, destroy and/or interfere with any tree listed on the Inventory.

On 27 March 2011, Council adopted Policy No. 7.6.3 – Trees of Significance, which establishes a framework for the ongoing management of significant trees. On 25 June 2013, the Policy was subsequently amended to allow community members to nominate a tree within the public domain for inclusion in the Inventory.

The Trees of Significance Policy provides criteria for a tree to be included within the Inventory. A tree may be considered significant and worthy of inclusion in the Inventory if one or more of the following criteria apply:

- a) *outstanding aesthetic quality;*
- b) *outstandingly large height, trunk circumference or canopy spread;*
- c) *commemoration or association with particular historical or cultural events;*
- d) *association with a well known public figure or ethnic group;*
- e) *specimen of great age;*
- f) *outstanding example of a particular species;*
- g) *rare or unusual species;*
- h) *horticultural, genetic or propagative value; or*
- i) *likely to be a remnant or regrowth local native tree.*

In accordance with the Trees of Significance Policy, Council must determine the inclusion of any tree within the Inventory.

DETAILS:

The City received a nomination from a member of the public for the Hill's Weeping Fig tree located within Blackford Street Reserve at No. 232 Scarborough Beach Road, Mount Hawthorn to be included within the Inventory.

In accordance with the Trees of Significance Policy, an assessment was undertaken of the tree against the abovementioned criteria. The tree is large and a good example of its species, with a well-structured crown and canopy spread. The tree meets the following criteria:

- a) outstanding aesthetic quality;
- b) outstandingly large height, trunk circumference or canopy spread; and
- f) outstanding example of a particular species.

The tree was also assessed by a qualified Arborist consultancy (Bowden Tree Consultancy) which provided the following comments:

“Assessment has revealed a well-formed crown structure typical for the species and age-class of tree, whilst the health condition (vitality) was assessed currently as high, indicative of the capacity of the tree to maintain/ improve the current condition through self-optimisation and the production of response growth (new wood). A long useful life expectancy is deduced (40yrs+) and as such this tree is recommended for inclusion into the City of Vincent’s “Trees of Significance Register”.

The complete Arborist Report is included in **Attachment 2**.

CONSULTATION/ADVERTISING:

The City is not required to advertise the inclusion of the tree on the Inventory.

LEGAL/POLICY:

- City of Vincent Local Planning Scheme No. 2; and
- Policy No. 7.6.3 – Trees of Significance.

RISK MANAGEMENT IMPLICATIONS:

It is low risk for Council to exercise its discretionary power to determine an amendment to the Inventory.

STRATEGIC IMPLICATIONS:

This is in keeping with the City’s *Strategic Community Plan 2018-2028*:

“Enhanced Environment

- *Our urban forest/canopy is maintained and increased.”*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The Hill’s Weeping Fig tree located within Blackford Street Reserve, Mount Hawthorn has been assessed against the criteria contained in the City’s Trees of Significance Policy and meets the required criteria for inclusion onto the Inventory. Trees of this size and quality are valuable aesthetic and environmental assets and warrant statutory protection.

It is recommended that Council supports the proposed amendment to the Inventory (as shown in **Attachment 1**) to include the Hill’s Weeping Fig tree (*Ficus macrocarpa* var. *hillii*) situated at Blackford Street Reserve, No. 232 Scarborough Beach Road, Mount Hawthorn.

CITY OF VINCENT
TREES OF SIGNIFICANCE INVENTORY
~~SEPTEMBER 2018~~ FEBRUARY 2019

STREET TREES	
Mabel Street, North Perth	<i>Erythrina sykesii</i> (Coral Tree)
Mary Street, Highgate	<i>Ficus microcarpa</i> var. <i>Hillii</i> (Hills Weeping Fig)
Money Street, Perth	<i>Platanus acerifolia</i> (London Plane)
Monger Street, Perth	<i>Platanus acerifolia</i> (London Plane)
VERGE TREES	
Axford Park, Scarborough Beach Road, Mount Hawthorn	<i>Araucaria bidwillii</i> (Bunya Pine)
William Street, Junction Chelmsford Road, Highgate	<i>Eucalyptus citriodora</i> (Lemon Scented Gum)
RESERVES AND CAR PARKS	
Birdwood Square, Beaufort Street, Perth	<i>Platanus acerifolia</i> (London Plane)
Brigatti Gardens, Corner Broome and Wright Streets, Highgate	<i>Platanus acerifolia</i> (London Plane)
Jack Marks Reserve, Corner Broome and Wright Streets, Highgate	<i>Melaleuca quinquenervia</i> (Broad Leaved Paperbark)
Perth Oval Front Gates, Bulwer Street and Pier Street, Perth	<i>Phoenix canariensis</i> (Date Palm)
Leederville TAFE Campus, Richmond Street, Leederville	<i>Eucalyptus citriodora</i> (Lemon Scented Gum) <i>Eucalyptus maculate</i> (Spotted Gum)
Beatty Park Car Park and Reserve, Vincent Street, North Perth	<i>Araucaria bidwillii</i> (Bunya Pine)
Hyde Park, Highgate	Mixed species of Natives and Exotics
Keith Frame Reserve/Loftus Street Centre, Leederville	<i>Eucalyptus marginata</i> (Jarrah)
Loton Park Tennis Club, Perth	<i>Leptospermum laevigatum</i> (Coastal Tea Tree)
Perth Oval, Perth	Mixed Species of Natives and Exotics
Robertson Park Reserve, Highgate	<i>Ficus macrophylla</i> (Moreton Bay Fig) <i>Eucalyptus sideroxylon</i> (Red Ironbark)
Blackford Reserve, 232 Scarborough Beach Road, Mount Hawthorn	Ficus macrocarpa var. hillii (Hill's Weeping Fig)
PUBLIC COURTYARD	
Leederville TAFE Campus, Richmond Street, Leederville	<i>Eucalyptus maculate</i> (Spotted Gum)
PRIVATE GARDENS	
2 Brookman Street, Perth	<i>Ficus carica</i> (Fig)
Cleaver Court, 47 Florence Street, West Perth	<i>Pinus pinaster</i> (Maritime Pine)
20 Gardiner Street, East Perth	<i>Eucalyptus rudis</i> (Flooded Gum)
136 London Street, Mount Hawthorn	<i>Agathis Australia</i> (Kauri Pine)
128 Joel Terrace, Mount Lawley	<i>Cinnamomum camphor</i> (Camphor Laurel)
19 Dunedin Street, Mount Hawthorn	<i>Corymbia citriodora</i> (Lemon Scented Gum)

D16/129744

18th June 2018

Kim Godfrey
Parks Technical Officer
City of Vincent
220 Vincent Street
NORTH PERTH W.A. 6006



Dear Kim,

ARBORICULTURAL ASSESSMENT AT BLACKFORD ST RESERVE MOUNT HAWTHORN

Please find enclosed the results of the arboricultural assessment undertaken recently for the tree within the Blackford Street Reserve, Mount Hawthorn.

Where recommendations for remedial arboricultural work have been made, it is imperative that it is undertaken as per the Australian Standard 4373-2007: Pruning of Amenity Trees. It is also strongly advised that any remedial pruning works be undertaken or supervised by a qualified arborist (AQF Level 3 in Arboriculture).

If you have any questions regarding the assessment or if I can be of service to you again in the future, please feel free to contact me.

Yours sincerely,



Brad Bowden
Principal
Bowden Tree Consultancy®

B.Sc. Sustainable Forestry
Dip. Arboriculture & Parks Management
ISA Certified Arborist – Municipal Specialist AU-0020AM & Tree Risk Assessment Qualified (TRAQ)

1.0 Introduction

1.1 Scope of Report

- 1.2 The purpose of this report is to summarise the results of the arboricultural assessment and provide recommendations for the Hill's weeping fig tree (*Ficus microcarpa* var. *hillii*) located within the municipal reserve at Blackford Street Reserve, Mount Hawthorn. The site visit and visual tree assessment was undertaken from ground level on the 7th May 2018 at 1300hrs and was accurate at the time of inspection. No soil excavation or below ground inspection was undertaken unless specified. Viewing conditions were fine. Concern has been raised regarding the potential for this tree to be included in the city's trees of significance register.

1.3 Executive Summary

- 1.4 The mature Australian native tree identified within this report provides a range of benefits to the ecosystem, to human beings for environmental and health reasons, and to the climate. Assessment has revealed a well-formed crown structure typical for the species and age-class of tree whilst the health condition (vitality) was assessed currently as high, indicative of the capacity of the tree to maintain/ improve the current condition through self-optimisation and the production of response growth (new wood). A long useful life expectancy is deduced (40yrs+) and as such this tree is recommended for inclusion into the City of Vincent's "Trees of Significance Register".

2.0 Site Investigation

2.1 Tree Location



Figure 1. Aerial photo of site with the assessed tree (see arrow) located within the municipal reserve known as Blackford Street Reserve, Mount Hawthorn.



Figure 2. Assessed tree (see arrow) located within the municipal reserve known as Blackford Street Reserve, Mount Hawthorn; looking towards the southeast.

Assessed Tree:	Botanical Name: <i>Ficus microcarpa</i> var. <i>hillii</i>
Common Name:	Hill's weeping fig
Location:	6.5m from the footpath to the south
Height:	26.8m
DBH:	151cm
Structure:	Good
Health:	High
Crown Spread (NS/ EW):	33/ 34m
Comments:	

- Adequate formation of the first order structural roots were evident at ground level with extensive root buttressing visible, typical for the species and age-class of tree
- No pathogenic fungal sporophores, deleterious fill soil or recent excavation and subsequent major root severance within the structural root zone of the tree was observed
- Sounding with a nylon hammer at the root collar and trunk basal area failed to return any tonal variations (hollow sounds) indicative of a thin residual trunk wall and/ or significant internal wood decay
- Trunk lean was negligible and no major cavities, significant radial cracking, decay in the plane of lean, exudate indicating bacterial/ fungal infection or infestation by wood-destroying insects was evident at the trunk basal area
- No structurally compromised v-shaped unions were visible at the attachments of the first order structural branches (stems), with the codominant stems typical for the species and age-class of tree
- Naturally-occurring dead branches to 30mm diameter were observed, predominantly internal and within the lower crown of the tree
- Minor rubbing branch conflicts were evident on the north side with the lemon-scented gum tree and on the south side with the Norfolk Island hibiscus tree
- Several low branches were observed over the reserve, footpath and verge area
- No significant foliar insect infestation and/ or disease infection symptoms were visible on live foliage within the lower crown, and the sooty mould indicative of thrip infestation that is characteristic for the species



Figure 3. Adequate formation of the first order structural roots was evident at ground level with extensive root buttressing visible, typical for the species and age-class of tree; looking towards the east.



Figure 4. No structurally compromised v-shaped unions were visible at the attachments of the first order structural branches, with the codominant stems typical for the species and age-class of tree; looking towards the north.



Figure 5. Minor rubbing branch conflicts were evident on the north side with the lemon-scented gum tree (see dashed line) and on the south side with the Norfolk Island hibiscus tree; looking towards the east.



Figure 6. Several low branches were observed over the footpath and verge area, with minor crown lifting works recommended to improve clearance for pedestrians; looking towards the southwest.

3.0 Discussion and Recommendations

3.1 Discussion

3.2 Tree benefits: Mature urban trees confer many benefits including shade and cooler air temperatures, screening (privacy) and noise reduction, built form aesthetic amelioration, energy conservation, mitigation of the urban heat island effect, air quality improvement and oxygen production, carbon uptake/ storage and greenhouse gas reduction, minimisation of storm water run-off and improvement of water quality, fauna habitat and food source. In general, they enhance our built and natural environments with larger trees providing more benefits.

3.3 Tree risk: Tree failure is an infrequent occurrence and serious damage, injury or death from tree failure is rare (Lilly *et al*, 2011). Research finds that for Britain, with a population of 60 million people, the risk of any tree causing a fatality is exceedingly small (Ball & Ball-King, 2011). It is impossible to maintain trees completely free of risk and some level of risk must be accepted to experience the benefits that trees provide. The use of 'safe' or 'unsafe' when assessing trees is both imprecise and ambiguous, as a tree cannot be free from defects or potential hazards - such a state is simply unattainable. It is essential to maintain a balance between the benefits and costs of risk reduction, not only financial cost but also the loss of amenity and other tree related benefits.

3.4 Recommendations

3.5 Undertake crown lifting to approximately 4m above ground level on the southeast side of the tree to improve clearance for pedestrians using the footpath and reserve.

4.0 Appendix I

4.1 Arboricultural Terminology

- 4.2 Crown – the leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree, whilst crown lifting involves pruning of the lower branches to improve clearance for buildings, pedestrians, vehicles etc.
- 4.3 DBH - diameter of the main trunk, measured at breast height approximately 1.4m above ground level for urban trees.
- 4.4 Deadwooding – the removal of dead, diseased, broken, or damaged branch wood from the crown of the tree.
- 4.5 Dripline – the width of the crown of the tree measured by the lateral extent of the foliage, with the crown spread measurement indicating the widest part.
- 4.6 Fall zone – is the area in which the tree or tree part is likely to fall when it fails, often calculated as 1.5 times the tree height where brittle dead branches etc. may break up and scatter debris.
- 4.7 First order structural branch – the large branches arising from the trunk that form the main structure of the crown.
- 4.8 Reduction prune – pruning to reduce the extension of a branch, back to a lateral branch that is at least one-third the diameter of the branch being removed.
- 4.9 Root collar – area at the base of the tree where the roots and trunk merge.
- 4.10 Second order branch – a branch arising from a first order structural branch.
- 4.11 Targets – an object, person or structure that would be damaged or injured in the event of tree or branch failure is referred to as the target or target area. The hazard evaluation of the target area is relative to the expected use and occupancy of that area.
- 4.12 Topping and Lopping – deleterious tree height and branch reduction work often at indiscriminate points and generally resulting in weakly-attached regrowth branches prone to failure as subsequent growth occurs.
- 4.13 Tree Protection Zone (TPZ) – the zone of the root plate most likely to contain roots that are critical for anchorage and stability, as well as the absorbing roots responsible for the uptake of water and nutrients; calculated as trunk diameter (DBH) x 12.
- 4.14 V-shaped union – ingrown bark from adjacent parts of the tree that are in contact with each other; usually branch forks, acutely-angled branch attachments or basal stems – often a high failure potential.

4.15 Tree Structure and Health

4.16 The structural condition ('Structure') for each tree or group of trees has been assessed using the following qualitative criteria:

- Good – generally free of structural defects
- Fair – defects evident that may be typical for the species and age class, and which could be corrected through remedial pruning works
- Poor – significant defects that are not likely to be corrected through remedial pruning or arboricultural works
- TBA – to be assessed, requiring further investigation to evaluate tree structural condition

4.17 The vitality ('Health') for each tree or group of trees has been assessed using the following qualitative criteria:

- High – consistent crown density and foliage colour, good shoot extension and an insignificant number of naturally-occurring internal dead branches
- Average – crown condition that may be representative for the species and/or seasonal, possessing satisfactory shoot extension and/or minimal decline and dead branches
- Low – poor shoot extension, sparse crown density and not likely to be corrected through improvement of site resources and plant nutrition
- Moribund – final stages of a decline spiral

5.0 Appendix II

5.1 Author Formal Qualifications

- 5.2 Bachelor of Science (Sustainable Forestry) – 2012
Edith Cowan University, Joondalup & Murdoch University, Murdoch, WA.
- 5.3 Diploma of Applied Science (Horticulture) – 2000
Major studies Arboriculture and Parks/ Gardens management
University of Melbourne, Burnley campus, VIC.
- 5.4 Certificate IV (TAE40110) in Training & Assessment – 2014
Plenty Training, Robina, QLD.
- 5.5 Certificate of Horticultural Practice – 1994
Challenger TAFE, Murdoch campus, WA.

5.6 Additional Certifications

- 5.7 ISA Certified Arborist: Municipal Specialist (AU-0020AM) - 2012
International Society of Arboriculture
www.isa-arbor.com/certification/benefits/credentialsExplained.aspx
- 5.8 ISA Tree Risk Assessment Qualification (TRAQ) - 2013
International Society of Arboriculture
<http://www.isa-arbor.com/certification/becomequalified/becomequalified.aspx>

5.9 Limitation of Liability

- 5.10 Bowden Tree Consultancy are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.
- 5.11 Bowden Tree Consultancy cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways that the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been visually assessed from ground level. Bowden Tree Consultancy cannot guarantee that a tree will be healthy or a low risk of harm under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.
- 5.12 Treatment, pruning and removal of trees may involve considerations beyond the scope of Bowden Tree Consultancy's service, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters and other related incidents. Bowden Tree Consultancy cannot take such issues into account unless complete and

accurate information is given prior or at the time of the site inspection. Likewise, Bowden Tree Consultancy cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken.

- 5.13 In the event that Bowden Tree Consultancy recommends retesting or inspection of trees at stated intervals, or installs any cable/s, bracing systems and support systems, Bowden Tree Consultancy must inspect the system installed at intervals of not greater than 12 months, unless otherwise specified in written reports. It is the client's responsibility to make arrangements with Bowden Tree Consultancy to conduct the re-inspection.
- 5.14 Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. All written reports must be read in their entirety; at no time shall part of the written assessment be referred to unless taken in full context with the whole written report. If this written report is to be used in a court of law, or any other legal situation, Bowden Tree Consultancy must be advised in writing prior to the written assessment being presented in any form to any other party.

5.15 Business Details

- 5.16 Bowden Tree Consultancy®
ABN: 51925884945
Post Office Box 104 Darlington W.A. 6070
M: 0438 936 679
E: info@bowdentree.com.au
W: www.bowdentree.com.au

5.17 Literature Cited

- 5.18 Ball, D.J. & Ball-King, L. (2011). *Public Safety and Risk Assessment*. Great Britain: Earthscan
- 5.19 Lilly, S., Matheny, N. & Smiley, E., (2011). *Best Management Practices - Tree Risk Assessment*, Champaign, IL: International Society of Arboriculture
- 5.20 Mattheck, C. & Breloer, H. (1994). *The Body Language of Trees - A Handbook for Failure Analysis*. London, England: The Stationery Office.
- 5.21 Standards Australia, (2007). *AS4373-2007 Pruning of Amenity Trees*, Sydney: SAI Global

9.5 PROPOSAL TO NAME NINE (9) ROADS IN MOUNT LAWLEY AND HIGHGATE





TRIM Ref: D19/2090

Authors: Georgia Lawrence, Place Manager

Jordan Korovesi, Coordinator Policy & Place

Authoriser: John Corbellini, Director Development Services

Attachments:

1. Attachment 1 - Name the Lanes Flyer [↓](#) 
2. Attachment 2 - Road Name Submissions and Vetting Outcomes [↓](#) 
3. Attachment 3 - Shortlisted Road Names [↓](#) 
4. Attachment 4 - Road Name Recommendations [↓](#) 

RECOMMENDATION:**That Council:**

1. **ENDORSES** the Road Name Recommendations as at Attachment 4, in accordance with the process required under Appendix 1A of the Policies and Standards for Geographical Naming in Western Australia; and
2. **NOTES** that Administration will:
 - 2.1 forward the endorsed road names to Landgate for determination; and
 - 2.2 provide notice of Landgate's determination via notification:
 - 2.2.1 in writing to all residents and businesses within a 250 metre radius of each of the subject roads; and
 - 2.2.2 on the City's website, E-News and social media pages.

PURPOSE OF REPORT:

To consider endorsing road name recommendations for nine roads in Mount Lawley and Highgate.

BACKGROUND:

In September 2014, the Beaufort Street Network (BSN) town team requested the City name 12 unnamed roads in Mount Lawley and Highgate in order to complete two actions identified in Edition 1 of the Better Beaufort Action Plan. The City accepted the request and began the 'Name the Lanes' initiative by requesting potential names from the local community between 29 October 2015 and 15 January 2016. A copy of the advertising flyer, including a map showing the location of the roads, is included as **Attachment 1**.

Landgate is the statutory authority responsible for road naming in Western Australia. The flyer and advertising material noted that naming submissions must adhere to Landgate's Policies and Standards for Geographical Naming in Western Australia.

DETAILS:

The City received 251 naming proposals for the 12 unnamed roads, included in full at **Attachment 2**. At Landgate's request, the number of road names was reduced from twelve to nine with all continuous navigable roads allocated one name. Roads 6 and 7 were combined and to be allocated one name, as were roads 9, 10 and 11.

The City assessed the proposals against Landgate's Policies and Standards for Geographical Naming in Western Australia in consultation with the Department of Aboriginal Affairs (DAA), the Whadjuk Working Party (WWP) and the City's Reconciliation Action Plan Working Group (RAPWG). The City shortlisted 45 names as at **Attachment 3** and has prepared a recommendation for each road, as at **Attachment 4**.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the Policy No. 2.2.8, between 29 October 2015 and 15 January 2016. Consultation was undertaken by requesting proposals in writing from all residents and businesses within a 250 metre radius of each road and publication via the Guardian Express, Perth Voice, City's website and E-News.

The City consulted the DAA regarding the Aboriginal naming proposals in 2016 and 2017 and the findings are summarised in **Attachment 2** and **Attachment 3**. The shortlisted Aboriginal names were presented to the WWP and the City's RAPWG for comment, with neither objecting to the use of the names.

The City has continued to consult with the BSN throughout the initiative and the BSN do not have any objections to the recommended names. The City also notified all submitters of this item being presented to Council.

Landgate has confirmed that its consultation requirements have been satisfied in accordance with Sections 1.8, 9 and Appendix 1A of Landgate's Policies and Standards for Geographical Naming in Western Australia.

LEGAL/POLICY:

- *Land Administration Act 1997;*
- *Policies and Standards for Geographical Naming in Western Australia (Landgate);*
- *Policy No. 2.2.8 – Laneways and Rights of Way; and*
- *Reflect Reconciliation Action Plan June 2017-June 2018:*
"Incorporate recognition of Aboriginal and Torres Strait Islander cultures within the City of Vincent 'Naming the Lanes' project".

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council to endorse road name recommendations for referral to Landgate.

STRATEGIC IMPLICATIONS:

This matter is in keeping with 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;*
- *Our many cultures are celebrated;*
- *We recognise, engage and partner with the Whadjuk Noongar people and culture.*

Thriving Places

- *Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority".*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The costs associated with advertising and name plate installation will be met through the existing 2018/19 operating and capital budget.

COMMENTS:

If endorsed, the nine recommended road names would be sent to Landgate for determination. If approved, the City would install nameplates and preserve the relevant information in the Local History Centre.

Name the Lanes was a community-driven initiative to improve wayfinding. Endorsing the recommended names is a necessary step in achieving improved wayfinding and sense of place for Mount Lawley and Highgate.

Throughout this project, improvements have been identified regarding the City's road naming process in terms of efficiency and alignment with Landgate's requirements. These improvements will inform the review of the naming requirements within the Policy No. 2.2.8 – Laneways and Rights of Way, which is an action that is required by Volume 1: Vincent Town Centre Place Plans.

To better align the City's approach to road naming with Landgate's requirements, a separate report will propose to modify Section 5 of Policy No. 2.2.8 and the introduction of an administrative road naming procedure to guide future road naming processes within Vincent.

ATTACHMENT 1

NAME THE LANES!



CITY OF VINCENT

WHAT'S HAPPENING?

The City is working with the Beaufort Street Network to name twelve currently unnamed laneways (some of which are dedicated roads) around Beaufort Street. Naming these laneways will provide an opportunity for placemaking and enhance the legibility of the urban realm. Please refer to the 'Name the Lanes' map for laneway locations.

Everyone is welcome to get involved. We're looking for clever names that resonate with the area and its community - but every name must meet the strict requirements as outlined by Landgate. This is a great opportunity to make your mark on Beaufort Street!

REQUIREMENTS FOR NAMING THE LANES

Landgate is the state government authority who is responsible for deciding what names are or aren't appropriate across Perth via its Geographical Naming Committee. There are strict requirements - so make sure your suggested name(s) follows all of these - or you'll need to give an extremely good reason why it doesn't! You can see the full guidelines on our website but here's a snapshot.

WHAT'S OK	WHAT'S NOT OK
<ul style="list-style-type: none"> <input type="checkbox"/> Short names with a maximum of six letters <input type="checkbox"/> Names which are easy to pronounce, spell and write <input type="checkbox"/> Surnames of local or notable people who have contributed to the local community or place (no longer living) <input type="checkbox"/> Names based on historical events <input type="checkbox"/> Names based on recognisable or special features (e.g. Astor Lane is already on use north of Walcott Street) <input type="checkbox"/> Names relevant to the local community and/or the area 	<ul style="list-style-type: none"> <input type="checkbox"/> Names of living people <input type="checkbox"/> First names <input type="checkbox"/> Names starting with "The" <input type="checkbox"/> Double barrelled names (e.g. two names joined with a hyphen) <input type="checkbox"/> Numbers or roman numerals <input type="checkbox"/> Symbols or logograms <input type="checkbox"/> Possessive apostrophes and diacritical marks (e.g. Bob's or Café Lane) <input type="checkbox"/> Inappropriate, discriminatory or derogatory names <input type="checkbox"/> Duplicating names already in use in the area (e.g. "Barlee") <input type="checkbox"/> Names longer than six letters

TIMELINE

To name a laneway we have to follow the process outlined below:

Step 1 > Callout for names – 29 October - 20 November

The City and the Network will promote the 'Name the Lanes' project, asking for people to submit their laneway names using the online form at our dedicated web page: www.vincent.wa.gov.au/namethelanes

Step 2 > Shortlist names

Next, the City will sort through the names to create a shortlist. The shortlist will contain all the names except for those that don't meet Landgate's requirements as outlined above.

Step 3 > Names sent to Landgate and determined as suitable

The shortlist of names will then be sent to Landgate to be checked and authorised as suitable.

Step 4 > Network name recommendations

The Network will determine which names are to be recommended to Council.

Step 5 > Names go to Council

All names and recommendations will go to Council for formal approval.

Step 6 > Final names announced!

After Council has approved them, the names will be publicised and promoted by the Network and the City. We'll then add the nameplates to the laneways.

SUBMITTING A NAME

Anyone is able to suggest a name for a laneway - and you can name one or all twelve! We ask that for each name you submit the below information which emphasizes the name's relevance and connection to the area. Names which have strong community relevance will have a better chance of being recommended. Only names that meet Landgate's requirements will be shortlisted.

- 1 > The number associated with the lane you wish to name (refer 'Name the Lanes' map).
- 2 > A brief history or submission in support of the proposed name outlining how the name is relevant or connected to the area, local community and/or Vincent as a whole.
- 3 > Any supporting information, such as historic articles, oral histories, reference material, publications, photographs, etc.

Submit your name application by 5pm **Friday 20 November 2015** via the online form at our web page below.

Note: If you have previously applied to name a lane on the 'Name the Lanes' map, your previous application will automatically be included in this process. If you would like to submit additional information feel free!

FOR MORE INFO

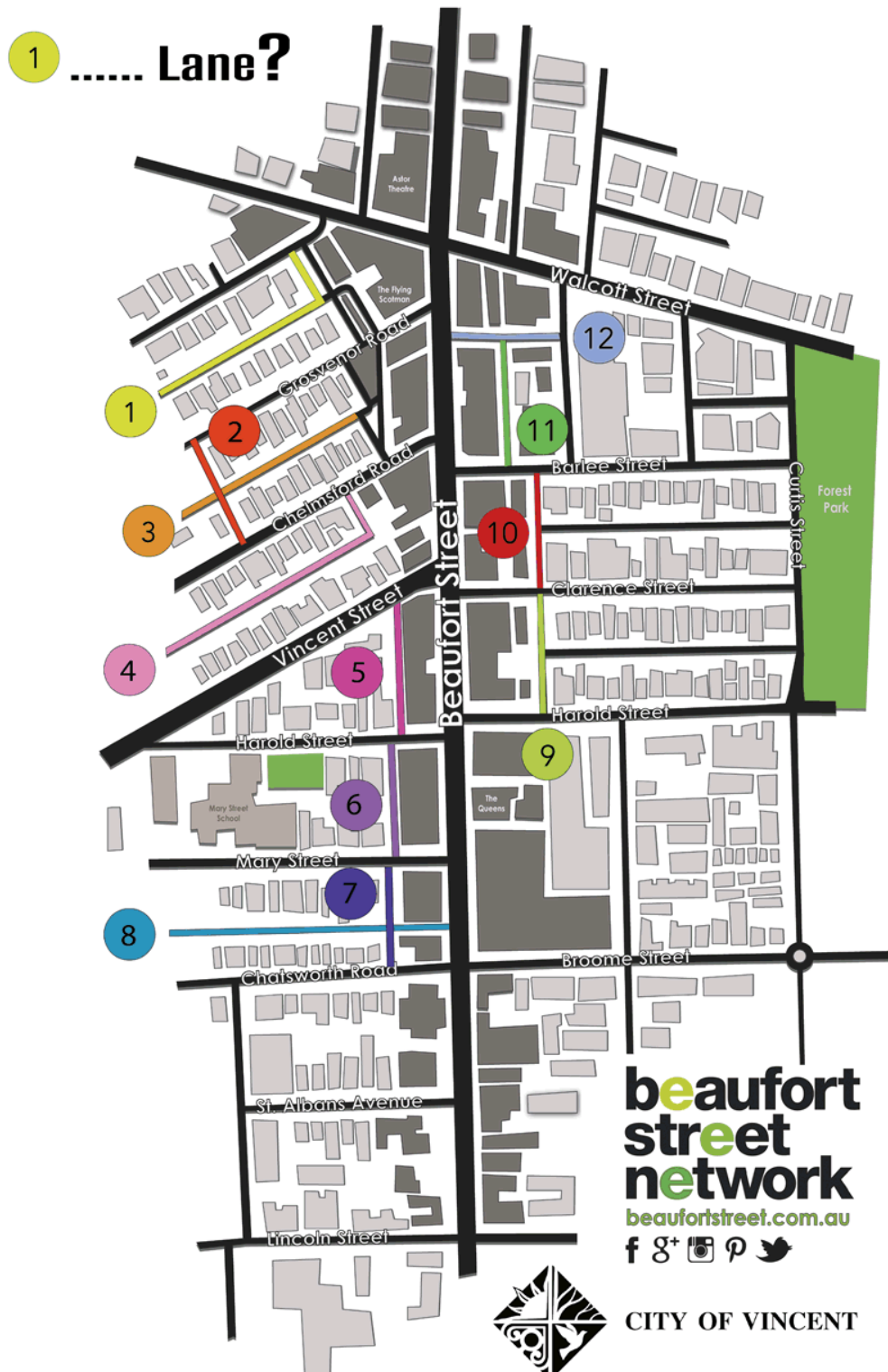
Got a query?

Please contact Georgia from the City's Policy and Place team on 9273 6513 or mail@vincent.wa.gov.au

www.vincent.wa.gov.au/namethelanes

**beaufort
street
network**

Name the Lanes Map



ATTACHMENT 2

ROAD NAME SUBMISSIONS AND VETTING OUTCOMES

The road name submissions received in response to the Name the Lanes initiative relate to the twelve laneways, rights of way and dedicated roads as outlined in **Table 1** below.

Table 1. Land Details		
No.	Area	Comments
1	1,324 m ² (incl. 279m ² spur)	Right of Way. Owned in fee simple by the Crown, not unallocated land.
2	312m ²	Right of Way. The City owns in freehold with rights of carriageway easements benefitting the adjacent lots only.
3	1071m ² (incl. 346m ² spur)	Right of Way. The City owns in freehold with rights of carriageway easements benefitting the adjacent lots only.
4	2,131m ²	Right of Way. The City owns in freehold with rights of carriageway easements benefitting the adjacent lots only.
5	334m ²	Right of Way. Privately owned with rights of carriageway easements benefitting the adjacent lots only.
6	245m ²	Right of Way. Privately owned with rights of carriageway easements benefitting the adjacent lots only.
7	228m ²	Public Laneway opening to Chatsworth Road. Crown Land vested in the City of Vincent.
8	1045m ²	Public Laneway with 3 openings. Crown Land vested in the City of Vincent.
9	246m ²	Public Laneway with 2 openings. Crown Land vested in the City of Vincent.
10	247m ²	Dedicated road. Crown Land vested in the City of Vincent.
11	315m ²	Dedicated road. Crown Land vested in the City of Vincent.
12	243m ²	Dedicated road. Crown Land vested in the City of Vincent.

ATTACHMENT 2

The feedback received from Geographic Names within Landgate (Landgate) and the Department of Aboriginal Affairs (DAA) in relation to the road name submissions is outlined in **Table 2** below. Where an 'X' has been noted against the name it has not been found to have met the *Policies and Standards for Geographic Naming in Western Australia (Policies and Standards)* by Landgate and/or endorsed by the DAA.

Where a '✓' has been noted, the name has been found to have met the *Policies and Standards* by Landgate or Landgate and the DAA. 'WWP' is noted against Aboriginal names which have been presented to the Whadjuk Working Party.

Where applicable, the relevant reference numbers relating to the *Policies and Standards* have been cited to highlight which standard has not been met. These have been determined in consultation with Landgate and the DAA. In some instances, additional standards may not have been met. However, only those determined in consultation with Landgate and the DAA have been referenced. **Table 3** includes excerpts from the *Policies and Standards* relating to these reference numbers.

Table 2. Road Name Submission & Vetting			
Suggested Name	Submission Landgate, DAA, WWP Findings	Landgate, DAA & WWP Findings	Shortlisted Name
Road 1			
1. Alexander	Alexander (Building) Lane for the 71-77 Walcott Street Building from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley	X 2.3.1 duplication	
2. Alma Maze	I would like to name the laneway which entry is next to alma road no3 .and ends in raglan road. I would like to call it (entry is from alma road) the alma maze	X 1.2.3 exceeds two words	
3. Arnold	refer Appendix 1 – Detailed Submissions Arnold is the name proposed for Lane 1, which runs behind the Alexander buildings on the Corner of Beaufort and Walcott Streets. Arnold's Pharmacy was established in the Alexander Buildings in 1910 and ran at least until 1949 under that name. It was named after the proprietor, Mr Albert Edward Arnold, and then his son Mr Maxwell Arnold who operated the pharmacy until the 1980's.	✓ Landgate	1. Arnold
4. Arnold	Arnold, Albert E. Chemist "Arnold's Pharmacy" Alexander Building 645 Beaufort St ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre Albert E Arnold, a chemist, was listed from 1911 as trading at 645 Beaufort Street for many years and in 2010 that shop was still a chemist.	✓ Landgate	Arnold
5. Arnolds	refer 'Arnold' submission above	✓ Landgate	2. Arnolds
6. Arthur	Arthur Lane - Sir Arthur Lawley (hence after Mt Lawley) he was our governor 1901 to 1902	X 1.4 first name X 2.3.1 duplication	
7. Arthur	Arthur's Lane In honour of Sir Arthur Lawley. The suburb was named after Sir Arthur with the permission of his wife Lady Annie.	X 1.4 first name X 2.3.1 duplication	
8. Bell	I suggest that lane number one be named "Bell Street". The reason for this, is that there is great difficulty in finding your way around these parts of the woods, as some houses are addressed according to other street names due to unnamed lanes such as this one. Thus it is said that each house on this street/lane should have a bell on it, so that when visitors are coming, the bell can be rang, so as to allow the coming visitors (who are probably lost) to easily find their destination. City of Vincent Note: name submitter is associated with The Bell & Whistle Company previously listed at 3/554 William St.	X 2.3.1 duplication	

ATTACHMENT 2

9. Bogan	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X 1.2.6 discriminatory	
10. Bono	<i>wood</i>	X 1.2.2 use of Aboriginal names - not local to the area	
11. Booma	<i>hit, strike, kill</i>	✓ Landgate; DAA	3. Booma
12. Boornoo	<i>tree, stick, wood</i>	✓ Landgate; DAA; WWP	4. Boornoo
13. Broadway	<i>Broadway (Building) Lane for the 71-77 Walcott Street Building from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley</i>	X 2.3.1 duplication	
14. Church	<i>We have the Sacred Heart Church in Vincent</i>	X 2.3.1 duplication	
15. Danker	<p>refer Appendix 1 – Detailed Submissions</p> <p><i>Eric Leslie Danker was associated with 32 Grosvenor Rd and other local addresses. Eric Leslie Danker enlisted from his parent's home at 32 Grosvenor Rd Mt Lawley, which backs on the proposed Lane 1 and is proximity to the proposed Lane 2. He was the son of Frederick William and Clara Martha Danker, who along with his sister Ivy, lived in the Mount Lawley area for over the 20 years researched to date. Eric enlisted in May 1915 at the age of 22 and served in the Australian Army Medical Corps, 2nd Field Ambulance, in France, rising to the rank of Staff Sergeant. His file records that he was killed instantaneously by an enemy shell while on duty at the headquarters of the ambulance unit on 17 April 1918. He is buried at Hazebrouck Military Cemetery, about 40 klms south east of Dunkirk.</i></p> <p><i>Eric Leslie Salisbury Danker was a young man who served our country for almost 3 years before he lost his life at 25 in the field of battle.</i></p> <p><i>His parents were associated with the area for over 20 years that we have researched so far, and his father Frederick was Manager of a local firm for around fifteen of those years. Naming Lane 1 or Lane 2 DANKER would be a fitting tribute to this young man, and to the parents who both lost their son and contributed to this community over such a long period.</i></p>	✓ Landgate	5. Danker
16. Dookam	<p><i>cook</i></p> <p><i>The names of the streets, and suburbs in our area primarily reflect the people who settled after 1829. The place names of the original peoples are known only by major features of interest to settlers, names for places of water or other resources of value to later settlers. Thus the Noongar name for Hyde Park 'Boojamooling' is recorded, although not used as the official name. But names for other features such as the hill up which Beaufort Street rises, or the smaller wetlands that were in the vicinity are not known.</i></p> <p><i>Naming the lanes around Beaufort Street provides an opportunity for Noongar names to appear on our maps, acknowledging the original inhabitants. The area was a gathering place, where food was shared, objects of value traded and marriages arranged. Today Beaufort Street is a gathering place where we come together to share food, buy objects of value and form lasting friendships. My proposal is that the laneways around the Beaufort Street precinct be named using Noongar words for food, clothing items, and activities which are reflected in lives past and present.</i></p>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	

ATTACHMENT 2

	<i>I have prepared a list of suggested words, using 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick. (Ross Chadwick is a local resident). As a courtesy I suggest that the South West Land and Sea Council (SWALSC) should be consulted for their view on the appropriateness of these suggestions.</i>		
17. Dugite	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X Landgate Note: not unique to the local area	
18. Frog	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X 2.3.1 duplication	
19. Generation	<i>name of "Generation" - to acknowledge that this land has been here for generations and will continue for generations</i>	X Landgate Note: word is not unique to the area	
20. Hipster	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X Landgate Note: a trend. Road names are intended to be enduring. Hipster is not unique to the area	
21. Huey	<i>In recognition of Alfred Huey who ran Highgate Hill Supply Store at 411 Chatsworth Road from 1900 to 1911 before moving "further up Beaufort Street to No. 639 on the corner of Grosvenor Road, where he ran a wine saloon until 1922." Early Businesses of Vincent pg. 152 J Davidson and M Laurie</i>	✓ Landgate	6. Huey
22. I.G.A		X 1.4.10 abbreviation X 1.6.4 commercial business	
23. Jarrah	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X 2 reserved X 2.3.1 duplication	
24. Leighton	<i>After William Leighton, the well-known WA architect famous for his art deco transformation of the Astor Theatre in 1939. https://en.wikipedia.org/wiki/William_T._Leighton</i>	✓ Landgate Note: use at the discretion of the City. Possible confusion with Lynton St Mt Hawthorn	7. Leighton
25. Little Alma	<i>I would like to name the laneway which entry is next to alma road no3. and ends in raglan road. I would like to call it little alma (entry is from alma road)</i>	X 1.2.3 exceeds two words	
26. Lyceum	<i>Lyceum Lane Named after the original name of the Astor Theatre.</i>	✓ Landgate	8. Lyceum
27. Magpie	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X 2.3.1 duplication	
28. Marri	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X 2 reserved X 2.3.1 duplication	
29. Mungitch	<i>honey, sweet - laneway near pub / cafes / restaurants</i>	X 1.2.2 use of Aboriginal names	
30. Numbat	<i>Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.</i>	X Landgate Note: not unique to the local area	

ATTACHMENT 2

31. Pianoman	<p>John Gill who used to play ragtime piano in the Hay Street Mall died 15 April 2011 aged 57. John lived at 63 Alma Road, Mount Lawley and his old house has been demolished. I would like to suggest that a laneway near his old home be named "Piano Man Lane" in his memory and honour. More information http://leeannkhoh.com/2011/04/rip-piano-man-john-gill/ and a video https://youtu.be/1_ruaK2VzOA I appreciate that the laneways in this project are not directly related to where John lived, but he had worldwide and city wide fame.</p> <p>https://www.watoday.com.au/national/western-australia/campaign-waged-to-honour-perths-piano-man-could-die-with-final-fighter-20151216-glp8iv.html#ixzz3uX20kIM2</p> <p>Note: Joan Gilling, the and mother of John Gill, confirmed on 30 August 2017 that she was supportive of the commemorative naming proposal.</p>	✓ Landgate	9. Pianoman
32. Prawn	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X Landgate Note: not unique to the local area	
33. Quenda	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X 2.3.1 duplication	
34. Quokka	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X 2 reserved	
35. Quoll	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X 2.3.1 duplication	
36. Redgum	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X 2 reserved X 2.3.1 duplication	
37. Reeg	Reeg, J. Hairdresser and florist. Alexander Building ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 159)	X 2.3.1 similar sounding to existing name	
38. Skink	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X Landgate Note: not unique to the local area	
39. Swan	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X 2.3.1 duplication	
40. Turtle	Name the lanes after endemic animal and plant species that we have on the Swan Coastal Plain.	X 2.3.1 duplication	
Road 2			
1. Annie	Sir Arthur Lawley (hence after Mt Lawley) he was our governor 1901 to 1902. 2 - Annie Lane - Sir Arthurs wife	X 1.4 first name	
2. Annies	Annie's Lane. Lady Annie Lawley reputedly agreed to the naming of what was generally bushland as Mount Lawley at the suggestion of her husband Sir Arthur Lawley (Gov of WA 1901-1902). Although, She did so with the request the condition that no licensed hotels be built in the suburb (!) It would be recognition of the origin of the Mount Lawley suburbs name to name the lane after Lady Annie. By using the first name only it would be a more casual and modern nod to her.	X 1.4 first name	
3. Baada	salt water rushes (plant), sun rays	✓ Landgate; DAA; WWP	1. Baada
4. Clarke	Clarke(s) (Building) Lane - for 639 Beaufort Street from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley	X 2.3.1 duplicated; similar sounding to existing name	
5. Cox	Cox Lane submitted by Mr and Mrs Cox	X 1.4 not applied posthumously X 2.3.1 duplication	
6. Danker	refer 'Danker' submission above	✓	2. Danker

ATTACHMENT 2

		Landgate	
7. Djaat	to sink low like sun, hence sun or sunset	X 2 reserved	
8. Domenica	<i>My grandparents (or Nonni), like many other people came to Australia from Italy after World War II looking for a safe place to raise a family. On arriving in WA, they first lived in Collie and Harvey while my grandfather (or Nonno) worked in a timber mill and on the railway. In the 1960s, my grandparents found the safe place that they were looking for when they moved to 4 Hutt Street, Mount Lawley. Having English as a second language and a young family meant that my grandparents had to rely on the goodwill of the community while they found their feet. Mount Lawley proved to be the close-knit community they were hoping for and so centrally located that my grandparents never learnt to drive because even in the 60s, they could get to anything they needed from Mount Lawley by walking, riding a bike or using public transport. My grandparents were highly involved with Sacred Heart Church in Highgate and in their later years, the Italian Club which met on Thursdays at the Loftus Street Community Centre. Like many other grandchildren of Italian families in Mount Lawley, I was lucky enough to be completely spoilt by my grandparents. Some of my earliest memories were of walks through Hyde park, Saturday evening mass at Sacred Heart and getting free slices of salami at Charlie Tricolli's deli which used to be in what is now known as Beaux Lane. My grandparents have both now passed away, but were always very clear that they wanted their property to stay in the family. Luckily in October this year, my husband and I were able to buy their house which backs on to the currently nameless laneway two (2). I am confident that we are the only family that is still living along this laneway after three generations. I hope that we will continue to do so for generations to come, in the safe community that we grew up in and love which allows us to walk, ride our bikes and catch public transport to get around Perth. In memory of my grandparents and the many other Italian families in the area, my suggested names for laneway two (2) are: - Loria Lane (this was my grandmother's maiden name); - Nonni Lane ("grandparents" in Italian - in honour of all of Mount Lawley's Italian grandparents); - Nonna Lane ("grandmother" in Italian - in honour of all of Mount Lawley's Italian grandmothers); - Nonno Lane ("grandfather" in Italian - in honour of all of Mount Lawley's Italian grandfathers); - Mimmi Lane (this was my grandmother's nickname); - Mimma Lane (this is a commonly used nickname for women named "Domenica" which was my grandmother's name); - Italia Lane (in honour of all of the Italians who live in Mount Lawley).</i>	X 1.4 first name	
9. Finney	<i>Finney, Miss L - Fancy Goods 625 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145)</i>	X Landgate Note: insufficient supportive information	
10. Globalgate	<i>Name "Globalgate" - Creating a global community</i>	X 1.2.6 inappropriate combination of words	
11. Grove		X 1.3.4 name extension X 2.3.1 duplication	
12. Italia	<i>refer 'Domenica' submission above</i>	✓ Landgate Note: use at the discretion of the City. Although the name is not duplicated, approving names such as Italia can	3. Italia

ATTACHMENT 2

		set a precedence by honouring one person or group over another	
13. Jeeta	<i>refer 'Dookarn' submission above</i> <i>edible roots - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
14. Loria	<i>refer 'Domenica' submission above</i>	✓ Landgate Note: use at the discretion of the City. Although the name is not duplicated, approving names such as Loria can set a precedence by honouring one person or group over another	4. Loria
15. Lodge	<i>Lodge Lane (as it links Tudor Lodge 57-59 Chelmsford Road & Freemasons Lodge Hall 50 Alma Road) from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley</i>	X 2.3.1 duplication	
16. Naka	sun	X 1.2.2 use of Aboriginal names – not local to the area	
17. Nangka	sun	X 1.2.2 use of Aboriginal names – not local to the area	
18. Nonna	<i>refer 'Domenica' submission above</i>	X 1.4.2 nickname; informal name	
19. Nonni	<i>refer 'Domenica' submission above</i>	X 1.4.2 nickname; informal name	
20. Nonno	<i>refer 'Domenica' submission above</i>	X 1.4.2 nickname; informal name	
21. Ngaangka	<i>mother, sun</i>	✓ Landgate; DAA; WWP	5. Ngaangka
22. Ngaangkarn	<i>mother, sun</i>	X 1.2.3 Landgate Note: Too similar to Ngaangka and could be too long for most laneways	
23. Mimma	<i>refer 'Domenica' submission above</i>	X 1.4.2 nickname; informal name	
24. Mimma	<i>refer 'Domenica' submission above</i>	X 1.4.2 nickname; informal name	
25. Reeg	<i>Reeg, J. Hairdresser and florist. Alexander Building ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 159)</i>	X 2.3.1 similar sounding to existing name	
26. St Mark's		X 1.6.4 Landgate Note: business name is too recent	
27. Whistle	<i>I would like to suggest that lane number 2 be named "Whistle Lane". History: Some of the properties within the area are very difficult to find because the units or townhouses, though addressed according to a main street or road like William Street or Beaufort Street, the properties are part of a unit complex, and thus some of the houses are actually located off the lane ways and not on the roads they are addressed at.</i>	X 2.3.1 duplication	

ATTACHMENT 2

	<p>Thus the story goes that every time a resident invites guests to visit, the resident is often forced to wait on the main road and to "whistle out" to the visitor (who is almost always lost) so that the visitor may know where to find them. Another interesting feature is that because there are so many native birds in the area, mainly because Hyde park is so near, and mainly because there is so many beautiful gardens around, that birds are often chirping or "whistling" about.</p> <p>City of Vincent Note: name submitter is associated with The Bell & Whistle Company previously listed at 3/554 William St.</p>		
28. Winjee	<p>where (interrogative) - laneway that goes nowhere or dead end or no left /right turn</p>	<p>X 1.2.2 use of Aboriginal names - not relevant to the lane location</p>	
Road 3			
1. Basin	<p>Basin Lane - Mt Lawley is on the Perth Basin of the swan coastal planes.</p>	<p>X 1.3.4 name extension X 2.3.1 duplication</p>	
2. Beaux	<p>Beaux Lane - so as to be continuous with new development @ 609 Beaufort Street (opening soon, if signs are believed)</p>	<p>X 1.6.4 commercial name X Landgate Note: word is not unique to the area</p>	
3. Boodja	<p>ground, land, country</p>	<p>✓ Landgate; DAA; WWP</p>	1. Boodja
4. Boodjara	<p>ground, land, country</p>	<p>X 1.2.2 recognition; use of Aboriginal names - not local to the area</p>	
5. Finney	<p>Finney, Miss L - Fancy Goods 625 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145)</p>	<p>X 1.4.2 Landgate Note: insufficient supportive information</p>	
6. Ives	<p>refer Appendix 1 – Detailed Submissions</p> <p>Leonard and Darcy Ives were associated with 33 now 29 Grosvenor Rd at the times of their enlistment, and Leonard Ives for many years after he returned from war.</p> <p>Leonard and Darcy Ives enlisted from their parent's home at 33 Grosvenor Rd Mt Lawley, which backs on the proposed Lane 3 and is proximity to the proposed Lane 4. Both men were the sons of Alfred and Florence Ives who, along with their daughter Ivy, lived in the Mount Lawley area for over the 20 years researched to date.</p> <p>Leonard Ives was an original ANZAC who landed at Gallipoli on 25 April 1915. He enlisted in September 1914 and served in the 16th Battalion. The 16th Battalion was one of the original Australian infantry units at the Battle of the Landing at Gallipoli and Leonard landed at Gallipoli around 6pm on 25 April 1915. The soldiers spent the night digging in along the edge under intense rifle fire. For the next five days they stayed there, holding the hill, with Turkish troops to their front and rear. Leonard suffered a gunshot wound through the left chest on 1 May 1915 whilst carrying a despatch. He was most likely shot by one of the many enemy snipers. For more detail on the 16th Battalion at Gallipoli battle click here.</p>	<p>X 2.3.1 duplication</p>	

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	<p><i>The effects of Leonard's injuries were such that he was deemed medically unfit both for active service and service at home. He returned to Australia in October 1915 and was discharged as medically unfit in May 1916.</i></p> <p><i>Darcy Ives was Leonard's younger brother by some 6 years, and was only 15 when his older brother enlisted, and 17 when Leonard was discharged in 1916. Darcy himself enlisted in November 1917 at 18 ½ years old and agitated to be allocated to the 10th Light Horse Brigade, but was finally allocated to the Field Artillery Brigade, 35th Field Artillery Reinforcements, as a Gunner. Darcy saw service in France and had a couple of short hospital stays for illness but was not injured as his brother had been.</i></p>		
7. Kaleep	<p>refer 'Dookarn' submission above</p> <p><i>hearth, camp - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i></p>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
8. Kidington	<i>Name "Kidington" - Promoting the importance of kids in our community</i>	X 1.2.6 inappropriate combination of words	
9. Leeder	<i>Leeder Lane in honour of William Leeder one of the original landowners in the area.</i>	X 2.3.1 duplication	
10. Merifield	<p>refer Appendix 1 – Detailed Submissions</p> <p><i>William Thomas Merifield and his family were associated with 19 Grosvenor Rd and other local addresses.</i></p> <p><i>William Merifield enlisted from his parent's home at 19 Grosvenor Rd Mt Lawley, which backs on the proposed Lane 3 and is proximity to the proposed Lane 2.</i></p> <p><i>He was the son of Francis John and Louisa Merifield who lived in the area for over 20 years. William enlisted in June 1915 at the age of 19 and served as a private in the 28th Battalion of Infantry of the Australian Imperial Force. In 1918 he was wounded seriously enough to be removed from the field of battle and be reported in the Wounded list published in local papers. William recovered from his injuries, and served until returning to Australia in late 1919 to live for many years back in Mt Lawley. A full account of William's War Service Record is missing from the National Archive, but other sources are cited in Mount Lawley Men in the Great War.</i></p> <p><i>The old soldier's gallantry was again on display in his middle years, when the Daily News (July 27, 1943) printed the annual WA Bravery Awards. William received a Certificate of Merit for rescuing a driver from burning wreckage after a crash between a tram and a large truck in Beaufort Street.</i></p>	<p>✓ Landgate Note: appropriate road type is Alley</p>	2. Merifield
11. Palm		X 2.3.1 duplication	
12. Tram Way	<i>Tram Way After The Tramways Act of 1885 that allowed for construction of Perth's first tramway network, with the first trams servicing Vincent Street, Beaufort Street and Walcott Street.</i>	X 1.2.3 exceeds two words	
13. Tramways	<i>Tramways Lane After The Tramways Act of 1885 that allowed for construction of Perth's first tramway network, with the first trams servicing Vincent Street, Beaufort Street and Walcott Street.</i>	<p>✓ Landgate Note: preference is Tramway</p>	3. Tramway
14. Vincent		X 2.3.1 duplication	
15. Willgi	<i>paint – laneway containing street art</i>	X 1.2.2 use of Aboriginal names - not	

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		relevant to the lane location	
Road 4			
1. Coobarn	refer 'Dookarn' submission above companion, friend - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
2. Gibney	(Bishop) Gibney('s) (House - for 50 Vincent Street) from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley	X 2.3.1 duplication	
3. Huey	In recognition of Alfred Huey who ran Highgate Hill Supply Store at 411 Chatsworth Road from 1900 to 1911 before moving "further up Beaufort Street to No. 639 on the corner of Grosvenor Road, where he ran a wine saloon until 1922." Early Businesses of Vincent pg. 152 J Davidson and M Laurie	✓ Landgate	1. Huey
4. Hyde	Hyde Lane - After beautiful Hyde Park.	X 2.3.1 duplication	
5. Indigenup	name "Indigenup" - A suggestion but an aboriginal name which acknowledges the heritage of the aboriginals with particular reference to Hyde Park	X 1.2.6 inappropriate combination of words	
6. Ives	Refer 'Ives' submission above	X 2.3.1 duplication	
7. Koobarn	refer 'Dookarn' submission above companion, friend - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
8. Lodge	Lodge Lane (is next to Tudor Lodge 57-59 Chelmsford Road) from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley	X 2.3.1 duplication	
9. Marka	lower arm, elbow	X 2.3.1 duplication; similar sounding to existing name	
10. Merifield	refer 'Merifield' submission above.	✓ Landgate Note: appropriate road type is Alley	2. Merifield
11. Mia Mia	house – laneway between houses	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
12. Tudor	"Tudor" is our suggestion. This is based on the fact 57-59 Chelmsford Road was named Tudor Lodge in 1952. It was named after the late Secretary of the Department of Child Welfare, it became the first hostel to provide a home environment for wards of the State or children at risk. It was built in 1925 and is a State Registered Place reference 17150. It is being lovingly restored by a wonderful family so it's retention of heritage and story is assured. When it was still operating as a Lodge for children at risk, the community came together as the aggressive and unsociable behaviour of the adolescents was having a negative impact on the neighbours. We lobbied to close the Lodge down and to do that we formed the Norfolk Precinct Group which went on to champion other shared causes and bring our neighbourhood together for social occasions. The name Tudor is well known in the area and fits the criteria of short, easy to pronounce and spell. Above all, it has strong historical roots within our Community	X 2.3.1 duplication	
13. Tudor	Tudor lodge, the heritage listed building that is on the corner block at the entrance to the lane, is a focal point for the street and carries a lot of history. For example being used as a home for servicemen and, most recently, as a home for adolescent wards of the state.	X 2.3.1 duplication	

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14. Tudor	<i>We suggest lane number 4 be named Tudor Lane in recognition of the heritage listed house at the western end of the lane at 59 Chelmsford Road. Tudor Lodge is a well-known home in the area.</i>	X 2.3.1 duplication	
Road 5			
1. Bath	<i>I would like to propose this laneway be called Bath Lane. For some 20 years the top floor of 565 Beaufort Street was a gay sauna and steam bath known as Beaufort 565 it offered a safe, clean environment to the local gay community. It closed down about 5 years ago but was very well known in the area.</i>	X 2.3.1 duplication	
2. Bwoka	<i>clothes – laneway behind clothing stores and tailor</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
3. Church		X 2.3.1 duplication	
4. Coota	<i>refer 'Dookarn' submission above</i> <i>possum skin bag - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
5. Fusion	<i>name "Fusion" - Blending of food, fashion, fun and people</i>	X Landgate Note: word is not unique to the area	
6. Heights	<i>(Hyde Park) Heights Lane (for the past)</i>	X 1.3.4 name extension	
7. Kootah	<i>refer 'Dookarn' submission above</i> <i>possum skin bag - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
8. Laundry	<i>Laundry Lane (for the present)</i>	X Landgate Note: word is not unique to the area	
9. Leeder	<i>Leeder lane - after William Leeder who owned lots of acreage in the 1900's in mt lawley, Highgate, Leederville.</i>	X 2.3.1 duplication	
10. Sacred	<i>Sacred Lane (noting the nearby Sacred Heart Church)</i>	✓ Landgate Note: appropriate near school or church	1. Sacred
11. Schultze	<i>Schultze, Eml. Watch Maker and Jeweller. Schultze, L. O. Dentist. 546 Beaufort St Highgate Hill (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
12. Shaw	<i>Shaw, Ron. c1963 565 Beaufort St (SLWA) Ron Shaw Pty Ltd was a household appliance store on Beaufort Street, Highgate at corner of Vincent Street Furniture and electrical retailer. (possible over use)</i>	X 2.3.1 duplication	
13. Thales	<i>I suggest Thales Lane, In reference of the great philosopher and mathematician Thales of Miletus. The relevancy is due to the geometric shape of the lane compare to the triangle shape formed by Beaufort Street, Vincent Street and Harold Street. This triangle represents what the Thales' theorem explains. Enhance the culture and the importance of the area with an important name like his. Children studying Math will recognize the name they learnt from school and adults will easily keep it in mind. Please see the wikipedia page dedicated to Thales for further information https://en.wikipedia.org/wiki/Thales</i>	X Landgate Note: no relevance to the area	
14. Tram	<i>Tram or Trolley or Tramways (Estate) Lane (for the past) from the City of Vincent documents A Brief History Of The Suburb: Mount Lawley</i>	✓ Landgate Note: preference is Tramway	2. Tramway (Tram)

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	<p><i>In 1924 a single track extension was constructed from an existing tram terminus on the corner of Lord and Lincoln streets in Highgate along Lord Street and via the Mount Lawley Subway to Maylands. In 1939 this line was duplicated.</i></p> <p><i>Transport began to change as the Beaufort Street trams were phased out during the 1950s and trolley buses were introduced. Later on these were gradually replaced by diesel buses and the trolley bus service ended in 1968. Private car ownership was increasing rapidly by this time and William and Beaufort streets and Lord Street/Guildford Road and East Parade became popular arteries in and out of Perth, carrying heavy loads of traffic each day. Traffic lights also became necessary as the volumes of traffic increased.</i></p>		
15. Tramways	refer 'Tram' submission above	✓ Landgate Note: preference is Tramway	3. Tramway (Tramways)
16. Trolley	refer 'Tram' submission above	✓ Landgate Note: preference is Tramway	4. Tramway (Trolley)
17. Zigzag		X Landgate Note: no relevance to the area	
Road 6			
1. Bimt	<p>refer 'Dookarn' submission above</p> <p><i>cloak pin - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i></p>	X 1.2.2 use of Aboriginal names - not relevant to the lane location Aboriginal names	
2. Church	<i>Church Lane - After the beautiful Sacred Heart Church in Mary street.</i>	X 2.3.1 duplication	
3. Heart	<i>(Mount) Heart (Estate) Lane from the City of Vincent documents A Brief History Of The Suburb: Highgate</i>	X 2.3.1 duplication; similar sounding name	
4. Katitjin	<i>learning – laneway near school</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
5. Koorliny	<i>"Koorliny Lane" Koorliny is the Noongar action word for coming, going, walking.</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
6. Park		X 1.3.4 name extension X 2.3.1 duplication	
7. Sacred	<i>Sacred (Heart School) Lane from the City of Vincent documents A Brief History Of The Suburb: Highgate</i>	✓ Landgate Note: appropriate near school or church	1. Sacred
8. Schultze	<i>Schultze, Eml. Watch Maker and Jeweller. Schultze, L O. Dentist. 546 Beaufort St Highgate Hill (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
9. Unity	<i>name "Unity" - Bringing together all the cultures of the rainbow</i>	X 2.3.1 duplication	
Road 7			
1. Boola	refer 'Dookarn' submission above	X 1.2.2 use of Aboriginal names - not	

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	<i>plenty - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	relevant to the lane location	
2. Chatty Mary	<i>Chatty Mary Lane (combining nearby Chatsworth Rd and Mary St)</i>	X 1.2.3 exceeds two words	
3. Cheong	<i>After Cheong, W and Co. Fruiter. 454 Beaufort St Highgate Hill (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
4. Church		X 2.3.1 duplication	
5. Dackarn	<i>bread, damper – laneway close to the bakery</i>	X 1.2.2 use of Aboriginal names - not relevant to the local area	
6. Dakan	<i>to break</i>	X 1.2.2 use of Aboriginal names - not relevant to the local area	
7. Djeda	<i>edible root (grows near water)</i>	X 1.2.2 use of Aboriginal names - not relevant to the local area	
8. Hagger	<i>After Hagger, Chris. Newsagent. 491 Beaufort St Highgate Hill (Wise Directory 1926). Mrs W M Hagger post mistress. Post Office and Commonwealth Savings Bank. (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
9. Heart	<i>(Mount) Heart (Estate) Lane from the City of Vincent documents A Brief History Of The Suburb: Highgate</i>	X 2.3.1 duplication	
10. Hora	<i>Hora, Dr Judah. Military Surgeon, one of the first settlers in the area, acquired land bounded by Beaufort, Harold, Lincoln and Stirling St. (Source Geographic Names Landgate)</i>	X 2.3.1 duplication	
11. Lady Margaret	<i>Lady Margaret Lane: Margaret Beaufort was the mother of Tudor King Henry VII.</i>	X 1.2.3 exceeds two words	
12. Maran	<i>bread, vegetable, food</i>	✓ Landgate; DAA; WWP City of Vincent Note: Proposed in response to the roads proximity to the bakery. Noted as 'crayfish' in the Noongar dictionary.	1. Maran
13. Mauvanda	<i>name "Mauvanda" - acknowledge the jacaranda tree, the word is a blend of the colour mauve and the tree name jacaranda.</i>	X 1.2.6 inappropriate combination of words	
14. Mereny	<i>bread, vegetable, food</i>	✓ Landgate; DAA; WWP City of Vincent Note: Proposed in response to the roads proximity to the bakery. Mereny is noted as 'damper, food' in the Noongar dictionary.	2. Mereny

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15. Miere	<i>bread, damper – laneway close to the bakery</i>	X 1.2.2 use of Aboriginal names - not relevant to the local area	
16. Mira	<i>throwing board (re) spear</i>	✓ Landgate; DAA; WWP	3. Mira
17. Morten Bay	<i>Morten Bay Lane for short. This is due to the beautiful Morten Bay Figs in Mary Street. Mary street is one of the most beautiful streets in Perth because of these trees.</i> City of Vincent Note: spelt 'Moreton Bay'	X 1.2.3 exceeds two words	
18. Morten Bay Fig	<i>Morten Bay Fig Lane is my proposed name. This is due to the beautiful Morten Bay Figs in Mary Street. Mary street is one of the most beautiful streets in Perth because of these trees.</i> City of Vincent Note: spelt 'Moreton Bay Fig'	X 1.2.3 exceeds two words	
19. Piazza	<i>(Mary Street) Piazza Lane</i>	X 1.3.4 name extension	
20. Queens	<i>Queens Lane - after our beautiful Queens hotel.</i>	X 1.6.4 business name X 2.3.1 - duplication	
Road 8			
1. Beaden	<i>After Beaden, Mrs Annie. Nurse. 387 Beaufort St Highgate Hill (Wise Directory 1910)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
2. Chats		X 1.4.10 abbreviation	
3. Cheong	<i>After Cheong, W and Co. Fruiter. 454 Beaufort St Highgate Hill (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
4. Cuthbert	<i>Cuthbert, William (1894-1963) Butcher. He served in the AIF in WWI, enlisting in February 1916 and being discharged in July 1919. In 1921 he advertised for a butcher's cutting cart whilst living with his uncle, William Spence at 66 Norfolk Street, North Perth. Married Ivy Grace Turvey of Leederville in 1926. He had a shop in Bassendean before opening a butcher shop at 475 Beaufort St.</i>	X 2.3.1 duplication	
5. deCAMPO	<i>In honour of my late grandfather whom came from Italy to WA in 1911 like many of the earlier Italian settlers in the South-West came via the Goldfields from Northern Italy, particularly from the Valtellina in Lombardy. My late Father whom established his business, de CAMPO'S BAKERY in CHERITON ST operating since 1954 till 1998 and was a productive member of the community. A proud Italo-Australian family whom have enriched the state with their hard work, traditions and culture.</i>	✓ Landgate Note: Significant to the area. Suited to a lane near to Cheriton Street	1. deCAMPO
6. Ficus	<i>Ficus (Hillii - for the tree) Lane.</i>	X 2.3.1 duplication	
7. Gorian	refer Appendix 1 – Detailed Submissions	✓ Landgate Note: use at the discretion of the City	2. Gorian
8. Hagger	<i>After Hagger, Chris. Newsagent. 491 Beaufort St Highgate Hill (Wise Directory 1926). Mrs W M Hagger post mistress. Post Office and Commonwealth Savings Bank. (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
9. Hilli	<i>(Ficus) Hillii Lane for the past</i>	X 1.4.10 abbreviation	

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10. Hora	<i>Hora, Dr Judah. Military Surgeon, one of the first settlers in the area, acquired land bounded by Beaufort, Harold, Lincoln and Stirling St. (Source Geographic Names Landgate)</i>	X 2.3.1 duplication	
11. Hyde	<i>Hyde lane It's the only lane linking Beaufort Street to the amazing Hyde Park.</i>	X 2.3.1 duplication	
12. Jackson	<i>Jackson('s Restaurant) for the recent past</i>	X 1.6.4 business name X 2.3.1 duplication	
13. Jacksons	<i>I would like to propose that this lane be called Jacksons Lane. Jacksons Restaurant was the only fine dining restaurant in the suburbs for many years. It was an institution and people still refer to the laneway as Jacksons Lane. This restaurant is a strong part of Vincent's heritage in my opinion and should be recognised.</i>	X 1.6.4 business name X 2.3.1 duplication	
14. Jacksons	<i>Jackson's Lane This name is actually 'in use' as a nickname and has been for over 8 years that I know of, by the 'locals' in the vicinity for this particular lane. I understand the name might not fit the criteria but it could be positioned that the lane would be named after the business itself (rather than the owner) that was originally established back in 1998. (Much in the same way Astor Lane was named after the theatre business it adjoins - a local nickname that makes sense and acknowledges the contribution of the business it resides by) Jackson's business was totally iconic to Beaufort Street for over 16 years - see post on Wikipedia: https://en.wikipedia.org/wiki/Jackson%27s_(restaurant) The business was an integral and active part of the community for that time. Internationally recognised as a world class restaurant and for introducing the fine art of degustation to WA, naming the lane after this business is a nod to business contributing and activating the community surrounding it. Added to the fact the 'locals' have already nicknamed it such then it is an appropriate name. Iconic and respected businesses that have contributed a great deal to an area over many years establish themselves as a historical part of the community the same way certain people do so. This business is no longer operating as Jackson's Restaurant so it gains no commercial advantage to having a lane named after it - it simply positions the lane way as a remembrance to past contributions to the Highgate/Mount Lawley community (and wider Perth) and salutes the contribution the business has given to the area per se.</i>	X 1.6.4 business name X 2.3.1 duplication	
15. Kaadadjiny	<i>thinking, learning, understanding</i>	✓ Landgate; DAA; WWP City of Vincent Note: Proposed in response to the roads connection with Hyde Park and the fact the park was historically associated with learning	3. Kaadadjiny
16. Kep	<i>water – Laneway corresponds with its direction from the Hyde park lakes to the Derbarl Yerrigan (Swan River)</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
17. Martyr	<i>refer Appendix 1 – Detailed Submissions</i> <i>I propose Lane 8 to be named Martyr Lane. This is in honour of the Martyr family who have been Highgate citizens for over 100 years. Attached please find a history of the Martyr home, where the family has lived (17 Cavendish St Highgate) since 1915. Prior to living at this address, John Edward Martyr lived</i>	✓ Landgate	4. Martyr

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	<i>on Ruth St in Highgate from 1900 - making the family citizens of the area for over 100 years. The attached information was my entry into the City of Vincent's recent photo competition, which was inadvertently disqualified by the local history staff member because original photographs were not included in the entry. Unfortunately she misread the entry where it clearly states in the header that the original images are available upon request. Bachelor, Geoff Martyr who is 86 years old still lives in the Cavendish St house, and as his niece and local resident, I am now his carer. I cannot explain Geoff's disappointment at the disqualification of the attached entry into the local history photo competition - and hope the City of Vincent will deem this family's contribution to the community justification for their surname to be used as a local laneway name. Should this application be unsuccessful, I hope that the City of Vincent may perhaps consider naming the unnamed laneway behind Cavendish St (which the Martyr home runs down to) as Martyr Lane instead. I'm keeping everything crossed!</i>		
18. Merchant	<i>With the Merchant changing its name, I'd like to remember this venue with a lane named after it. Merchant Lane has a great ring to it.</i>	X 1.6.4 business name	
19. Mulcahy	<i>I lived in Mary Street (down the Hyde Park end) for a couple of years in the early 2000s. The house had some granny-flat type units out the back (facing the lane) and in one of them lived an old Irishman Denis Mulcahy. He'd been living in the street so long he could remember when the area wasn't quite so gentrified and people would struggle to sell their houses in the street. Dennis never ran out of stories about his family back home or working as a logger in Canada or as a labourer in Wittenoom (where he was exposed to the asbestos which eventually took his life through mesothelioma). I stayed in touch with Dennis after I moved to Maylands. I would drop in with my children and he'd let them loose on Tim Tams (their first taste), or I'd take a bottle of port around for a long chat. The last time I went to visit he wasn't there and his unit looked empty. He'd been in hospital, and he'd died that morning, aged 86. Another of his friends from the street - he had many, including old Louis from across the road who seemed to share our port habits - was there to visit and received the sad news with me. I think we hugged; strangers consoling each other over a shared loss. Mary Street is very special to me for many reasons, none more so than the memory of dear Denis. 'Mulcahy Lane' would be a great tribute to this lovely man.</i>	X 2.3.1 duplication	
20. Ngilgee	<i>refer Appendix 1 – Detailed Submissions</i> <i>Ngilgee was a feisty Aboriginal woman who had a camp in the neighbourhood of Highgate Hill at the turn of the last century. I believe that Lane 8 is the most appropriate lane as her 'fringe camp' was described as being in the Hyde Park area, northeast at a small lake near Mary Street.</i>	X 1.2.2 use of Aboriginal names - overused	
21. Ngilgi	<i>refer 'Dookarn' and 'Ngilgee' submissions above</i>	X 1.2.2 use of Aboriginal names - overused	
22. Small	<i>Small Lane - as Highgate is the 2nd smallest suburb in perth.</i>	X 2.3.1 duplication	
23. Third Swamp	<i>Third Swamp Lane Third Swsmp was the original (post settlement) name of Hyde Park. Lane 8 runs all the way from Beaufort Street to the Park at William Street.</i>	X 1.2.3 exceeds two words	
24. Vincenton	<i>name "Vincenton" - acknowledge the city of Vincent</i>	X 1.2.6 inappropriate combination of words	
25. Yomtov	<i>refer Appendix 1 – Detailed Submissions</i> <i>We propose that Lane number 8 that leads to Hyde Park be named Yomtov (pronounced phonetically) Lane. Sagitte</i>	✓ Landgate	5. Yomtov

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	Yomtov (1976-2013) a young anthropologist who lived at 28B Wasley Street, Mount Lawley, in the City of Vincent, researched the cultural heritage of the Hyde Park amongst others and was active in art, music and philanthropic work. The word Yomtov means good day in Hebrew. Our happy daily greeting, wishing each other G'Day, is the contemporary Australian equivalent of Yomtov. The word Yomtov is also a common name for the holy festivals which have been celebrated throughout history, including the present, also in the City of Vincent. Sagitte's short life was characterised by: <ul style="list-style-type: none"> • excellence academically at Mount Lawley Senior High School, • involvement in the Arts, (which is memorialised by an annual Art Prize at the school in her name), • participation in the West Australian Symphony Orchestra Choir for over 10 years (which is memorialised by an annual award to long-term choir membership in her name, awarded by Janet Holmes-a-Court), • work amongst the aboriginal community (marked annually by a number of prizes for Excellence and for Best Endeavour for students completing Year 12, as part of the Follow The Dream ongoing project for Aboriginal empowerment), The Sagitte Yomtov Fund continues her charitable work. Please refer to the attached files for further information concerning Sagitte's talents, involvements and commitments, many of which took place in the City of Vincent. 		
Road 9			
1. Bambrook	Bambrook, Jos. Bootmaker. 506 Beaufort St Highgate Hill (Wise Directory 1910)	X 1.4.2 Landgate Note: insufficient supportive information	
2. Brothers	(Christian) Brothers Lane for the previous school. In February 1936 the Christian Brothers Intermediate School was opened to provide upper primary and secondary education for the boys from Sacred Heart Primary School and surrounding areas. There was a school section, financed by the parish, and a residence for the Brothers, financed by the Christian Brothers. The first enrolment was 160 pupils and within a year the numbers had increased to over 200. In 1949 two classrooms and an assembly hall were added. By this time the school was known as Christian Brothers High School. The building was occupied by St Mark's International College from 1991, providing courses for improving English speaking, reading, listening and writing skills for all levels of ability. In 2004 the school won the West Australian Industry and Export Award for its work with overseas students. It closed in January 2010. The land was divided into strata lots at location 1/131 Harold Street. The City of Vincent documents A Brief History Of The Suburb: Highgate	✓ Landgate Note: use at the discretion of the City	1. Brothers
3. Cochrane	After Cochrane, J. Campbell. Chemist. 481 Beaufort St Highgate Hill (Wise Directory 1910)	X 1.4.2 Landgate Note: insufficient supportive information	
4. Dumas	Dumas Lane - after Russell Dumas who was the engineer of the tower on top of Highgate hill. Vent /Built 1941. 10- Police Lane - right next door of the big vent tower, a small police Highgate station, soon to be a museum.	X 2.3.1 duplication	
5. Flora		X 2.3.1 duplication	
6. Gent	Gent, John A. Boot Manufacturer. Owner of Queens Hotel (private residence) and adjoining shop ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 154)	X 2.3.1 duplication	
7. Haroldino	name "Haroldino" - acknowledge the Italian heritage of the area	X 1.2.6 inappropriate	

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		combination of words	
8. Henry	<i>Mt Lawley was known as Swan Location A5 following European settlement in 1829. This area, with a river frontage was owned by Peter Wicks until 1836 when it was purchased by Sir William Henry Drake for £100. I'd therefore like to propose lane 9 be named "Henry Lane" I also think it sits well with the names of nearby streets, Harold, and Clarence.</i>	X 1.4 first name X 2.3.1 duplication	
9. Hora	<i>Hora, Dr Judah. Military Surgeon, one of the first settlers in the area, acquired land bounded by Beaufort, Harold, Lincoln and Stirling St. (Source Geographic Names Landgate)</i>	X 2.3.1 duplication	
10. Judith	<i>I would like to propose that lane 9 be named "Judith" lane in honour of local Artist and long-time Resident Judith Forrest. Judith is a wonderfully gifted artist and excellent human being - I may be slightly biased - she is my dear, dear friend and I love her. She's lived on Broome St for at least 15 years and proudly contributes to the excellence of the area. As you might be aware, she created the bronze Chess Set statue in Hyde Park which is well-known and loved. She was also tasked with creating the art-work in the grounds of Fiona Stanley hospital - specifically the outdoor area used to help rehabilitate patients with spinal injuries. Judith put a lot of time and research into finding out what might appeal to the people recuperating there; when she learned that the majority of spinal injuries were suffered by younger men, she made wonderful spaceships that resembled flower seed pods which evolve as one walks down the path. She did this in the hope that the curiosity of seeing what comes next might help to coax these patients along in their recovery. She is kind, thoughtful and funny :) Please see this link to her work: http://www.judithforrestartworks.com.au/ Judith actually became ill lately and needed surgery. I'm pleased to write that she's recovering and in good spirits; I think that having a lane named after her might help to boost her that little more :) One more point: lane number 9 is by Harold and Clarence Streets . . . I think a woman's name would lend a little gender-balance to the mix. Many thanks in advance for your kind consideration and best of luck with the competition.</i>	X 1.4 first name X 1.4.2 not applied posthumously	
11. Kaya	<i>refer 'Dookarn' submission above</i> <i>hello - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
12. Keiley	<i>Keiley, Miss Eliza. Draper. 507 Beaufort St Highgate Hill (Wise Directory 1910)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
13. Manang	<i>pool of water</i>	✓ Landgate; DAA; WWP	2. Manang
14. Mangatj	<i>banksia tree</i>	✓ Landgate; DAA; WWP	3. Mangatj
15. Meetcha Boma	<i>Nyoongar hockey - laneway's proximity to the Forrest park used for sports and recreation</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
16. Mindanga	<i>sweet</i>	X 1.2.2 use of Aboriginal names - not local to the area	
17. Monong	<i>pool of water</i>	X Landgate Note: no reference found	

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18. Peak	<p>refer Appendix 1 – Detailed Submissions</p> <p>Jack Peak was associated with 556 Beaufort St Highgate Hill. Jack Peak enlisted from his parent's home at 556 Beaufort St which backs on the proposed Lane 9. He was the son of Ellis and Eliza Peak, who lived at that address from 1909 until Eliza's death in 1923 and Ellis' death in 1926. Not quite the 20 years association suggested, but the outcome of war for Jack warrants some special consideration.</p> <p>Jack enlisted in March 1916 at the age of 21 and served in the 118th Howitzer Battery, in France, as a Gunner. His file records that he was wounded in action on 15 August 1917. His medical report states that he received a gunshot fracture to his 12th vertebra, resulting in 'flaccid paraplegia'. Today we would simply use the term paraplegia at T12. He received surgery in an attempt to repair the injury but to no avail. Jack returned to Australia on 8 April 1918 and appears to have spent the majority of the remainder of his life in the Repatriation Ward at Perth Hospital. Quite the sacrifice.</p>	X 2.3.1 duplication	
19. Queens	Queens Lane is in close proximity to The Queens, one of Perth's most popular hospitality venues which was originally built in 1889. It continues to be an icon of the area.	X 1.6.4 Business name X 2.3.1 duplication	
20. Stathy	Stathy, Alex. Fishmonger. 488 Beaufort St Highgate Hill (Wise Directory 1926)	X 1.4.2 Landgate Note: insufficient supportive information	
21. Saint Marks	Saint Mark's Lane for the previous school and Saint Albans Avenue sets a precedent from the City of Vincent documents A Brief History Of The Suburb: Highgate	X 1.6.4 Landgate Note: This business name is too recent X 1.2.3 exceeds two words	
22. Symons	Symons, Wm. Laundry. 476 Beaufort St Highgate Hill (Wise Directory 1910) also Symons, Richard Grocer and Greengrocer. 476-478 Beaufort St Highgate Hill (Wise Directory 1926)	X 1.4.2 Landgate Note: insufficient supportive information	
23. Twist	Twist, Mrs Margaret. Laundry. 508 Beaufort St Highgate Hill (Wise Directory 1910)	X 1.4.2 Landgate Note: insufficient supportive information	
24. Woodley	<p>Woodley (Park Estate) Lane.</p> <p>Woodley Park Estate, also referred to as the Highgate Hill extension, was offered for sale in March 1897. It encompassed a section of Guildford Road (Lord Street), Broome, Turner and Wright streets, and was advertised as comprising 'magnificent building sites and garden land'.</p> <p>The City of Vincent documents A Brief History Of The Suburb: Highgate</p>	✓ Landgate	4. Woodley
25. Yick	Yick, Due. Laundry. 550 Beaufort St Highgate Hill (Wise Directory 1910)	X 1.4.2 Landgate Note: insufficient supportive information	
Road 10			
1. Barcla	BARCLA Combination of Barlee Street & Clarence Street - the laneway is between the two streets	X 1.2.6 inappropriate combination of words	
2. Bidi	refer 'Dookarn' submission above	X 1.2.2	

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	<i>track, path - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	use of Aboriginal names - not relevant to the lane location	
3. Citadel	<i>(The Salvation Army) Citadel (for 69 Barlee Street) Lane. Constructed in 1919. One of the few buildings in Perth designed in the Federation Chicagoesque style. It was converted in 1973 for a hall for the Cracovia Club and in 2003 for a residential building. The City of Vincent documents A Brief History Of The Suburb: Mount Lawley</i>	✓ Landgate	1. Citadel
4. Clarry		X 1.4.10 abbreviation	
5. Dewan	<i>After Dewan, J. Butcher. 580 Beaufort St Highgate Hill c1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145) and (Wise Directory 1926)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
6. Karla Mia	<i>meeting place or camp fire – laneway behind car park where community activity happens</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
7. Ngaalak	<i>we dance, our dance</i>	✓ Landgate; DAA; WWP	2. Ngaalak
8. Peak	<i>refer 'Peak' submission above</i>	X 2.3.1 duplication	
9. Police	<i>Police Lane - right next door of the big vent tower, a small police Highgate station, soon to be a museum.</i>	X Landgate note: government facilities name	
10. Stirlington	<i>name "stirlington" to acknowledge the neighbour of city of stirling</i>	X 1.2.6 inappropriate combination of words	
11. Streamline	<i>name "Streamline" - because this precinct is a direct line to the city</i>	X Landgate Note: word is not unique to the area	
12. Wynne	<i>Wynne, Michael, and Forrest, Walter. Butchers. 580 Beaufort St Highgate Hill (Wise Directory 1910)</i>	X 2 reserved	
13. Yaalor	<i>we dance, our dance – name for the dance in Perth</i>	✓ Landgate; DAA; WWP	3. Yaalor
Road 11			
1. Black	<i>"Black Lane" - The station RTRFM has been situated next to this lane since January 2005 when RTRFM relocated from UWA to its current premises on the first floor of 642 Beaufort Street. In 2015, long-time RTRFM presenter Pete Dunstan, passed away suddenly at the age 43. Pete, or as he was better known, The Black Captain, was with RTRFM since 1990, presenting Behind The Mirror, Brain Blood Volume, and most recently, Thursday Out To Lunch with Dave Cutbush. It would be befitting to name the lane, so closely associated with the area of RTRFM, after Mr Dunstan's radio persona - and also to recognise the contribution of the station to the cultural and musical life of the area. http://rtrfm.com.au/story/vale-the-black-captain-1972-2015/</i>	X 2.3.1 Duplication	
2. Boesser	<i>Boesser, Fred - Plumber 629 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145) (Wise Directory 1910)</i>	X 1.4.2 Landgate Note: insufficient supportive information	

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3. Booya	<i>smoke – laneway connecting the meeting place and the sky</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
4. Davey	refer Appendix 1 – Detailed Submissions <i>Francis George Davey was one of the longest term residents of 19 Roy St. He set up house there around 1902 and seems to have left around 1931. He and his wife Menah had (at least) two children, Albert in 1904 and Alice in 1907, as they established their family in the area. So when Francis enlisted in 1916, he left not only his wife to but a 12 year old Albert and a 9 year old Alice to worry over him and await his return. Return he did though, in 1919, to what must a been a relieved and delighted welcome home to 19 Roy St.</i> <i>We are proposing recognition of Gunner Davey as 19 Roy St backs on to the proposed Lane 11 and is only a couple of houses from the proposed Lane 12.</i>	X 2.3.1 duplication	
5. Dawson	<i>Dawson and Co Grocer. 627 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145) (possible over use)</i>	X 2.3.1 duplication	
6. Desert	<i>I would like to propose that this laneway be called Desert Lane. The Desert Café (the now deserted Pony Club) was a Perth institution in the 1980's and was the only late night eating place in the area. I've searched for information on this but am unable to find anything about it.</i>	X 1.3.4 name extension	
7. Equinist	<i>name "Equinist" - Promoting the equality of all races, genders and religions</i>	X 1.2.6 inappropriate combination of words	
8. Frock	<i>(Mount Lawley) Frock (Shop) Lane - for 628 Beaufort Street.</i>	X Landgate Note: word is not unique to the area	
9. Kaata	<i>highest point of something, head, hill</i>	✓ Landgate; DAA; WWP	1. Kaata
10. Kata	refer 'Dookarn' submission above <i>hill - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	X 1.2.2 use of Aboriginal names - spelling	
11. Kent	<i>Kent Lane - Highgate is named after Kent a village in England.</i>	X 2.3.1 duplication	
12. Lawley	<i>Lawley Lane Besides the name being synonymous with the area, this lane runs behind the very popular Lawley's Bakery and Cafe which is renowned for its bread, cakes and pastries.</i>	X 1.6.4 Business name X 2.3.1 duplication	
13. Marriott	<i>Marriott, John. Dairy Farmer (ex-convict). cnr Barlee and (596) Beaufort St ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 148)</i>	X 2 reserved	
14. Perks	<i>Perks and co. Windmill Engineers. 610 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre "pg's 145, 158 and 159)</i>	X 1.4.2 Landgate Note: insufficient supportive information	

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15. Safe		X Landgate Note: word is not unique to the area	
Road 12			
1. Arty	<i>"Arty Lane" - The station RTRFM has been situated next to this lane since January 2005 when RTRFM relocated from its previous home at UWA to its current premises on the first floor of 642 Beaufort Street. The name "RTRFM" is a play on "aRTy Radio", and signifies the station's strong focus on local arts, music and culture. Since the RTRFM station has always been a dedicated supporter of the culture and life of the area, it befits that the naming of the lane also be a playful "nod" to the artistic and cultural life of the area, which has included the very arty former Planet Video and the current Planet Books. The mural that is in that particular lane would also suit the new signage.</i>	X Landgate Note: made-up words are noncompliant to the Policies and Standards	
2. Boesser	<i>Boesser, Fred - Plumber 629 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145) (Wise Directory 1910)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
3. Bool	<i>refer 'Dookarn' submission above</i> <i>banksia flowers, steeped in water to produce an intoxicating liquor - from 'A Nyoongar wordlist from the South-West of Western Australia' compiled by Peter Bindon and Ross Chadwick.</i>	X 1.2.2 use of Aboriginal names - not relevant to the lane location	
4. Cafe		X Landgate Note: word is not unique to the area	
5. Crooks	<i>Crooks, William. owner 1932 Star Garage (later Planet Video) ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 160)</i>	✓ Landgate	1. Crooks
6. Davey	<i>Refer 'Davey' submission above</i>	X 2.3.1 duplication	
7. Dawson	<i>Dawson and Co Grocer. 627 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 145) (possible over use)</i>	X 2.3.1 duplication	
8. Djinda	<i>star</i>	✓ Landgate; DAA; WWP	2. Djinda
9. Djinda	<i>Stars at night – laneway's proximity to Planet Video/Books – a Beaufort Street institution</i>	✓ Landgate	Djinda
10. Honey	<i>Honey Lane My husband, Todd Honey, is a local musician with Sugar Army and played many of his first gigs around Mt Lawley at the Flying Scotsman and Astor. We also lived in Mt Lawley for five years contributing to the local community and music scene. Our story is not unique, but in a way this is what makes it special. I believe the Laneway names should reflect the stories of local people relevant to our time, so why not suggest our own surname.</i>	X 1.4 not applied posthumously	
11. Jackos	<i>Jackos Lane- after Michael Jackson visiting beatty park in the 1970's plus after planet video having lots of stock, dvds, posters and music on Michael Jackson.</i>	X 1.4.2 nickname X not relevant to the local area	
12. Knucklebuckle	<i>name "Knucklebuckle" - because it sounds fun and funky which is what this project is all about!</i> X 1.2.6 - discriminatory; derogatory; inappropriate	X 1.2.6 inappropriate combination of words	

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13. Lantern	<i>The Astor Theatre is close and it was designed for a mixture of vaudeville and lantern slide shows. So the Lane should be called 'Lantern Lane' to go back to its original design. To decorate that lane to its name would be quite simple with the use of Asian lanterns or even graffiti art to show the history.</i>	✓ Landgate Note: use at the discretion of the City	3. Lantern
14. Lois	<i>Lois Lane (for the comic book). Being just one of many of Planet's devotees, I feel the most strongly about the last one.</i>	✓ Landgate Note: use at the discretion of the City	4. Lois
15. Lois	<i>Laneway 12 has been known as Lois Lane for quite a few years now and whilst it has no particular relevance, it is actually very well known as Lois Lane and the community do know where this is, it would be a shame for it to be changed so I would like to propose that Lois Lane be adopted formally.</i>	✓ Landgate Note: use at the discretion of the City	Lois
16. Marriott	<i>Marriott, John. Dairy Farmer (ex-convict). cnr Barlee and (596) Beaufort St ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre pg 148)</i>	X 2 reserved	
17. Penny	<i>Penny Lane The area around Beaufort/Walcott Streets has a rich history of original, home-grown music, with many bands, producers and musicians living and performing in the Mount Lawley area. Supported by RTRFM, Astor Theatre and the Flying Scotsman, the top-end of Vincent is a vibrant and eclectic musical hub. Just like Liverpool in the UK produced a great number of successful original bands, Perth - and Mount Lawley in particular - has a rich musical output. The 2005 book, 'Liverpool of the South Seas: Perth and its popular music' states; "Perth is labelled — either whimsically or derisively — the most isolated capital city in the world. What happens to popular music in such a city during a time of globalisation and sanitised sameness? Perth, a small and dynamic city, generates incredibly vibrant and diverse music — from the energy of hip hop and b-boys, electronica and post-rock, to committed performers and rivetted fans in gritty pubs and darkened clubs." The name 'Penny Lane' defines the similarities between two unique, creative places and provides inspiration to future musicians that they could become the biggest band in the world.</i>	X 2.3.1 duplication	
18. Perks	<i>Perks and co. Windmill Engineers. 610 Beaufort St Highgate Hill C1913 ("Early Business of Vincent: a local history" – 2010, Author Davidson, Julie. Town of Vincent, Local History Centre "pg's 145, 158 and 159)</i>	X 1.4.2 Landgate Note: insufficient supportive information	
19. Planet	<i>Planet Lane (for shop)</i>	X 1.6.4 business name X 2.3.1 duplication	
20. Planet	<i>Planet Lane would recognise the historical and social value of the former Planet Video, a long time local landmark and a defining element of Beaufort Street character.</i>	X 1.6.4 business name X 2.3.1 duplication	
21. Planet	<i>I think Planet has been enough of an institution to warrant its own name.</i>	X 1.6.4 business name X 2.3.1 duplication	
22. Planet	<i>The proposed name is Planet Lane. This part of Beaufort Street is tightly connected to the old Planet Video on the corner. Planet was hip well before Beaufort was gentrified. It was one of the main attractions to the area. I was an Arts student at ECU in the 90s and it was an attraction then. I have lived in the Lawley and now North Perth for the last twenty years.</i>	X 1.6.4 business name X 2.3.1 duplication	
23. Planet	<i>Planet lane. Planet already has the word LANE in it! Plus Planet Books & the former Planet Video were/are iconic to the area!</i>	X 1.6.4 business name X 2.3.1 duplication	

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24. Planet	<i>Planet Lane - Planet Video/Books is one of the most iconic landmarks in Mt Lawley or Town of Vincent. Everyone knows where it is but also the books, music & movies etc you'd find at planet reflect the alternative/diverse culture community that mt lawley is known for.</i>	X 1.6.4 business name X 2.3.1 duplication	
25. Post		X 2.3.1 duplication	
26. Post Office		X 1.2.3 exceeds two words	
27. RTRFM	<i>I propose that Lane number 12 be called RTRFM lane as it is adjacent to RTRFM. RTRFM has been a landmark in Mt Lawley for 10 years and a important cultural hub for Perth as a whole. RTRFM is Perth's oldest FM radio station and is a huge supporter of local music, arts and culture. RTRFM has always supported the surrounding buildings and businesses through broadcasting 24/7 for ten years from the area and promoting the surround businesses. RTRFM was founded in 1977 and originally broadcast from the campus of UWA. The station has 400 volunteers both as broadcasters and general volunteers keeping the sound alternative alive in a media landscape that is on the fast track to the bottom. I beleive naming the lane after RTRFM will show a huge level of graitude to the 1000s of volunteers that have come through the station in the last 38 years and the support the station has shown to the area in the last 10. I argue that Mt Lawley is the 'cool' place it is now because RTRFM has always been there leading the way in making Perth a cultural hotspot!!</i>	X 1.6.4 business name X Landgate Note: made-up words are noncompliant to the Policies and Standards.	
28. Scaddan	<i>Scaddan Lane The Hon John Scaddan lived in Mt Lawley ay 93 Railway Parade, his home named Ivanoe after his first Labor seat in Parliament, one of four seats in the Goldfields at the time. In 1910 he was elected state Labor leader and won the 1911 state election, by 34 seats to 16, this made him the first Australian to lead a State Labor government with a substantial majority; it has never since been equalled by a Western Australian Labor premier. At 35 he was also the youngest premier the State had seen. He served as premier for 5 years and various ministries for 20 years. His industrious, pragmatic, humanitarian approach suited a pioneering State in need of industry and development. He lived on 93 Railway Parade in Mt Lawley from 1911 until his death in 1934, at 58 years of age, he worked in public office until his death.</i>	X 2.3.1 duplication	
29. Star	<i>Star lane to be named after star garage which was original use of old planet building. Or planet lane as it was such an institution for so long.</i>	X 2.3.1 duplication	
30. Yedi	song	✓ Landgate; DAA; WWP	5. Yedi
Total: 251 Name Submissions			

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The following table includes excerpts from the *Policies and Standards for Geographic Naming in Western Australia*. These *Policies and Standards* have been used to vet the lane name proposals outlined above and the relevant reference numbers are listed adjacent to the names as applicable.

Table 3. Policies & Standards	
Policies and Standards for Geographic Naming in Western Australia	
Reference No.	Policies & Standards
1.2.2	<p>Recognition and use of Aboriginal names</p> <p>The use of Aboriginal names and words for naming features, administrative boundaries and roads are a way of recognising the different enduring cultural and language groups. Names originating from an Australian Aboriginal language local to the area of the topographical feature, locality or road, must be written in a standard recognised format and their use is subject to agreement from the relevant Aboriginal communities</p> <p>Named features may remain in their traditional language without translation of the generic descriptor. A descriptive term may be added to indicate the true nature of the feature.</p> <p>Consultation with the relevant Aboriginal communities should be undertaken prior to any public consultation on the proposed name(s). In instances when there is more than one relevant Aboriginal group, consultation with all parties must be undertaken. Further information regarding an Aboriginal consultation process is included in Section 7: Appropriate use of Aboriginal and dual naming.</p>
1.2.3	<p>Pronunciation and use</p> <p>Names should be easy to pronounce, spell and write. They shall not exceed more than three (3) words including the generic for a topographical feature; two (2) words including the road type for roads; and one (1) word for localities. Names used for roads and localities should be short.</p> <p>An exception to this policy is in the use of Aboriginal words. It is accepted that whilst the traditional names may appear to be complex at first, they will over time become familiar and easier to use within the community.</p>
1.2.6	<p>Discriminatory, derogatory and inappropriate names</p> <p>Discriminatory or derogatory names are those perceived, at a given point in time, to be offensive, demeaning, or harmful to the reputation of individuals, or to social, ethnic, religious, or other groups. It is recognised that the perception of discriminatory or derogatory may vary through time and from place to place. In response to requests from the public, and on a case by case basis, Landgate will investigate the appropriate status of any existing names deemed to be discriminatory or derogatory.</p> <p>All new names submitted for official use shall be recognisable words or acceptable combinations of words which must be euphonious, in good taste and are found in presentday local usage. Exceptions to this occur when a name is shown to be offensive or derogatory to a particular group, gender or religion. In such instances, Landgate will not approve the use of these names for official purposes.</p> <p>Names that are composed from unnatural or inappropriate combinations of words, including combinations of words of different languages and fusions of forename and surname elements shall not be accepted. Any request to change a currently used name on the grounds that the name is derogatory or patently offensive shall be forwarded to Landgate in the form of an official application and must include the reasons why the present name should not remain in use.</p> <p>In considering a change proposal, careful consideration will be given to all relevant factors, including the extent and distribution of usage, historical context, user perceptions and intent, and lexical meanings.</p>
1.3.4	<p>Name extensions, destinations, suffixes or prefixes</p> <p>The use of name extensions, qualifying terminology, cardinal indicators, prefixes or suffixes (for example, Upper, New, North, South, Park, Grove, Heights, Waters etc.) shall not be permitted for new road and locality names.</p> <p>Suffixes for roads, localities and topographic feature names shall not be used, for example, Babakin North West Road, Dead Horse Hill West Road, Wyening West Road. The use of directional or other</p>

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	<p>similar devices as suffixes to uniquely define a name can lead to confusion and unnecessary duplication and therefore will not be approved for use.</p> <p>New destination-to-destination names, for example, Midland-Perth Road, shall not be permitted.</p> <p>Pre-existing road names that include a hyphen in the official name shall remain and be shown with the hyphen in all usage, for example, Miling-Mooro Road.</p> <p>The use or retention of name extensions, cardinal indicators, prefixes or suffixes will only be considered in exceptional circumstances and then only where necessary to give emphasis to a unique or outstanding topographical feature.</p>
1.4	<p>Commemorative names</p> <p>In the past, many topographical features and places in Western Australia were often named after living persons, an event or another place. It was common practice to bestow the names of benefactors, members of the Royal Family, international and national figures, crews of vessels, members of expeditions, survey assistants, and family members left at home, many of whom had no connection with the feature that was named after them. This practice is no longer supported.</p> <p>A commemorative name applied to a road or locality shall only use the surname of a person posthumously.</p> <p>A commemorative name applied to a topographic feature may use the first name and surname of a person; although, it is preferred that only the surname is used.</p> <p>A commemorative name applied to local parks and recreational reserves may use the first name and surname of a person; although, it is preferred that only the surname is used.</p>
1.4.2	<p>Use of personal names</p> <p>Landgate will not accept a commemorative naming proposal of a person whilst they are still alive for a road or locality.</p> <p>Requests to approve names that commemorate, or that may be construed to commemorate, living persons will also not be accepted.</p> <p>The approval of a name to commemorate an individual will only be considered;</p> <ul style="list-style-type: none"> • posthumously • permission of the immediate family must be obtained. Where the person has been deceased for more than 10 years and contact with the immediate family could not be established appropriate consultation must be carried out • based on a demonstrated record of achievement Policies and Standards for Geographical Naming in WA Version 01:2017 Page 13 • having had a direct and long-term association with the location and made a significant contribution to the area • the proposal commemorating an individual with an outstanding national or international reputation has had a direct association with the area in which it is to be located • such application is in the public interest • there is evidence of broad community support for the proposal. <p>The following will not be considered as appropriate grounds for a commemorative naming request:</p> <ul style="list-style-type: none"> • current or past ownership of the land is not considered sufficient grounds • precedence of existing names • past or ongoing public service within all levels of government • names will not be supported after a person who has sponsored the development of the area, or was a commercial developer. <p>Use of nicknames, epithets or informal names</p> <p>The use of nicknames or other informal names may also be used but only in combination with the surname, for example, Snow Bennett Park. The approval of such names will be at the GNC's discretion as the preference is for only the surname to be used. The use of elongated names such as Harold 'Snow' Bennett Park will not be considered.</p>

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	<p>Alternate commemorative naming options If a local government or community group wishes to commemorate a living person, they should consider an alternative option. Section 5: Local parks and recreational reserves, may meet their needs for commemorative naming of living people.</p> <p>The local government may prefer to commemoratively name buildings and/or other community infrastructure after living people. It is however requested that the normal naming policies and standards should still be applied to avoid duplications and any possible confusion with other such facilities.</p>
1.4.10	<p>Abbreviations</p> <p>Abbreviations shall not be accepted for any official topographical features, administrative boundaries, localities or road name nomenclature in Western Australia. The use of Mount and Point in a name shall not be abbreviated to 'Mt' or 'Pt', they are to be used in full. Policies and Standards for Geographical Naming in WA Version 01:2017 Page 15 The only exception to this policy is in the use of the honorific Saint which is able to be shortened to the internationally recognised abbreviation of 'St'.</p> <p>For the purpose of consistency, names which begin with Mc, Mac, M' or O' must not have a space included between the Mc, Mac, M' or O' and the rest of the name.</p>
1.6.4	<p>Business and commercial names</p> <p>Approval shall not be given to the naming of roads, administrative boundaries or topographic features after commercial businesses, trade names and not-for-profit organisations. This policy is to ensure that no commercial advantage or disadvantage arises from such naming proposals. Exceptions allowed due to historical context</p> <p>Exceptions may apply where the business or organisation has had a proven historic association with the area in which the proposal is located. This association with the area must be proven to have existed over a substantial period of time and is held in strong regard by the community. In such instances, all applications must outline the reasons for proposing the name and provide evidence of the business or organisation's association with the area.</p> <p>The formal approval of such names will be at the GNC's discretion.</p>
2	<p>Reserved road names</p> <p>A register of road name prefixes reserved by a local government for its specific future use</p>
2.3.1	<p>Existing duplicated or similar sounding names</p> <p>Road names submitted for approval cannot be:</p> <ul style="list-style-type: none"> • homonymous, for example similar in spelling to an existing road name • similar in sound to an existing road name • in the same locality as an existing road name • in an adjoining locality • in the same local government area • duplicated more than six times in the metropolitan area, three north and three south of the Swan River • duplicated more than 15 times within Western Australia • less than 10km from the existing duplication in the metropolitan area • less than 50km from an existing duplication in rural areas. <p>These exclusions shall also apply to similar sounding or written names, and to those within similar sounding localities even if they are more than 10km away, for example Forrestfield / Forrestdale, Woodbridge / Woodridge, Fremantle / East Fremantle etc.</p> <p>Road name duplication should be avoided in adjoining local governments.</p>

APPENDIX 1

DETAILED SUBMISSIONS

1. Arnold/Arnolds	PDF Pg. 2
2. Danker	PDF Pg. 11
3. Ives	PDF Pg. 20
4. Merifield	PDF Pg. 30
5. Gorian	PDF Pg. 39
6. Martyr	PDF Pg. 41
7. Ngilgee	PDF Pg. 52
8. Yomtov	PDF Pg. 56
9. Peak	PDF Pg. 67
10. Davey	PDF Pg. 76



MOUNT LAWLEY SOCIETY

Name the Lane – Lane 1 ARNOLD/ARNOLDS

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City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

ARNOLD'S PHARMACY

Alexander Buildings, 645 Beaufort St, Corner of Walcott and Beaufort Street

Introduction

Arnold is the name proposed for Lane 1, which runs behind the Alexander buildings on the Corner of Beaufort and Walcott Streets. Arnold's Pharmacy was established in the Alexander Buildings in 1910 and ran at least until 1949 under that name. It was named after the proprietor, Mr Albert Edward Arnold, and then his son Mr Maxwell Arnold who operated the pharmacy until the 1980's.

If *Arnold* is unacceptable as it is also a forename, we would like to suggest *Arnolds* as a suitable alternative.

Please see below for more supporting documentation.

Arnold's Pharmacy Photo



From the Archives of the Mt Lawley Society, photo #0642. Date of photo unknown

Alexander Buildings, south west corner of Walcott and Beaufort Streets

City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

Arnold Family History

Interview with Mr Maxwell Arnold by Rosemary Cant. (date unknown but in the 1980's)

Thank you to Mr Arnold and his family for providing the material

Source: Mt Lawley Society Newsletter V38 #3 Oct2015

Mr. William Arnold and his wife, Elizabeth Lanark, nee Smart, both of Nalesworth Gloucester, arrived in Western Australia on 6.12.1842 on board the "Trusty". Their three children, Anne born 13.3.1836, Elizabeth born 19.1.1838, and Sarah born 27.4.1840, came with them. The family initially settled in Australind where Henry was born 22.6.1843. Four more children were born to William and Elizabeth: John 29.7.1845, William on 10.11.1847, Charles on 12.11.1849 and Serena on 10.10.1852. These four children were born in Perth. Erickson records William working as a gardener in Perth in 1847 and as a labourer in 1849.

Henry married Mary Jane Cousins, born 3.10.1857. In 1869 he was a store assistant in Perth and had purchased Perth town lot 1869. Henry and Mary had eight children: Maude Emily born 10.7.1870, George Henry born 5.10.1872, Albert Edward born 20.9.1878, Effie Rose born 17.6.1880, Vivian Laurence born 3.11.1882 and Aubrey Norman born 20.1.1886.

Albert Edward Arnold (1878 – 1949)

Albert was educated at the Perth Boy's School. He obtained his first position in the "Daily News" office (later the "Morning Herald"). Whilst there, Dr. Jameson, his mother's family doctor, took a liking to Bert and placed him in his chemist shop in William Street, opposite the Governor Broome Hotel.* The shop was managed by a Mr. Dean who later went into partnership with a Mr. Collett. Bert continued with the firm working in a shop in Hay Street on the present Ambassadors Pharmacy site. After leaving there Mr. Bert Arnold was employed in Arthur Parke's chemist shop opposite and then looked after the management of a chemist shop on the corner of Wellington and Marquis Streets, West Perth (1901). This business was owned initially by Dr. Officer and McWilliams and then later sold to Mr. Bert Arnold.

He (Mr Bert Arnold) later started a business in Charles Street (1904) and also took over a shop on the corner of Aberdeen and Lake Streets (1905) previously owned by Mr. Joe Jeffs, chemist.

Mr. Bert Arnold sold this business about 1909 and *established Arnold's Pharmacy at 645 Beaufort Street, Mount Lawley. This was Mount Lawley's first pharmacy. (Arnold's Pharmacy was the first and longest lasting tenancy, facing Beaufort Street).*

It is understood that the Arnold family did not initially live on the premises but resided in Rookwood Street, Mount Lawley whilst living quarters were built. Mr. Bert Arnold had 6 children, 4 boys; Les, Trevor, Maxwell and Ted and 2 girls; Mollie and Beryl.

About 1912/13 the family shifted to living quarters behind and above the pharmacy remaining there until around 1924 when they moved to 31A Rookwood Street but retained the pharmacy. The

City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

pharmacy quarters comprised of 3 bedrooms, lounge, dining room, balcony and kitchen. All are now used as pharmacy store rooms.

Other Family Members

Other members of the Arnold family also lived in Mount Lawley. Maude who married Ralph Lilywhite (Bank Manager) lived firstly in Spinoza Street and later in Rookwood (corner Rookwood Street and Vale Road ≈ 1920 – 1930). Mr. Viv Arnold, who worked in the Lands Department, lived in Longroyd Street and Mr. Dick Arnold, employed by the Postal Department, lived in Rookwood Street.

Mr. Maxwell Arnold born 1914, the present proprietor, studied at the Technical College in St. George's Terrace, qualifying as a pharmacist in 1935. He was apprenticed to his father in the Beaufort Street pharmacy. Mr. Maxwell Arnold served overseas to W.A. in 1946.

Mr. Albert Arnold died of a heart attack 1949.

The Pharmacy

Suppliers and Supplies: F. H. Faulding bought out Avery Gould, and Drug Houses of Australia was bought by Slater Walker. All pharmacy lines were bought and dispensed. Chemists did a lot more compounding than is current practice and dispensing was very different. Many chemists had their own compounds. Up to 1935 Doctors used liquids and chemicals much more. Most dispensing was bottles, many of which are still in existence.

Equipment: A pill making machine was used to make cachets. These were starch containers rather like 2 straw boater hats fitted together. The cachets were tasteless and the starch dissolved in the stomach. Pestles, mortars, ointment slabs and suppository moulds were also used. This specialised equipment is still in the pharmacy.

Décor: The décor of Arnolds Pharmacy was similar to that of Scurlock's now on display in the W.A. Museum. Glass stoppered dispensing bottles were displayed on shelves. The frontage of the pharmacy was altered in 1950 and the shelves inside are not original.

Doctors in the Neighbourhood

Dr. J. Vere Arkle; Dr. Rundall; Dr. Pearson - Rooms quite close together in Beaufort Street between Walcott Street and Queens Crescent (about 1925). Dr. Finkelstein – rooms initially in Walcott Street and then shifted to Field Street. Dr. Keith Gray – Walcott Street.

Other Pharmacies

John Scurlock, Beaufort Street, Highgate, 1912. Other pharmacies sprang up as the tram line was extended and the area became more populous, e.g. Doug Mantock in Walcott Street, and Jack Cass near the Mount Lawley subway.

Assistants

Mr. Leo Larken when Mr. Maxwell Arnold was quite a young child. There would probably have been other assistants at various times but the business was not great and could possibly have been handled by Mr. Albert and a shop girl. Mr. Maywood, a chemist who later qualified as a doctor, relieved Mr. Albert Arnold in 1925. He had a pharmacy on the corner of Second Avenue and Beaufort Street. There would also have been many apprentices through the pharmacy. Boys were

City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

then apprenticed for 4 years spending some days at Technical College and the remainder in pharmacies. Now the training is a 3 year W.A.I.T. course with a year in a pharmacy to learn the trade.

Illnesses

Initially children's complaints were more prevalent because Mount Lawley was a young area, now the population is older and there are more complaints of the elderly. Winter ailments such as coughs and colds were common as were chicken pox and fevers. Adults' complaints were similar. Tonics were prescribed for people who became run down, e.g. anaemia for which iron tonics were prescribed. There was not the same prevalence of high blood pressure and heart disease although no doubt these occurred but weren't recognised. There was a serious Spanish flu epidemic in 1918.

Hospitals

The nearest hospital was St. Anne's in Ellesmere Road

City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

Landgate duplication and proximity tests:

https://www0.landgate.wa.gov.au/_data/assets/pdf_file/0005/9536/Road-Naming-Get-Right.pdf

WA Electoral Roll -duplication

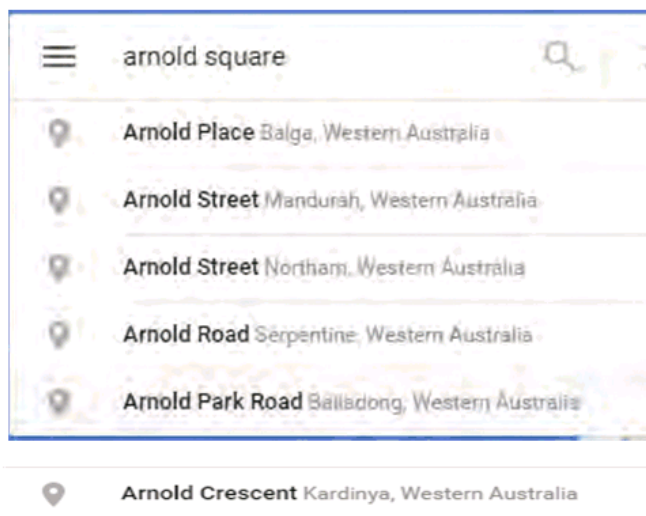
https://www.elections.wa.gov.au/sites/default/files/content/documents/List_of_Streets.pdf

75	ARNOLD LA, SUCCESS	COCKBURN, SM
76	ARNOLD CRES, KARDINYA	BATEMAN, SM
77	ARNOLD LINK, AUSTRALIND	BUNBURY, SW
78	ARNOLD PL, BALGA	MIRRABOOKA, EM
79	ARNOLD RD, NORTH WALKI	CENTRAL WHEATBELT, A
80	ARNOLD RD, SOUTH BURRACOPPIN	CENTRAL WHEATBELT, A
81	ARNOLD RD, WAGGRAKINE	GERALDTON, A
82	ARNOLD ST, GERALDTON	GERALDTON, A
83	ARNOLD ST, NORTHAM	CENTRAL WHEATBELT, A
84	ARNOLDS RD, GRASS PATCH	EYRE, M&P
85	ARNOLDS RD, TAKALARUP	WAGIN, A
86	ARNOS WAY, GIRRAWHEEN	GIRRAWHEEN, NM

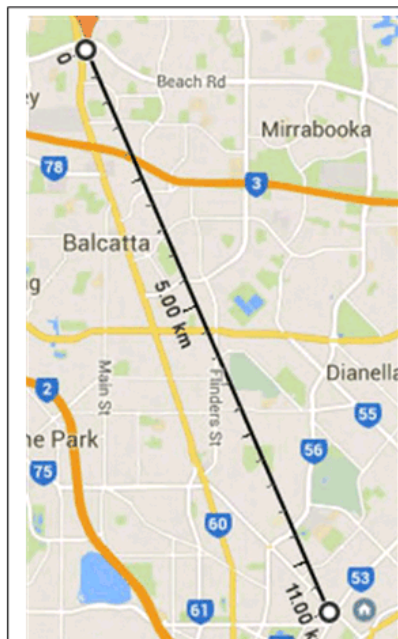
City of Vincent Name the Lane

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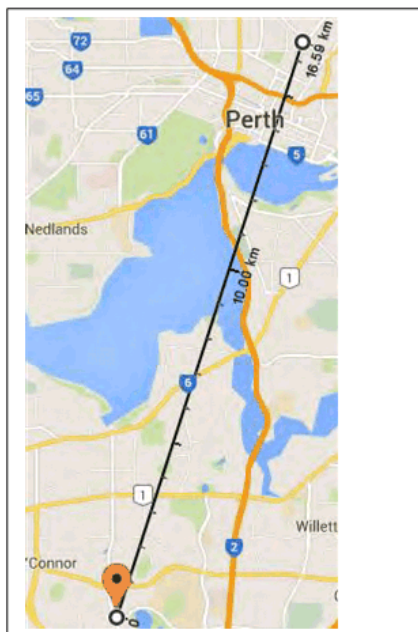
Google maps - proximity
www.google.com.au/maps



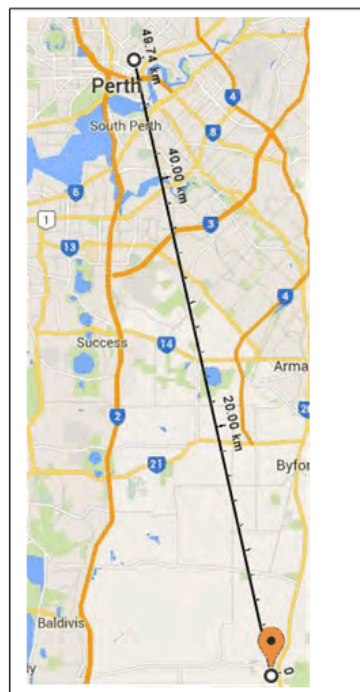
Arnold Place Balga 11.00 kms NOR



Arnold Crescent Kardinya 16.59 km
 SOR



Arnold Rd Serpentine 49.74 km SOR



City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

Summary

[http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/\\$file/GNCommittee.pdf](http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/$file/GNCommittee.pdf)

Name is not duplicated in City of Vincent

Name is not duplicated in adjoining locality (Mt Lawley, North Perth, Highgate)

Name is duplicated less than 6 times in metro area (Balga, Kardinya, Serpentine)

Name is duplicated less than 3 times NOR (Balga); less than 3 times SOR (Kardinya, Serpentine)

Name duplicated less than 15 times within WA (10 times)

More than 10 klm from a road with the same name in the metropolitan area (Balga 11.0 klm)

Please Note:

MLS did not use the *Locate* function on the Landgate website as suggested. The current version of *Locate* uses google maps. Google maps does not produce a complete list of all the streets, roads etc when searching by forename only. The beta version of *Locate* using esri also appears to provide incomplete information.

Of all the data sources tested, the WA Electoral Roll appears to be the most complete. We therefore used WA Electoral Roll then google maps for confirmation.

City of Vincent Name the Lane

Lane 1 ARNOLD_ARNOLDS

[Long Association with the Area](#)

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

See Arnold's Pharmacy above

[Wise's Post Office Directories](#)

Searched by address 645 Beaufort St and by surname

Year	645 Beaufort St	Surname
1909		Arnold, A E chemist Cnr Lake & Aberdeen Sts Perth
1910		Arnold, Albert E chemist 78-80 Lake St Perth
1911	Arnold, Albert E chemist	Rookwood St Mt Lawley (no HNs yet)
1919	Arnold, Albert E chemist	
1929	Arnold, Albert E chemist	
1939	Arnold, Albert E chemist	Arnold, Maxwell H Mt Lawley
1949	Arnold, Albert E chemist	

There is a continuous association with the site from approx. 1910 to (last available Wise's) 1949 by the original proprietor.

[Name the Lane ARNOLD or ARNOLDS](#)

Arnold's Pharmacy was established in the Alexander Buildings by at least 1910, and occupied the site until at least the 1980's. A pharmacy continues to occupy that site to this day.

Both Mr Albert Arnold and his son Mr Maxwell Arnold served their community well out of that site for over 70 years, and the Arnold family was plentiful in the local area over that same period.

Arnold/Arnolds Lane is a fitting name to commemorate a laneway where many an Arnold child probably went exploring, played laneway cricket, and didn't come home until dark!



MOUNT LAWLEY SOCIETY

Name the Lane – Lane 1 or 2 **DANKER**

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City of Vincent Name the Lane

Lane 1 or 2 DANKER

DANKER, Eric Leslie Salisbury

Introduction

Eric Leslie Danker was associated with 32 Grosvenor Rd and other local addresses.

Eric Leslie Danker enlisted from his parent's home at 32 Grosvenor Rd Mt Lawley, which backs on the proposed Lane 1 and is proximity to the proposed Lane 2. He was the son of Frederick William and Clara Martha Danker, who along with his sister Ivy, lived in the Mount Lawley area for over the 20 years researched to date. Eric enlisted in May 1915 at the age of 22 and served in the Australian Army Medical Corps, 2nd Field Ambulance, in France, rising to the rank of Staff Sergeant. His file records that he was killed instantaneously by an enemy shell while on duty at the headquarters of the ambulance unit on 17 April 1918. He is buried at Hazebrouck Military Cemetery, about 40 klms south east of Dunkirk. Click [here](#) for Eric's full War record. A brief summary appears below.

Photo



AUSTRALIAN WAR MEMORIAL

E01638

<https://www.awm.gov.au/collection/E01638/>

Group portrait of the officers and NCOs of the 2nd Field Ambulance at Bailleul.

France: Nord Pas de Calais, Nord, Bailleul

Circled: SSgt E. L. S. Danker (killed in action 17 April 1918)

Australian Imperial Force Summary of Record

<https://aif.adfa.edu.au/showPerson?pid=72103>

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City of Vincent Name the Lane

Lane 1 or 2 DANKER

Eric Leslie Salisbury DANKER

Regimental number	16826
Place of birth	Cairns, Queensland
School	James Street State School, Perth, Western Australia
Other training	Chemistry
Religion	Methodist
Occupation	Chemist's assistant
Address	Mount Lawley, Western Australia
Marital status	Single
Age at embarkation	22
Next of kin	Mother, Mrs C M A Danker, 32 Grosvenor Road, Mount Lawley, Western Australia
Enlistment date	21 May 1915
Rank on enlistment	Private
Unit name	Hospital Transport Corps
AWM Embarkation Roll number	26/104/3
Embarkation details	Unit embarked from Fremantle, Western Australia, on board RMS <i>Mooltan</i> on 24 May 1915
Rank from Nominal Roll	Private
Unit from Nominal Roll	2nd Field Ambulance
Fate	Killed in Action 17 April 1918
Age at death from cemetery records	25
Place of burial	Hazebrouck Communal Cemetery (Plot III, Row E, Grave No 19), France
Panel number, Roll of Honour, Australian War Memorial	182
Miscellaneous information from cemetery records	Parents: Frederick William and Clara Martha Ann DANKER, 138 Walcott Street, Mount Lawley, Perth, Western Australia
Other details	Medals: 1914-15 Star, British War Medal, Victory Medal

City of Vincent Name the Lane

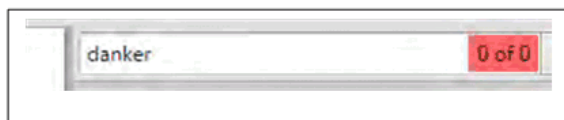
Lane 1 or 2 DANKER

Landgate duplication and proximity tests:

https://www0.landgate.wa.gov.au/_data/assets/pdf_file/0005/9536/Road-Naming-Get-Right.pdf

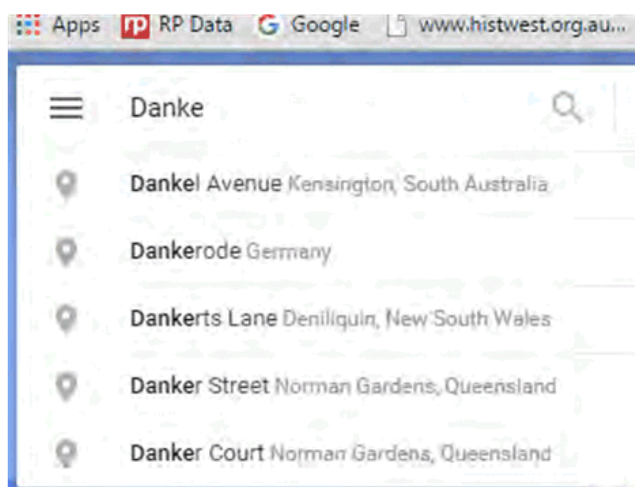
WA Electoral Roll - duplication

https://www.elections.wa.gov.au/sites/default/files/content/documents/List_of_Streets.pdf



Google maps - proximity

www.google.com.au/maps



Summary

No record on WA Electoral Roll or google maps of any DANKER Rd St etc. in WA.

Please Note:

MLS did not use the *Locate* function on the Landgate website as suggested. The current version of *Locate* uses google maps. Google maps does not produce a complete list of all the streets, roads etc. when searching by forename only. The beta version of *Locate* using esri also appears to provide incomplete information.

Of all the data sources tested, the WA Electoral Roll appears to be the most complete. We therefore used WA Electoral Roll then google maps for confirmation.

City of Vincent Name the Lane

Lane 1 or 2 DANKER

Long association with the area

Wise's Post Office Directories

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

The Dankers are associated with 32 Grosvenor Rd and other addresses in the area. Searches were undertaken for Frederick and Louisa, Eric's parents, as was too young to have established himself elsewhere.

Year	Event	32 Grosvenor Rd	Danker
1907		No HNs	Danker, F W Hanover St North Perth
1908		Danker, Frederick W F Mgr Swan Drug Coy	
1909		Danker, Frederick W F Mgr Swan Drug Coy	
1910		Danker, Frederick W F Mgr Swan Drug Coy	
1911		Danker, Frederick W F Mgr Swan Drug Coy	
1912		Danker, Frederick W F Mgr Swan Drug Coy	
1913		Danker, Frederick W F Mgr Swan Drug Coy	
1914		Danker, Frederick W F Mgr Swan Drug Coy	
1915	Eric Enlisted	Danker, Frederick W F Mgr Swan Drug Coy	
1916		Danker, Frederick W F Mgr Swan Drug Coy	
1917		Storey, Mrs L	Danker, F W 138 Walcott St
1918	Eric Killed in Action		Danker, F W 138 Walcott St
1919			Danker, F W 138 Walcott St
1920			Danker, F W 138 Walcott St
1921			Danker, F W 243 Wm St (chemist)
1922			Danker, F W 243 Wm St (chemist)
1923			Danker, Mrs C M 43 Grosvenor Rd
1924			Danker, Mrs C 10 York St N Perth
1925	Frederick died		Danker, Mrs C 10 York St N Perth
1926			Danker, Mrs C 10 York St N Perth
1927			Danker, Mrs C 10 York St N Perth

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City of Vincent Name the Lane

Lane 1 or 2 DANKER

1928			Danker, Mrs C 10 York St N Perth
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City of Vincent Name the Lane

Lane 1 or 2 DANKER

Attestation Paper

<http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=3486481>

Australian Imperial Force Attestation Paper of Persons Enlisted for Service Abroad

The below screen snip from Danker's enlistment paper is messy but you can see that Frederick and Clara Danker were associated with Mt Lawley and North Perth addresses for over 20 years. The addresses include not only 32 Grosvenor Rd and 138 Walcott St (as per the Post Office Directories), but also 43 Grosvenor Rd and 36 Venn St North Perth as well.

7. Are you married? ... *(Father) F.W. Danker*

8. Who is your next of kin? (Address to be stated) ... *Mrs E. M. A. Danker
32 Grosvenor Rd
138 WALCOTT ST Mt Lawley
PERTH*

9. Have you ever been convicted by the Civil Power? ... *No*

10. Have you ever been discharged from any part of His Majesty's Forces with Ignominy, or as Incurable and Worthless, or on account of Conviction of Felony, or of a Sentence of Penal Servitude, or have you been dismissed with Disgrace from the Navy? ... *No*

... taking to, or have you ever served in, His Majesty's ... *No*

11. *14/9/18*

Letters of Administration with will annexed.

Prescribes as Legatee *Mrs Clara Martha Ann Danker (Mother)
Walcott Street Mt Lawley Perth W.A.
Miss Nellie May Brookhouse, 20 Norfolk Street North Perth W.A.*

Administratrix *Clara Martha Ann Danker,
138 Walcott Street Mt Lawley.*

Authority: - *# 11/152 M 38/106.*

above answers made by

City of Vincent Name the Lane

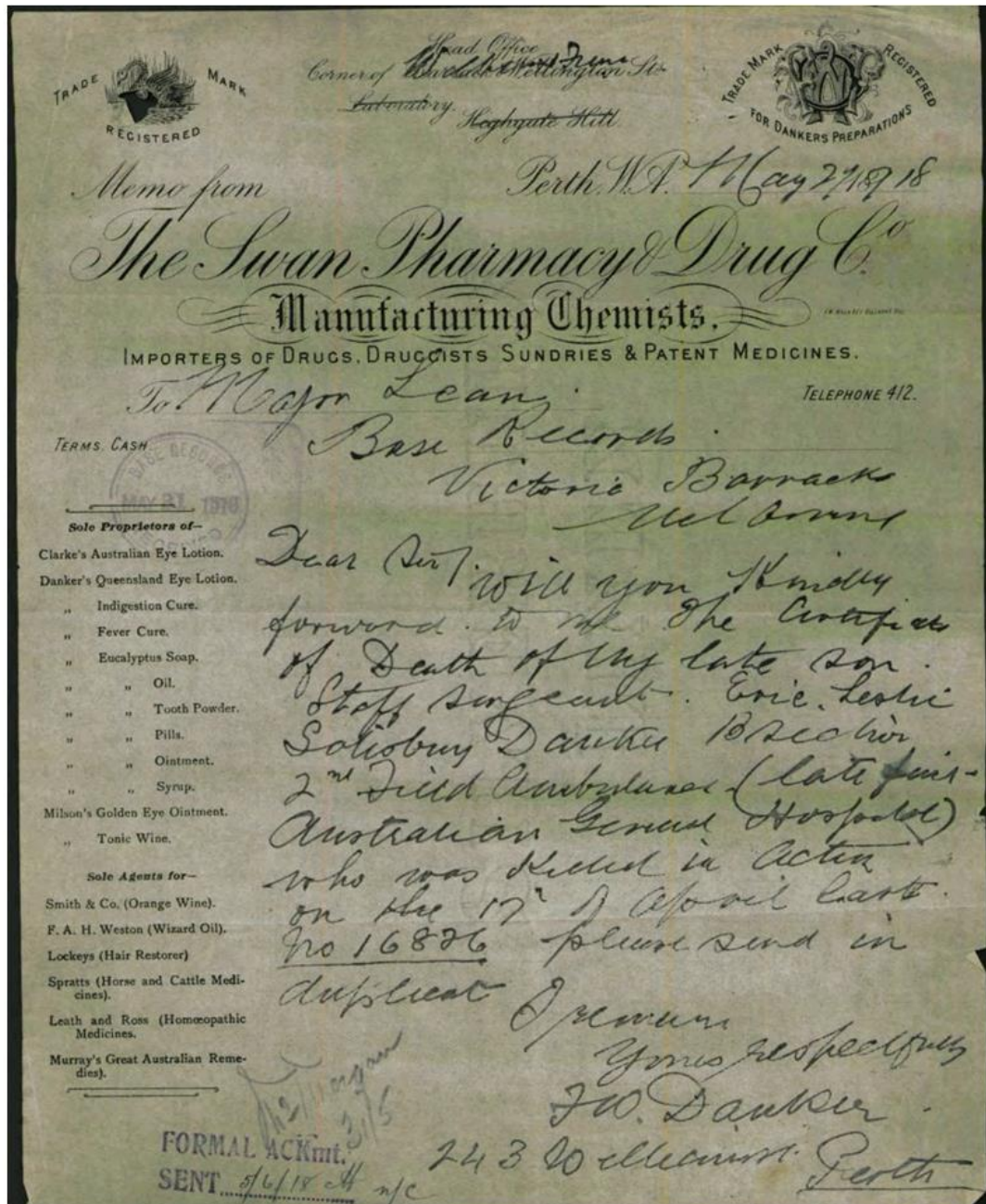
Lane 1 or 2 DANKER

Frederick's letter

<http://recordsearch.naa.gov.au/SearchNRetrieve/Interface/ViewImage.aspx?B=3486481>

The Swan Pharmacy Drug Coy, Manufacturing Chemists

Mr Frederick Danker's letter about his son to Base Records in Melbourne not only confirms his connection with a local company, but the letterhead itself gives a charming insight into the nature of pharmaceutical drugs at that time.



City of Vincent Name the Lane

Lane 1 or 2 DANKER

[Name the Lane DANKER](#)

Eric Leslie Salisbury Danker was a young man who served our country for almost 3 years before he lost his life at 25 in the field of battle.

His parents were associated with the area for over 20 years that we have researched so far, and his father Frederick was Manager of a local firm for around fifteen of those years.

Naming Lane 1 or Lane 2 DANKER would be a fitting tribute to this young man, and to the parents who both lost their son and contributed to this community over such a long period.



MOUNT LAWLEY SOCIETY

Name the Lane – Lane 3 or 4 IVES

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City of Vincent Name the Lane

Lane 3 or 4 IVES

IVES, Leonard and Darcy

Introduction

Leonard and Darcy Ives were associated with 33 now 29 Grosvenor Rd at the times of their enlistment, and Leonard Ives for many years after he returned from war.

Leonard and Darcy Ives enlisted from their parent's home at 33 Grosvenor Rd Mt Lawley, which backs on the proposed Lane 3 and is proximity to the proposed Lane 4. Both men were the sons of Alfred and Florence Ives who, along with their daughter Ivy, lived in the Mount Lawley area for over the 20 years researched to date.

Leonard Ives

Leonard Ives was an original ANZAC who landed at Gallipoli on 25 April 1915.

He enlisted in September 1914 and served in the 16th Battalion. The 16th Battalion was one of the original Australian infantry units at the Battle of the Landing at Gallipoli and Leonard landed at Gallipoli around 6pm on 25 April 1915. The soldiers spent the night digging in along the edge under intense rifle fire. For the next five days they stayed there, holding the hill, with Turkish troops to their front and rear. Leonard suffered a gunshot wound through the left chest on 1 May 1915 whilst carrying a despatch. He was most likely shot by one of the many enemy snipers. For more detail on the 16th Battalion at Gallipoli battle click [here](#).

The effects of Leonard's injuries were such that he was deemed medically unfit both for active service and service at home. He returned to Australia in October 1915 and was discharged as medically unfit in May 1916. Click [here](#) for Leonard's full War record. A brief summary appears below.

City of Vincent Name the Lane

Lane 3 or 4 IVES

Australian Imperial Force Summary<https://www.aif.adfa.edu.au/showPerson?pid=150291>**Leonard IVES**

Regimental number	433
Religion	Church of England
Occupation	Clerk
Address	33 Grosvenor Road, Mount Lawley, Western Australia
Marital status	Single
Age at embarkation	24
Next of kin	Father, Alfred Ives, Grosvenor Road, Mount Lawley, Western Australia
Enlistment date	21 September 1914
Rank on enlistment	Private
Unit name	16th Battalion, D Company
AWM Embarkation Roll number	23/33/1
Embarkation details	Unit embarked from Melbourne, Victoria, on board HMAT A40 <i>Ceramic</i> on 22 December 1914
Rank from Nominal Roll	Private
Unit from Nominal Roll	16th Battalion
Fate	Returned to Australia 8 October 1915

City of Vincent Name the Lane

Lane 3 or 4 IVES

Darcy Ives

Darcy Ives was Leonard's younger brother by some 6 years, and was only 15 when his older brother enlisted, and 17 when Leonard was discharged in 1916. Darcy himself enlisted in November 1917 at 18 ½ years old and agitated to be allocated to the 10th Light Horse Brigade, but was finally allocated to the Field Artillery Brigade, 35th Field Artillery Reinforcements, as a Gunner. Darcy saw service in France and had a couple of short hospital stays for illness but was not injured as his brother had been.

One advantage that Darcy may have gained from being just a little younger and enlisting just a little later than his older brother was that he stayed on in England after the war and took a 6 month course in Wool Classing. When he returned to Australia in October 1919 he had a new profession under his belt. Click [here](#) for Darcy's full War record. A brief summary appears below.

Australian Imperial Force Summary

<https://www.aif.adfa.edu.au/showPerson?pid=150277>

Darcey Percival IVES

Regimental number	39866
Religion	Church of England
Occupation	Storekeeper
Address	Mount Lawley, Western Australia
Marital status	Single
Age at embarkation	18
Next of kin	Father, A Ives, 33 Grosvenor Road, Mount Lawley, Western Australia
Enlistment date	28 November 1917
Rank on enlistment	Gunner
Unit name	Field Artillery Brigade, Reinforcement 35
AWM Embarkation Roll number	13/128/2
Embarkation details	Unit embarked from Albany, Western Australia, on board SS <i>Port Darwin</i> on 8 May 1918
Rank from Nominal Roll	Gunner
Unit from Nominal Roll	1st Divisional Ammunition Column
Fate	Effective abroad (still overseas)
Miscellaneous details (Nominal Roll)	*Spelt Darcy Percival Ives on NR

City of Vincent Name the Lane

Lane 3 or 4 IVES

Landgate duplication and proximity tests:

https://www0.landgate.wa.gov.au/_data/assets/pdf_file/0005/9536/Road-Naming-Get-Right.pdf

WA Electoral Roll - duplication

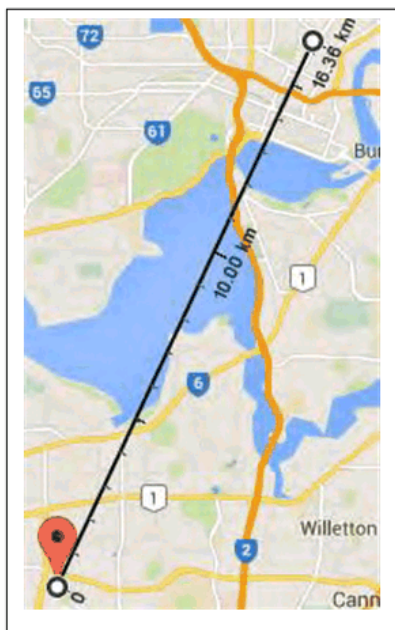
https://www.elections.wa.gov.au/sites/default/files/content/documents/List_of_Streets.pdf

7	IVERMEY RD, HAMILTON HILL	WILLAGEE, SM
8	IVERS CT, LANGFORD	CANNINGTON, SM
9	IVES CL, SAMSON	WILLAGEE, SM
10	IVES PL, ARMADALE	ARMADALE, EM
11	IVES PL, HAMILTON HILL	WILLAGEE, SM
12	IVES ST, HAMILTON HILL	WILLAGEE, SM
13	IVESON PL, BASSENDEAN	BASSENDEAN, EM

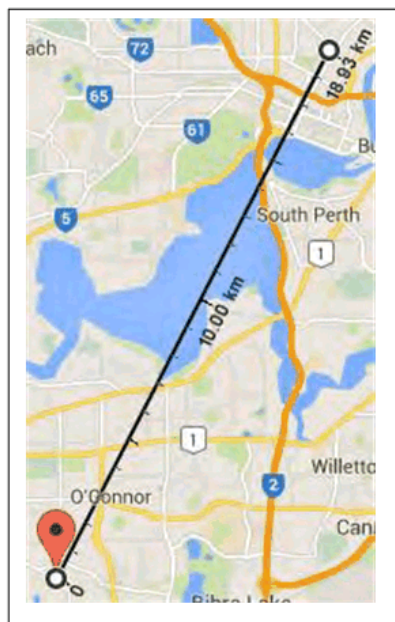
Google maps - proximity

www.google.com.au/maps

Ives Close Samson 16.36 klm SOR



Ives Pl Hamilton Hill 18.93 klm SOR



City of Vincent Name the Lane

Lane 3 or 4 IVES

Summary

Name is not duplicated in City of Vincent

Name is not duplicated in adjoining locality (Mt Lawley, North Perth, Highgate)

Name is duplicated less than 6 times in metro area (Samson, Armadale, Hamilton Hill x 2)

Name is duplicated less than 3 times NOR (zero); more than 3 times SOR (Samson, Armadale, Hamilton Hill x 2)

Duplicated less than 15 times within WA (4 times)

More than 10 klm from a road with the same (homonym) name (16.36 klm)

[http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/\\$file/GNCommittee.pdf](http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/$file/GNCommittee.pdf)

Please Note:

MLS did not use the *Locate* function on the Landgate website as suggested. The current version of *Locate* uses google maps. Google maps does not produce a complete list of all the streets, roads etc. when searching by forename only. The beta version of *Locate* using esri also appears to provide incomplete information.

Of all the data sources tested, the WA Electoral Roll appears to be the most complete. We therefore used WA Electoral Roll then google maps for confirmation.

City of Vincent Name the Lane

Lane 3 or 4 IVES

Long association with the area

Wise's Post Office Directories - William

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

Searches relating to William:

The Ives are associated with 33 and 29 Grosvenor Rd. Searches were undertaken for Alfred and Florence as Leonard returned from the Great War to live with his parents.

Year	Event	33 Grosvenor Rd	Renumber to 29 Grosvenor
1913		Alfred Ives	
1914	Leonard Enlisted	Alfred Ives	
1915		Alfred Ives	
1916	Leonard discharged medically unfit GSW to throat	Alfred Ives	
1917	Leonard married Ethel May Harper. Lives with parents (Ancestry.com)	Alfred Ives	
1918		Alfred Ives	
1919		Alfred Ives	
1920		Alfred Ives	
1921	Alfred dies	Alfred Ives	
1922		Alfred Ives	
1923		Mrs Florence Ives	
1924		Mrs Florence Ives	
1925		Mrs Florence Ives	
1926		Mrs Florence Ives	
1927		Mrs Florence Ives	
1928		Mrs Florence Ives	
1929			Mrs Florence Ives
1930			Mrs Florence Ives
1931			Mrs Florence Ives
1932			Mrs Florence Ives
1933			Mrs Florence Ives
1934			Mrs Florence Ives
1935			Mrs Florence Ives

City of Vincent Name the Lane

Lane 3 or 4 IVES

Wise's Post Office Directories - Darcy

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

Searches relating to Darcy:

The Ives are associated with 33 and 29 Grosvenor Rd. Darcy appears in the Post Office Directories for the first time some years after returning from War, at a minesite of his own creating. However this venture turned out, he came back to Perth a few years later to live in Nedlands Park.

City of Vincent Name the Lane

Lane 3 or 4 IVES

Year	Event	33 Grosvenor Rd	Renumber to 29 Grosvenor	Ive reward Mine, Ives Find	36 Dalkeith Rd Ned Park (Nedlands)
1914		Alfred Ives			
1915		Alfred Ives			
1916		Alfred Ives			
1917	Darcy Enlisted	Alfred Ives			
1918		Alfred Ives			
1919	Darcy Demobbed	Alfred Ives			
1920		Alfred Ives			
1921	Alfred dies	Alfred Ives			
1922		Alfred Ives			
1923		Mrs Florence Ives			
1924		Mrs Florence Ives			
1925		Mrs Florence Ives			
1926		Mrs Florence Ives		Darcy Ives	
1927		Mrs Florence Ives			
1928		Mrs Florence Ives			
1929			Mrs Florence Ives		
1930			Mrs Florence Ives		Darcy Ives
1931			Mrs Florence Ives		Darcy Ives
1932			Mrs Florence Ives		Darcy Ives

City of Vincent Name the Lane

Lane 3 or 4 IVES

Name the Lane IVES

Leonard Ives was an original, original ANZAC. City of Vincent has the ideal opportunity here to honour one of its own originals, and to acknowledge the contribution of the Ives family in sending two sons to war. The Ives family stayed on in the area, and happily Leonard returned from Gallipoli so granting him the opportunity to not only survive but to marry as well. Leonard may well have been severely injured, but it was that very injury that allowed him home.

Naming Lane 3 or Lane 4 IVES would acknowledge the contribution of an original ANZAC, of his younger brother, and of the family who supported them both.



MOUNT LAWLEY SOCIETY

Name the Lane – Lane 3 or 4 MERIFIELD

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City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

MERIFIELD, William Thomas

Introduction

William Thomas Merifield and his family were associated with 19 Grosvenor Rd and other local addresses

William Merifield enlisted from his parent's home at 19 Grosvenor Rd Mt Lawley, which backs on the proposed Lane 3 and is proximity to the proposed Lane 2. He was the son of Francis John and Louisa Merifield who lived in the area for over 20 years. William enlisted in June 1915 at the age of 19 and served as a private in the 28th Battalion of Infantry of the Australian Imperial Force. In 1918 he was wounded seriously enough to be removed from the field of battle and be reported in the Wounded list published in local papers. William recovered from his injuries, and served until returning to Australia in late 1919 to live for many years back in Mt Lawley. A full account of William's War Service Record is missing from the National Archive, but other sources are cited in *Mount Lawley Men in the Great War* below. A brief summary from those other sources appears below.

Australian Imperial Force Summary of Record

<https://www.aif.adfa.edu.au/showPerson?pid=206816>

William Thomas MERIFIELD	
Regimental number	1755
Religion	Church of England
Occupation	Process engraver
Address	19 Grosvenor Road, Mt Lawley, Western Australia
Marital status	Single
Age at embarkation	19
Next of kin	Father, Francis John Merifield, 19 Grosvenor Road, Mt Lawley, Western Australia
Enlistment date	16 June 1915
Rank on enlistment	Private
Unit name	28th Battalion, 2nd Reinforcement
AWM Embarkation Roll number	23/45/2
Embarkation details	Unit embarked from Fremantle, Western Australia, on board HMAT A64 <i>Demosthenes</i> on 23 July 1915
Rank from Nominal Roll	Sergeant
Unit from Nominal Roll	28th Battalion
Fate	Effective abroad (still overseas)

City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

Landgate Duplication and Proximity tests:

https://www0.landgate.wa.gov.au/_data/assets/pdf_file/0005/9536/Road-Naming-Get-Right.pdf

WA Electoral Roll - duplication

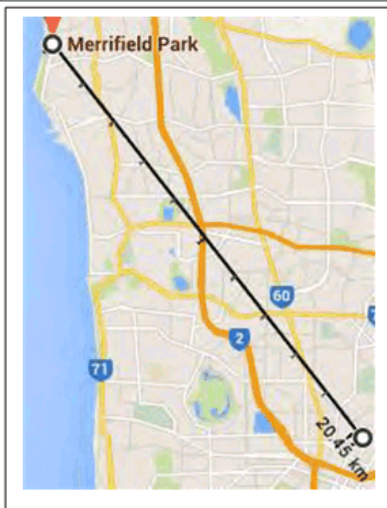
https://www.elections.wa.gov.au/sites/default/files/content/documents/List_of_Streets.pdf

122	MERRIDALE CRES, HARVEY	MURRAY-WELLINGTON, SW
123	MERRIFIELD AVE, KELMSCOTT	ARMADALE, EM
124	MERRIFIELD CIR, LEEMING	JANDAKOT, SM
125	MERRIFIELD PL, MULLALOO	OCEAN REEF, NM
126	MERRIFIELD VIEW, QUEENWOOD	WARREN-BLACKWOOD, SW

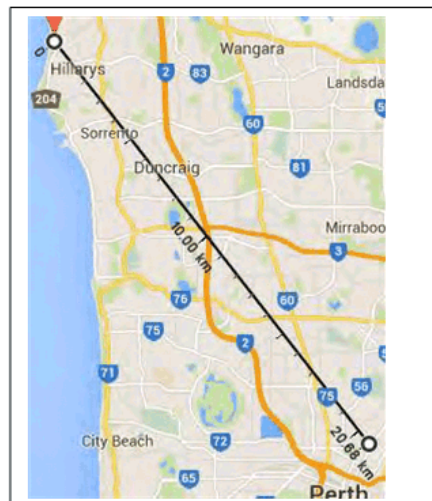
Google maps - proximity

www.google.com.au/maps

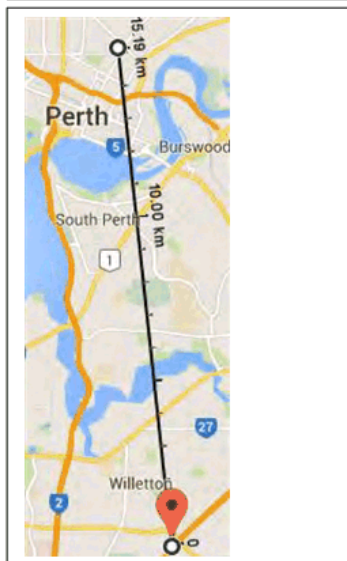
Merrifield Park Kallaroo 20.45 klm NOR



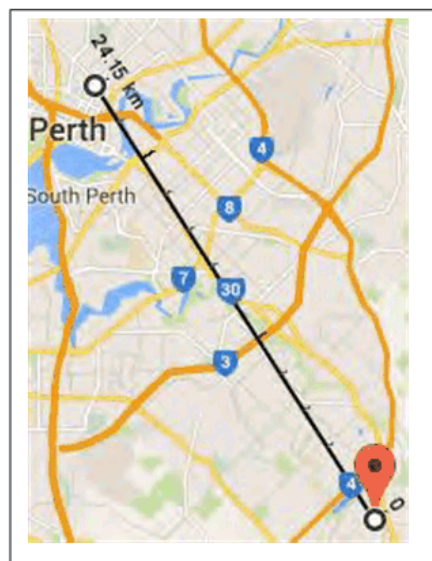
Merrifield Place Kallaroo 20.68 klm NOR



Merrifield Circle Leeming 15.19 klm SOR



Merrifield Ave Kelmscott 24.15 km SOR



City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

Summary

[http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/\\$file/GNCommittee.pdf](http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/$file/GNCommittee.pdf)

Name is not duplicated in City of Vincent

Name is not duplicated in adjoining locality (Mt Lawley, North Perth, Highgate)

Similar Name is duplicated less than 6 times in metro area (Kallaroo x 2, Kelmscott, Leeming)

Similar Name is duplicated less than 3 times NOR (Kallaroo); less than 3 times SOR (Kelmscott, Leeming)

Similar Name Duplicated less than 15 times within WA (4 times)

Similar Name more than 10 klm from a road with the same (or homonym) name (15.19 klm)

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Of all the data sources tested, the WA Electoral Roll appears to be the most complete. We therefore used WA Electoral Roll then google maps for confirmation.

City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

Long association with the area

Mount Lawley Men in the Great War

(# 3) by Peter Conole

MLSNewsletterV37#4Dec2014

The prosperity of Western Australia in the 1890s attracted immigrants from other colonies as well as other countries. The Merifield family of Mount Lawley were Cornish in origin and the paternal line, stemming from the ancient market town of St Columb Major, can be traced back to the 1600s.

Thomas Merifield (1828-1903) of St Columb and his wife Elizabeth Jones decided to leave County Cornwall and try their luck in Victoria, possibly in the immediate aftermath of the 1850s Gold Rush. The couple settled at Heathcote near Bendigo and remained in the district for the rest of their lives. The recession of the 1890s hit rural Victoria very hard and led to another move. Their son Francis John Merifield (1870-1932) married Louisa Bennet in 1892 and left for the 'Golden West' while in the early stages of raising a family. The Merifields arrived in about 1899: judging from what happened afterwards it seems certain that Francis already had reserves of capital to invest.

They set up house at No.661, Beaufort Street, Mount Lawley (next to the then State Theatre, now the Astor) Francis established and managed a highly successful grocery store on the corner of Aberdeen and William Streets. He prospered as a man of business right up until the early 1930s. Newspaper reports reveal that the family rose in status, for Francis and Louisa were able to socialise freely with the local elite.

Early in the 1900s the Merifields received the ultimate compliment of criminal attention. During March 1903 Francis left his store one evening with a bag containing over 100 pounds in cash. Three thugs ambushed him and tried to carry off his holdings. However, two young men saw what was happening and raced to the rescue. They collared one of the felons, whose fate at the hands of the Beaufort Street court magistrate might be amusing to trace in an idle moment.

By about 1914 Francis, Louisa and their family had moved to a finer dwelling in Mount Lawley, a house at No 19, Grosvenor Road. Four of their youngsters reached adulthood, daughters Ruby Marian and Irene and sons William Thomas and Francis John (junior). The young man of the family, William Thomas Merifield (1896-1978), obtained employment as a process engraver - exacting and artistic work which was important to the photography, publishing and film industries of the early 20th Century.

A few months after the outbreak of World War I, William responded to the call to arms and enlisted as a private in the 28th Battalion of Infantry of the Australian Imperial Force on June 16, 1915. It is common knowledge that the 28th Battalion was one of the best Australian fighting outfits of the Great War and it would be brilliant to be able to trace William's career as a member, as he did very well for himself. It is really awful to admit that we cannot – for the worst of all possible reasons. His service file has not been preserved in the National Archives, which is astounding and unusual.

We have a few snippets of information courtesy the Australian War Memorial sites and sundry newspaper reports. Private William Merifield (number 1755) left for the front on the 'Demosthenes' on July 23, 1915, possibly in time for service in the last stages of the Gallipoli campaign. He was certainly in the thick of things in France. By 1918, according to the Nominal Roles listing all personnel returning to Australia, he had risen to the rank of Sergeant in the 28th Battalion.

City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

He ran out of luck during August or September, 1918. The Western Argus of October 29, 1918 includes him among the injured in one of those depressingly long lists of WA men who had been killed or wounded or reported missing during the Australian 'victory surge' of that critical European summer and autumn. William remained on the active service list well after the end of hostilities and returned to Australia on the 'Marathon' in late 1919. For reasons difficult to account for in our time because of lost records, he had been assigned a different army number (4799) by then.

Sergeant Merifield had done the family proud and earlier in the war his father Francis John the Elder – despite his advanced years and assorted business or home duties – tried to join him at the front in 1916. He lied about his year of birth, declaring himself to be 44 (just under the upper limit), but the Army found out the truth and he was rejected on age and possibly health grounds as well.

Francis John Merifield the Younger (1901-1979) is not known to have made any attempt to enlist while under the age limit, possibly because by 1918 the family was too well-known in WA to make any falsehoods about his date of birth feasible.

Francis John Merifield the Elder remained a prominent and well-respected member of the Mount Lawley community until his death in 1932.

Soldier son William Merifield obtained employment in the WA Transport department as a tram conductor. It may well be the work merely supplemented a returned serviceman's pension, but certainty is impossible without additional documentation. The old soldier's gallantry was again on display in his middle years, when the Daily News (July 27, 1943) printed the annual WA Bravery Awards. William received a Certificate of Merit for rescuing a driver from burning wreckage after a crash between a tram and a large truck in Beaufort Street.

William Merifield left no known descendants.

His brother Francis John the Younger did, although available data on such matters is far from complete. Francis also became a prominent Mount Lawley identity and apparently held senior positions in the WA Railways Department. The West Australian (March 29, 1945) reported that as the next World War drew to a close he was the Secretary of the WA Railways and Tramways Institute. A few years later he involved himself in Mount Lawley municipal politics.

As a kind of coda to Merifield family history in Mount Lawley, it is interesting to note that Francis John the Younger's son resumed the service tradition in World War II. Private Francis Alan Merifield (born 1923) served in the 2/17th Battalion of Infantry from 1942 until 1947

City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

Wise's Post Office Directories

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

The Merifields are associated with 19 Grosvenor Rd and other addresses in the area. Searches were undertaken for Francis and Louisa, and for William Merifield once he had returned from the War.

See the table on the next page.

The Merifield family were well known and Francis and Louisa remained in the area until their respective deaths in 1932 and 1935. William continued the association as he lived nearby at 31 Alma Rd until at least 1949, (when Post Office Directories were discontinued.)

City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

Year	Event	19 Grosvenor Rd	Merifield	31 Alma Rd North Perth
1913			Merifield, Francis <i>40 Raglan Rd</i> North Perth	
1914			Merifield, Francis <i>72 Grosvenor Rd</i> North Perth	
1915	William Enlisted		Merifield, Frs <i>72 Grosvenor Rd</i> North Perth	
1916		Merifield, Francis		
1917		Merifield, Mrs L		
1918		Merifield, Mrs L		
1919	William demob		Merifield, Mrs L <i>205 Walcott St</i> North Perth	
1920			Merifield, Mrs L <i>205 Walcott St</i> North Perth	
1921			Merifield, F confectioner <i>661 Beaufort St</i> Mt L	
1922			Merifield, F confectioner <i>661 Beaufort St</i> Mt L	
1923				Merifield, William
1924				Merifield, William
1925				Merifield, William
1926				Merifield, William
1927				Merifield, William
1928				Merifield, William
1929				Merifield, William
1930			Merifield, F confectioner <i>661 Beaufort St</i> Mt L	Merifield, William
1931				Merifield, William
1932	Francis died		Merifield F confectioner <i>661 Beaufort St</i> Mt L	Merifield, William
1933				Merifield, William
1934				Merifield, William
1935	Louisa died			Merifield, William

City of Vincent Name the Lane

Lane 3 or 4 MERIFIELD

Name the Lane MERIFIELD

William Thomas Merifield enlisted out of 19 Grosvenor Rd and served our country for over four years from 1915 to 1918 in the Great War. In the midst of that in 1918 he was wounded seriously enough to be removed from the field of battle and be reported in the Wounded list published in local papers.

His father Francis Merifield ran a confectionary business for many years in the local area at 661 Beaufort St (where Adam's Barber Shop now stands), and Francis and Louisa lived at several addresses in the area in the 20 year period researched. William too stayed close, and lived just around the corner at 31 Alma Rd.

Naming Lane 3 or 4 MERIFIELD would honour both William's service, and the Merifield family's long private and commercial association with the area.

Gorian Lane

Following historical information has been provided by the applicant in support of the name '*Gorian Lane*'.

In 1950 Slavica, John and their son John were refugees in a camp in Naples. They were on a long waiting list for the destinations of choice – in their case Canada or America, but Australia on offer without any waiting was where they came – as John (Zvonko) would say, very few among them knew where Australia was. They arrived aboard the Oxfordshire expecting to be set down in Melbourne, but arriving in Fremantle they were told that the ship was too crippled to go on, so they walked the gangway and into Holden camp at Northam where grey army blankets screened the corridors and petitioned spaces between families.

In less than a year they were at a lodging house in Fitzgerald Street, Northbridge, It had long corridor of single rooms, one to a family with a kitchen with a large circle of gas rings.

Slavica and John moved from there to their first home in Lord Street, East Perth around the corner from a young boy named Nick Catania.

This address however was another point of departure for John who was obliged to work for three years wherever the Government decided. He was sent to a mine in Wittenoom. This was a job that filled the lungs with asbestos dust that exposed workers to the dangerous disease Mesothelima, which claimed many lives in the future. John did not succumb to this danger, probably because he quit the mine after only three months.

Back in the City John was recruited by the Public Works as a carpenter with expertise in concrete form construction. It was the job he kept for life.

Two years after arriving he, Slavica and Damian handed in their visas and the name "Gorjan to become Australian citizens with a new spelling – "Gorian".

William Street Northbridge was easily characterised "Little Italy" and at the Highgate end of the Street was "Little International".

It is the name that relates to an era of community ties – of everybody knowing and helping one another in what was literally a refugee village in the 50's.

Typically Slavica stepping in to help a young mother that lived next door to baby sit her young son while the Mother worked shifts at the Peters Ice cream Factory in Roe Street, receiving often large thankyou sized bricks of ice cream.

This spirit was also alive in the trade ranks: Plumbers, plasterers, electricians and carpenters all responding to a need among friends and neighbours. Favours offered on one occasion were reciprocated in kind, never for payment.

-2-

Over two years, John the carpenter renovated 530 William Street. First he stripped the wall paper that Slavica could not look at and then replacing and extending, installing and modifying both inside and out with help from the neighbourhood.

It was various – in smoothing newly mixed cement across the veranda to concrete lintels and bars of steel for the windows. In each case the approach was the same – you cannot do everything on your own. In each case the neighbour from around the corner who had helped John also needed new windows installed and John did that work. In Chatsworth Road he replaced the tiling on the veranda and did other repairs. Over the years these cycles of help were repeated many times.

However sometime later the Gorians were planning a shift – to Dianella, but Slavica's tears of distress stalled that move. She did not want to leave her community or her chair on the front veranda; conversations at the garden gate, passing hellos and somebody always to greet. So the Gorians stayed in Highgate alongside the lane for more than 50 years.

It is this era that has closed with the passing of the last of a generation, Slavica Gorian at 95 and 16 years later John.

17 Cavendish St, Highgate – The Martyr Home***Entry into the City of Vincent Local History Photographic Awards******Original images available upon request***

Geoff Martyr has lived at 17 Cavendish St all his life. He was born in the front room in 1929, and can tell you many happy stories of his life growing up in Highgate. This is his story, centred on his home – where he has happily lived for the last 85 years.

The History of the 17 Cavendish St home

It is thought that the house was built in around 1905 by a builder – which Geoff explains is the reason for the big shed out the back of the house, which was used for all his building tools, materials and equipment (as in those days, there were very few machines used in the building process).

The 17 Cavendish St Rent Book

Whilst sorting through photos for this history competition, Geoff came across a rent book dated from 1915, titled *J.E. Martyr Rent in account with Mr Mansfield*, indicating that Geoff's Grandpa Martyr (John Edward Martyr) rented the home from a Mr Mansfield, right up to Sept 30, 1921, when the last entry was made in the book. This leads us to conclude that perhaps the owner/builder was called Mansfield, though we're not entirely sure.

The book is a great snapshot of the time, being written in an old Western Australian Bank book, and features stamps (or stamp duty), as well as valuations at the back of the book entered in 1916, 1919 and 1921.

How did the Martyr Family come to live at 17 Cavendish St?

In 1921, Geoff believes his Grandpa Martyr bought the home just as two of his sons were returning home from The Great War (he had four children).

Geoff's dad, Bill was the eldest son and had just returned from fighting in France and Belgium. Bill married Minnie Bawden soon after his return, and in 1926 had their first child (named Bill after his father).

With Grandpa Martyr's old age, Bill and Minnie moved into the Cavendish St home to help care for him.

Geoff is Bill and Minnie's 2nd son, arriving in 1929, taking the tally up to 5 people living in the little 3 bedroom house.

As Geoff grew, and things with Grandpa Martyr got hard due to his old age, the family decided to share the responsibility for Grandpa Martyr's care, and so Grandpa rotated staying between 3 of his four children's homes, staying for 3 weeks in each (to give each other a break from the role of full-time caring, as there were no nursing homes in those days). Grandpa Martyr's youngest son Clarrie was a bachelor, and as he had no wife to care for Grandpa Martyr, he didn't have to take on any responsibility for his care.

Geoff has fond memories of growing up with Grandpa Martyr in the house, and recalls how he and his brother Bill shared the back room with him whenever he was on a 3 week stay.

17 Cavendish St, Highgate – The Martyr Home***Entry into the City of Vincent Local History Photographic Awards******Original images available upon request*****The 1st Photo in the Series**

The 1st photo in the series of the house was taken during Geoff's childhood during WWII, facing west (the front of the house faces east) from across the street. Geoff loves to tell the story of what happened to the picket fence that used to frame his home when he was a boy.

Just out of shot on the left hand side of the image was a hook where the family would leave their empty milk bottles in a billie to be refilled by the milkman, Mr Wade who used a horse and cart. One early morning there was a violent thunderstorm which spooked the milkman's horse during the milk run, and the horse bolted from Broome St, galloping down St Albans Ave, rounding the corner into Cavendish St and crashing into the picket fence!

This comical event included not only a scared horse and a broken fence, but milk going everywhere, the milkman Mr Wade chasing after the horse and all the local cats having the time of their lives enjoying the puddles of milk all over Highgate!

Geoff really loves this photo of his childhood home, which takes him back to reliving and telling some wonderful family stories.

Grandpa Martyr's Estate

When Grandpa Martyr passed away in the 1950s, his house became his estate with his 4 children as beneficiaries. Geoff's dad Bill wanted to continue to live in the home and bring up the family, and so it was agreed that Bill would pay rent to the estate.

Over the years, Bill's youngest brother Clarrie gave his share of the estate to Bill (it is thought out of respect for what his elder brother had gone through in the Great War), though Bill still had to pay rent to his other 2 siblings who owned half the house.

2nd Photo in the Series

The 2nd photo in the series was taken in the 1970s from a similar perspective as the first. Geoff is standing out the front.

When Geoff's dad Bill passed away in 1978, his mum Minnie still wanted to live in the house, so she bought out the remaining beneficiaries of the house (her husband's siblings), and for the 1st time became a home owner.

Geoff lived there with his mum Minnie whilst pursuing his career in the Bank of New South Wales. His work took him all over Western Australia and Victoria, though he always called 17 Cavendish St home.

When Geoff retired from the bank (and being a bachelor), he lived in the house with his mum, and became Minnie's carer, together with the help of his brother and sister in law (Bill & Margaret), and his Aunt Phyllis (Minnie's sister), who visited regularly.

17 Cavendish St, Highgate – The Martyr Home

Entry into the City of Vincent Local History Photographic Awards

Original images available upon request

When Minnie died on 24th January 1992 (aged 95 years) Geoff spoke to his brother and bought him out of the house. Geoff had lived at 17 Cavendish St all his life, loved the locality of the home and wanted to continue to live there.

Once he had retired, Geoff had the time to walk around Hyde Park, one of his favourite things about living in Highgate. He walked clockwise around the lake every day for more than 35 years (not to mention throughout his life).

It's a little more difficult these days given his eye sight, and the risk of a fall, but that doesn't stop Geoff catching up with his many of his friends, made through those many park walks over the years.

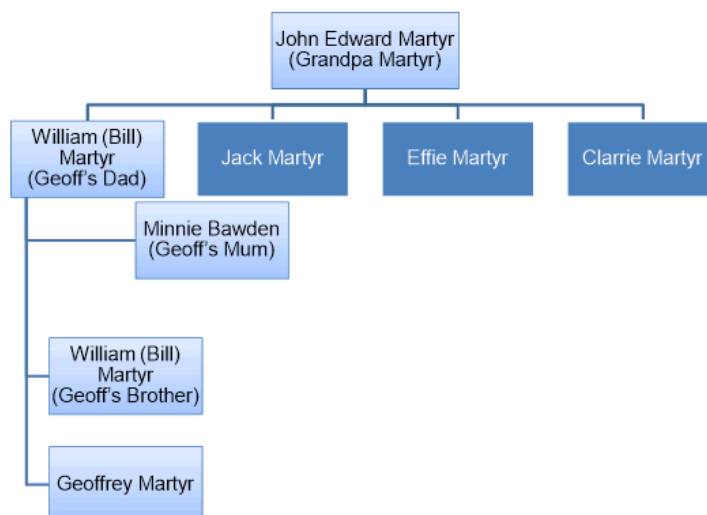
3rd & 4th Photos in the Series

The 3rd and 4th photos in the series were taken last week, with Geoff standing out the front of his home. When you look behind the fence you can see that little else has changed – and that's just the way Geoff likes it.

5th Photo in the Series

Geoff enjoying the afternoon sunshine in his backyard.




Martyr Family Tree



The Western Australian Bank.

in account current with

J. E. Martyr *Rent in account*
with Mr Mansfield

		Dr.	Cr.			Dr.	Cr.
1915				1915			
Mch 31	Rent to			May 31	Rent to		77 4
	31 st Mch				31 st May		
	1915				1915		3 13 8
	£ 3 13 8	3 13 8			£ 3 13 8		
							
Apr 30	Rent to				for H. Mansfield		
	30 Apr						
	1915						
	3 13 8		3 13 8				
							
	H. Mansfield						
			77 4				
				Forward £			11 1

Page 316

		Dr.	Cr.
1916	Forward £		
Jan 1	Annual Value	37	
	Capital Value	400	
	Rate Annual	376	
		399	
	27 Jan 1920		
	gl Rate 1-7 1/2		
	Loan 10 1/4		
	Health 3 1/2		
1921	Sanitary	315 1/2	
Jan 21	Annual Value		
	Capital Value		
	Rate 2 1/2	524	
	Loan 10 1/4		
	Health 5 1/2		
1st Jan 1921	Forward		
£2-11-2	2-11-12		

CHEQUES.—In filling up cheques, customers are requested to commence close to the left-hand margin, so as to avoid the insertion of other words or figures.

Cheques may be crossed with the name of a Bank or with two traverse lines containing the words "& Co." A cheque cannot be crossed with the name of a person or of an account.

Cheques can be cashed only at the Branch upon which they are drawn

By keeping cheque books under lock and key, customers will help to prevent forgeries.

Cheque-books will be delivered only on application of customers or their written authority.

PASS-BOOKS should be obtained from the Bank not less frequently than once a month, for the purpose of examination by the customer, and should be returned as soon as compared.

CHANGE OF RESIDENCE should be immediately communicated to the Bank.



Photo 1: 17 Cavendish St in the 1930's.
(when Geoff was a boy)



Photo 2 : Geoff out the front of 17 Cavendish St
in the 1970's





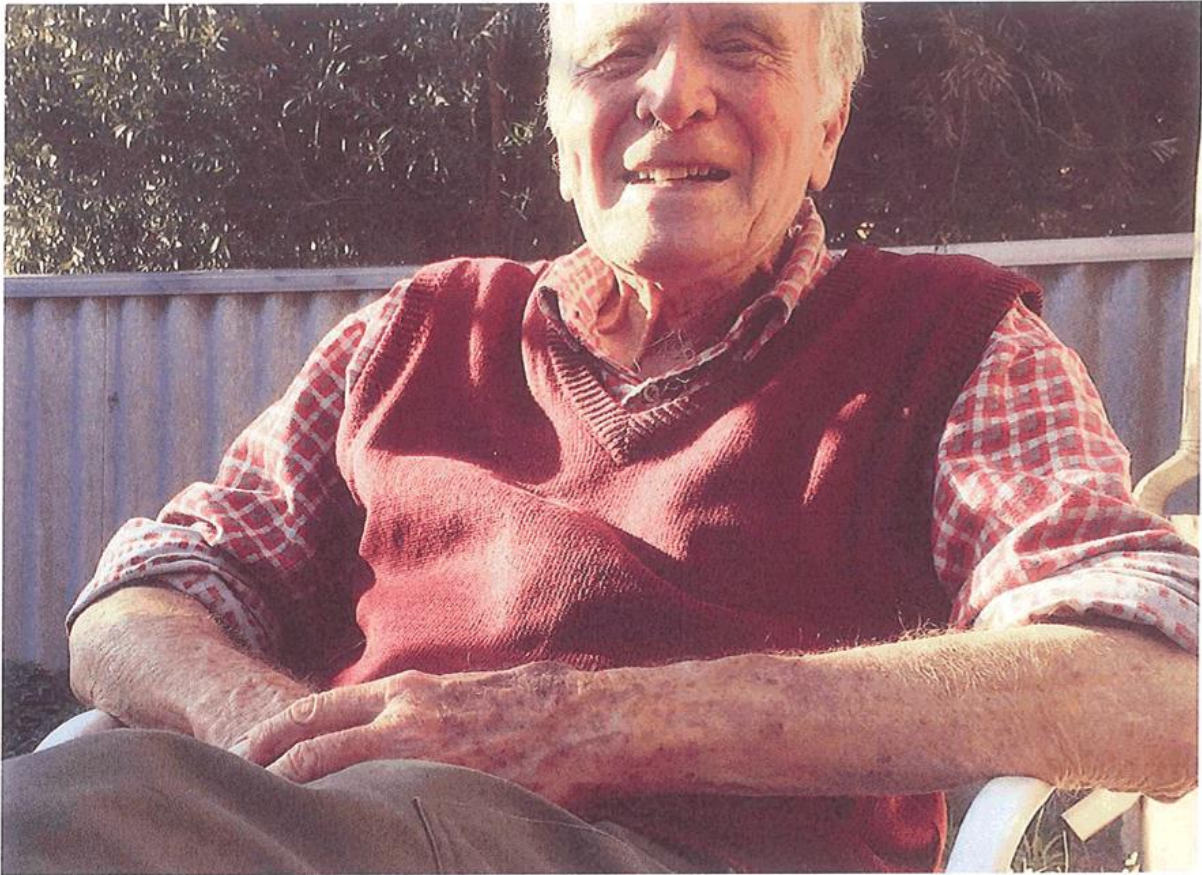


Photo 5: Geoff enjoying the afternoon sunshine
in his backyard at 17 Cavendish St.

Lane 8: Ngilgee Lane

Ngilgee was a feisty Aboriginal woman who had a camp in the neighbourhood of Highgate Hill at the turn of the last century. I believe that Lane 8 is the most appropriate lane as her 'fringe camp' was described as being in the Hyde Park area, northeast at a small lake near Mary Street.



State Library of Western Australia

Why Ngilgee

The Vincent area was significant to Aboriginal people but not much has been done to recognise their connection to the place. In the past the City investigated the creation of an Aboriginal Heritage Trail, and a request was made to investigate co-naming Weld Square, but nothing has come of these initiatives.

Ngilgee has a documented connection to the area. She seems to have been an intelligent, resourceful and witty character. She was well known at the time and considered Lord Forrest as an adopted brother as they had known each other from childhood.

A taste of her character can be gleaned from a description by Daisy Bates.

Her last "nomadic" camp was somewhere in the neighbourhood of Highgate Hill, and here the disturbances became so constant and obtrusive that public attention was frequently drawn to them. Ngilgee, however, with her superior knowledge of the white man's tongue, could always so explain matters as to leave herself void of the smallest blame in the matter of these constant quarrellings, and so, eventually, arrangements were made for the removal of Ngilgee to the native reserve near Cannington.

Beaufort Street Lane Naming

Dudley Maier

And:

Her English is almost perfect, and her manner of speech at times highly imaginative. Her vituperations, directed towards those who offend her, whether they are natives or white people, cannot be questioned on the score of brilliancy and scope, her range of epithets, both in English and native "Billingsgate" being unsurpassed.

And:

One incident in her career will show how completely she mastered the "niceties" of English. A fracas of the usual kind has occurred at some native camp where Ngilgee as usual was the central figure. Official inquiries were made into the matter, and Ngilgee, who was then well known in the South-west, was asked the relationship of a certain man towards herself. "Oh, he is my acting husband," said Ngilgee.

Why Lane 8

Ngilgee's camp was described as on the fringe of Hyde Park at a small lake near Mary Street. Lane 8 is the closest lane. Another advantage is that the lane connects Beaufort Street with Boojamooling (Hyde Park). This means that a directional sign can be placed at the Beaufort Street end of the lane pointing to Hyde Park (i.e. it could be a great connector between the café strip and the great park). Who knows, the lane might be a great place to display the transition from the pre-European stories (the Hyde Park end) to the current time (the Beaufort Street end) through an art project.

The potential benefit to Beaufort Street

The recognition of Aboriginal history of the area is long overdue. The use of Ngilgee's name will add another dimension to the stories of the street.

One of the benefits for naming the laneways is the creation of a sense of place by providing a link to interesting stories. Rather than just put up a sign with the name, the city should put up a 'plaque' with the reason for the name and a series of stories. People, both locals and visitors, will stop to read them if it looks interesting.

Beaufort Street Lane Naming

Dudley Maier

Ngilgee is a colourful character with many stories and a photo. This lends itself to a 'plaque' that tells a number of stories beyond merely saying "this is named after an Aboriginal woman who lived in the area at the beginning of the twentieth century".

I think technology has matured enough that the 'plaque' should go beyond a static, metal object to a computer based display. The display should have the photo and a short description of Ngilgee, and stories that might change on a daily basis. The screen may have half a dozen stories that rotate. Another benefit of a screen would also be that it is clearly visible at night.

It would be ideal on the wall of one of the buildings at the Beaufort Street end of the lane. There could also be a sign below it that said "↩ This way to Boojamooling" (Hyde Park).

Potential Sources of Information

Ngilgee was also known as Ngilgi and Ngilgian.

The information I have used comes from:

Hyde Park Conservation Plan (June 2003). Page 13 mentions that Ngilgee camped at the fringe of Hyde Park, near Mary Street. This reference comes from "The WA Record", 19 January 1901, p8. I have not been able to track this down as yet but will try to get it.

Traditional Aboriginal Places Heritage Trail for the Town of Vincent (January 2000) by Rodney Harrison. Page 17 refers to Ngilgee's camping place and makes reference to Daisy Bates' work.

Aboriginal Perth and Bibbilmun biographies and legends / Daisy Bates ; edited by P.J. Bridge. Pages 105 to 121 contain stories of Ngilgee/Ngilgi/Ngilgian

Photo comes from the State Library of Western Australia pictorial collection. Call Number 5323B/883

I will try and get more information.

A brief history or submission in support of the proposed name outlining how the name is relevant or connected to the area, local community and/or Vincent as a whole:

We propose that Lane number 8 that leads to Hyde Park be named Yomtov (pronounced phonetically) Lane.

Sagitte **Yomtov** (1976-2013) a young anthropologist who lived at 28B Wasley Street, Mount Lawley, in the City of Vincent, researched the cultural heritage of the Hyde Park amongst others and was active in art, music and philanthropic work.

The word **Yomtov** means good day in Hebrew. Our happy daily greeting, wishing each other G'Day, is the contemporary Australian equivalent of Yomtov.

The word **Yomtov** is also a common name for the holy festivals which have been celebrated throughout history, including the present, also in the City of Vincent.

Sagitte's short life was characterised by:

- excellence academically at Mount Lawley Senior High School,
- involvement in the Arts, (which is memorialised by an annual Art Prize at the school in her name),
- participation in the West Australian Symphony Orchestra Choir for over 10 years (which is memorialised by an annual award to long-term choir membership in her name, awarded by Janet Holmes-a-Court),
- work amongst the aboriginal community (marked annually by a number of prizes for Excellence and for Best Endeavour for students completing Year 12, as part of the Follow The Dream ongoing project for Aboriginal empowerment),

The Sagitte Yomtov Fund continues her charitable work.

Please refer to the following for further information concerning Sagitte's talents, involvements and commitments, many of which took place in the City of Vincent.

Attachment 1 for Lane naming application**Application for Yomtov Lane**

The following offers some information concerning Sagitte's talents, involvements, commitments, many of which took place in the City of Vincent.

A. Cultural Heritage Work in the City of Vincent

Sagitte worked as an Anthropologist in the role of Cultural Heritage Officer throughout Western Australia also completing ethnographic heritage research, assessments and reports in the City of Vincent including Hyde Park. Significant cultural heritage sites were surveyed to ensure that there was an understanding of and a showing of respect for the current and historical use of relevant areas.

Following are parts of one report concerning Hyde Park (which she enjoyed and which was near her home).

Ethnographic and Archaeological Site Identification Heritage Survey Report of the Proposed Restoration Works at Hyde Park in Perth, Western Australia**Executive Summary****Brief**

The Town of Vincent proposes to undertake a range of environmental restoration work and general ongoing maintenance and associated infrastructure at Hyde Park, Highgate, Western Australia, due to declining environmental health of the lakes, poor water quality, and failing infrastructure. The proposal has been arrived at by the Hyde Park Lakes Restoration Working Group (HPLRWG), established in 2004 to find solutions to these issues.

Australian Interaction Consultants (AIC) were engaged by the Town of Vincent to conduct an Ethnographic and Archaeological Site Identification Survey to determine the impact of the proposed works on Aboriginal heritage sites within the PDA.

Ethnographic Survey

The ethnographic consultation was conducted by AIC heritage consultants Sagitte Yomtov.....

Conclusions

AIC makes the following conclusions:

1. The Town of Vincent proposal will impact upon DIA 3792 Hyde Park.
2. Further archaeological or ethnographic research of DIA 3792 Hyde Park is not required.
3. The archaeological and ethnographic surveys identified no new sites.

4. The archaeological potential for sub-surface material to be uncovered is low to medium due to burials located in close proximity to the PDA. It would be advisable to monitor any groundworks cutting through the landscaping, especially the area of the proposed swale.
5. The Aboriginal consultants were pleased the water would be filtered through natural means and with the use of native vegetation. Requests included:
 - removal of non-native vegetation
 - monitoring of ground disturbance activities
 - plaques acknowledging Nyoongar people
 - not changing the size of the lakes
 - being notified of further proposals

Recommendations

AIC makes the following recommendations:

1. The proposed works will impact upon DIA 3792 Hyde Park. Therefore, a Section 18 application will be required to avoid a breach of Section 17 in accordance with Town of Vincent's responsibilities under the *Aboriginal Heritage Act (1972)*.
2. The Town of Vincent consider the requests raised by the Aboriginal consultants.
3. The Town of Vincent adopt a Cultural Material Contingency Plan (for an example, see Appendix 1).
4. The Minister notifies the Aboriginal groups involved in this survey at the same time as the proponent regarding the Section 18 consent and conditions.
5. All Town of Vincent staff and contracting personnel be made fully aware of their obligations under the *Aboriginal Heritage Act (1972)*.

Confidentiality

No information within this report was reported to be confidential or restricted.

Acknowledgements

AIC acknowledges the input and participation of the Aboriginal consultants who have contributed by providing information about the culturally significant attributes and features of the survey area.

Our appreciation for the input and participation of the staff of the Town of Vincent is also acknowledged.

B. Philanthropy and Environmental Concern

Sagitte had, from an early age, shown care for the less fortunate. When she first had a full time job (which paid very modestly) she donated a significant portion each month to support a child through World Vision. Sagitte volunteered at different times to help children with cancer at Starlight; teach literacy and numeracy at the Read Now Organisation, (having attended a workshop in Volunteer Tutoring in Adult Literacy and Numeracy); volunteered at a day hostel to

support those disadvantaged and homeless; served Xmas luncheons to the homeless, helped at animal shelters, volunteered at the West Australian Art Gallery, planted public trees (she was concerned for the environment), helped on clean-up days and others. These caring activities continued irrespective of whether she was studying or working. At her home Sagitte had a special plastic bin for the recycling of cartridges/batteries/light bulbs. When she died we took this bin for recycling but the City of Vincent, for lack of response, had discontinued the service. Sagitte was probably one of the few who had bothered with this environmentally friendly task!

The Sagitte Yomtov Fund

The Sagitte **Yomtov Fund** ensures that Sagitte's positive citizenship, community involvement and kindness continues through the following initiatives:

- Mount Lawley Senior High School awards the annual Principal's Art Prize in memory of Sagitte to a year 12 student. The school supervises an Outreach Programme for aboriginal students to encourage the completion of year 12 and tertiary education. Through an endowment of the Sagitte **Yomtov** Fund to the Graham Farmer Foundation awards are given to the highest achieving students and to students who have put in much endeavor.
- The Sagitte **Yomtov** Awards for the West Australian Symphony Orchestra choir has been established to recognise the dedication of the choir members who volunteer their time and talent because of their love of music. The first ceremony in 2014 awarded certificates in memory of Sagitte **Yomtov** to 28 recipients who had been in the choir for at least ten years. The next award ceremony for 2015 is to occur before Christmas.
- The Blue Dragon Children's Foundation which helps disadvantaged children in Vietnam has awarded six scholarships, has built three houses and is currently awarding more scholarships from the Sagitte **Yomtov** Fund.
- Good Return of World Education Australia has provided microloans from the Sagitte **Yomtov** Fund to help over one hundred needy women in Cambodia and the Philippines to open and/or develop their small businesses. The fund will continue to assist hundreds of women out of poverty over the years.
- The Carmel School library has a section of Hebrew books named after Sagitte **Yomtov**, an annual debate and an academic prize from the fund.

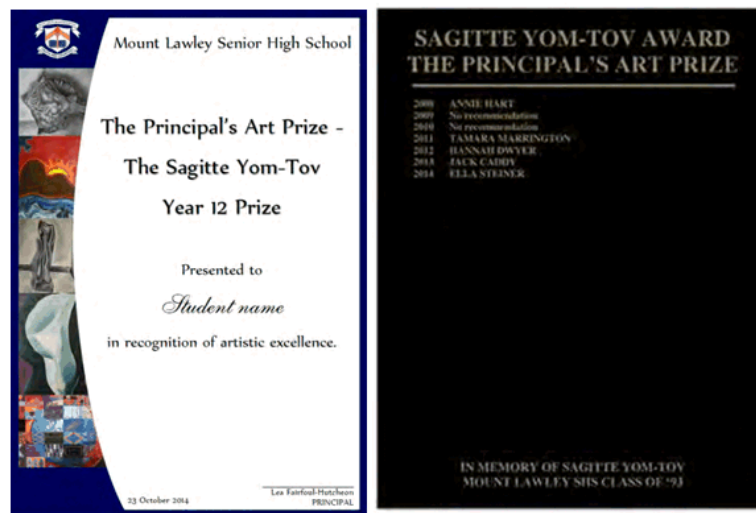
The Sagitte Yomtov Fund's Certificate for long membership in the West Australian Symphony Orchestra Choir, awarded annually in memory of Sagitte **Yomtov**



A plaque placed at Mount Lawley Senior High School in memory of Sagitte **Yomtov**, celebrating her academic excellence, her involvement in art and music and closeness to nature.



Art prize awarded annually at Mount Lawley Senior High School in memory of Sagitte Yomtov



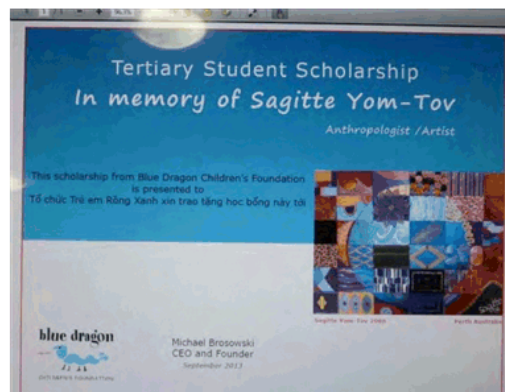
The Sagitte Yomtov Fund annual prizes for Academic Excellence and Academic Endeavour, awarded annually to Aboriginal students:



The Sagitte Yomtov Fund Hebrew books library section, at Carmel School, in memory of Sagitte **Yomtov**



The Sagitte Yomtov Fund scholarships for students in Vietnam, awarded annually in memory of Sagitte **Yomtov**



Academic Achievement

Since primary school Sagitte **Yomtov** attained awards for excellence and achievement. She was the only student selected in her final year at Mount Lawley Senior High School to do scientific research at the Water Board and was the school representative for Women in Science at UWA. She was a member of the school Honours Society for achieving straight A's in years 11 and 12.

At UWA she completed with distinction a Bachelor's degree majoring in Anthropology and Fine Art and an Honours degree in Anthropology in 1999. Her thesis examined Aboriginal bilingual education and its potential to promote both empowerment in the broader society through

studying English as well as in cultural maintenance through the study of the Indigenous language.

Music

Sagitte **Yomtov** was dux at primary school also in music, playing the piano from age 8. She won a music scholarship as a musically talented student at Perth Modern High School

(She even played the drum kit in a small modern band although her background was in classical music. The band played gigs at a few parties and school functions also in Vincent.)

Sagitte moved to Mount Lawley Senior High School in Year 10 when there were problems with asbestos at Perth Mod. Over the years Sagitte sang in the school choir (she was a soprano) and played in the school orchestra at many concerts around Perth such as school Christmas concerts, the West Australian School Bands Festival, The Australian National Choral Association Summer Choral Camp and The Australian Youth Jazz Festival at the University of West Australia in 1993. She toured WA with the school orchestra, playing percussion. Sagitte aged 14 enthusiastically banging the cymbals appeared on the front pages of local WA newspapers.



Sagitte sang, (on a voluntary basis as did all the choristers because of their love of music), in choirs from age 15 until she died at age 36: Novaquire and later, when older, the State Girls Chorale; these choirs formed after a talent search were founded by Erika Kujda, a music teacher to perform some of the many works for female voices by 20th century composers. This select group participated in charity concert programs, recitals and competitions. The choir sang the songs, amongst others, of Palestrina, Monteverdi and Bach. They sang at many venues: schools, concert halls, museums, galleries, hotels and churches including the Chapel of St Michael The Archangel where they sang Stabat Mater Pergolesi.

The choir participated at an International Music Festival in 1992 of 1500 participants where all the choirs (from Australia, Singapore, New Zealand, Germany, France, Finland, Japan, Hong Kong, the USA and Tonga) performed John Rutter's Gloria as one voice at the Sydney Opera house. They performed at the Darling Harbour Convention Centre, the Congress Hall

Auditorium, the Intercontinental Hotel Annex and the Town Hall. The choir came second to Finland. The choir won joint first prize at the Wanneroo Eisteddfod held at the Edith Cowen University campus in Joondalup.

Sagitte then moved on to sing in the well-known John Christmass' IVoci choir designed to train talented young musicians in all aspects of quality choral work. They travelled to Germany in 2004 where they sang in many towns of the old GDR and in West Germany. There are numerous German newspaper cuttings about the Perth choir all praising the standard of the young singers: "Like some vocal Midas, everything this finely tuned choir touches turns to musical gold." The choir sang annually at the Perth Concert Hall performing the "Best of British Last Night of the London Proms, Down Under" and on New Year's Eve "The Vienna Pops." (These concerts assisted the Rotary Club of Perth to raise funds for its charitable work. There were always standing ovations. The choir also sang, amongst others, at Langley Park on Anzac Day.

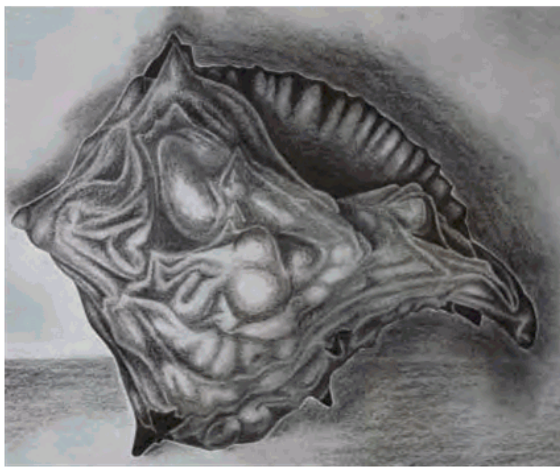
Sagitte **Yomtov** then sang for the West Australian Symphony Orchestra Choir. Some of the concerts included Elgar's Dream of Gerontius and Beethoven's Ninth with the heavenly Ode to Joy. The choir members gave of their time on a voluntary basis and were required to practice at least weekly, although before concerts they were required to meet almost nightly after work or studies for weeks. They obviously loved their music and so gave their time and voices unstintingly.

With the help of the Sagitte **Yomtov** Fund, the devotion of the long serving members of the WASO choir is recognised and acknowledged for the first time. It is a pity that Sagitte is not here to receive an award certificate for her long years of loyalty.

Art

Sagitte **Yomtov** never thought of using her artistic talents to make a living. She simply enjoyed them as they were. She studied Art for year 12, completed a Certificate of Art and Design at Central TAFE during her gap year and then completed a major in Fine Art at UWA. Many of her art works will be bequeathed. Following are a few of her eclectic works:

In one creation, The Earth, she divided the canvas into small rectangles and used leather, wall paper, embroidered flowers, lace, or colourful designs amongst others, to cover each rectangle. As she was an anthropologist she did what she called her Aboriginal Painting using the dot patterns often found in Aboriginal art.



Sagitte's use of light and shade using pencil or charcoal was impressive. There is a well-detailed drawing of a large shell which feels almost three dimensional. She had a quite large black and white abstract drawing with fine lines and a sense of incompleteness as there is a big white area embedded in the drawing.

There is also another abstract, this time a small precise drawing carefully sketched. It is a bit like a Rorschach test trying to guess what Sagitte might have perceived. There is a drawing of a curtain in black and white shading; the soft, voluminous folds can almost be felt. The tape is so precise that you want to insert the hooks into it.



There is a colourful painting of doodles. It comprises all sorts of little shapes and colours melting into one another that results in a rather beautiful whole.



There is a very large painting, a copy of a photograph of Charles Francois Debigny's Study of a Snow Scene from the Art Gallery of WA. The snow scene with a lone skier, a tree or two and a few birds in the sky is difficult to distinguish it from the original.



Sagitte was commissioned to do paintings on the outside verandah walls at 11A Glendower Street in the City of Vincent in 2002. She loved Georgia O'Keefe's paintings and so did an Arum Lily influenced by an O'Keefe Painting. The other is a large Bird-of-Paradise which faces the street. People often stopped to comment.



MOUNT LAWLEY SOCIETY

Name the Lane – Lane 9 PEAK

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City of Vincent Name the Lane

Lane 9 PEAK

PEAK, Jack

Introduction

Jack Peak was associated with 556 Beaufort St Highgate Hill.

Jack Peak enlisted from his parent's home at 556 Beaufort St which backs on the proposed Lane 9. He was the son of Ellis and Eliza Peak, who lived at that address from 1909 until Eliza's death in 1923 and Ellis' death in 1926. Not quite the 20 years association suggested, but the outcome of war for Jack warrants some special consideration.

Jack enlisted in March 1916 at the age of 21 and served in the 118th Howitzer Battery, in France, as a Gunner. His file records that he was wounded in action on 15 August 1917. His medical report states that he received a gunshot fracture to his 12th vertebra, resulting in 'flaccid paraplegia'. Today we would simply use the term paraplegia at T12. He received surgery in an attempt to repair the injury but to no avail. Jack returned to Australia on 8 April 1918 and appears to have spent the majority of the remainder of his life in the Repatriation Ward at Perth Hospital. Quite the sacrifice. Click [here](#) for Jack's full War record. A brief summary appears below.

Photo



PTE. JACK PEAK, Artillery. (On active service. Parents reside in Beaufort-street, Perth.)

Western Mail (Perth, WA: 1885 – 1954) Friday 3 November 1916 Page 23

Click [here](#) for source

City of Vincent Name the Lane

Lane 9 PEAK

Australian Imperial Force Summary of Record

<https://www.aif.adfa.edu.au/showPerson?pid=236575>**Jack PEAK**

Regimental number	29560
Place of birth	Mount Lawley, Western Australia
Religion	Methodist
Occupation	Apprentice fitter
Address	556 Beaufort Street, Perth, Western Australia
Marital status	Single
Age at embarkation	21
Next of kin	Father, E Peak, 556 Beaufort Street, Perth, Western Australia
Previous military service	88th Infantry
Enlistment date	11 March 1916
Rank on enlistment	Gunner
Unit name	Howitzer Brigade 118
AWM Embarkation Roll number	13/136/1
Embarkation details	Unit embarked from Melbourne, Victoria, on board HMAT A60 <i>Aeneas</i> on 3 October 1916
Rank from Nominal Roll	Gunner
Unit from Nominal Roll	6th Field Artillery Brigade
Fate	Returned to Australia 8 April 1918
Miscellaneous information from cemetery records	Parents: Ellis and Eliza PEAK
Other details	Medals: British War Medal, Victory Medal
Date of death	26 December 1935
Age at death	40
Place of burial	Karrakatta Cemetery, Perth, Western Australia

City of Vincent Name the Lane

Lane 9 PEAK

Landgate duplication and proximity tests:

https://www0.landgate.wa.gov.au/_data/assets/pdf_file/0005/9536/Road-Naming-Get-Right.pdf

WA Electoral Roll - duplication

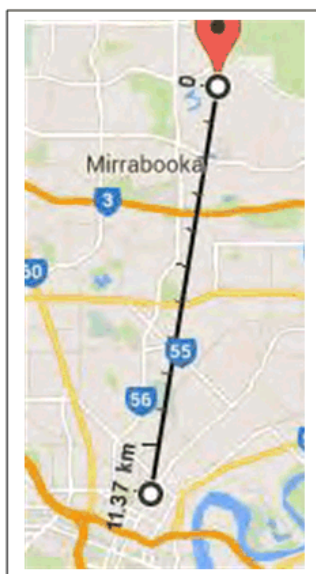
https://www.elections.wa.gov.au/sites/default/files/content/documents/List_of_Streets.pdf

70	PEAK CT, LEEMING	JANDAKOT, SM
71	PEAK PL, BALDIVIS	WARNBRO, SM
72	PEAK PL, BOYANUP	COLLIE-PRESTON, SW
73	PEAK ST, DRUMMOND COVE	GERALDTON, A
74	PEAK VIEW, BALLAJURA	WEST SWAN, EM
75	PEAK VIEW, CANNING VALE	SOUTHERN RIVER, SM
76	PEAK HILL MINE, PEAK HILL	NORTH WEST CENTRAL, M&P
77	PEAKE ST, COWARAMUP	VASSE, SW
78	PEAKE ST, WEST BUSSELTON	VASSE, SW

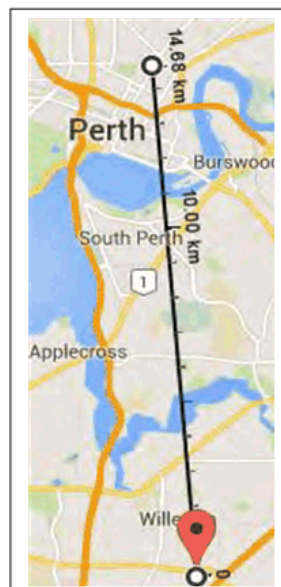
Google maps - proximity

www.google.com.au/maps

Peak View Ballajura 11.37 klm NOR



Peak Ct Leeming 14.66 klm SOR



Summary

Name is not duplicated in City of Vincent

Name is not duplicated in adjoining locality (Mt Lawley, North Perth, Highgate)

Name/similar is duplicated less than 6 times in metro area (Leeming, Baldivis, Ballajura, Canning Vale, Medina)

Name/similar is duplicated less than 3 times NOR (Ballajura); 4 times SOR (Leeming, Baldivis, Canning Vale, Medina)

Name/similar is duplicated less than 15 times within WA (10 times)

Name is more than 10 klm from a road with the same (homonym) name (11.37 klm)

City of Vincent Name the Lane

Lane 9 PEAK

Please Note:

MLS did not use the *Locate* function on the Landgate website as suggested. The current version of *Locate* uses google maps. Google maps does not produce a complete list of all the streets, roads etc. when searching by forename only. The beta version of *Locate* using esri also appears to provide incomplete information.

Of all the data sources tested, the WA Electoral Roll appears to be the most complete. We therefore used WA Electoral Roll then google maps for confirmation.

City of Vincent Name the Lane

Lane 9 PEAK

Long association with the area

Wise's Post Office Directories

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

Jack Peak enlisted out of 556 Beaufort St and his parents remained at that address until their respective deaths. Searches were undertaken for Ellis, Eliza and Jack Peak.

Year	Event	556 Beaufort St Highgate Hill	Ellis, Eliza, Jack Peak
1908		Lilleyman, H R	NR Ellis, Eliza Peak
1909		Peak, Ellis	
1910		Peak, Ellis	
1911		Peak, Ellis	
1912		Peak, Ellis	
1913		Peak, Ellis	
1914		Peak, Ellis	
1915		Peak, Ellis	
1916	Jack Enlisted	Peak, Ellis	
1917	GSW back shoulder L arm	Peak, Ellis	
1918	Jack Demobbed	Peak, Ellis	
1919		Peak, Ellis	
1920		Peak, Ellis	
1921		Peak, Ellis	
1922		Peak, Ellis	
1923	Eliza died 68yo	Peak, Ellis	
1924		Peak, Ellis	
1925		Peak, Ellis	
1926	Ellis died 67yo	Bender, Reginald C	
1927			NR Jack Peak
1928			NR Jack Peak
1929			NR Jack Peak
1930			NR Jack Peak
1931			NR Jack Peak
-			-
1935	Jack died 40 yo		NR Jack Peak

City of Vincent Name the Lane

Lane 9 PEAK

[Jack's Fate](#)

Jack appeared to have spent the remainder of his life as paraplegic, with multiple surgeries and long stays in hospital. His situation was unique enough for his passing to be noted on the front page of the Sunday Times, with further tributes appearing in a couple of later articles. Clearly he had made an impact on those around him and they were keen to acknowledge his life and forbearance in the face of difficult circumstances. Please see the tributes below.

City of Vincent Name the Lane

Lane 9 PEAK

Sunday Times (Perth, WA : 1902 - 1954), Sunday 12 January 1936, page 11

LATE GUNNER JACK PEAK

PASSING OF AN HEROIC DIGGER

Fellow Soldier Patients Pay Tribute

G.P. writes:

"The inmates of Ward XI, Perth Hospital, noted with much satisfaction the space allotted on the front page of 'The Sunday Times' to the passing of that heroic figure from the Repatriation Ward, Gunner Jack Peak; also to that of Norman Hyde, who, a couple of weeks earlier, had 'crossed the bar' at Fremantle among his own folk.

"Both men received terrible spinal wounds, and from the moment of being wounded never again set foot to the ground, and for 19 years bore their sufferings with a heroism surpassing anything seen on the field of battle with war's glamor all round.

"In the case of Jack Peak, lying as he did for so many years in No. 2 bed in the Repatriation Ward, his case was ever so much before the public eye. Diggers coming in from all over the State to be patched up got to know and appreciate this heroic sufferer. Since being wounded he had undergone so many operations by the most skilful surgeons in the State that count has been lost of the number.

"Towards the middle of 1935 he had a severe operation, which took heavy toll of his diminishing reserves of strength, and those of us who knew him for so long could see a gradual slipping back. He was always keen on the newspapers, especially that section devoted to sporting, which he read with great avidity, for in his pre-war days he was a well-known athlete. He also loved his smokes. It was when he shook his head on being offered the paper and no cigarette was seen between his lips that we sadly realised that life held very little to offer him.

"As the Christmas season drew near we all hoped that he would be spared over Christmas Day. Our hopes were only just realised, for the gallant spirit left his frail body on Boxing Day morning, and thus ended the life of surely one of the most heroic sufferers that this Commonwealth has known.

"During his 19 years of suffering he had never been known to utter a complaint. 'Twas this trait that endeared

him to all who came in contact with him.

"On the day of his passing a hush came over the ward. The patients spoke in whispers. Something had gone from the ward which would make it never the same place again, for Jack Peak was of the ward.

"This letter would be very incomplete if mention was not made of the entire hospital staff—the doctors, Matron McNiven, sisters, nurses, and particularly Sister Jones, the ward sister, whose special care Jack Peak had been all through the long years. Such devotion had to be seen to be appreciated. All inmates of the ward were afraid to even mention Jack's passing to Sister Jones for days afterwards, knowing that under the calm exterior beat a heart at breaking point.

"Often have we, during the silent hours of the night, seen the doctors, matron, and sisters quietly tiptoe into the ward to Jack's bedside, feel his pulse, and possibly do something to add to his comfort for the remainder of the night.

"And so Jack passes on, and we who are left salute the spirit of one of the bravest of the brave, for only a man with the heart of a lion, or, as we Australians would say, of the Carbine heart could have borne such suffering with such fortitude as did Gunner Jack Peak."

The Late Jack Peak

The appended tribute to the late Jack Peak came to hand by last overseas mail:—

"Your reference, in the issue of January 12, 1936, to the death of Jack Peak in the Repatriation Ward of the Perth Hospital on Boxing Day of last year recalls to mind my own memories of that gentleman when I was a resident at Perth Hospital.

"I remember him well, as we all will, even 'the smokes and the sporting results' that he was so keen on; but I guess I never heard him complain or in any way bemoan his fate, and if anybody had reason to do so it was Jack Peak. Rather the reverse; he always looked on the bright side, and was quite a wag really.

"This reaction in a man maimed for life was nothing short of wonderful to us. And he was certainly all appreciation for anything that was ever done for him.

"Present and past residents at the Perth Hospital who were ever at any time attached to the Repat. Ward will always remember Jack Peak. Certainly a most heroic sufferer has passed on."

Sunday Times (Perth, WA : 1902 - 1954), Sunday 22 March 1936, page 1

National Library of Australia

<http://nla.gov.au/nla.news-article58>

City of Vincent Name the Lane

Lane 9 PEAK

Name the Lane PEAK

Jack Peak not only served our country in battle, but as many ANZACs did, he continued to pay the price of that service for the remainder of his life. He certainly survived his injuries, but unlike some he was not able to make the recovery needed to allow him to marry, have children, or ever work again.

Jack's parents were associated with the area for 18 years. This is not quite the 20 years suggested, but their son's circumstances should surely warrant some special consideration.

Naming Lane 9 PEAK would both acknowledge this particular young man's circumstances and acknowledge those soldiers and their families who suffered similar outcomes.

City of Vincent Name the Lane

Lane 11 or 12 DAVEY



MOUNT LAWLEY SOCIETY

Name the Lane – Lane 11 or 12 DAVEY

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City of Vincent Name the Lane

Lane 11 or 12 DAVEY

DAVEY, Francis George

Introduction

Francis George Davey was one of the longest term residents of 19 Roy St. He set up house there around 1902 and seems to have left around 1931. He and his wife Menah had (at least) two children, Albert in 1904 and Alice in 1907, as they established their family in the area. So when Francis enlisted in 1916, he left not only his wife to but a 12 year old Albert and a 9 year old Alice to worry over him and await his return. Return he did though, in 1919, to what must a been a relieved and delighted welcome home to 19 Roy St.

We are proposing recognition of Gunner Davey as 19 Roy St backs on to the proposed Lane 11 and is only a couple of houses from the proposed Lane 12.

Menah Davey



www.ancestry.com.au

This photo is undated, most likely 1930's. She and Francis were living at 19 Roy St at the time.

Francis Davey

Francis enlisted in February 1916 at the age of 40. He was allocated to the 10th Field Artillery Brigade as a Private and was promoted rapidly to Gunner. He saw service in France during 1917 and 1918. Gunner Davey did not see the inside of a hospital for either injury or illness, which was highly unusual. A combination of good luck and good health must have protected him from the injury and illness suffered by so many others. Click [here](#) for Francis' full War record. A brief summary appears below.

City of Vincent Name the Lane

Lane 11 or 12 DAVEY

Australian Imperial Force Summary<https://www.aif.adfa.edu.au/showPerson?pid=72724>**Francis George DAVEY**

Regimental number	26988
Religion	Church of England
Occupation	General packer
Address	19 Roy Street, Mt Lawley, Perth, Western Australia
Marital status	Married
Age at embarkation	40
Next of kin	Wife, Mrs M Davey, 19 Roy Street, Mt Lawley, Perth, Western Australia
Enlistment date	14 February 1916
Rank on enlistment	Gunner
Unit name	Field Artillery Brigade 10. Reinforcement 5
AWM Embarkation Roll number	13/37/3
Embarkation details	Unit embarked from Melbourne, Victoria, on board HMAT A15 <i>Port Sydney</i> on 7 September 1916
Rank from Nominal Roll	Private
Unit from Nominal Roll	6th Field Artillery Brigade
Fate	Returned to Australia 12 July 1919

City of Vincent Name the Lane

Lane 11 or 12 DAVEY

Landgate duplication and proximity tests:

https://www0.landgate.wa.gov.au/_data/assets/pdf_file/0005/9536/Road-Naming-Get-Right.pdf

WA Electoral Roll - duplication

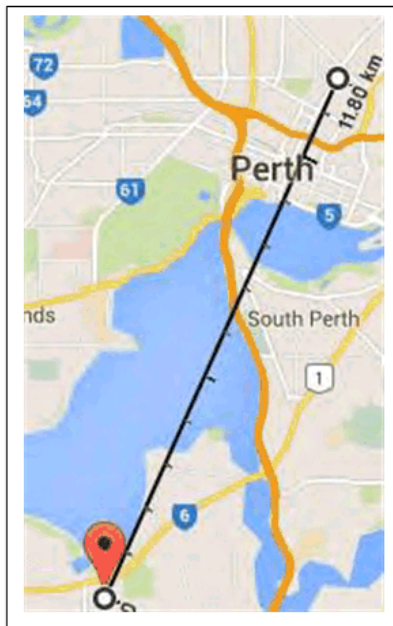
https://www.elections.wa.gov.au/sites/default/files/content/documents/List_of_Streets.pdf

129	DAVESIA MEWS, FERNDAL	CANNINGTON, SM
130	DAVEY CT, NICKOL	PILBARA, M&P
1	DAVEY CT, NORTHAM	CENTRAL WHEATBELT, A
2	DAVEY RD, EAST BALLIDU	CENTRAL WHEATBELT, A
3	DAVEY RD, MUNDIJONG	DARLING RANGE, EM
4	DAVEY ST, MANDURAH	MANDURAH, SW
84	DAVON ST, HAMILTON HILL	WILLAGEE, SM
85	DAVY RD, REDMOND WEST	ALBANY, SW
86	DAVY ST, ALFRED COVE	ALFRED COVE, SM
87	DAVY ST, BOORAGOON	ALFRED COVE, SM
88	DAVY ST, WEMBLEY DOWNS	CHURCHLANDS, NM
89	DAVYHURST DR, HANNANS	KALGOORLIE, M&P

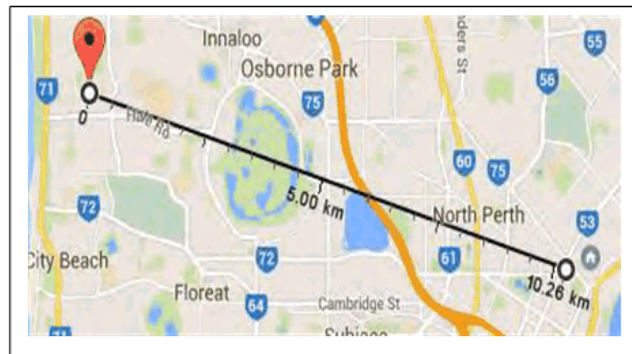
Google maps - proximity

www.google.com.au/maps

Davy St Alfred Cove 11.8 klm SOR



Davy St Wembley Downs 10.26 klm



City of Vincent Name the Lane

Lane 11 or 12 DAVEY

Summary

Name is not duplicated in City of Vincent

Name is not duplicated in adjoining locality (Mt Lawley, North Perth, Highgate)

Name is duplicated less than 6 times in metro area (Mandurah, Hamilton Hill, Alfred Cove/Booragoon, Wembley Downs)

Name is duplicated less than 3 times NOR (once); 3 times SOR (Mandurah, Hamilton Hill, Alfred Cove/Booragoon)

Duplicated less than 15 times within WA (9 times)

More than 10 klm from a road with the same (homonym) name (10.26 klm)

[http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/\\$file/GNCommittee.pdf](http://www0.landgate.wa.gov.au/docvault.nsf/web/PS_LD/$file/GNCommittee.pdf)

Please Note:

MLS did not use the *Locate* function on the Landgate website as suggested. The current version of *Locate* uses google maps. Google maps does not produce a complete list of all the streets, roads etc. when searching by forename only. The beta version of *Locate* using esri also appears to provide incomplete information.

Of all the data sources tested, the WA Electoral Roll appears to be the most complete. We therefore used WA Electoral Roll then google maps for confirmation.

City of Vincent Name the Lane

Lane 11 or 12 DAVEY

Long association with the area

Wise's Post Office Directories

http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories

The Daveys are associated with 19 Roy St and 317 Stirling St. Searches were undertaken under both Francis and Menah.

Year	Event	19 Roy St
1900		NR
1901		NR
1902		Davey, Francis G
-		
1905		Davey, Francis G
-		
1910		Davey, Francis G
-		
1915		Davey, Francis G
1916	Enlisted 14/2/16	Davey, Francis G
1917		Davey, Mrs M
1918		Davey, Mrs M
1919	Demobbed 12/7/19	Davey, Mrs M
1920		Davey, Mrs M
1921		Davey, Mrs M
1922		Davey, Mrs M
1923		Davey, Mrs M
1924		Davey, Mrs M
1925		Davey, Francis, carrier
1926		Davey, Francis, carrier
1927		Davey, Francis, carrier
1928		Davey, Francis, carrier
1929		Davey, Francis
1930		Davey, Francis
1931		Davey, Francis
1932		NR Davey, Francis
1933		NR Davey, Francis
1934		NR Davey, Francis
1935		Davey, Francis G 317 Stirling St Highgate Hill
1936		Davey, Francis G 317 Stirling St Highgate Hill
1937		Davey, Francis G 317 Stirling St Highgate Hill
1938		Davey, Francis G 317 Stirling St Highgate Hill
-		
1956	Francis dies 82yo	
-		
1966	Menah dies 92yo	

City of Vincent Name the Lane

Lane 11 or 12 DAVEY

Name the Lane DAVEY

Francis Davey served our country for 3 years, and was lucky enough to come home to his family without having experienced injury or significant illness. He was able to continue working in his trade as a carrier, which must have stood him in good stead as he lived until what was then an amazing old age of 82. Good health applied to his wife Menah too, as she lived until the even more amazing age of 92.

Naming Lane 11 or Lane 12 DAVEY would acknowledge both the contribution of Francis to the Great War, and the Davey family's near 30 year association with Roy St.

ATTACHMENT 3

SHORTLISTED ROAD NAMES

The shortlisted road names are included in **Table 1** below. All shortlisted names have been found to have met the *Policies and Standards* by Landgate or in the instance where an Aboriginal name is noted, by Landgate and the Department of Aboriginal Affairs.

Where applicable, the relevant clauses within the City's Policy No. 2.2.8 have been referenced.

At Landgate's request, the number of road names required has been reduced from twelve to nine to ensure continuous navigable roads are allocated one name. This reduction has not seen a reduction in the number of shortlisted road names.

Table 1. Shortlisted Road Names

Shortlisted Name	Submission/ Meaning	Findings in relation to City of Vincent Policy 2.2.8 & Comments
Road 1		
1. Arnold	refer Attachment 2 for detailed submission <i>Arnold's Pharmacy was established in the Alexander Buildings in 1910 and ran at least until 1949. It was named after the proprietor, Mr Albert Edward Arnold, and then his son Mr Maxwell Arnold.</i>	Extensive information provided with submission/application. Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8.
Arnold	<i>Albert E Arnold, a chemist, was listed from 1911 as trading at 645 Beaufort Street for many years and in 2010 that shop was still a chemist.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8.
2. Arnolds	refer 'Arnold' submission above	
3. Booma	<i>hit, strike, kill</i>	Limited information provided with submission/application. Not presented to the Whadjuk Working Party due to negative connotations. Submission does not satisfy 5.2.1 (a) & (c) of Policy 2.2.8
4. Boornoo	<i>tree, stick, wood</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. DAA Note: part of the road is lined with mature trees. Presented to the Whadjuk Working Party.
5. Danker	refer Attachment 2 for detailed submission <i>ANZAC Submission - Eric Leslie Danker was associated with 32 Grosvenor Rd and other local addresses.</i>	Extensive information provided with submission/application. Submission/application satisfies 5.2.1 (a) & (b) of Policy 2.2.8. City of Vincent Note: The Danker residence backed onto road 1 but the submission notes the family was associated with other local addresses.
6. Huey	<i>In recognition of Alfred Huey who ran Highgate Hill Supply Store at 411 Chatsworth Road from 1900 to 1911.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8.
7. Leighton	<i>After William Leighton, the well-known WA architect famous for</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8.

ATTACHMENT 3

	<i>his art deco transformation of the Astor Theatre in 1939.</i>	Landgate Note: use at the discretion of the City. Possible confusion with Lynton Street, Mount Hawthorn.
8. Lyceum	<i>After the original name of the Astor Theatre.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8.
9. Pianoman	<i>"Piano Man Lane" in memory and honour of John Gill who used to play ragtime piano in the Hay Street Mall died 15 April 2011 aged 57. John lived at 63 Alma Road, Mount Lawley.</i>	Submission/application satisfies 5.2.1 (a) & (b) of Policy 2.2.8. City of Vincent Note: Suited to road closer to John Gills 63 Alma Road address.

Road 2		
1. Baada	<i>salt water rushes (plant), sun rays</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Presented to the Whadjuk Working Party. Submission does not satisfy 5.2.1 (a) & (c) of Policy 2.2.8
2. Danker	<i>refer 'Danker' submission above</i>	Extensive information provided with submission/application. Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8. City of Vincent Note: The Danker residence backed onto road 1 but the submission notes the family was associated with other local addresses.
3. Italia	<i>Italia Lane (in honour of all of the Italians who live in Mount Lawley).</i>	Limited information provided with submission/application in relation to 5.2.1 (c) of Policy 2.2.8. Landgate Note: Use at the discretion of the City. Although the name is not duplicated, approving names such as Italia can set a precedence by honouring one person or group over another.
4. Loria	<i>Loria Lane (this was my grandmother's maiden name).</i>	Limited information provided with submission/application in relation to 5.2.1 (c) of Policy 2.2.8. Landgate Note: Use at the discretion of the City. Although the name is not duplicated, approving names such as Loria can set a precedence by honouring one person or group over another.
5. Ngaangka	<i>mother, sun</i>	Limited information provided with submission/application. Presented to the Whadjuk Working Party. Submission does not satisfy 5.2.1 (a) & (c) of Policy 2.2.8

Road 3		
1. Boodja	<i>ground, land, country</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. DAA Note: There are areas within the road where the 'earth', 'land' remains uncovered and the Aboriginal word for land would therefore suit the laneway. Presented to the Whadjuk Working Party.
2. Merifield	<i>refer Attachment 2 for detailed submission</i> <i>ANZAC Submission - William Thomas Merifield and his family were associated with 19 Grosvenor Rd and other local addresses.</i>	Extensive information provided with submission/application. Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8. Landgate Note: Due to Mansfield Lane being located approximately 3km away in West Leederville, this name would require an alternative road type i.e. Merifield Alley

ATTACHMENT 3

		City of Vincent Note: The Merifield residence backed onto road 3 but the submission notes the family was associated with other local addresses.
3. Tramway (Tramways)	<i>Tramways Lane After The Tramways Act of 1885 that allowed for construction of Perth's first tramway network, with the first trams servicing Vincent Street, Beaufort Street and Walcott Street.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Landgate Note: Preference is Tramway City of Vincent Note: Road 3 does not run parallel to the historic tram line along Beaufort Street. The name Tramway would be more appropriate to use for road 5 which runs parallel to Beaufort Street.

Road 4		
1. Huey	<i>refer 'Huey' submission above</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8.
2. Merifield	<i>refer 'Merifield' submission above</i>	Extensive information provided with submission/application. Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8. Landgate Note: Due to Mansfield Lane being located approximately 3km away in West Leederville, this name would require an alternative road type i.e. Merifield Alley. Road Type to be confirmed with Landgate. City of Vincent Note: The Merifield residence backed onto road 3 but the submission notes the family was associated with other local addresses.

Road 5		
1. Sacred	<i>Sacred Lane (noting the nearby Sacred Heart Church)</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Landgate Note: Appropriate near school or church
2. Tramway (Tram)	<i>Tram or Trolley or Tramways (Estate) Lane (for the past).</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Landgate Note: Preference is Tramway City of Vincent Note: Five road naming proposals relating to trams were submitted.
3. Tramway (Tramways)	<i>refer 'tramway' submission above</i>	Landgate Note: Preference is Tramway
4. Tramway (Trolley)	<i>refer 'tramway' submission above</i>	Landgate Note: Preference is Tramway

Road 6 (Previously 6 & 7)		
1. Sacred	<i>After the nearby Sacred Heart Church and Sacred Heart School.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.
2. Maran	<i>bread, vegetable, food</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8 DAA Note: The Aboriginal word for bread would suit this road due to its proximity to the bakery. Presented to the Whadjuk Working Party. City of Vincent Note: 'Maran' is noted to mean 'crayfish' in the Noongar dictionary by Rose Whitehurst.
3. Mereny	<i>bread, vegetable, food</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.

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		<p>Landgate Note: Preference for Road 6 is Mereny</p> <p>DAA Note: The Aboriginal word for bread would suit this road due to its proximity to the bakery.</p> <p>Presented to the Whadjuk Working Party.</p> <p>City of Vincent Note: 'Mereny' is noted as 'damper, food' in the Noongar dictionary by Rose Whitehurst.</p>
4. Mira	<i>throwing board (re) spear</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>Presented to the Whadjuk Working Party.</p> <p>Submission does not satisfy 5.2.1 (a) & (c) of Policy 2.2.8</p>

Road 7 (Previously 8)		
1. deCAMPO	<i>In honour of my late grandfather and late father whom established his business, de CAMPO'S BAKERY in CHERITON ST operating since 1954 till 1998.</i>	<p>Submission satisfies 5.2.1 (a), (b) & (c) of Policy 2.2.8.</p> <p>Landgate Note: Significant to the area. Suited to a road near to Cheriton Street</p> <p>City of Vincent Note: Name could be considered for alternative road near Cheriton Street.</p>
2. Gorian	<p>refer Attachment 2 for detailed submission</p> <p><i>"Gorian Lane" to acknowledge the memory of Mr. Zvonko (John) and Mrs. Miroslava (Slavica) Gorian (both deceased) who resided at 530 William Street for approximately fifty (50) years.</i></p>	<p>Extensive information provided with submission/application.</p> <p>Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8.</p> <p>Landgate Note: use at the discretion of the City.</p> <p>City of Vincent Note: Name could be considered for road adjacent 530 William Street.</p>
3. Kaadadjiny	<i>thinking, learning, understanding</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>DAA Note: The Aboriginal word for learning would suit the road given its connection with Hyde Park and the fact the park was historically associated with learning.</p> <p>Presented to the Whadjuk Working Party.</p>
4. Martyr	<p>refer Attachment 2 for detailed submission</p> <p><i>Martyr Lane in honour of the Martyr family who have been Highgate citizens for over 100 years.</i></p>	<p>Extensive information provided with submission/application.</p> <p>Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8.</p> <p>City of Vincent: Name could be considered for road near 17 Cavendish adjacent to family home.</p>
5. Yomtov	<p>refer Attachment 2 for detailed submission</p> <p><i>Yomtov Lane in memory of Sagitte Yomtov (1976-2013) a young anthropologist who lived at 28B Wasley Street, Mount Lawley.</i></p>	<p>Extensive information provided with submission/application.</p> <p>Submission satisfies 5.2.1 (a) & (b) of Policy 2.2.8.</p> <p>City of Vincent Note: Name could be considered for alternative road near 28B Wasley Street.</p>

Road 8 (Previously 9, 10, 11)		
1. Brothers	<i>After St Mark's International College (former) and Christian Brothers College now called Kingston International College at 131 Harold Street (formerly 369-373 Stirling Street).</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>Landgate Note: the use of this name is at the discretion of the City. The application of this name may open the City up to possible criticism due to sensitivities.</p>

ATTACHMENT 3

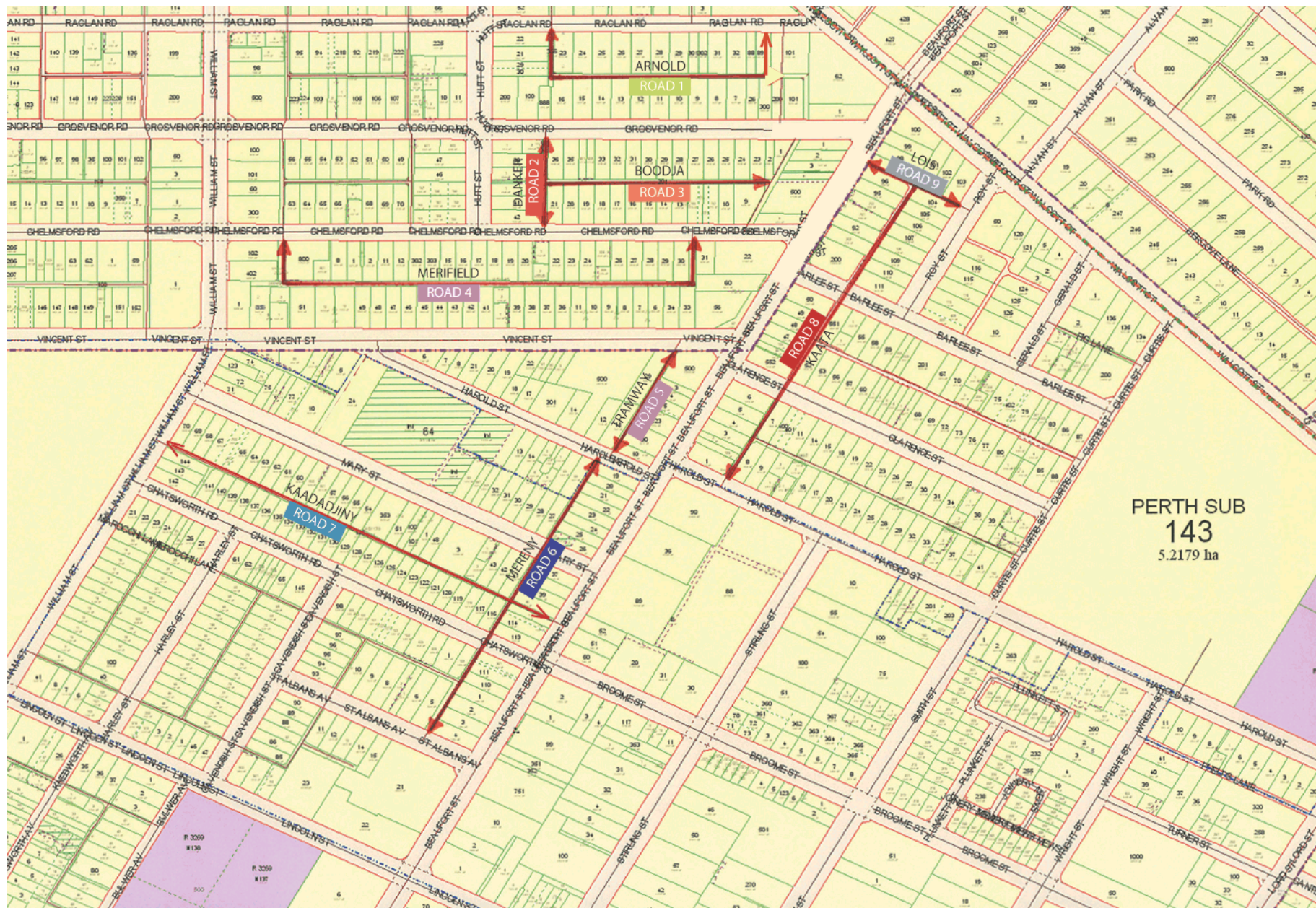
2. Manang	<i>pool of water</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>Presented to the Whadjuk Working Party.</p> <p>Submission does not satisfy 5.2.1 (a) & (c) of Policy 2.2.8</p> <p>City of Vincent Note: Name could be considered for alternative road near or with a connection to water.</p>
3. Mangatj	<i>banksia tree</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>DAA Note: The Aboriginal word for Banksia tree would suit the laneway given there is a Banksia located at the northern end of the laneway.</p> <p>Presented to the Whadjuk Working Party.</p>
4. Woodley	<i>Woodley Park Estate, also referred to as the Highgate Hill.</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p>
5. Citadel	<i>After the Salvation Army Citadel (former) 69 Barlee Street Constructed in 1919.</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p>
6. Ngaalak	<i>we dance, our dance</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>Presented to the Whadjuk Working Party.</p> <p>Landgate Note: Uncertain of the origin. The word Ngaalak is used in several websites and appears to be a celebratory and or welcoming word.</p> <p>City of Vincent Note: This name was proposed by the DAA in response to a submission which noted the road should be called Karla Mia 'Meeting Place' given the roads proximity to the car park where community activity happens.</p> <p>Ngaalak is noted as 'we', 'us' on the South West Aboriginal Land and Sea Council website.</p>
7. Yaalor	<i>we dance, our dance – name for the dance in Perth</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>Presented to the Whadjuk Working Party.</p> <p>City of Vincent Note: This name was proposed by the DAA in response to a submission which noted the road should be called Karla Mia 'Meeting Place' given the roads proximity to the car park where community activity happens.</p> <p>Uncertain of the origin. Reference to the word Yaalor has not been found.</p> <p>Propose name be considered for alternative road near or with a connection or story relating to dance if reference to the word can be found.</p>
8. Kaata	<i>highest point of something, head, hill</i>	<p>Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.</p> <p>Landgate Note: Preference for Lane 8 is Kaata</p> <p>DAA Note: This laneway leads to the highest point of the hill and the Aboriginal word for hill would suit this laneway.</p> <p>Presented to the Whadjuk Working Party.</p>

ATTACHMENT 3

Road 9 (Previously 12)		
1. Crooks	<i>Crooks, William. owner 1932 Star Garage (later Planet Video) ("Early Business of Vincent: a local history"</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8.
2. Djinda	<i>Stars at night – laneway's proximity to Planet Video/Books – a Beaufort Street institution</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Presented to the Whadjuk Working Party. City of Vincent Note: Name could be considered for a more appropriate location with a connection or story relating to the stars.
Djinda	<i>star</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Presented to the Whadjuk Working Party. City of Vincent Note: Name could be considered for a more appropriate location with a connection or story relating to the stars.
3. Lantern	<i>The Astor Theatre is close and it was designed for a mixture of vaudeville and lantern slide shows. So the Lane should be called 'Lantern Lane' to go back to its original design.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Landgate Note: Use at the discretion of the City.
4. Lois	<i>Lois Lane (for the comic book). Being just one of many of Planet's devotees, I feel the most strongly about the last one.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8. Landgate Note: Use at the discretion of the City.
Lois	<i>Laneway 12 (Located adjacent to the Planet Video building (former) at 644-648 Beaufort Street) has been known as Lois Lane for quite a few years now and it is actually very well known as Lois Lane and the community do know where this is, it would be a shame for it to be changed so I would like to propose that Lois Lane be adopted formally.</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (b) of Policy 2.2.8. Landgate Note: Use at the discretion of the City City of Vincent Note: Planet was the most popular name proposed for this road with six submissions in recognition of the longstanding business Planet Video. Lois is therefore recommended due to its association with Planet Video and its existing links with the area and local community.
5. Yedi	<i>song</i>	Limited information provided with submission/application in relation to 5.2.1 (a) & (c) of Policy 2.2.8. Presented to the Whadjuk Working Party. Submission does not satisfy 5.2.1 (a) & (c) of Policy 2.2.8. City of Vincent Note: Name could be considered for alternative road with a connection or story relating to song.
Total: 45 Shortlisted Road Names		

ATTACHMENT 4

Road Name Recommendations					
Road 1 Recommendation	Arnold	Road 4 Recommendation	Merifield	Road 7 Recommendation	Kaadadjiny
<p>Road 1 is proposed to be named Arnold in recognition of Arnold's Pharmacy and the Arnold family's longstanding links to the area and local community.</p> <p>Arnold's Pharmacy was a historic Mount Lawley business, established in the Alexander (previously Broadway) Building at 645 Beaufort Street in 1910. Arnold's was the first pharmacy in Mount Lawley and was named after the proprietor, Mr Albert Edward Arnold, and then his son Mr Maxwell Arnold who operated the pharmacy until the 1980's.</p>		<p>Road 4 is proposed to be named Merifield in recognition of William Merifield's service to the country and the Merifield family's long standing links to the area and local community.</p> <p>William Merifield enlisted from his parent's home at 19 Grosvenor Road Mount Lawley in June 1915 at the age of 19. He served as a private in the 28th Battalion of Infantry of the Australian Imperial Force. In 1918 he was wounded but recovered from his injuries and returned to live in Mount Lawley in 1919.</p>		<p>Road 7 is proposed to be named Kaadadjiny to promote Aboriginal language and in recognition of the roads connection with Hyde Park and Hyde Park's longstanding association with learning.</p> <p>Kaadadjiny is the Noongar word meaning thinking or learning or understanding.</p>	
Road 2 Recommendation	Danker	Road 5 Recommendation	Tramway	Road 8 Recommendation	Kaata
<p>Road 2 is proposed to be named Danker in recognition of Eric Leslie Salisbury Danker's, service to the country and the Danker family's long standing links to the area and local community.</p> <p>Eric Danker enlisted from his parent's home at 32 Grosvenor Road Mount Lawley in May 1915 at the age of 22. He served in the Australian Army Medical Corps, 2nd Field Ambulance, in France, rising to the rank of Staff Sergeant before he was killed in action on 17 April 1918 at the age of 25.</p>		<p>Road 5 is proposed to be named Tramway in recognition of Perth's first tramway network which serviced Beaufort Street.</p>		<p>Road 8 is proposed to be named Kaata to promote Aboriginal language and describe the roads physical location at the top of the hill.</p> <p>Kaata is the Noongar word meaning highest point of something or head or hill.</p>	
Road 3 Recommendation	Boodja	Road 6 Recommendation	Mereny	Lane 9 Recommendation	Lois
<p>Road 3 is proposed be named Boodja to promote Aboriginal Language and in recognition of the roads connection with the ground or land. Unlike the other roads, there is vegetation sprouting from the ground in Road 3 and Boodja is the Noongar word meaning ground or land or country.</p>		<p>Road 6 is proposed to be named Mereny to promote Aboriginal language and in recognition of the roads connection to the bakery at 507 Beaufort Street.</p> <p>Mereny is the Noongar word meaning bread or food.</p>		<p>Road 9 is proposed to be named Lois in recognition of the roads connection with the past business, Planet Video. Planet Video was a Beaufort Street institute for over 20 years and this name is proposed to celebrate the areas more recent history.</p>	



9.6	AMENDMENT TO POLICY NO. 2.2.8 - LANEWAYS AND RIGHTS OF WAY
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TRIM Ref: D19/3173

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Attachments:

1. Attachment 1 - Analysis of Part 5 of Policy No. 2.2.8 [↓](#) 
2. Attachment 2 - Amended Policy No. 2.2.8 - Laneways and Rights of Way [↓](#) 
3. Attachment 3 - Road Naming Procedure [↓](#) 

RECOMMENDATION:

That Council:

1. **NOTES** that, in accordance with Section 26 of the *Land Administration Act 1997*, Landgate, on behalf of the Minister for Lands, is responsible for the naming of roads and laneways in Western Australia, and Landgate's document '*Policies and Standards for Geographical Naming in Western Australia*' governs road and laneway naming;
2. **AMENDS** Policy No. 2.2.8 – Laneways and Rights of Way to remove Part 5, as included as Attachment 2, to enable the naming of roads and laneways within the City of Vincent to be administered in accordance with Landgate's document '*Policies and Standards for Geographical Naming in Western Australia*';
3. **ENDORSES** the 'Road Naming Criteria' as included in the City's Administrative Procedure 'Road Naming Procedure' to guide future recommendations on road naming from the City's Administration to Landgate; and
4. **NOTES** that the City's 'Road Naming Procedure', included as Attachment 3, aligns with Landgate's document '*Policies and Standards for Geographical Naming in Western Australia*', and will guide Administration's future naming of roads and laneways within the City.

PURPOSE OF REPORT:

To consider amending Policy No. 2.2.8 to align the City's approach to road naming with Landgate's *Policies and Standards for Geographical Naming in Western Australia* (Landgate's Policies and Standards).

BACKGROUND:

In 2015, the City commenced a project to name a number of unnamed roads in Mount Lawley and Highgate, in consultation with the local community. Throughout this project, it was evident that Part 5 of Council's Policy No. 2.2.8 – Laneways and Rights of Way (Policy No. 2.2.8) was inconsistent with Landgate's approach to naming roads. On 1 May 2018, Council adopted Volume 1: Vincent Town Centre Place Plans which identified a requirement to review Part 5 of Policy No. 2.2.8.

DETAILS:

As part of the Name the Lanes project, the City undertook a review of the applicable naming requirements. The review found that:

- The majority of Part 5 of Policy No. 2.2.8 is redundant as it is already covered by Landgate's Policies and Standards;
- There are inconsistencies with Landgate's Policies and Standards with regards to transparency and consultation with surrounding residents and Aboriginal groups;
- There are inconsistencies with the *Local Government Act 1995* with regards to Absolute Majority decisions; and

- It contains unnecessary provision relating to notifications, installation of nameplates, and recording historic information, which are administrative in nature and not required in a Council Policy.

A full analysis of each existing clause in Part 5 of Policy No. 2.2.8 is included as **Attachment 1**.

To address the policy inconsistencies and duplications, Policy No. 2.2.8 is proposed to be amended to remove Part 5 in its entirety. This is illustrated in the amended Policy No. 2.2.8 at **Attachment 2**.

To guide the future naming of roads and laneways, Administration has drafted an Administrative Procedure, which aligns with Landgate's Policies and Standards. The Procedure sets out Landgate's requirements in a succinct, legible format and includes a set of Road Naming Criteria to guide Administration's road name recommendations to Landgate. The Road Naming Criteria is based on the criteria outlined in Policy No. 2.2.8 but refined to align with Landgate's Policies and Standards. This criteria provides guidance around the City's expectations for road names, aligns with Landgate's requirements and will be used to assess future naming applications in conjunction with Landgate's Policies and Standards. A full copy of the Road Naming Procedure is included as **Attachment 3**.

CONSULTATION/ADVERTISING:

The City's Policy No. 4.1.1 – Adoption and Review of Policies does not require public consultation where an amendment is administrative in nature. Landgate's Policies and Standards override the requirements in Part 5 of Policy No. 2.2.8 so removing these requirements is considered an administrative amendment and does not require consultation.

LEGAL/POLICY:

- *Land Administration Act 1997;*
- *Local Government Act 1995;*
- Policies and Standards for Geographical Naming in Western Australia (Landgate); and
- Policy No. 4.1.1 – Adoption and Review of Policies.

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed recommendations present a low risk to the City.

STRATEGIC IMPLICATIONS:

This matter is in keeping with 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*
- *Our many cultures are celebrated*
- *We recognise, engage and partner with the Whadjuk Noongar people and culture"*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The proposed Road Naming Criteria will ensure that Administration selects appropriate names and the proposed Road Naming Procedure would set out the process as required by Landgate's Policies and Standards. This process will be followed for the 18 road name applications the City has received but not yet progressed.

It is intended that a full review of the Policy will be undertaken as part of the preparation of a Right of Way Hierarchy Study/Strategy, as required by item 2.4 of the 2018/19 Corporate Business Plan.

POLICY INCONSISTENCIES AND DUPLICATIONS**Section 5 of Council Policy 2.2.8 Laneways & Rights of Way (Policy 2.2.8)****&****Landgate's Policies & Standards for Geographic Naming in Western Australia (Landgate's Policies and Standards)**

1. Clause 5.1 in Policy 2.2.8 sets out the instances in which the City may consider naming a Right of Way (ROW). The requirement for the City to name a ROW is covered under Section 2 of Landgate's Policies and Standards which requires all roads to be named.
2. Clause 5.2 in Policy 2.2.8 sets out specific criteria for assigning names to ROW's. These requirements are included in the specific naming requirements in Section 1, Clause 1.4.2 and Section 2 of Landgate's Policies and Standards.
3. Clause 5.2 in Policy 2.2.8 outlines the information required to be submitted along with a name submission including historical information and the link to the local community. Section 2 of Landgate's Policy includes the required information to be included with a naming submission.
4. Clause 5.2 in Policy 2.2.8 sets out that the City is required to write to affected residents within a 250m radius of the ROW explaining that an application to name the ROW has been received and inviting further names to be provided for a period of 21 days without disclosing the original naming submission. This process does not provide for a transparent approach as the initial naming proposal is not advertised during consultation.
5. Section 5 of Policy 2.2.8 does not recognise that consultation may be required with Aboriginal groups in relation to Aboriginal names and the consultation approach is not consistent with Landgate's Policies and Standards. Section 1.8, 9 and Appendix 1A of Landgate's Policies and Standards requires the City to invite naming submissions in the first instance, and then consult with affected residents, ratepayers, businesses and community groups on the recommended name for a period of 30 days. Section 7 of Landgate's Policies and Standards also requires consultation with the relevant Aboriginal communities.
6. Clause 5.3 in Policy 2.2.8 sets out how the naming submissions will be assessed by Administration. These requirements are procedural in nature and are not required to be set out in a Council policy.
7. Clause 5.3 in Policy 2.2.8 sets out the method by which Council must determine a ROW naming submission and sets out that the decision is required to be made by an Absolute Majority. An Absolute Majority decision is not required under the *Local Government Act 1995*.
8. Clause 5.3 in Policy 2.2.8 does not recognise that Landgate is the determining authority for road naming and that the City's role is to provide a recommendation to Landgate rather than to determine the name itself. The naming process in Policy 2.2.8 is not consistent with the process in Landgate's Policies and Standards as Policy 2.2.8 requires consultation with the Geographic Names Committee prior to determining the name, where Landgate's Policies and Standards require the City to undertake an assessment of names and make a recommendation to Landgate once this assessment and consultation has been undertaken.
9. Clause 5.4 in Policy 2.2.8 sets out the actions required once a ROW name is approved by Council. This includes the City advising relevant parties of Council's decision, manufacturing and installing nameplates, and recording historic information in the City's local history collection. These are administrative procedures and guidance is not required in a Council Policy.



CITY OF VINCENT

POLICY NO. 2.2.8

LANEWAYS AND RIGHTS OF WAY

(Last Adopted at the Ordinary Meeting of Council held
on ~~9 April 2013~~ 5 February 2018)

POLICY NO: 2.2.8**LANEWAYS AND RIGHTS OF WAY****Index**

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LANEWAYS AND LANEWAY/RIGHTS OF WAY

OBJECTIVES

To:

- Establish a procedure for the City and property owners to contribute towards the cost of upgrading private Laneway/Rights of Way (Laneway/Rights of Way) in accordance with Section 3.1 of the Local Government Act; and
- Ensure that Laneway/Rights of Way are acquired, paved and drained in accordance with the Council's programme on the Acquisition and Upgrade of Laneway/Rights of Way.
- Define the City's attitude, requirements and conditions with regard to the closure, part closure and amalgamation of Laneway/Rights of Way (Laneway/Rights of Way) into adjoining land.
- Define the City's attitude, requirements and conditions with regard to the dedication of private Laneway/Laneway/Rights of Way (Laneway/Rights of Way) as Public Access Roads.
- Determine minimum standards of construction for private Laneway/Rights of Way (Laneway/Rights of Way) prior to their dedication as Public Access Roads.
- Define the City's attitude, requirements and conditions with regard to the installation of bollards within Laneway/Rights of Way (Laneway/Rights of Way).

Note: This policy should be read in conjunction with Planning Policy 3.2.6, Vehicular Access and Planning Policy 3.4.6, Vehicle Access to Dwellings via a Laneway/Rights of Way.

POLICY STATEMENT

1. Maintenance

- 1.1 All privately owned Laneways/Rights of Way shall be maintained by the land owner, or in the absence of the land owner, by the adjacent property owner/s who have a legal right of access over the Laneway/Rights of Way.
- 1.2 All Laneways/Rights of Way owned by, or under the care, control and management of the City, will be maintained by the City.

2. Development of Lanesways/Rights of Way

A Developer, owner or group of owners may develop a Laneway/Rights of Way or section of a Laneway/Rights of Way adjacent to their property subject to:

- 2.1 Written Prior approval being granted by the City.
- 2.2 Conformity with City's Lanesways/Rights of Way Upgrading Specification.
- 2.3 All works to be undertaken under the City's supervision and direction.
- 2.4 The Lanesways/Rights of Way upgrade extending from the lot to the nearest dedicated road.

3. Acquisition and Upgrade Program

The City will acquire and upgrade a private Laneway/Rights of Way in accordance with its adopted Lanesways/Rights of Way Acquisition and Upgrade Program whereby each private Laneway/Rights of Way has been assessed, given a score and prioritized for acquisition and upgrade in accordance with the following Assessment Table approved by the Council at its Ordinary Meeting held on 27 February 2001, namely:

Usage	Condition	Surface	Drainage	Floods	Retaining required	Fences
Heavy 12	Good 0	Paved 0	Existing 0	Yes 20	Yes 1	Good 4
Medium 8	Fair 5	Firm Surface 4	Easy 6	No 0	No 0	Fair 2
Low 4	Impassable 10	Sand 8	Medium 5			Poor 0
None 0			Difficult 4			

- 3.1 Prone to flooding – alleviating flooding issues in the Laneway/Rights of Way.
- 3.2 Usage – significant/regular use of the Laneway/Rights of Way.
- 3.3 Condition/Surface – ease of providing vehicle access in the Laneway/Rights of Way
- 3.4 Geometry – ease of access.
- 3.5 Retaining required – complexity of construction/retain property access.

4. Lanesways/Rights of Way Upgrading Standard

- 4.1 Where a private developer has been granted approval to upgrade a Laneway/Rights of Way, the Laneway/Rights of Way shall to be upgraded to the City's Lanesways/Rights of Way upgrade Specification and be carried out under the City's Supervision.
- 4.2 Future lighting of a Laneway/Rights of Way may be considered where a property has its only frontage onto the Lanesways/Rights of Way, subject to the Laneway/Rights of Way being 5 metres or greater in width. Future lighting will not be considered where the property has an alternative frontage or side boundary onto an existing dedicated road, strata title, multi units, or battle-axe properties.
- 4.3 The minimum manoeuvring width of 6 metres shall be provided at all vehicle accesses from the Laneway/Rights of Way to private property. Where the Laneway/Rights of Way is 5 metres wide, the access shall be set back 1 metre. Where the Lanesways/Rights of Way is 3 metres wide, the access shall be set back 3 metres. These dimensions shall be relevant to accesses on both sides of the Laneway/Rights of Way. The setback shall remain in the ownership of the private property. The setback is to be constructed in accordance with the City's standard crossover specification.
- 4.4 Land transfer and corner truncations for sight distance and vehicle manoeuvring to be subject to the relevant Council Policies.

4.5 Property Access

Boundary levels between the Laneway/Rights of Way and the property are to be set by City prior to development approval.

5 Dedication

The Council may make a request to the Minister for Land to dedicate “land” as a public road, having regard for Section 56 of the Land Administration Act 1997 (Refer to attached Guidelines and Policy Procedure Clause3).

6. Obstruction

The Council may close a Laneway/Rights of Way to vehicles in accordance with Section 3.1 and 3.5 of the Local Government Act (LGA) 1995 (Refer to attached Guidelines and Policy Procedure Clause 4).

~~7. Naming~~

~~The Council may approve the naming of a Laneway/Rights of Way following the receipt of an ‘in-principle’ approval of a particular name from Landgate’s Geographic Names Committee. (Refer to attached Guidelines and Policy Procedure Clause 5).~~

7.8. Community Consultation

Prior to proceeding with the construction of a Laneway/Rights of Way, the adjacent residents are to be notified as specified in the City’s Community Consultation Policy.

8.9. Significant Trees

Requests to retain any significant tree in a Laneway/Rights of Way may be approved subject to:

8.9.1 The tree being assessed as safe and in good health by the City.

8.9.2 The nominated tree be adjacent to the property owners fence who is requesting that the tree be retained.

8.9.3 The subject tree will not create an obstruction to traffic in the Laneway/Rights of Way.

8.9.4 All other vegetation in the Laneway/Rights of Way is to be removed.

8.9.5 The retained tree shall not restrict turning movement for property access to the Laneway/Rights of Way or to adjacent or opposite properties. The minimum reversing width required shall be 6 metres.

8.9.6 Any tree or vegetation be retained only on the proviso that the applicant is prepared to maintain the vegetation to an acceptable and safe standard to the satisfaction of the Director Technical Services.

8.9.7 The City reserves the right to remove any vegetation which is not maintained or in the opinion of the Director Technical Services is unsafe, dangerous or causes a hazard.

This Policy is to be read in conjunction with the following Guidelines and Policy Procedures.

Date Adopted:	22 September 1997, 14 April 1998, 24 August, 1998, 12 October 1998
Date Amended:	11 October 1999, 8 & 22 August 2000, 28 February 2012, 26 June 2012, 9 April 2013
Date Reviewed:	26 August 2003, 13 May 2008, 28 February 2012, 9 April 2013
Date of Next Review:	February 2018

GUIDELINES AND POLICY PROCEDURES FOR LANEWAYS AND RIGHTS OF WAY POLICY NO. 2.2.8

1. Paving and Draining

That in the case of dealing with written requests from the City's residents offering to contribute to the cost of upgrading private Laneway/Rights of Way, the following procedure is to be followed:

- 1.1 Upon a written request to upgrade a private Laneway/Rights of Way being received, the Executive Manager Technical Services will investigate the request to determine whether the private Laneway/Rights of Way is suitable for upgrading and a detailed estimate of the cost to upgrade the Laneway/Rights of Way to a sealed and drained standard will be determined.
- 1.2 All adjoining property owners are to be advised in writing, that a request to upgrade the private Laneway/Rights of Way has been received and advised of the Council's policy.
- 1.3 Subject to clause (v), the City will contribute up to $\frac{1}{3}$ of the overall cost to upgrade the Laneway/Rights of Way to a sealed and drained standard in accordance with the City's Laneway/Rights of Way Specification.
- 1.4 Subject to clause (v), all adjoining property owners must contribute equally a total of $\frac{2}{3}$ of the overall costs to upgrade the private Laneway/Rights of Way.
- 1.5 Where an adjoining property owner is an eligible pensioner under the Rates and Charges (Rebates and Deferrals) Act, a concession of up to 50% of the required contribution will be granted in accordance with the percentage rebate entitlement that owner has for rates.
- 1.6 All adjoining property owners will be given twenty-one (21) days to sign a declaration stating that they are prepared to contribute the amount specified towards the upgrade of the Laneway/Rights of Way.
- 1.7 If all adjoining property owners sign the declaration agreeing to meet their share of the costs to upgrade the Laneway/Rights of Way, they will be requested to make payment within 30 days of notification that the Laneway/Rights of Way upgrade will take place.
- 1.8 In the case of eligible pensioners, their rebated contribution can be made over (90) days on written application.
- 1.9 An owner unable to pay within 30 days may be granted an extension to pay over 90 days on written application.
- 1.10 Requests for the upgrade of private Laneway/Rights of Way will be prioritised from the date the application is received.
- 1.11 All Laneway/Rights of Way upgrading works will be carried out by the City's workforce unless authorised by the Chief Executive Officer or nominee.

All other Laneway/Rights of Way will be dealt with in accordance with the Council's adopted program for the Upgrade of Laneway/Rights of Way.

Developers required to upgrade a portion of a Laneway/Rights of Way as a condition of development approval will NOT be eligible for a Laneway/Rights of Way subsidy as outlined in this policy.

2. Closure Part Closure and Amalgamation

Having regard for Section 52 of the Land Administration Act (LAA) 1997, a local government may request acquisition, as CLaneway/Rights of Wayn Land of certain land no longer required.

The local government can request the Minister for Lands to acquire the *private* Laneway/Rights of Way as Laneway/Rights of Wayn land. Having regard for Section 58 of the Land Administration Act 1997 a local government may make a request to the Minister for Lands to close a *public* road.

A Laneway/Rights of Way, which has been dedicated for public use, is classified as a public road.

2.1 The applicant must submit a non-refundable application fee of \$100.

Note: The process will not proceed further until the application fee has been received.

2.2 The Laneway/Rights of Way is to be inspected and the issues of that particular Laneway/Rights of Way are recorded on a data sheet, which summarises details of the Laneway/Rights of Way, including ownership status.

2.3 If the Laneway/Rights of Way is a dedicated public road, the process will proceed in accordance with Section 58 of the Land Administration Act 1997, which addresses closure of roads.

2.4 If the Laneway/Rights of Way is privately owned, the process will proceed in accordance with Section 52 of the Land Administration Act 1997, whereby local government may request acquisition as CLaneway/Rights of Wayn land of any private road no longer required.

2.5 In both cases stated in clauses 2.3 and 2.4, a list detailing names and addresses of all people who would be affected by the closure and a plan indicating the location of the Laneway/Rights of Way proposed for closure is to be prepared.

2.6 The Executive Manager Technical Services or his nominated representative in liaison with the Manager Planning and Building Services is to investigate the proposal for closure in terms of existing access, future development potential etc. This will affect the value the Department of Land Administration (DOLA) places on the land if the closure is warranted.

2.7 Upon the commencement of the closure process, a letter, a sketch plan indicating how the land is to be amalgamated into the adjoining properties, and brief outline of the proposal is to be sent to DOLA requesting a valuation based on the information supplied.

- 2.8 Standard letters are to be sent to potentially affected owners and occupiers and all suppliers of public utility services in the vicinity are to be notified, giving details of the proposal and inviting them to submit comments on the proposed closure.
- (a) The submission period for a Private Laneway/Rights of Way is 30 days (Section 52 LAA).
- (b) The submission period for a Public Road is 35 days (Section 58 LAA).
- 2.9 Once the submission period has closed, a report is to be presented to Council detailing all the submissions received both for and against the proposal.
- 2.10 The closure will not proceed without the consent of all adjoining property owners who have an implied or expressed right of access through the Laneway/Rights of Way.
- 2.11 If the Council resolves NOT TO PROCEED with the closure, all affected persons will be advised accordingly.
- 2.12 If the Council resolves TO PROCEED with the closure, a request is to be made to the Minister for Lands, accompanied by the sketch plan indicating how the land is to be amalgamated into adjoining properties, a copy of the Council Report, and copies of all submissions received.
- 2.13 If the Minister for Lands concurs with the decision of the Council, DOLA will dispose of the land accordingly and Council would have no further involvement in the process.

3. Dedication

Having regard for Section 56 of the LAA 1997, a local government may make a request to the Minister for Lands to dedicate 'land' as a Public Road

- 3.1 The applicant is required to submit a non-refundable application fee of \$100.
- Note: The process will not proceed further until this fee has been paid.
- 3.2 The Laneway/Rights of Way is to be inspected and the issues of that particular Laneway/Rights of Way are recorded on a data sheet, which summarises details of the Laneway/Rights of Way, including ownership status.
- 3.3 The preferred width for a Laneway/Rights of Way proposed for dedication is a minimum of 6 metres. However, in certain cases approval may be granted to dedicate a Laneway/Rights of Way which is less than 6 metres wide. It should be noted that the minimum allowable width for a Laneway/Rights of Way proposed to be dedicated under this clause is 5 metres. All existing and future garages perpendicular to the Laneway/Rights of Way are to be set back at least one (1) metre from the property boundary to achieve the required manoeuvring space. Therefore, in some cases dedication of a Laneway/Rights of Way which is less than 6 metres wide but not less than 5 metres wide will be permitted.
- 3.4 If lighting is not already in place in the Laneway/Rights of Way this must be installed prior to dedication, at the expense of the applicant.

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- 3.5 If 3.3 and 3.4 above have been satisfied, the dedication of the Laneway/Rights of Way can proceed under Section 52 of the LAA 1997.
- 3.6 An initial report is to be prepared and presented to Council, to commence the dedication process.
- 3.7 Upon Council resolving to commence the dedication process, the owner of the right of way or in the owners' absence the applicant will be required to make payment of the sum covering the cost of bringing the private Laneway/Rights of Way to the standard of a Public Road. The applicant will be required to lodge either a bond or a bank guarantee for the full upgrade cost including street lighting and the following conditions would be applicable:
- (i) The Laneway/Rights of Way must be no less than 5 metres wide, and be paved and drained in accordance with Council's Laneway/Rights of Way Upgrading specifications.
 - (ii) All public utility services must be provided (where required).
 - (iii) Street Lighting must be provided as per Council policy No. 2.2.9 and Australian Standards 1158.
 - (iv) 20kph signage as approved by MRWA must be installed.
 - (v) Street nameplates, and posts if applicable, must be in accordance with Council's Standard Street Name Plate Specification.
- 3.8 Standard letters are to be sent to the Department for Planning and Infrastructure (DPI), all affected property owners and all suppliers of public utility services, giving them details of the proposal and inviting them to submit comments on the proposed closure and dedication. The submission period is 30 days.
- 3.9 Once the submission period has closed, a second report is to be presented to Council detailing all the submissions received both for and against the proposal.
- 3.10 If the Council resolves NOT TO PROCEED with the dedication of the Laneway/Rights of Way, all affected persons will be advised accordingly and the applicant will be refunded their deposit.
- 3.11 If the Council resolves TO PROCEED with the dedication, a request is made to the Minister for Lands, accompanied by the sketch plan to describe the dimensions of the proposed road. The request should also include a copy of the report to Council and copies of all submissions received.
- 3.12 If the Minister for Lands concurs with the decision of Council, the Minister will by order grant the request.

Note: If the private Laneway/Rights of Way is dedicated the holder of the freehold in that land is not entitled to compensation as a result of that dedication.

- 3.13 Once the Laneway/Rights of Way has been dedicated all works relating to the dedicated Laneway/Rights of Way including upgrading, lighting etc, can be finalised.

4. Obstruction

Having regard for Section 3.50 of the Local Government Act (LGA) 1995, closing certain thoroughfares to vehicles and Section 3.1 of the LGA where *“the general function of a local Government is to provide for the good government of persons in its district”*, when an application to obstruct a Laneway/Rights of Way for the purpose of prohibiting vehicular traffic is received, the following procedure is to be followed.

- 4.1 The applicant is required to submit a refundable bond of \$200 and a non-refundable application fee of \$100.

Note: The process will **not** proceed further until these monies have been received.

- 4.2 The Laneway/Rights of Way is to be inspected and the issues of the particular Laneway/Rights of Way are recorded on a data sheet, which summarizes details of the laneway, including status.

- 4.3 If the Laneway/Rights of Way is a dedicated street, the process will be in accordance with Section 3.50 of the LGA, closing certain thoroughfares to vehicles.

- 4.4 If the Laneway/Rights of Way is privately owned, the process will be in accordance with Section 3.1 of the LGA, which states that *“the general function of a Local Government is to provide good government of persons in its district”*.

- 4.5 If the Executive Manager Technical Services considers that the obstruction is warranted, standard letters are to be sent to affected owners and occupiers, giving them details of the proposal and inviting submissions (21 days) on the proposed obstruction.

- 4.6 Once the submission period has ended, a report is to be presented to Council detailing all the submissions received both for and against the proposal.

- 4.7 The Council should duly consider ALL submissions/objections and, unless there are extenuating circumstances, the obstruction will not proceed without the agreement of all adjacent property owners with an implied or expressed right of access through the Laneway/Rights of Way.

- 4.8 If the Council resolves NOT TO PROCEED with the obstruction, all affected persons will be advised accordingly and the \$200 bond will be refunded to the applicant.

- 4.9 If the Council resolves TO PROCEED with the obstruction, all affected persons will be advised accordingly that the bollards will be installed within a two-week period. The \$200 bond will be used to fund the installation of the bollards.

~~5. Naming of Rights of Way and Lanesways~~

~~For the purpose of this Policy, a Rights of Way also includes a Lanesway. The term "Rights of Way" and "Lanesway" shall have the same meaning as prescribed in the Geographic Names Committee Principles, Guidelines and Procedures.~~

~~Having regard for the requirements of Landgate's Geographic Names Committee Policies and Standards for Geographical naming in Western Australia, a local government may approve the naming of a right of way (ROW) following the receipt of an 'in principle' approval of a particular name from this Committee.~~

~~5.1 Council May Assign a Name to a ROW~~

~~The Council will only consider applying a 'suitable' name to a ROW that has been previously upgraded to the required standard~~

~~5.1.1 where it is deemed necessary for operational and/or safety reasons; or~~

~~5.1.2 as a pre-requisite to dedication of the ROW as a Public Street; or~~

~~5.1.3 when requested by a Statutory or Service Authority; or~~

~~5.1.4 where Australia Post has agreed to deliver mail to one or more properties adjoining the ROW.~~

~~5.2 Criteria for Assigning Names to ROW's~~

~~5.2.1 The Council will consider all applications to name a ROW on a case by case basis and each application will be assessed and determined on its merit.~~

~~5.2.2 All proposals to name a ROW must be based on strong community recognition and support of the proposed name.~~

~~5.2.3 All naming recommendations supported by the Council must be consistent with the Geographic Names Committee's Policies and Standards for Geographical naming in Western Australia, and their final approval.~~

~~5.2.4 Where the Council wishes to name a ROW using a personal name, it should;~~

- ~~• Only be applied posthumously and not after a living person, unless there are exceptional and/or special circumstances;~~
- ~~• Only use names which are easy to pronounce, spell and write; and~~
- ~~• Preferably only use names which are concise and short.~~
- ~~• Only be applied where it is demonstrated that the person(s) has made a significant contribution to the local community.~~

5.2 — Application

5.2.1 — Once an application for the naming of a ROW is received in writing to by the City, the affected residents within a 250 metre radius, of the ROW shall be given period of twenty-one (21) days to put forward a suitable name and provide the following:

(a) — a brief history or submission in support of the naming application, which must:

- — demonstrate a strong relevance and/or connection to the area; and/or
- — identify long standing links with the local community and/or City

(b) — in the case of a person, detailed information and supporting documentation (e.g. letters, newspaper articles, oral histories, photographs etc) to demonstrate their contribution(s)/relevance to the local community; or

(c) — in the case of a place/historical matter, detailed information and supporting documentation (e.g. letters, newspaper articles, oral histories, photographs etc) to demonstrate the relevance/connection/link of the name to the area and/or the local community.

5.3 — Mechanism for Community Consultation Feedback

5.3.1 — The City's Local History Librarian (and/or Heritage Officer if required) may conduct further research of the submitted information and provide a report on the suitability of the nomination to the City's Local History and Heritage Advisory Group for consideration and recommendation. The Advisory Group's recommendations will be reported to the Council for consideration and determination.

5.3.2 — The City Director Technical Services will liaise with City's Local History Librarian (or Heritage Officer if required) to determine the suitability of the suggested name prior to seeking an '*in principle*' approval from the Geographic Names Committee.

5.3.3 — The submitted name/s shall be submitted to the Geographic Names Committee for '*in principle*' approval.

5.3.4 — Once approval '*in principle*' from the Geographic Names Committee has been received, the matter shall be reported to the Council detailing the submissions received, and a

~~5.3.5 The Council SHALL:~~

~~(a) in determining the submissions (approved in principle by the Geographic Names Committee), give due consideration to the proposed names; and~~

~~(b) APPROVE a name from the recommended list by an Absolute Majority decision.~~

~~5.3.6 Should the Council approve the naming application, the Geographic Names Committee, the applicant and all owners/occupiers adjoining the ROW shall be advised of the Council's decision.~~

5.4 Financial consideration

~~5.4.1 The manufacture and installation of street nameplates and poles will only be arranged, once the Council has approved a name and all costs shall be borne by the Council.~~

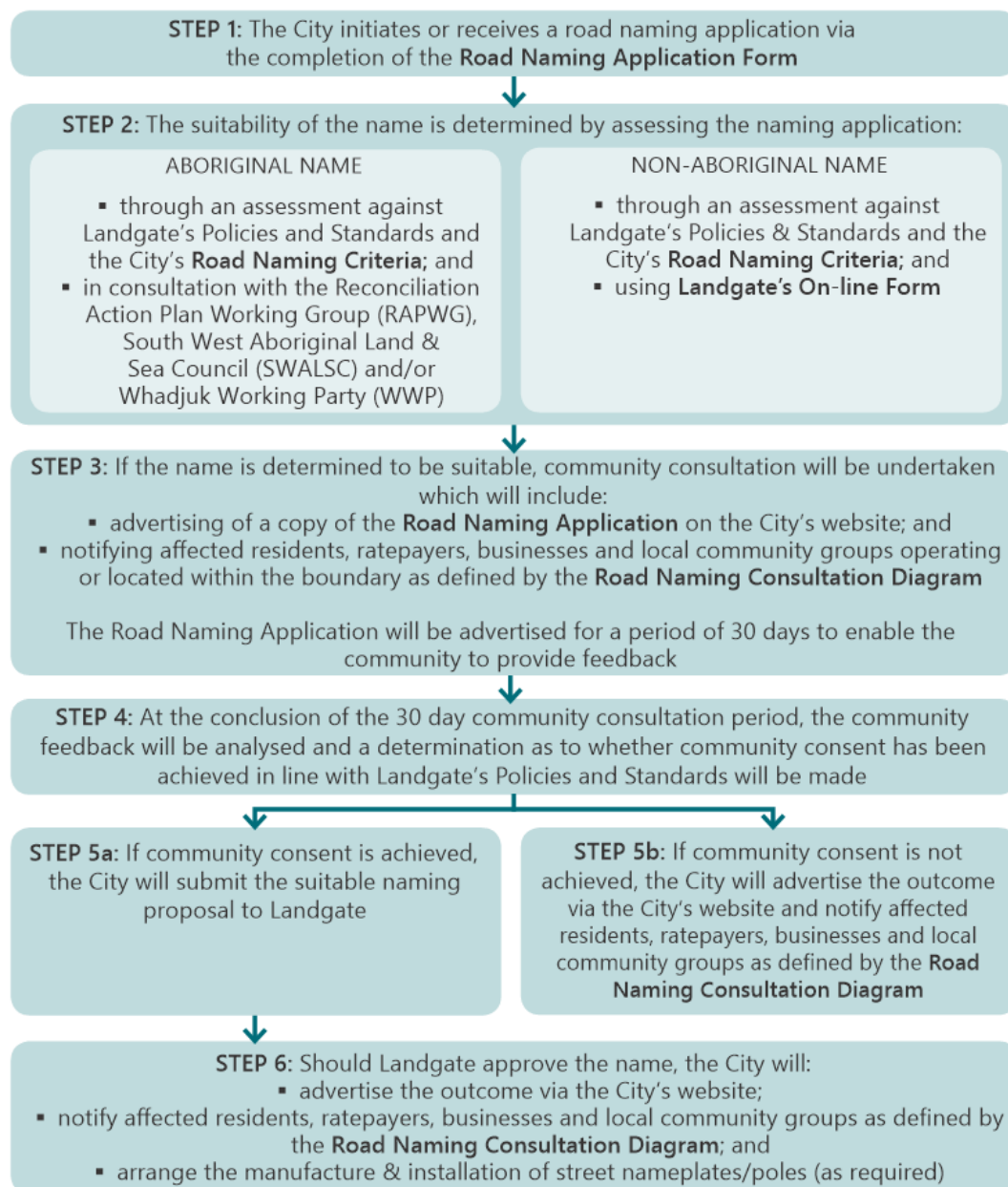
~~5.4.2 The submitted information of the approved name, including the family history (if applicable) shall be forwarded to, and preserved by, the City's Local History Librarian, to record the details and assist in building a picture of the early Vincent population and its character.~~

Date Adopted:	22 September 1997, 14 April 1998, 24 August, 1998, 12 October 1998
Date Amended:	11 October 1999, 8 & 22 August 2000, 26 June 2012, 28 August 2012, 9 April 2013, 5 February 2018
Date Reviewed:	26 August 2003, 13 May 2008
Date of Next Review:	February 2018

Road Naming Procedure

For the purposes of this procedure, a road is considered to be any public or private land-based thoroughfare or course navigable by vehicle or foot that can be used for assigning addresses or allowing access between points or to a feature. Examples of roads include laneways, alleyways, roads, streets, highways, fire tracks, bike paths, malls, pedestrian access ways and walking tracks.

All road naming proposals must conform to Landgate's Policies and Standards for Geographical Naming in Western Australia (Policies and Standards).



Note: If the City receives more than one road naming application for any one road prior to the completion of the consultation period, the City will consult on all suitable naming proposals.

If, following consultation, community consent is achieved for more than one naming proposal, the naming proposal which has received the most community support will progress to STEP 5a. If Landgate does not approve this name or a variant, the alternative naming proposal which has achieved community consent and the second most community support will progress to STEP 5a. If Landgate does not approve the alternative name this process will be repeated until a suitable name has been approved by Landgate.



ROAD NAMING CRITERIA

Preference will be given to names which are location specific and which achieve/address one or more of the following criteria:

1. Aboriginal names relevant to the area in which the naming proposal is located;
2. Vincent identities, including persons with historical connections to Vincent and a proven historic association with the area in which the naming proposal is located. This can include:
 - persons who have had a long term association with the area who have made a significant contribution to the area; and/or
 - persons with an outstanding national or international reputation; and/or
 - persons who have served Australia or its allies in wars, conflicts and/or peace operations.
3. Prominent historic Vincent businesses, where a business has a proven historic association with the area in which the naming proposal is located; and/or
4. A culturally significant historic event connected with the area.

Note: In the case of a personal name, the persons contribution to the community or their outstanding national or international reputation must be clearly outlined and accompanied by written evidence which may include newspaper articles, minutes of meetings, previous acknowledgements, awards or similar.






ROAD NAMING CONSULTATION DIAGRAM



9.7 REQUEST FOR MINOR AMENDMENT TO METROPOLITAN REGION SCHEME - VINCENT STREET OTHER REGIONAL ROAD RESERVE**TRIM Ref:** D19/9240**Author:** Jordan Korovesi, Coordinator Policy & Place**Authoriser:** John Corbellini, Director Development Services

Attachments:

1. Attachment 1 - Landowner Request to Remove Other Regional Road Reservation [↓](#) 
2. Attachment 2 - Aerial View of Vincent Street with Other Regional Road Overlay [↓](#) 
3. Attachment 3 - Metropolitan Region Scheme Minor Amendment Request Plan [↓](#) 

RECOMMENDATION:**That Council:**

1. **ENDORSES** the current road width from No. 150 Oxford Street, Leederville to No. 259 Vincent Street, Leederville to be sufficient for future planning requirements;
2. **REQUESTS** the Western Australian Planning Commission to proceed with a Minor Amendment to the Metropolitan Region Scheme, pursuant to s. 57 of the *Planning and Development Act 2005* to remove the Other Regional Road reservation and zone land Urban as illustrated in Attachment 3; and
3. **FORWARDS** this report and the following reasons as justification for the request:
 - 3.1 The existing road is sufficient for future planning requirements;
 - 3.2 Buildings to the north and south of Vincent Street are heritage listed and are unlikely to be demolished;
 - 3.3 Any increases to the width of Vincent Street would divide the Leederville Town Centre and cause access difficulties for pedestrians;
 - 3.4 A building has been constructed within the Other Regional Road reservation and is unlikely to be demolished; and
 - 3.5 The existing Other Regional Road reservation is an unnecessary constraint to new development.

PURPOSE OF REPORT:

To consider the future width of Vincent Street, Leederville and to request the Western Australian Planning Commission (WAPC) to align the Other Regional Road reservation in the Metropolitan Region Scheme (MRS) with the City's position.

BACKGROUND:

The landowner of No. 742 Vincent Street, Leederville wrote to the Department of Planning, Lands and Heritage (DPLH) and the City to request a review of a portion of that land that is reserved for Other Regional Road under the Metropolitan Region Scheme (see **Attachment 1**). DPLH met with the City in December 2018 to ascertain the reason for the Other Regional Road reserve and whether the City has any future plans for that section of road.

The City investigated the subject section as well as the remainder of Vincent Street, Leederville in the context of the existing town planning framework, including the proposed Integrated Transport Plan.

Vincent Street between the Mitchell Freeway and Bulwer Street is classified as an Other Regional Road under the Metropolitan Region Scheme. Between Oxford Street and Loftus Street, the width of the Other Regional Road reservation is greater than the current cross-section of Vincent Street. This road widening area impacts on a number of existing buildings, including the heritage listed buildings that sit on the corner of Oxford and Vincent Streets and No. 246 Vincent Street – currently occupied by the Department of Local Government, Sport and Cultural Industries building (see **Attachment 2**).

DETAILS:

The Other Regional Road reserve is not necessary over the portion of Vincent Street from No. 150 Oxford Street to No. 259 Vincent Street for the following reasons:

1. The current road layout is sufficiently wide and flexible enough to adapt to future planning requirements. The road is approximately 20 metres wide and the general cross section of the road includes two 3.0 metre wide footpaths and four 3.5 metre wide traffic lanes.
2. Currently, Vincent Street abuts two heritage listed properties, which sit on the eastern side of the intersection with Oxford Street, (156 Oxford Street and 150 Oxford Street). Widening Vincent Street in line with the Other Regional Road reservation in the MRS would require the demolition of these heritage listed buildings, which would significantly impact the aesthetic and historic character of the Leederville Town Centre at what is the key entry point to the Town Centre.
3. Any increase to the width of Vincent Street would make it more difficult for pedestrians to cross Vincent Street. This would divide the Leederville Town Centre and reduce pedestrian connectivity to and from Leederville Town Centre and Leederville Oval.
4. The No. 246 Vincent Street building was constructed within the Other Regional Road reservation approximately 15 years ago with the approval of the Council. This building would be unlikely to be demolished for the purpose of a road widening and Council's approval demonstrates a long-held position not to require further road widening.
5. The existing Other Regional Road reservation is a constraint to new development on properties, as it requires land to be set aside for the purpose of future road widening. Since the land is unlikely to be used for road widening, it is improper to require landowners to set this land aside as a condition of development.

In response to the above reasons, the MRS should be amended to reclassify the Other Regional Road reserve to the Urban zone as illustrated in **Attachment 3**. In order to proceed with this amendment, the Council must resolve to request an amendment to the MRS and forward that request to the WAPC. The final decision would be made by the Minister for Planning.

During the process of amending the Metropolitan Region Scheme, the Minister may also make a simultaneous decision to amend the Local Planning Scheme. The City would request the Minister rezone under Local Planning Scheme No. 2 to match the adjacent properties.

CONSULTATION/ADVERTISING:

Advertising will be undertaken by the WAPC in accordance with the *Planning and Development Act 2005*.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- Metropolitan Region Scheme; and
- Local Planning Scheme No. 2.

RISK MANAGEMENT IMPLICATIONS:

It is low risk for the City to request an amendment to the Metropolitan Region Scheme.

STRATEGIC IMPLICATIONS:

1. This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Sensitive Design

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

No. 246 Vincent Street is owned by the City of Vincent. The proposed MRS amendment would remove the Other Regional Road reservation from the City's land.

COMMENTS:

The section of Vincent Street west of the intersection with Oxford Street has been omitted from this request as it may be subject to future planning through the Integrated Transport Plan due to its proximity to the Mitchell Freeway. Similarly, the portion immediately abutting No. 244 Vincent Street (Administration Building) has also been omitted to allow for future planning around the intersection with Loftus Street. If changes are required, these Other Regional Road reserves would be subject to future Metropolitan Region Scheme amendments.

The City is currently in the process of developing its Integrated Transport Plan to guide future transport planning decisions for the next 5-10 years. The Integrated Transport Plan will have no impact on the width of this section of Vincent Street given the impact any widening would have on existing heritage buildings, the Department of Local Government, Sport and Cultural Industries building, the amenity of the intersection of Vincent and Oxford Streets and the Leederville Town Centre, and pedestrian access to and from the Leederville Town Centre and Leederville Oval.



John Corbellini
Director Development Services
City of Vincent
PO Box 82, Leederville, 6902
By email: john.corbellini@vincent.wa.gov.au

Dear John,

Re: Removal of Other Regional Road Reservation – Vincent Street

I am writing to you in reference to the Other Regional Road (ORR) reservation on Vincent Street immediately east of Oxford Street. The Leederville Hotel Investment Syndicate III (the 'Syndicate') is the owner of 234 – 242 Vincent Street (the 'Site'), across which the reservation runs.

The Syndicate is progressing an exciting new project on the Site, in which ABN Group has committed to becoming a tenant of a new office building. The completed development consisting of 9,000m² of office and an activated and vibrant ground plane featuring a showroom and multiple retail and/or hospitality venues will be a fantastic outcome for the Leederville town centre. The introduction of over 800 employees to the town centre will have a profound social and economic impact.

The Syndicate is working with Hassell to design the A Grade office building and this project will undoubtedly be a catalyst to similar projects in the area.

Attachment A illustrates the reservation location over the Site. The design of the building requires full use of the site to the north and south and as such we are unable to setback the building to accommodate the road widening. Furthermore, it would be a poor urban design outcome if this was to be the case.

It is our understanding that the initial purpose of the reservation to provision for the future widening of Vincent Street is no longer the intention of the City of Vincent or Western Australian Planning Commission. As such, and in order to successfully progress this important project, we would like to request the assistance of the City of Vincent to progress the removal of the ORR reservation from the Site.

We request removal of the ORR reservation based on the following:

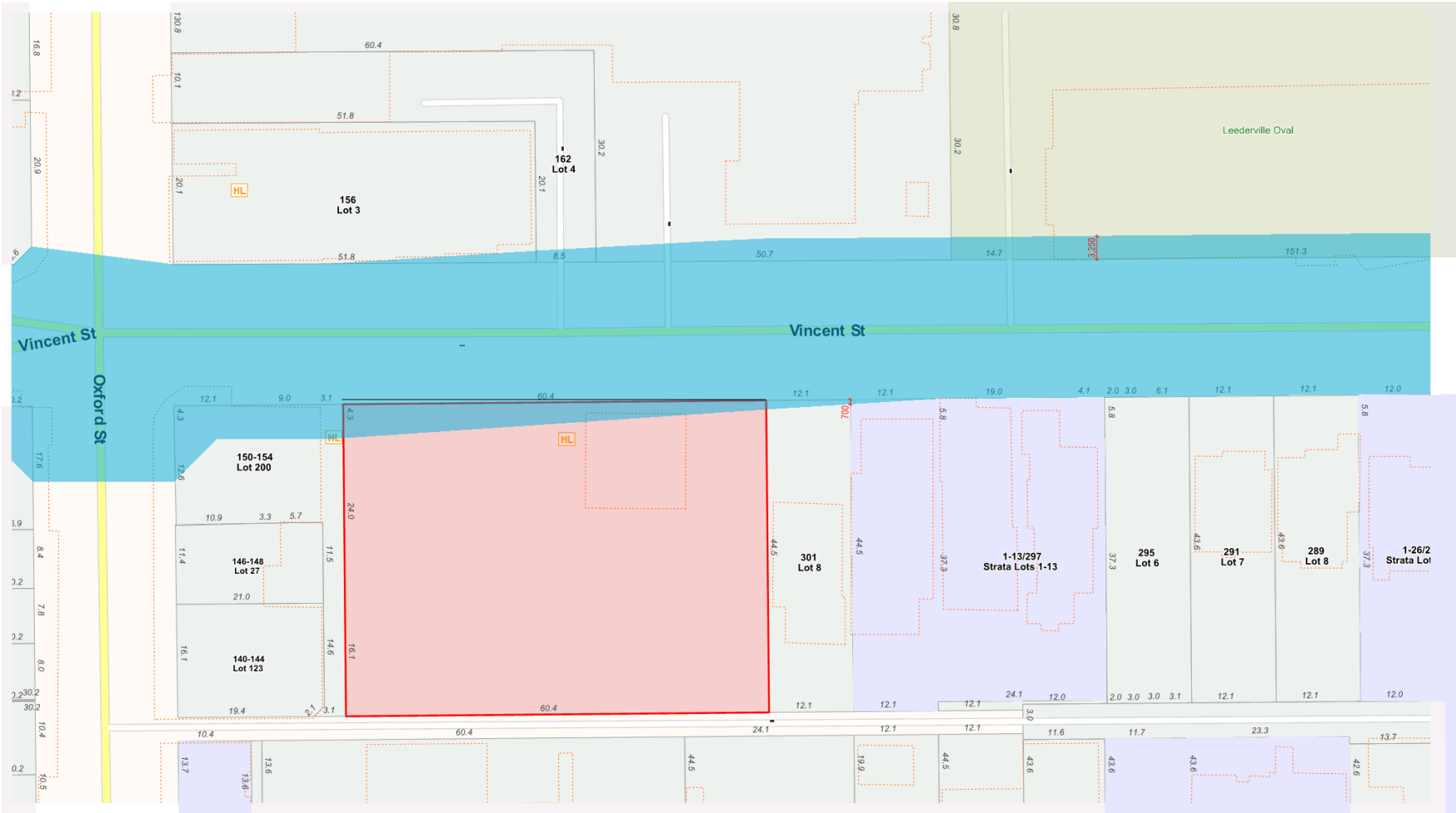
- The City does not intend to widen Vincent Street in the future.
- There is precedent of Department of Sport and Recreation have their offices built into the encroachment (developed and owned by the City of Vincent).
- The portion of Vincent Street in question is located in a town centre environment.
- There are two heritage listed buildings over which the encroachment runs on the corner of Vincent and Oxford Streets and would need to be demolished. This corner has been and will continue to be fundamental to the ongoing success of this town centre.

Thank you in advance for your urgent attention to this matter.

Sincerely,

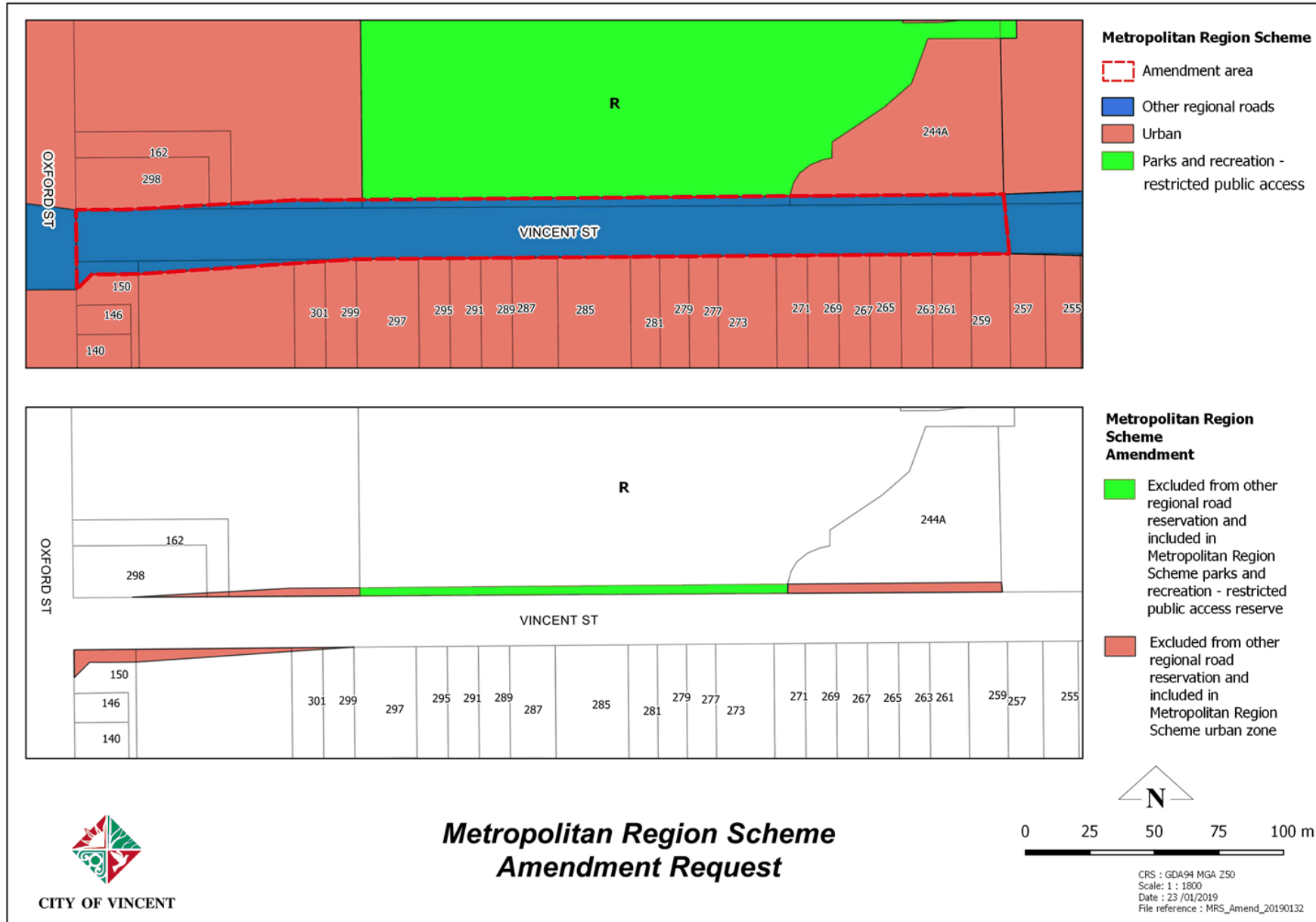
Kyle Jeavons – Development Director
On behalf of
The Leederville Hotel Investment Syndicate III

FJM Property | Level 3, 338 Barker Rd, Subiaco WA 6008 | PO Box 879 Subiaco WA 6904 | +61 8 9383 0700



Aerial View of Vincent Street with Other Regional Road Overlay






10 ENGINEERING**10.1 TENDER NO. 563/18 - MOUNT HAWTHORN LESSER HALL REFURBISHMENT – APPOINTMENT OF A SUCCESSFUL TENDERER**

TRIM Ref: D19/5229

Authors: Craig Wilson, Manager Asset & Engineering
James Hopper, Coordinator Asset Management
Kon Bilyk, Property Officer

Authoriser: Andrew Murphy, Director Engineering

Attachments: 1. Evaluation Worksheet - Confidential [↓](#)
2. Overview of Scope of Works [↓](#) 

RECOMMENDATION:

That Council **ACCEPTS** the tender submitted by Geared Construction Pty Ltd for Tender No. 563/18 for the Mount Hawthorn Lesser Hall refurbishment.

PURPOSE OF REPORT:

To consider the awarding of Tender No. 563/18 – Appointment of a Successful Tenderer.

BACKGROUND:

The delivery of a refurbished public facility at the Mount Hawthorn Lesser Hall in the current financial year has been identified in several of the City's strategic documents, including the City's Corporate Business Plan 2018/19- 2021/22 (Item 4.11).

The project is moving into the construction phase and the City requires a suitably qualified construction team to undertake the next stage of works.

DETAILS:

As the contract value exceeds \$250,000, *Policy No. 1.2.3 – Purchasing* requires an open public tender process.

Under CEO Delegation 1.19 of the Delegated Authority Register, the Director Engineering approved the Procurement Plan, which included the following Evaluation Criteria:

Qualitative Criteria	Weighting
A. Demonstrated Understanding of the project a.) Submissions must contain the following information in an attachment labelled "Demonstrated Understanding" : a.) A project delivery plan including key stages and timelines. b.) General site operation procedures/plans. c.) Site safety procedures including measures to ensure public safety	50%
B. Key Personnel Skills and Experience b.) Submissions must contain the following information in an attachment labelled "Key Personnel – Skills and Experience" d.) Respondents to provide as a minimum information of the proposed personnel to be allocated to this project including, b) Their role in the performance of the Contract c) Resumes of key staff (including Subcontractors) inclusive of appropriate certifications.	25%

C. Relevant Experience of the Contractor ^{e.)} Submissions must contain the following information in an attachment labelled “ Relevant Experience of the Contractor ”: <ul style="list-style-type: none"> a) Provide details of two similar projects undertaken including scope of the respondents involvement and confirming successful completion of the project; and b) (Provide references in relation to the projects so that the City can confirm the contractor’s role in the projects) 	25%
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The Request for Tender 563/18 was publicly advertised from 21 November 2018 and invited submissions until 14 December 2018.

At the close of the advertising period, four responses were received from the following companies:

- Geared Construction Pty Ltd
- DEVCO Holdings Pty Ltd
- Aurora Project Group Pty Ltd
- Tricrest Investments Pty Ltd

Tender Assessment

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above Evaluation Criteria, with a scoring system being used as part of the assessment process.

Title	Role
Director Engineering	Voting
Manager Asset & Engineering	Voting
Coordinator Asset Management	Voting
Assets Officer Projects	Voting
Procurement and Contracts Officer	Advisory

Evaluation

A summary of each compliant Tenderer is provided below. A full outline of the Qualitative Evaluation Criteria for each tenderer is contained within **Confidential Attachment 1**.

Company	Qualitative Score / 100	Ranking
Geared Construction Pty Ltd	75	1
DEVCO Holdings Pty Ltd	70	2
Aurora Project Group Pty Ltd	68	3
Tricrest Investments Pty Ltd	40	4

Once the tenders were ranked on the Qualitative Evaluation Criteria, the evaluation panel made a value judgement as to the cost affordability, qualitative ranking and risk of each Tender, in order to determine which Tender presented the best value for money.

The price summary for the Tender is included as **Confidential Attachment 1**. This also lists prices for the additional extras, such as three phase power and bollards.

CONSULTATION/ADVERTISING:

The Request for Tender No. 563/18 was advertised in the West Australian on 21 November 2018 and on the City’s website and Tenderlink portal between 21 November and 14 December 2018.

LEGAL/POLICY:

- Section 3.57 of the *Local Government Act 1995*;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Policy No. 1.2.3 – Purchasing.

RISK MANAGEMENT IMPLICATIONS:

Low: It is low risk for Council to appoint a construction company to undertake these works.

STRATEGIC IMPLICATIONS:

Mount Hawthorn Community Centre refurbishment will contribute to two of the six community priorities identified in the City's Strategic Community Plan and the City's Corporate Business Plan; namely – "Enhanced Environment", and "Accessible City".

SUSTAINABILITY IMPLICATIONS:

Mount Hawthorn Community Centre refurbishment will contribute to improving water efficiency and energy usage for the facility hence improving sustainability within the City of Vincent overall.

FINANCIAL/BUDGET IMPLICATIONS:

The project was allocated a total budget of \$350,000, made up as follows:

- Design Documentation, Project Management and to cover Construction (inclusive of materials and labour).

These funds were made available in the 2018/2019 financial year.

COMMENTS:

The Braithwaite Park Nature Playground is located on the northern side of Braithwaite Park, adjacent to Mt Hawthorn Lesser Hall, and was completed in July 2015. The playground has proven very popular with local families due to its innovative design. It was awarded the 2016 AILA National Landscape Architecture Award for Parks & Open Space.

In 2018 the Braithwaite Park public toilet upgrade was completed to provide a much improved amenity to park patrons. To follow on from the number of improvements within the park and surrounds a design has been developed to improve the Mt Hawthorn Lesser Hall amenities for its user groups and the general community.

The submission from Geared Construction Pty Ltd complies with all the tender requirements, including demonstrated understanding of the project, relevant experience, expertise, project team and capacity to deliver the works outlined in the specification.

The Geared Construction Pty Ltd submission was superior in the responses, particularly in relation to relevant experience and demonstrated understanding. The submission demonstrated an appropriate allowance of time in delivering the project in both the methodology and similar examples which reinforced the panel's confidence in the ability of Geared Construction Pty Ltd to deliver the project efficiently and to a high quality.

Reference checks were conducted for Geared Construction Pty Ltd on 18 January 2019.

The Evaluation Panel recommends that Council accept the Tender submitted by Geared Construction Pty Ltd for Tender No. 563/18 as the best overall value for money to the City.




CITY OF VINCENT

INFORMATION SHEET

Tender No. 563/18 – Mount Hawthorn Lesser Hall Refurbishment – Appointment of a Successful Tenderer

Overview of Scope of Works

- Redesign portico and veranda to match new toilets.
- Install new auto doors to entrance.
- Refurbish toilets.
- Remove existing asbestos ceilings to toilets and toilet lobby area and install new flushed gyprock ceiling.
- Renovate kitchen cupboards, appliances and plumbing fixtures retaining range hood, stove and stainless steel benchtops.
- Replace flooring in hall, toilets, kitchen and lesser hall.
- Render external brickwork to match new toilets.
- Repaint internal walls to hall, toilets and kitchen.
- Repaint all existing external painted surfaces.
- To the extent of this defined project area all internal walls to be of a plastered and painted finish.
- Remove existing cabinet to lesser hall and make good surrounds.
- Remove existing suspended ceiling and provide new flushed gyprock ceiling to Lesser Hall.
- Install ceiling insulation to new Lesser Hall ceiling.
- Remove and replace existing fans and upgrade to LED lighting to Lesser Hall.
- Remove portion of cleaners store, doors and frame. Relocate electrical services box (asbestos) with new.
- Install chair lift system for wheelchair access to internal toilets.
- Existing Curtains to be removed and replaced with selected roller blinds.

11 CORPORATE SERVICES**11.1 INVESTMENT REPORT AS AT 31 DECEMBER 2018****TRIM Ref:** D19/5299**Author:** Niles Makwana, Accounting Officer**Authoriser:** Kerry Batten, Director Corporate Services**Attachments:** 1. Investment Report  **RECOMMENDATION:**

That Council **NOTES** the Investment Report for the month ended 31 December 2018 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's investments as at 31 December 2018 and the interest earned year to date.

BACKGROUND:

Funds surplus from 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 included in **Attachment 1** which comprises:

- Investment performance and policy compliance charts;
- Investment portfolio data;
- Investment interest earnings; and
- Current investment holdings.

DETAILS:

The City's investment portfolio is diversified across several financial institutions in accordance with the approved Investment Policy.

Total funds held as at 31 December 2018, including on call in the City's operating account were \$40,977,846; compared to \$38,768,084 for the period ending 31 December 2017. The increase in total funds is largely due to issuing of 2018/2019 rates instalment notices a month earlier compared to the prior year.

Total term deposit investments for the period ending 31 December 2018 were \$38,667,039 compared to \$42,678,504 for the prior month end, and \$37,065,389 for the period ending 31 December 2017.

The following table shows funds under management for the previous and current years:

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	\$44,188,761	\$42,678,504
December	\$38,768,084	\$37,065,389	\$40,977,846	\$38,667,039
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 December 2018 is:

	Adopted Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$273,300	\$289,138	105.80%
Reserve	\$246,060	\$129,600	\$140,042	108.06%
Sub-total	\$666,060	\$402,900	\$429,180	106.52%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$68,841	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.

The City has obtained a weighted average interest rate of 2.57% for current investments including the operating account; and 2.74% excluding the operating account. The Reserve Bank 90 days Accepted Bill rate for December 2018 was 2.02%.

As at 31 December 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 \$26,280 (6.52%).

Sustainable investments

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 Marketforces.org.au to assist in assessing whether a bank promotes non-investment in fossil fuel related entities. 36.35% of the City's investments were held in institutions considered non-fossil fuel lending by Marketforces.org.au as at 31 December 2018.

Administration notes that Sustainable Platform has been engaged to undertake an accreditation assessment of the City's sustainability practices and policies and has provided a high level review of the City's investments in non-fossil fuel and other industries potentially considered contentious. This work will lead to a review of the City's investment policies in early 2019.

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 maximum investment ratios as shown in the following 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%	19.8%	30%	Nil	90%	44.1%
A1	25%	6.1%	30%	Nil	80%	6.1%
A2	20%	19.5%	n/a	Nil	60%	49.8%

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.

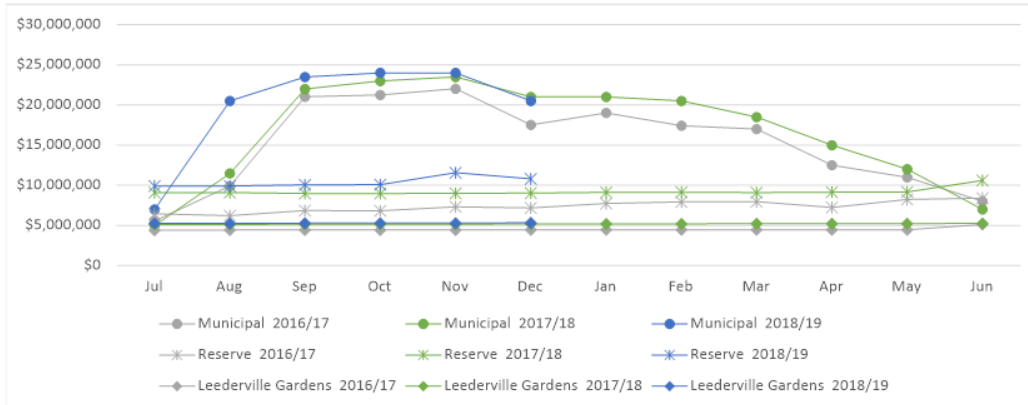
FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of this report are as noted in the detail 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.

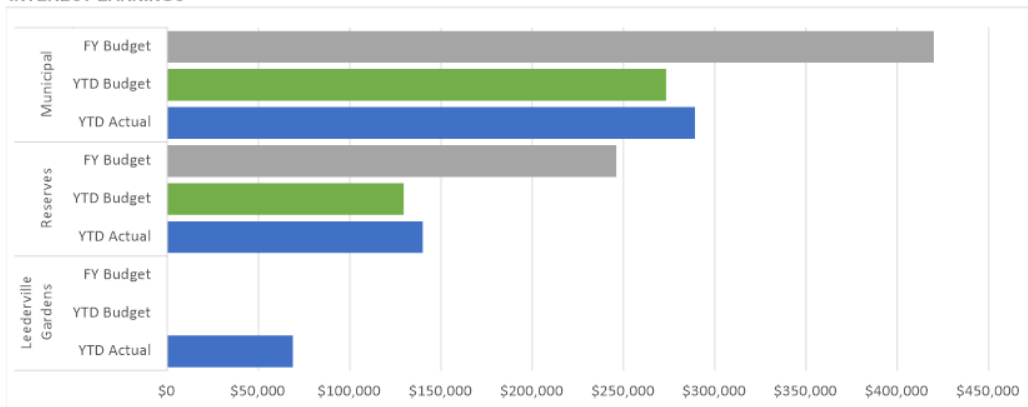
**CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 31 DECEMBER 2018**



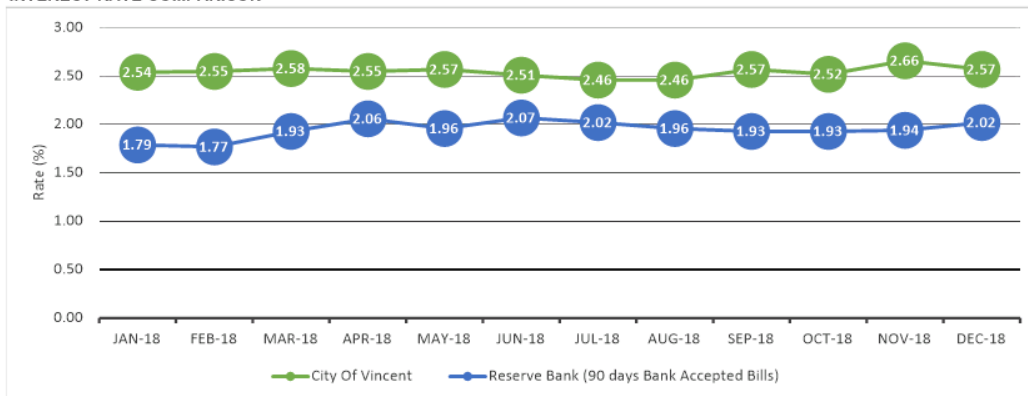
FUNDS INVESTED OVER 3 YEARS



INTEREST EARNINGS



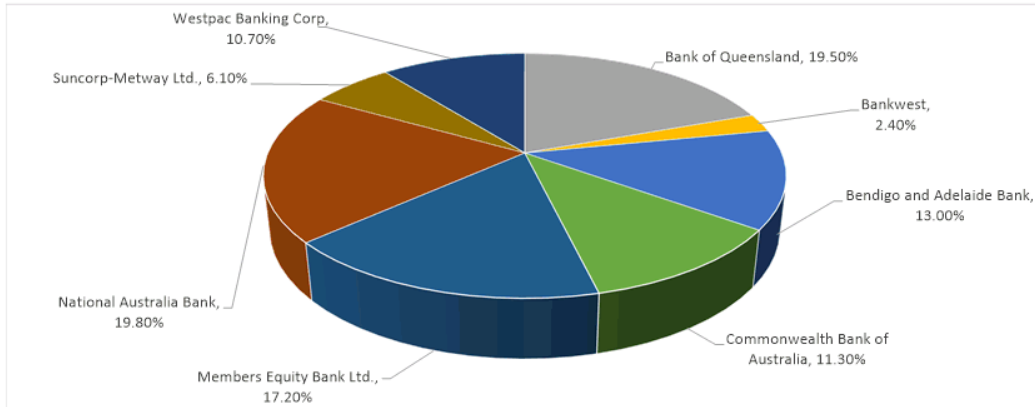
INTEREST RATE COMPARISON



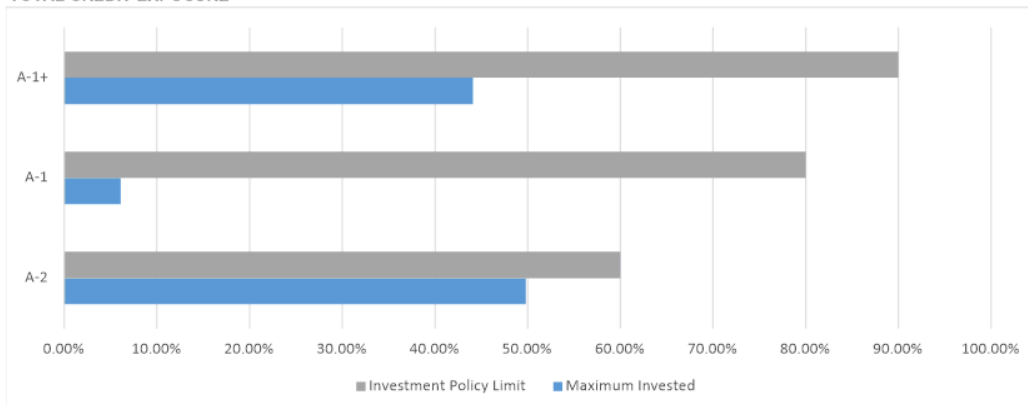
**CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 31 DECEMBER 2018**



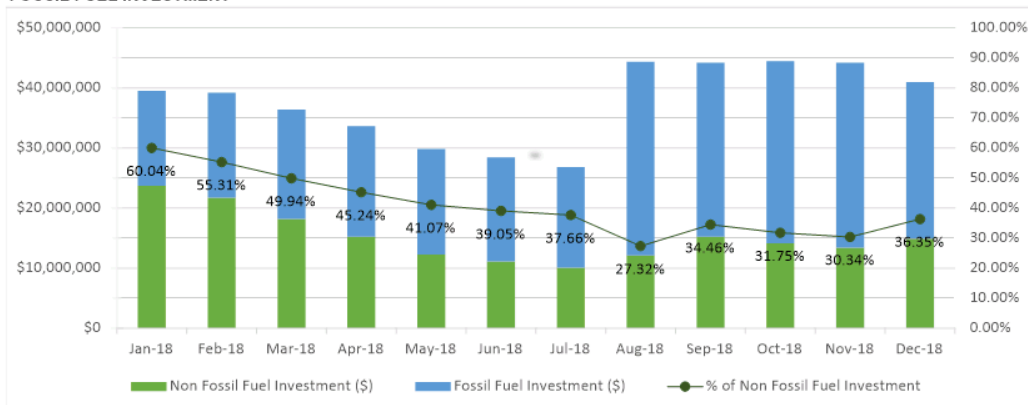
TOTAL PORTFOLIO EXPOSURE



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 DECEMBER 2018**



	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS						
Operating Accounts	395,439	1,489,282	426,086	0	2,310,807	5.6%
Term Deposits	20,500,000	10,809,238	2,000,000	5,346,801	38,656,039	94.4%
Equity Shares	11,000	0	0	0	11,000	0.0%
	20,906,439	12,298,520	2,426,086	5,346,801	40,977,846	100.0%
BY INSTITUTION						
Bank of Queensland	8,000,000	0	0	0	8,000,000	19.5%
Bankwest	1,000,000	0	0	0	1,000,000	2.4%
Bendigo and Adelaide Bank	2,000,000	3,140,063	200,000	0	5,340,063	13.0%
Commonwealth Bank of Australia	395,439	1,949,238	426,086	1,852,139	4,622,902	11.3%
Members Equity Bank Ltd.	2,500,000	1,969,844	500,000	2,074,359	7,044,203	17.2%
National Australia Bank	3,500,000	2,855,673	300,000	1,420,303	8,075,976	19.8%
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	6.1%
Westpac Banking Corp	1,500,000	1,883,702	1,000,000	0	4,383,702	10.7%
	20,906,439	12,298,520	2,426,086	5,346,801	40,977,846	100.0%
BY CREDIT RATINGS (SHORT-TERM ISSUE)						
A-1+	6,395,439	6,688,613	1,726,086	3,272,442	18,082,580	44.1%
A-1	2,000,000	500,000	0	0	2,500,000	6.1%
A-2	12,511,000	5,109,907	700,000	2,074,359	20,395,266	49.8%
	20,906,439	12,298,520	2,426,086	5,346,801	40,977,846	100.0%
BY TERMS						
0-30 days	395,439	1,489,282	426,086	0	2,310,807	5.6%
31-90 days	0	0	0	0	0	0.0%
91-180 days	10,500,000	0	200,000	0	10,700,000	26.1%
181-270 days	10,000,000	0	0	2,074,359	12,074,359	29.5%
270-365 days	0	10,809,238	1,800,000	3,272,442	15,881,680	38.8%
> 1 year	11,000	0	0	0	11,000	0.0%
	20,906,439	12,298,520	2,426,086	5,346,801	40,977,846	100.0%
BY MATURITY						
0-30 days	2,895,439	3,079,814	426,086	0	6,401,339	15.6%
31-90 days	8,500,000	1,901,807	500,000	777,485	11,679,292	28.6%
91-180 days	9,500,000	3,745,702	500,000	1,420,303	15,166,005	37.0%
181-270 days	0	1,364,204	500,000	3,149,013	5,013,217	12.2%
270-365 days	0	2,206,993	500,000	0	2,706,993	6.6%
> 1 year	11,000	0	0	0	11,000	0.0%
	20,906,439	12,298,520	2,426,086	5,346,801	40,977,846	100.0%
BY FOSSIL FUEL EXPOSURE (as determined by www.marketforces.org.au)						
Fossil Fuel Lending	14,395,439	6,688,613	1,726,086	3,272,442	26,082,580	63.7%
Non Fossil Fuel Lending	6,511,000	5,609,907	700,000	2,074,359	14,895,266	36.3%
	20,906,439	12,298,520	2,426,086	5,346,801	40,977,846	100.0%

**CITY OF VINCENT
INVESTMENT INTEREST EARNINGS
AS AT 31 DECEMBER 2018**



	YTD 31/12/2018	YTD 31/12/2017	FY 2018/19	FY 2017/18
	\$	\$	\$	\$
MUNICIPAL FUNDS				
Budget	273,300	226,950	420,000	423,000
Interest Earnings	289,138	250,156	289,138	506,274
% Income to Budget	105.80%	110.23%	68.84%	119.69%
 RESERVE FUNDS				
Budget	129,600	118,280	246,060	220,000
Interest Earnings	140,042	121,254	140,042	240,110
% Income to Budget	108.06%	102.51%	56.91%	109.14%
 LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	68,841	70,897	68,841	139,939
 TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	402,900	345,230	666,060	643,000
Interest Earnings	429,180	371,410	429,180	746,384
% Income to Budget	106.52%	107.58%	64.44%	116.08%
 Variance	26,280	26,180	(236,880)	103,384
% Variance to Budget	6.52%	7.58%	-35.56%	16.08%

**CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 DECEMBER 2018**



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
OPERATING ACCOUNTS						
Municipal	Commonwealth Bank of Australia					395,440
Reserve	Commonwealth Bank of Australia					1,489,281
Trust	Commonwealth Bank of Australia					426,086
Total Operating Funds						2,310,807
EQUITY SHARES						
Municipal	North Perth Community Bank	23/11/2001				11,000
Total Shares						11,000
TERM DEPOSITS						
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	National Australia Bank	11/10/2018	15/04/2019	186	2.70%	500,000
Municipal	Suncorp-Metway Ltd.	20/09/2018	23/04/2019	215	2.70%	1,000,000
Municipal	National Australia Bank	11/10/2018	29/04/2019	200	2.71%	500,000
Reserve	Members Equity Bank Ltd.	08/05/2018	06/05/2019	363	2.80%	750,744
Municipal	National Australia Bank	11/10/2018	06/05/2019	207	2.71%	1,000,000
Municipal	National Australia Bank	30/11/2018	13/05/2019	164	2.73%	500,000
Municipal	National Australia Bank	30/11/2018	20/05/2019	171	2.73%	1,000,000
Municipal	Bendigo and Adelaide Bank	19/12/2018	27/05/2019	159	2.75%	500,000
Municipal	Bendigo and Adelaide Bank	19/12/2018	04/06/2019	167	2.75%	1,000,000
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
Municipal	Bendigo and Adelaide Bank	19/12/2018	11/06/2019	174	2.75%	500,000
Trust	Bendigo and Adelaide Bank	19/12/2018	11/06/2019	174	2.75%	200,000
Municipal	Westpac Banking Corp	19/12/2018	17/06/2019	180	2.80%	1,500,000
Leederville Gardens Inc	Members Equity Bank Ltd.	19/12/2018	15/07/2019	208	2.80%	2,074,359
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
Reserve	National Australia Bank	11/10/2018	23/09/2019	347	2.75%	648,681
Reserve	National Australia Bank	08/11/2018	14/10/2019	340	2.72%	727,443

CITY OF VINCENT
CURRENT INVESTMENT HOLDING
AS AT 31 DECEMBER 2018



Funds	Institution	Investment Date	Maturity Date	Term	Interest Rate	Principal \$
Reserve	National Australia Bank	30/11/2018	25/11/2019	360	2.78%	1,479,550
Trust	Westpac Banking Corp	19/12/2018	19/12/2019	365	2.80%	500,000
Total Term Deposits						38,656,039
Total Investment Including At Call						40,977,846




11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 14 NOVEMBER 2018 TO 31 DECEMBER 2018

TRIM Ref: D19/3514

Author: Nikki Hirrill, Accounts Payable Officer

Authoriser: Kerryn Batten, Director Corporate Services

Attachments:

1. Payments by EFT and BPAY December 18 [↓](#) 
2. Payments by Cheque December 18 [↓](#) 
3. Payments by Credit Card December 18 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 14 November 2018 to 31 December 2018 as detailed in attachment 1, 2 and 3 as summarised below:

EFT and BPAY Documents 2329 – 2352 (2330 paid last month) including payroll	\$9,305,841.04
Cheque Numbers 82471 - 82475	\$1,115.12
Total Direct Debits including credit cards	\$185,032.94
Total Accounts Paid	\$9,491,989.10

PURPOSE OF REPORT:

To present to Council the expenditure and list of accounts paid for the period 14 November 2018 to 31 December 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 14 November 2018 to 31 December 2018, covers the following:

FUND	CHEQUE NUMBERS/ PAY PERIOD	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
Cheques	82471 - 82475	\$1,115.12
EFT and BPAY Payments	2329 – 2352 (2330 paid last month)	\$7,279,965.09
Sub Total		\$7,281,080.21
Transfer of Payroll by EFT	27/11/18	\$611,476.02
	11/12/18	\$621,880.60
	20/12/18	\$792,519.33
	November/December 2018	\$2,025,875.95
Bank Charges and Other Direct Debits		
Lease Fees		\$385.00
Loan Repayments		\$148,542.39
Bank Charges – CBA		\$31,805.54
Credit Cards		\$4,300.01
Total Bank Charges and Other Direct Debits (Sub Total)		\$185,032.94
Total Payments		\$9,491,989.10

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:

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:

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 14/11/2018 to 31/12/2018				
Creditor	Date	Payee	Description	Amount
2329.6524-01	15/11/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2329.7143-01	15/11/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2329.7862-01	15/11/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2329.8435-01	15/11/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2329.8438-01	15/11/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2329.8449-01	15/11/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2329.8808-01	15/11/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2329.9018-01	15/11/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2329.9019-01	15/11/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2331.2120-01	16/11/2018	LO-GO Appointments	Temporary staff - Waste	\$ 1,397.86
2331.2204-01	16/11/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2331.2234-01	16/11/2018	Water Corporation	Water charges - various locations	\$ 328.94
2331.2235-01	16/11/2018	Holcim Australia Pty Ltd (Wembley Cement)	Supply of conversion slabs	\$ 1,182.50
2331.3001-01	16/11/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Building	\$ 2,287.33
2331.4627-01	16/11/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 10,868.01
2331.4727-01	16/11/2018	Professional Tree Surgeons	Tree pruning and removal services - Auckland Street	\$ 374.00
2331.5199-01	16/11/2018	Rockwater Pty Ltd	Geothermal monitoring review - BPLC	\$ 554.40
2331.6449-01	16/11/2018	LGIS Insurance Broking	Additional motor vehicle premium 2017/18	\$ 2,835.10
2331.7955-01	16/11/2018	Synergy	Electricity and gas charges - various locations	\$ 67,681.65
2331.8576-01	16/11/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2331.8595-01	16/11/2018	Bang The Table	Cost of consultation website - project licence 2018/19 (50%)	\$ 12,375.00
2331.8947-01	16/11/2018	SPP Group WA Pty Ltd	Mechanical consultancy - Depot	\$ 1,650.00
2331.9299-01	16/11/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 495.00
2331.9420-01	16/11/2018	North City Holden	Vehicle service and repairs	\$ 494.95
2331.9429-01	16/11/2018	2020 Conversations	Consultancy services - Community policy review	\$ 3,000.00
2331.9586-01	16/11/2018	EN. YOGA	Fitness instructor fees	\$ 60.00
2331.9640-01	16/11/2018	K Dowton	Fitness instructor fees	\$ 294.20
2331.9767-01	16/11/2018	Professional Search Group Australia	Temporary employment - Corporate Services	\$ 3,886.25
2331.9869-01	16/11/2018	A Murphy	Expenses reimbursement - catering for OSH & JSA meetings	\$ 104.50
2331.9875-01	16/11/2018	A Freeman	Expenses reimbursement - fuel paid from personal funds	\$ 63.77
2332.98000-01	16/11/2018	Australian Taxation Office	Payroll deduction	\$ 193,507.00
2333.2020-01	16/11/2018	Australian Services Union	Payroll deduction	\$ 284.90
2333.2045-01	16/11/2018	Child Support Agency	Payroll deduction	\$ 824.44
2333.2153-01	16/11/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2333.2213-01	16/11/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,030.42

Creditor	Date	Payee	Description	Amount
2333.2216-01	16/11/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 500.00
2333.3133-01	16/11/2018	Depot Social Club	Payroll deduction	\$ 80.00
2333.6156-01	16/11/2018	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2333.8120-01	16/11/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,388.54
2334.3144-01	21/11/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 39,209.85
2335.2029-01	27/11/2018	Bunnings Trade	Hardware supplies - BPLC	\$ 657.88
2335.2030-01	27/11/2018	Benara Nurseries	Supply of plants	\$ 1,014.75
2335.2033-01	27/11/2018	BOC Limited	Oxygen supplies	\$ 114.44
2335.2049-01	27/11/2018	City Of Perth	BA/DA archive retrievals	\$ 308.77
2335.2051-01	27/11/2018	Cleansweep (WA) Pty Ltd	Hire of road sweepers - various locations	\$ 775.15
2335.2052-01	27/11/2018	Cobblestone Concrete	Concrete path repairs - Brentham Street	\$ 1,155.00
2335.2053-01	27/11/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 2,023.27
2335.2072-01	27/11/2018	Landgate	Gross rental valuations for interims	\$ 651.06
2335.2106-01	27/11/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,725.85
2335.2119-01	27/11/2018	Line Marking Specialists	Line marking services - Brentham St	\$ 2,873.80
2335.2120-01	27/11/2018	LO-GO Appointments	Temporary staff - Waste	\$ 1,704.65
2335.2122-01	27/11/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 398.48
2335.2123-01	27/11/2018	Major Motors Pty Ltd	Plant repairs and maintenance	\$ 4,043.71
2335.2126-01	27/11/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 8,345.70
2335.2136-01	27/11/2018	Mindarie Regional Council	Processable and non processable waste	\$ 63,022.78
2335.2188-01	27/11/2018	Running Bare Australia Pty Ltd	Merchandise - BPLC	\$ 352.00
2335.2189-01	27/11/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 288.00
2335.2192-01	27/11/2018	Sigma Chemicals	Pool chemicals	\$ 4,922.28
2335.2199-01	27/11/2018	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 7,884.25
2335.2204-01	27/11/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 490.00
2335.2221-01	27/11/2018	Turfmaster Facility Management	Turf maintenance and irrigation repairs - Leederville Oval	\$ 5,409.25
2335.2229-01	27/11/2018	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 3,617.00
2335.2234-01	27/11/2018	Water Corporation	Water charges - various locations	\$ 22,557.38
2335.2241-01	27/11/2018	Zipform	BPAY view portal development (reimbursable)	\$ 5,500.00
2335.3001-01	27/11/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Corporate Services	\$ 3,606.57
2335.3037-01	27/11/2018	WA Rangers Association	Annual membership renewal	\$ 850.00
2335.3057-01	27/11/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 1,384.22
2335.3066-01	27/11/2018	The Royal Life Saving Society Western Australia Inc	Watch around water wristbands & staff training - BPLC	\$ 3,704.60
2335.3091-01	27/11/2018	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 4,438.50
2335.3092-01	27/11/2018	Flick Anticimex Pty Ltd T/As The Pest Guys (WA)	Pest control services - various locations	\$ 810.37
2335.3110-01	27/11/2018	TJ Depiazzi & Sons	Supply of mulch	\$ 3,185.60
2335.3146-01	27/11/2018	KS Black Pty Ltd	Bore & pump maintenance & development - various locations	\$ 21,919.15
2335.3170-01	27/11/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 1,028.97
2335.3213-01	27/11/2018	Domus Nursery	Supply of plants	\$ 4,772.90

Creditor	Date	Payee	Description	Amount
2335.3239-01	27/11/2018	Award Contracting	Locating services - Banks Reserve	\$ 957.00
2335.3247-01	27/11/2018	Beacon Equipment Canning Vale	Purchase of vibration plate	\$ 2,052.60
2335.3299-01	27/11/2018	Baileys Fertilisers	Supply and spread granulated lime - Menzies Reserve	\$ 10,925.18
2335.3315-01	27/11/2018	RPG Auto Electrics	Plant repairs and maintenance	\$ 3,907.90
2335.3320-01	27/11/2018	Nyoongar Patrol Systems Inc.	Nyoongar patrol services	\$ 13,750.00
2335.3336-01	27/11/2018	Ed Art Supplies	Library supplies	\$ 143.33
2335.3359-01	27/11/2018	Department of Mines, Industry Regulation and Safety	Levy collection fee	\$ 5.00
2335.3408-01	27/11/2018	Commissioner of State Revenue	Refund for rates rebate	\$ 76.27
2335.3410-01	27/11/2018	Allmark and Associates Pty Ltd	Supply of sign - Parks	\$ 137.50
2335.3474-01	27/11/2018	CSP Group Pty Ltd	Plant repairs and maintenance - various	\$ 884.60
2335.3492-01	27/11/2018	West Australian Newspapers Limited	Newspapers for resale	\$ 114.06
2335.3511-01	27/11/2018	City of Stirling	Meals on Wheels	\$ 484.00
2335.3560-01	27/11/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 1,941.46
2335.3564-01	27/11/2018	Nosh Catering	Catering services - 2018 Garden competition	\$ 6,352.50
2335.3628-01	27/11/2018	Crommelins Machinery	Plant repairs and maintenance	\$ 110.00
2335.3662-01	27/11/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - Charles Veryard Reserve	\$ 209.66
2335.3711-01	27/11/2018	Rawlinsons (WA)	Surveying services - BPLC lightning protection	\$ 2,200.00
2335.3757-01	27/11/2018	J & K Hopkins	Office furniture supplies - Admin	\$ 269.00
2335.3913-01	27/11/2018	Kennards Hire	Equipment hire - various	\$ 2,042.00
2335.3998-01	27/11/2018	City of Gosnells	Annual licence fee - Switch your thinking program	\$ 5,500.00
2335.4017-01	27/11/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 821.70
2335.4036-01	27/11/2018	J.D Organics	Soil supplies	\$ 546.48
2335.4103-01	27/11/2018	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 80,858.54
2335.4214-01	27/11/2018	Kerbing West	Kerbing services - various locations	\$ 7,798.23
2335.4221-01	27/11/2018	Suez Recycling & Recovery Pty Ltd	Waste collection - BPLC	\$ 809.62
2335.4277-01	27/11/2018	Downer EDI Engineering Power Pty Ltd	Install new security cable - Admin to Gym	\$ 3,531.00
2335.4367-01	27/11/2018	Academy Services WA Pty Ltd	Cleaning services - various locations	\$ 20,193.70
2335.4418-01	27/11/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 564.30
2335.4481-01	27/11/2018	QuickMail	Printing services - Over 65s Christmas lunch invites	\$ 1,271.67
2335.4493-01	27/11/2018	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 9,023.30
2335.4523-01	27/11/2018	SAI Global Pty Limited	Annual online standards subscription renewal	\$ 2,589.40
2335.4627-01	27/11/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 7,485.92
2335.4637-01	27/11/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 5,581.18
2335.4727-01	27/11/2018	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 3,184.50
2335.4750-01	27/11/2018	Schindler Lifts Australia Pty Ltd	Install lift alarm - DSR	\$ 3,685.00
2335.4768-01	27/11/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,607.11
2335.4889-01	27/11/2018	Officeworks Ltd	Paper supplies	\$ 401.32
2335.4919-01	27/11/2018	David Gray & Co Pty Ltd	Supply of green bins	\$ 115.74
2335.4957-01	27/11/2018	WA Profiling	Profiling services - various locations	\$ 7,010.10

Creditor	Date	Payee	Description	Amount
2335.4959-01	27/11/2018	The Good Guys	Purchase of microwave - Banks Pavilion	\$ 189.00
2335.4971-01	27/11/2018	Totally Workwear	Uniform supplies - various departments	\$ 858.90
2335.5041-01	27/11/2018	Alsco Pty Ltd	Mat supplies	\$ 423.59
2335.5080-01	27/11/2018	Repco	Auto part supplies	\$ 95.15
2335.5193-01	27/11/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 9,703.65
2335.5316-01	27/11/2018	McLeods Barristers & Solicitors	Legal services - property advice	\$ 989.23
2335.5338-01	27/11/2018	Cardno (WA) Pty Ltd	Cost of planning appeal	\$ 5,727.70
2335.5398-01	27/11/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 630.50
2335.5424-01	27/11/2018	T-Quip	Plant repairs and maintenance	\$ 50.60
2335.5598-01	27/11/2018	Total Eden Pty Ltd	Reticulation supplies	\$ 330.00
2335.5737-01	27/11/2018	Massey's Herd Milk Supply	Milk supplies	\$ 1,285.20
2335.5790-01	27/11/2018	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 616.35
2335.5836-01	27/11/2018	Manheim Pty Ltd	Towing services	\$ 2,051.50
2335.5888-01	27/11/2018	Kleen West Distributors	Cleaning supplies	\$ 185.13
2335.5973-01	27/11/2018	Guardian Tactile Systems Pty Ltd	Supply and install tactile paving - Fitzgerald Street	\$ 3,469.80
2335.5989-01	27/11/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 301.40
2335.5990-01	27/11/2018	Austral Pool Solutions	Supply of matting - BPLC	\$ 580.80
2335.6009-01	27/11/2018	ZIP Heaters Aust Pty Ltd	Hydrotap maintenance - DSR	\$ 748.90
2335.6041-01	27/11/2018	Battery World Osborne Park	Supply of batteries	\$ 99.00
2335.6072-01	27/11/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 4,030.65
2335.6218-01	27/11/2018	Devco Builders	Maintenance and repairs - various locations	\$ 86,915.04
2335.6259-01	27/11/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance-Mt Hawthorn Child Health Clinic	\$ 8,140.00
2335.6278-01	27/11/2018	T&H Wilkes Pty Ltd	Gravel supplies	\$ 1,265.00
2335.6307-01	27/11/2018	Dulux Australia	Paint supplies	\$ 185.13
2335.6367-01	27/11/2018	Tuart Hill Cricket Club Inc	Share of turf wicket subsidy 2017/18	\$ 2,249.50
2335.6383-01	27/11/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - Axford Park	\$ 2,809.79
2335.6390-01	27/11/2018	Eric Hood Pty Ltd	Painting services - BPLC	\$ 605.00
2335.6413-01	27/11/2018	North Perth Tennis Club	Transfer of sinking fund monies from reserve	\$ 47,992.00
2335.6481-01	27/11/2018	R J Ostle	Expenses reimbursement - vehicle licence and parking	\$ 313.55
2335.6482-01	27/11/2018	Department of Transport	Vehicle ownership searches	\$ 4,541.40
2335.6486-01	27/11/2018	Blue Heeler Trading	Uniform supplies - BPLC	\$ 2,148.30
2335.6518-01	27/11/2018	Big Rock Toyota	Purchase of vehicle	\$ 24,273.45
2335.6733-01	27/11/2018	1905 Coffee on Newcastle	Catering services - Council meeting	\$ 55.00
2335.6820-01	27/11/2018	Public Libraries Western Australia Inc	Annual membership renewal	\$ 250.00
2335.6853-01	27/11/2018	A M Baraiolo	Reimbursement of library expenses	\$ 110.40
2335.6872-01	27/11/2018	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 7,387.28
2335.6881-01	27/11/2018	Bridgestone Australia LTD	Tyre services	\$ 1,086.01
2335.6903-01	27/11/2018	APARC	Supply of ticket machine rolls	\$ 14,300.00
2335.6903-01	27/11/2018	APARC	Meter maintenance	\$ 26,576.55

Creditor	Date	Payee	Description	Amount
2335.6937-01	27/11/2018	Retech Rubber	Repairs to softfall play area - various locations	\$ 815.00
2335.7009-01	27/11/2018	JBA Surveys	Surveying services - various locations	\$ 5,830.00
2335.7118-01	27/11/2018	C Wood Distributors	Beatty Park Café supplies	\$ 821.37
2335.7124-01	27/11/2018	Halls Head College ESC	Supply of plants	\$ 760.00
2335.7276-01	27/11/2018	Kids Just Wanna Have Fun Amusement Hire	Equipment hire - Engineering team building day	\$ 1,030.00
2335.7321-01	27/11/2018	CCA Productions	Stage and PA hire - Armistice Day	\$ 2,810.94
2335.7388-01	27/11/2018	Vorgee Pty Ltd	Supply of lifeguard uniforms - BPLC	\$ 1,491.27
2335.7399-01	27/11/2018	Briskleen Supplies	Toiletry and cleaning products - BPLC; sanipod service	\$ 1,541.38
2335.7477-01	27/11/2018	Expo Group	Printing services - various departments	\$ 466.40
2335.7481-01	27/11/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 2,559.87
2335.7575-01	27/11/2018	Natural Area Holdings Pty Ltd	Weed control - various locations	\$ 7,425.00
2335.7593-01	27/11/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 255.86
2335.7605-01	27/11/2018	Centropak	Beatty Park Café supplies	\$ 1,601.77
2335.7654-01	27/11/2018	Worldwide East Perth	Printing services - business cards	\$ 77.00
2335.7755-01	27/11/2018	Neopost Australia Pty Ltd	Ink cartridges for records franking machine	\$ 926.20
2335.7776-01	27/11/2018	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 1,734.48
2335.7862-01	27/11/2018	Mayor E Cole	Reimbursement of expenses - mileage allowance	\$ 548.96
2335.7938-01	27/11/2018	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy - Waste strategy implementation	\$ 3,696.00
2335.7941-01	27/11/2018	Allerding & Associates	Professional fees - SAT appeal	\$ 2,214.06
2335.7946-01	27/11/2018	Connect Security Systems	Repair to security sensor - BPLC	\$ 152.00
2335.7950-01	27/11/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 308.55
2335.7955-01	27/11/2018	Synergy	Electricity and gas charges - various locations	\$ 4,283.55
2335.8009-01	27/11/2018	Marketforce Pty Ltd	Advertising services - various departments	\$ 2,346.16
2335.8092-01	27/11/2018	Clark Rubber	Rubber liners for vehicles	\$ 456.75
2335.8108-01	27/11/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 14,792.80
2335.8373-01	27/11/2018	Flex Fitness Equipment	Supply of fitness equipment - BPLC	\$ 79.85
2335.8383-01	27/11/2018	Roadline Removal (WA)	Line marking removal services	\$ 1,283.70
2335.8398-01	27/11/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 297.00
2335.8420-01	27/11/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 157.52
2335.8466-01	27/11/2018	Local Government Professionals Australia	Registration - 2019 Australasian management challenge	\$ 5,720.00
2335.8468-01	27/11/2018	Innovations Catering	Catering services - Council meeting	\$ 532.00
2335.8489-01	27/11/2018	Capic	Water treatment services - BPLC	\$ 211.20
2335.8498-01	27/11/2018	Wheelers Books	Library books	\$ 377.43
2335.8527-01	27/11/2018	Sri Shanthi Bhavana Yoga Wellness	Fitness instructor fees	\$ 89.10
2335.8586-01	27/11/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 6,211.13
2335.8609-01	27/11/2018	Minter Ellison	Legal services - General employment matters	\$ 992.20
2335.8620-01	27/11/2018	Boyan Electrical Services	Electrical services - various locations	\$ 8,224.56
2335.8637-01	27/11/2018	GC Sales (WA)	Supply of bins	\$ 1,210.00
2335.8646-01	27/11/2018	Apollo Plumbing and Gas Pty Ltd	Plumbing services - BPLC	\$ 5,509.00

Creditor	Date	Payee	Description	Amount
2335.8665-01	27/11/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 620.00
2335.8671-01	27/11/2018	Design Right Pty Ltd	Design services - DSR	\$ 1,100.00
2335.8672-01	27/11/2018	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 897.21
2335.8683-01	27/11/2018	Supafit Seat Covers	Supply of vehicle seat covers	\$ 972.40
2335.8684-01	27/11/2018	Ip Khalsa Pty Ltd	Mail delivery service	\$ 173.32
2335.8715-01	27/11/2018	Roof Safety Solutions Pty Ltd	Re-certification of roof safety - various locations	\$ 2,838.00
2335.8737-01	27/11/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 813.52
2335.8743-01	27/11/2018	Konica Minolta Business Solutions Australia Pty Ltd	Copy costs - various departments	\$ 1,568.67
2335.8744-01	27/11/2018	ZOHO Corporation Pte Ltd	Annual subscription - ManageEngine	\$ 8,892.97
2335.8749-01	27/11/2018	Protonic Personal Training	Fitness instructor fees	\$ 158.68
2335.8757-01	27/11/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Waste collection services - Jugan Street	\$ 3,713.90
2335.8763-01	27/11/2018	StrataGreen	Supply of garden equipment and insecticide	\$ 3,175.86
2335.8770-01	27/11/2018	Perth City Glass	Glass repair services - various locations	\$ 1,640.00
2335.8772-01	27/11/2018	Access Icon Pty Ltd	Supply of side entry frames	\$ 236.50
2335.8784-01	27/11/2018	Boya Equipment	Plant repairs and maintenance	\$ 244.28
2335.8788-01	27/11/2018	Xtreme Ice Arena	Kidsport voucher	\$ 165.00
2335.8829-01	27/11/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2335.8845-01	27/11/2018	Gymcare	Gym equipment repairs and maintenance	\$ 2,512.31
2335.8854-01	27/11/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,921.48
2335.8857-01	27/11/2018	Pall Mall Manufacturing Company Pty Ltd	Supply of matting - BPLC	\$ 731.50
2335.8858-01	27/11/2018	Courtney Holloway Photography	Photography services - Remembrance Day	\$ 577.50
2335.8868-01	27/11/2018	Poolwise Living	Repairs and maintenance - Hyde Park water playground	\$ 933.00
2335.8876-01	27/11/2018	Trophy Specialists	Supply of name plates - Admin	\$ 50.00
2335.8886-01	27/11/2018	Benerin Electrical Services	Supply and install new mesh - Cleaver Street bus shelter	\$ 3,245.00
2335.8899-01	27/11/2018	SJR Civil Consulting Pty Ltd	Consultancy and design services - black spots	\$ 616.00
2335.8911-01	27/11/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,420.81
2335.8915-01	27/11/2018	Metal Artwork Creations	Supply of name badge and medallions	\$ 212.63
2335.8937-01	27/11/2018	PeopleSense by Altius	Counselling services	\$ 2,717.00
2335.8959-01	27/11/2018	KP Electric (Australia) Pty Ltd	Electrical services - Loftus library	\$ 183.38
2335.8976-01	27/11/2018	Stott Hoare	Purchase of laptop	\$ 1,215.50
2335.8991-01	27/11/2018	Securus	Security services - BPLC	\$ 227.50
2335.9003-01	27/11/2018	Monica Defendi Photography	Photography services - Banks Reserve	\$ 275.00
2335.9028-01	27/11/2018	Danica Zuks Photography	Photographic services - Dogtober event	\$ 360.00
2335.9056-01	27/11/2018	Dalin Electrical Controls	Install cable tray to bore pump - BPLC	\$ 892.72
2335.9068-01	27/11/2018	ATTAR Advanced Technology Testing and Research	Wet pendulum testing - BPLC	\$ 1,067.00
2335.9165-01	27/11/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 12,537.06
2335.9169-01	27/11/2018	Signbiz WA Pty Ltd	Sign supplies - BPLC	\$ 132.00
2335.9172-01	27/11/2018	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install road markings - Mt Hawthorn Hall	\$ 1,224.80
2335.9214-01	27/11/2018	J D Penangke	Artist fee - Traffic control box painting	\$ 275.00

Creditor	Date	Payee	Description	Amount
2335.9222-01	27/11/2018	Leederville Tennis Club	Transfer of sinking fund monies from reserve	\$ 11,581.00
2335.9225-01	27/11/2018	Cockburn Party Hire	Chair hire - Garden competition	\$ 806.60
2335.9231-01	27/11/2018	Australian Refrigeration Systems Pty Ltd	Fridge repairs - Britannia Reserve clubrooms	\$ 584.49
2335.9263-01	27/11/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 671.16
2335.9366-01	27/11/2018	Dave Lanfear Consulting Pty Ltd	Interactive mapping workshop for public open space strategy	\$ 3,327.50
2335.9379-01	27/11/2018	Urimat Australia Pty Ltd	Supply of jet towel hand driers - BPLC	\$ 3,762.00
2335.9393-01	27/11/2018	Wall Art Australia Pty Ltd	Vinyl graphics for vehicle	\$ 171.60
2335.9566-01	27/11/2018	City Motors	Vehicle service and repairs	\$ 1,106.59
2335.9596-01	27/11/2018	EvolvePlus Pty Ltd	Amlib data extraction services	\$ 6,765.00
2335.9601-01	27/11/2018	Enzed Welshpool	Plant repairs and maintenance	\$ 780.93
2335.9644-01	27/11/2018	Department of Planning Lands and Heritage	Amended DAP fees	\$ 5,844.00
2335.9657-01	27/11/2018	J. Prestipino Building Designs Pty Ltd	Design services - Proposed bus stop relocation	\$ 770.00
2335.9715-01	27/11/2018	Addstyle Master Builders	Refund of infrastructure bond	\$ 3,000.00
2335.9743-01	27/11/2018	R Abdy	Artist fee - Chatsworth Deli Mural	\$ 6,000.00
2335.9762-01	27/11/2018	Mills Oakley	Legal services - employment law advice	\$ 6,050.00
2335.9781-01	27/11/2018	Trendsetter Homes	Refund of infrastructure bond	\$ 2,000.00
2335.9796-01	27/11/2018	Jump Marketing and Business Solutions	Gender equity workshop for local sports clubs	\$ 1,000.00
2335.9835-01	27/11/2018	Good Sight Company Ltd	Installation of high pressure cleaning unit - Depot	\$ 12,677.50
2335.9848-01	27/11/2018	R Sheridan	Artist fee - Traffic control box painting	\$ 500.00
2335.9857-01	27/11/2018	S Verma	Heritage assistance fund	\$ 565.00
2335.9858-01	27/11/2018	P A O'Neill	Part refund of dog registration	\$ 25.83
2335.9859-01	27/11/2018	E Durkan	Part refund of dog registration	\$ 150.00
2335.9860-01	27/11/2018	L P Edwards	Part refund of dog registration	\$ 150.00
2335.9861-01	27/11/2018	C Roe	Part refund of Beatty Park Leisure Centre fees	\$ 369.54
2335.9862-01	27/11/2018	T Wheatley	Part refund of Beatty Park Leisure Centre fees	\$ 308.88
2335.9864-01	27/11/2018	C Hoang	Rates refund - overpayment	\$ 374.55
2335.9865-01	27/11/2018	West Leederville Investments Pty Ltd	Rates refund - due to decrease in GRV	\$ 2,869.56
2335.9871-01	27/11/2018	Scott Nelson	Performance fee - Remembrance Day	\$ 300.00
2335.9872-01	27/11/2018	Beauvine Pty Ltd	Refund of grounds bond	\$ 1,489.38
2335.9873-01	27/11/2018	International Swim Schools Association Pty Ltd	Annual membership renewal	\$ 33.00
2335.9874-01	27/11/2018	B Carter	Refund of worm farm payment	\$ 120.00
2335.9879-01	27/11/2018	S Byford	Maintenance of sculpture (deposit) - Admin	\$ 1,387.00
2335.9880-01	27/11/2018	D Nixon	Crossover subsidy	\$ 2,560.00
2335.9881-01	27/11/2018	P S Deb	Refund of hall bond	\$ 500.00
2335.9882-01	27/11/2018	R McNeill	Refund of hall bond	\$ 1,000.00
2335.9883-01	27/11/2018	Connect Call Centre Services	After hours call service	\$ 715.00
2335.9884-01	27/11/2018	Bistel Construction Pty Ltd	Refund of infrastructure bond	\$ 275.00
2335.9885-01	27/11/2018	Wade Extensions	Refund of infrastructure bond	\$ 2,000.00
2336.9567-01	29/11/2018	Westnet Pty Ltd	IT ADSL link	\$ 39.95

Creditor	Date	Payee	Description	Amount
2337.98000-01	29/11/2018	Australian Taxation Office	Payroll deduction	\$ 181,153.00
2338.2020-01	29/11/2018	Australian Services Union	Payroll deduction	\$ 284.90
2338.2045-01	29/11/2018	Child Support Agency	Payroll deduction	\$ 824.44
2338.2153-01	29/11/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2338.2213-01	29/11/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,030.42
2338.2216-01	29/11/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 514.00
2338.3133-01	29/11/2018	Depot Social Club	Payroll deduction	\$ 76.00
2338.6156-01	29/11/2018	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2338.8120-01	29/11/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
2339.2204-01	29/11/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 30.82
2339.2234-01	29/11/2018	Water Corporation	Water charges - various locations	\$ 579.13
2339.4486-01	29/11/2018	J Fondacaro	Reimbursement of expenses - rubber & fly spray	\$ 115.46
2339.4627-01	29/11/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 8,288.55
2339.6390-01	29/11/2018	Eric Hood Pty Ltd	Painting services - North Perth Town Hall	\$ 4,400.00
2339.6753-01	29/11/2018	S Hansen	Reimbursement of expenses - items for seniors programme	\$ 45.15
2339.7481-01	29/11/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 11,956.67
2339.7955-01	29/11/2018	Synergy	Electricity and gas charges - various locations	\$ 20,275.80
2339.8620-01	29/11/2018	Boyan Electrical Services	Electrical services - YMCA HQ	\$ 385.00
2339.8950-01	29/11/2018	Altus Planning	Cost of planning appeal	\$ 8,145.50
2339.9647-01	29/11/2018	Powerlyt Group Pty Ltd	Street lighting design - Vincent Street	\$ 2,640.00
2339.9696-01	29/11/2018	Flick Anticimex Pty Ltd	Sanitary disposal services - Mt Hawthorn Community Centre	\$ 853.86
2339.9855-01	29/11/2018	J Calpak	Rates refund - overpayment	\$ 612.31
2339.9888-01	29/11/2018	West Coast Shade	Supply and install shade sails - Forrest Park	\$ 8,129.00
2340.9891-01	05/12/2018	Desserts Boxed Up	Dessert boxes - CoV summer event campaign	\$ 975.00
2341.9209-01	04/12/2018	Mercer Spectrum	Superannuation	\$ 12,256.97
2341.9437-01	04/12/2018	SuperChoice Services Pty Ltd	Superannuation	\$ 215,731.89
2342.2029-01	07/12/2018	Bunnings Trade	Hardware supplies - various departments	\$ 3,154.90
2342.2030-01	07/12/2018	Benara Nurseries	Supply of plants	\$ 459.25
2342.2033-01	07/12/2018	BOC Limited	CO2 for beverage and forklift gas supplies	\$ 457.98
2342.2049-01	07/12/2018	City Of Perth	Collection of food waste bins - Admin	\$ 36.70
2342.2053-01	07/12/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,158.55
2342.2072-01	07/12/2018	Landgate	Gross rental valuations for interims; land enquiries	\$ 420.31
2342.2105-01	07/12/2018	Inner City Newsagency	Newspaper delivery	\$ 24.36
2342.2106-01	07/12/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 4,100.60
2342.2108-01	07/12/2018	J Van Den Bok	Expenses reimbursement - Team building event	\$ 430.00
2342.2113-01	07/12/2018	Kleenheat Gas	Forklift gas supplies	\$ 141.18
2342.2119-01	07/12/2018	Line Marking Specialists	Line marking services - Carr/Cleaver St	\$ 1,083.50
2342.2120-01	07/12/2018	LO-GO Appointments	Temporary staff - Waste	\$ 3,418.54
2342.2123-01	07/12/2018	Major Motors Pty Ltd	Plant repairs and maintenance	\$ 1,038.10

Creditor	Date	Payee	Description	Amount
2342.2126-01	07/12/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 2,442.00
2342.2136-01	07/12/2018	Mindarie Regional Council	Processable and non processable waste	\$ 180,361.91
2342.2185-01	07/12/2018	Galvins Plumbing Supplies	Plumbing supplies	\$ 29.23
2342.2189-01	07/12/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 1,408.01
2342.2192-01	07/12/2018	Sigma Chemicals	Pool chemicals	\$ 3,331.24
2342.2199-01	07/12/2018	Speedo Australia Pty Ltd	Merchandise - BPLC	\$ 10,072.70
2342.2200-01	07/12/2018	Sportsworld Of WA	Merchandise - BPLC	\$ 7,165.40
2342.2204-01	07/12/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 6,439.86
2342.2234-01	07/12/2018	Water Corporation	Water charges - various locations	\$ 7,952.58
2342.2241-01	07/12/2018	Zipform	Rates notices - 3rd instalment	\$ 8,596.63
2342.3001-01	07/12/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Corporate Services	\$ 1,472.49
2342.3013-01	07/12/2018	Bollinger & Co Pty Ltd	Repair sliding gate - DSR	\$ 179.00
2342.3038-01	07/12/2018	St John Ambulance Western Australia Ltd	First aid cover - Armistice Day; first aid training - BPLC	\$ 816.20
2342.3057-01	07/12/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 978.95
2342.3091-01	07/12/2018	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 3,080.00
2342.3092-01	07/12/2018	Flick Anticimex Pty Ltd T/As The Pest Guys (WA)	Pest control services - various locations	\$ 3,829.24
2342.3099-01	07/12/2018	Total Packaging WA Pty Ltd	Supply of dog litter bags	\$ 3,432.00
2342.3103-01	07/12/2018	Forestvale Trees	Supply of trees	\$ 1,078.00
2342.3110-01	07/12/2018	TJ Depiazzi & Sons	Supply of mulch	\$ 2,548.48
2342.3129-01	07/12/2018	Margaret River Agencies	Soft beverage supplies for Council meetings	\$ 316.80
2342.3137-01	07/12/2018	WALGA	Staff training - Climate change forum	\$ 88.00
2342.3146-01	07/12/2018	KS Black Pty Ltd	Bore & pump maintenance & development - various locations	\$ 5,825.60
2342.3170-01	07/12/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 701.52
2342.3215-01	07/12/2018	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,553.41
2342.3222-01	07/12/2018	Securepay Pty Ltd	Online web payment fees	\$ 2,658.32
2342.3235-01	07/12/2018	My Best Friend Veterinary Centre	Vet services	\$ 2,175.00
2342.3239-01	07/12/2018	Award Contracting	Locating services - various locations	\$ 17,055.50
2342.3299-01	07/12/2018	Baileys Fertilisers	Soil wetter supplies	\$ 10,769.00
2342.3315-01	07/12/2018	RPG Auto Electrics	Plant repairs and maintenance	\$ 600.93
2342.3474-01	07/12/2018	CSP Group Pty Ltd	Plant repairs and maintenance - various	\$ 639.00
2342.3492-01	07/12/2018	West Australian Newspapers Limited	Newspapers for resale	\$ 228.12
2342.3511-01	07/12/2018	City of Stirling	Green waste tipping fees	\$ 2,810.20
2342.3560-01	07/12/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 466.29
2342.3613-01	07/12/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 15,097.50
2342.3712-01	07/12/2018	Sports Turf Technology Pty Ltd	Turf inspection and report - Charles Veryard Reserve	\$ 660.00
2342.3913-01	07/12/2018	Kennards Hire	Equipment hire - various	\$ 283.00
2342.3929-01	07/12/2018	Chittering Valley Worm Farm	Worms and castings	\$ 550.00
2342.3942-01	07/12/2018	Moore Stephens (WA) Pty Ltd	Audit fees - 2017/18 final payment	\$ 23,787.50
2342.4017-01	07/12/2018	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment	\$ 734.25

Creditor	Date	Payee	Description	Amount
2342.4156-01	07/12/2018	Wanneroo Plant Farm	Supply of plants	\$ 1,518.00
2342.4191-01	07/12/2018	G Burgess	Distribution services - verge collection	\$ 4,200.00
2342.4367-01	07/12/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 40,450.93
2342.4418-01	07/12/2018	West-Sure Group Pty Ltd	Cash collection services - parking	\$ 3,561.03
2342.4447-01	07/12/2018	Blackwoods	Hardware supplies - Depot	\$ 3,917.96
2342.4493-01	07/12/2018	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees for verges	\$ 8,364.40
2342.4614-01	07/12/2018	Thomson Reuters (Professional) Australia Ltd	Renewal of electronic recruitment licence	\$ 13,200.00
2342.4627-01	07/12/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 7,422.52
2342.4678-01	07/12/2018	Dunbar Services (WA) Pty Ltd	Cleaning exhaust systems - BPLC	\$ 297.00
2342.4727-01	07/12/2018	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 25,509.00
2342.4768-01	07/12/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 14.87
2342.4800-01	07/12/2018	Cockburn Cement Limited	Cement and pallets	\$ 694.32
2342.4862-01	07/12/2018	Primavera Quality Meats	Catering services - Engineering team building event	\$ 165.00
2342.4919-01	07/12/2018	David Gray & Co Pty Ltd	Supply of green bins	\$ 3,496.15
2342.4957-01	07/12/2018	WA Profiling	Profiling services - various locations	\$ 3,905.00
2342.4971-01	07/12/2018	Totally Workwear	Uniform supplies - various departments	\$ 8,832.35
2342.5080-01	07/12/2018	Repco	Auto part supplies	\$ 5.94
2342.5083-01	07/12/2018	Discus Digital Print	Printing services - banner for garden competition	\$ 137.50
2342.5084-01	07/12/2018	ATF Services Pty Ltd	Security fence - Cheriton Street	\$ 144.21
2342.5193-01	07/12/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 3,178.45
2342.5281-01	07/12/2018	Cyclemania	Service of community library bike	\$ 150.00
2342.5294-01	07/12/2018	A Team Printing	Printing services - BPLC	\$ 597.30
2342.5301-01	07/12/2018	Kott Gunning	Legal services - property, SAT and prosecution fees	\$ 14,839.33
2342.5598-01	07/12/2018	Total Eden Pty Ltd	Geothermal system service - BPLC	\$ 1,594.56
2342.5683-01	07/12/2018	Tourism Brochure Exchange	Distribution services - BPLC	\$ 165.00
2342.5836-01	07/12/2018	Manheim Pty Ltd	Towing services	\$ 357.50
2342.5882-01	07/12/2018	Artery Media Solutions	Artist fee - Traffic control box painting	\$ 275.00
2342.5989-01	07/12/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 144.24
2342.6041-01	07/12/2018	Battery World Osborne Park	Supply of batteries	\$ 109.96
2342.6072-01	07/12/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,329.90
2342.6218-01	07/12/2018	Devco Builders	Maintenance and repairs - various locations	\$ 34,478.37
2342.6226-01	07/12/2018	T J Hutson	Expenses reimbursement - Engineering team building event	\$ 120.23
2342.6259-01	07/12/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 5,929.70
2342.6383-01	07/12/2018	WC Convenience Management Pty Ltd	Maintenance exelooos - various locations	\$ 3,992.44
2342.6455-01	07/12/2018	The BBQ Man	Bin, BBQ & pressure cleaning services - various locations	\$ 7,290.68
2342.6486-01	07/12/2018	Blue Heeler Trading	Uniform supplies - BPLC	\$ 699.38
2342.6574-01	07/12/2018	PriceMark Pty Ltd	Bar-lock band supplies for spa and sauna	\$ 1,153.90
2342.6712-01	07/12/2018	Joe Crisafio Kia	Vehicle service and repairs	\$ 61.28
2342.6759-01	07/12/2018	Techwest Solutions Pty Ltd	Audio equipment repairs - BPLC	\$ 212.30

Creditor	Date	Payee	Description	Amount
2342.6783-01	07/12/2018	Action Asbestos Removals	Asbestos removal services	\$ 484.00
2342.6799-01	07/12/2018	Beaufort Street Network Inc.	Town team grant - development of strategic action	\$ 4,840.00
2342.6881-01	07/12/2018	Bridgestone Australia LTD	Tyre services	\$ 24.75
2342.6903-01	07/12/2018	APARC	Purchase of solar powered ticket machines	\$ 19,470.00
2342.6903-01	07/12/2018	APARC	Central management system licensing; meter maintenance	\$ 36,966.87
2342.6937-01	07/12/2018	Retech Rubber	Repairs to softfall play area - Edinboro Street	\$ 1,485.00
2342.7003-01	07/12/2018	Sonic HealthPlus Pty Ltd	Employee medical assessment	\$ 139.40
2342.7087-01	07/12/2018	Hans Andresen	Christmas banner installation - various locations	\$ 2,035.00
2342.7118-01	07/12/2018	C Wood Distributors	Beatty Park Café supplies	\$ 885.50
2342.7133-01	07/12/2018	City of Karratha	Long service liability	\$ 5,387.31
2342.7189-01	07/12/2018	Steann Pty Ltd	Verge greenwaste collection	\$ 52,569.00
2342.7335-01	07/12/2018	Canningvale Flooring Xtra	Supply and install carpet tiles - Admin	\$ 14,354.00
2342.7388-01	07/12/2018	Vorgee Pty Ltd	Merchandise - BPLC	\$ 349.80
2342.7399-01	07/12/2018	Briskleen Supplies	Toiletry and cleaning products - BPLC	\$ 1,808.89
2342.7420-01	07/12/2018	Leederville Hotel (T/A Pent Pty Ltd)	Parking revenue distribution - 2 months	\$ 36,009.75
2342.7445-01	07/12/2018	Scott Print	Printing services - SCP reports	\$ 3,023.90
2342.7477-01	07/12/2018	Expo Group	Printing services - various departments	\$ 4,965.07
2342.7481-01	07/12/2018	Regents Commercial	Variable outgoings - Barlee Street car park	\$ 304.88
2342.7572-01	07/12/2018	Compu-Stor	Records digitisation and off-site storage	\$ 354.39
2342.7576-01	07/12/2018	Action Logistics (WA) Pty Ltd t/a Action Couriers	Courier services	\$ 12.97
2342.7593-01	07/12/2018	Yoshino Sushi	Beatty Park Café supplies	\$ 248.16
2342.7605-01	07/12/2018	Centropak	Beatty Park Café supplies	\$ 851.85
2342.7664-01	07/12/2018	Raymond Sleeman	Fitness instructor fees	\$ 170.52
2342.7669-01	07/12/2018	Studio Papa	Design services - Bike network infoboard	\$ 250.25
2342.7733-01	07/12/2018	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
2342.7776-01	07/12/2018	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$ 925.32
2342.7777-01	07/12/2018	Daniela Toffali	Fitness instructor fees	\$ 520.00
2342.7830-01	07/12/2018	Castledine Gregory	Professional fees - SAT review	\$ 2,223.52
2342.7923-01	07/12/2018	Richard Harrison	Bee removal services - various locations	\$ 1,950.00
2342.7933-01	07/12/2018	Garrards Pty Ltd	Rat bait	\$ 174.06
2342.7946-01	07/12/2018	Connect Security Systems	Repair to security sensor - BPLC	\$ 132.00
2342.7949-01	07/12/2018	ASB Marketing Pty Ltd	Supply of staff lanyards	\$ 525.25
2342.7955-01	07/12/2018	Synergy	Electricity and gas charges - various locations	\$ 27,966.45
2342.7959-01	07/12/2018	Rosemount Hotel	Catering services - Rewards and recognition awards	\$ 442.00
2342.7967-01	07/12/2018	CS Legal	Debt recovery services	\$ 1,661.70
2342.7995-01	07/12/2018	Superfins WA Inc	Kidsport voucher	\$ 150.00
2342.8009-01	07/12/2018	Marketforce Pty Ltd	Advertising services - various departments	\$ 8,304.82
2342.8040-01	07/12/2018	Wilson Security	Security services - various locations	\$ 170.50
2342.8108-01	07/12/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 34,410.20

Creditor	Date	Payee	Description	Amount
2342.8111-01	07/12/2018	SimplePay Solutions Pty Ltd	Credit card transactions for parking terminals	\$ 9,559.44
2342.8282-01	07/12/2018	Yoga Inspiration	Fitness instructor fees	\$ 180.87
2342.8305-01	07/12/2018	Charmaine Amanda Magness	Fitness instructor fees	\$ 341.04
2342.8327-01	07/12/2018	Courtney Hahipene (Walter)	Fitness instructor fees	\$ 241.16
2342.8335-01	07/12/2018	S E Hill	Expenses reimbursement- Parks team building event	\$ 77.68
2342.8398-01	07/12/2018	Jean-Paul Barbier	Fitness instructor fees	\$ 119.00
2342.8420-01	07/12/2018	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,325.94
2342.8438-01	07/12/2018	Cr S Gontaszewski	Expenses reimbursement - child care	\$ 327.50
2342.8439-01	07/12/2018	Paperbark Technologies Pty Ltd	Arboricultural report - BPLC	\$ 985.00
2342.8468-01	07/12/2018	Innovations Catering	Catering services - Council meetings	\$ 1,064.00
2342.8498-01	07/12/2018	Wheelers Books	Library books	\$ 54.27
2342.8523-01	07/12/2018	Stephen Carrick Architects Pty Ltd	Design advisory fee	\$ 440.00
2342.8547-01	07/12/2018	AWB Building Co.	Plumbing services - various locations	\$ 18,400.59
2342.8576-01	07/12/2018	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
2342.8620-01	07/12/2018	Boyan Electrical Services	Electrical services - various locations	\$ 5,795.84
2342.8645-01	07/12/2018	Domain Catering Pty Ltd	Catering services - Urban mobility group meeting	\$ 274.00
2342.8646-01	07/12/2018	Apollo Plumbing and Gas Pty Ltd	Plumbing services - BPLC	\$ 25,566.85
2342.8649-01	07/12/2018	Club 55 Travel	Bus hire - seniors outing	\$ 3,174.00
2342.8665-01	07/12/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 434.00
2342.8672-01	07/12/2018	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 572.87
2342.8688-01	07/12/2018	Infocouncil Pty Ltd	Annual licence renewal	\$ 10,114.50
2342.8737-01	07/12/2018	Unilever Australia Ltd	Beatty Park Café supplies	\$ 929.69
2342.8750-01	07/12/2018	Yolande Gomez	Fitness instructor fees	\$ 140.00
2342.8761-01	07/12/2018	Elyse Amy Johnstone	Fitness instructor fees	\$ 284.20
2342.8763-01	07/12/2018	StrataGreen	Supply of garden equipment and insecticide	\$ 922.05
2342.8793-01	07/12/2018	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 560.43
2342.8821-01	07/12/2018	My Media Intelligence Pty Ltd	Media monitoring	\$ 677.36
2342.8854-01	07/12/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 1,655.28
2342.8938-01	07/12/2018	Atmos Foods Pty Ltd	Beatty Park Café supplies	\$ 237.60
2342.8943-01	07/12/2018	Penterpaper	Review, edit and draft 2017/18 annual report	\$ 3,000.00
2342.8959-01	07/12/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 6,934.17
2342.8976-01	07/12/2018	Stott Hoare	Supply of computer accessory	\$ 53.90
2342.8991-01	07/12/2018	Securus	Security services - North Perth Town Hall	\$ 1,634.50
2342.8994-01	07/12/2018	Discus on Demand	Printing services - Library	\$ 191.81
2342.8996-01	07/12/2018	The West Australian Music Industry Association Inc	Funding - WAMFest live North Perth event	\$ 33,000.00
2342.9009-01	07/12/2018	Event Artillery	Hire of tables and chairs - Mayor's Christmas event	\$ 2,125.00
2342.9033-01	07/12/2018	Economic Development Australia Limited	Annual membership renewal	\$ 2,200.00
2342.9165-01	07/12/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 1,561.53
2342.9202-01	07/12/2018	Daniel Bullen	Fitness instructor fees	\$ 288.94

Creditor	Date	Payee	Description	Amount
2342.9251-01	07/12/2018	Radiant Earth Creations	COV composting workshop	\$ 301.80
2342.9263-01	07/12/2018	Zimbulis Foods	Beatty Park Café supplies	\$ 564.91
2342.9299-01	07/12/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 330.00
2342.9369-01	07/12/2018	K Roach	Fitness instructor fees	\$ 227.36
2342.9564-01	07/12/2018	Industrail Pty Ltd	Replace mini ramp - Leederville Skate Park (50% balance)	\$ 9,978.40
2342.9573-01	07/12/2018	Randstad Pty Limited	Temporary employment - Corporate Services	\$ 2,139.74
2342.9704-01	07/12/2018	Northside Nissan	Purchase of three vehicles	\$ 81,310.35
2342.9738-01	07/12/2018	United Equipment Pty Ltd	Purchase of forklift	\$ 33,968.89
2342.9741-01	07/12/2018	Diabolik Books	Gift vouchers for winners of student citizenship awards	\$ 1,350.00
2342.9767-01	07/12/2018	Professional Search Group Australia	Temporary employment - Corporate Services	\$ 3,796.16
2342.9771-01	07/12/2018	Holmes a Court Gallery	Balance for venue hire - WA Aids Council StyleAID	\$ 1,251.78
2342.9780-01	07/12/2018	Pennant House	Flag supplies - BPLC	\$ 429.00
2342.9793-01	07/12/2018	National Tools Pty Ltd	Purchase of hydraulic breaker and power pack	\$ 11,365.38
2342.9807-01	07/12/2018	Golf Car World	Purchase of electric utility vehicle	\$ 29,645.00
2342.9809-01	07/12/2018	Kristina Kendall	Fitness instructor fees	\$ 113.86
2342.9825-01	07/12/2018	I King	Speaker - WA Seniors week event	\$ 350.00
2342.9831-01	07/12/2018	Bacic Group	Refund of infrastructure protection bond	\$ 100.00
2342.9838-01	07/12/2018	The Gaelic Games Junior Academy of WA	Refund of ground hire	\$ 1,250.00
2342.9845-01	07/12/2018	K Harcus	Fitness instructor fees	\$ 918.92
2342.9851-01	07/12/2018	A Bargain Bin	Skip bin contamination surcharge	\$ 120.00
2342.9853-01	07/12/2018	B Fiebig	Fitness instructor fees	\$ 113.68
2342.9866-01	07/12/2018	Water Works and Wellness	Fitness instructor fees	\$ 101.50
2342.9869-01	07/12/2018	A Murphy	Expenses reimbursement - catering for team building event	\$ 217.78
2342.9878-01	07/12/2018	Tom's Towbars	Supply and install racks for three vehicles	\$ 990.00
2342.9879-01	07/12/2018	S Byford	Maintenance of sculpture (balance of payment) - Admin	\$ 1,387.00
2342.9887-01	07/12/2018	A Li	Part refund of dog registration	\$ 50.00
2342.9890-01	07/12/2018	S Patchett	Fitness instructor fees	\$ 315.00
2342.9896-01	07/12/2018	Gifts Mate Pty Ltd	Flag pins for Citizenship ceremony	\$ 279.40
2342.9898-01	07/12/2018	Jessica Wyld Photography Pty Ltd	Photography services - Open streets media event	\$ 649.00
2342.9899-01	07/12/2018	A Buckley	Part refund of dog registration	\$ 30.00
2342.9900-01	07/12/2018	C M Keane	Part refund of dog registration	\$ 150.00
2342.9901-01	07/12/2018	A Smith	Part refund of dog registration	\$ 150.00
2342.9902-01	07/12/2018	S Maddern	Part refund of dog registration	\$ 30.00
2342.9905-01	07/12/2018	P Ford	Refund of parking permit	\$ 346.40
2342.9906-01	07/12/2018	K Jura	Refund of parking permit	\$ 173.20
2342.9907-01	07/12/2018	T Rannaste	Part refund of Beatty Park Leisure Centre fees	\$ 85.71
2342.9908-01	07/12/2018	T Collins	Part refund of Beatty Park Leisure Centre fees	\$ 777.62
2342.9909-01	07/12/2018	Abenra Construction	Refund of building application fee - paid twice in error	\$ 159.35
2342.9911-01	07/12/2018	Get Fit Central	Refund of infrastructure bond	\$ 1,500.00

Creditor	Date	Payee	Description	Amount
2342.9912-01	07/12/2018	Carine Homes PTY LTD	Refund of infrastructure bond	\$ 2,500.00
2342.9913-01	07/12/2018	Northbridge Butchers	Refund of infrastructure bond	\$ 2,500.00
2342.9914-01	07/12/2018	GMF Contractors PTY LTD	Refund of infrastructure bond	\$ 3,000.00
2342.9915-01	07/12/2018	AMG Home Builders Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
2342.9916-01	07/12/2018	B Williams	Refund of infrastructure bond	\$ 1,000.00
2342.9917-01	07/12/2018	Element Construction WA Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
2342.9919-01	07/12/2018	D Britton	Refund of parking permit	\$ 173.20
2342.9920-01	07/12/2018	W B Weatherald	Part refund of dog registration	\$ 150.00
2342.9921-01	07/12/2018	B McInerney	Part refund of Beatty Park Leisure Centre fees	\$ 68.00
2342.9922-01	07/12/2018	C R McInerney	Part refund of Beatty Park Leisure Centre fees	\$ 45.00
2342.9924-01	07/12/2018	C Stephens	Part refund of Beatty Park Leisure Centre fees	\$ 254.47
2342.9925-01	07/12/2018	T Tan	Part refund of dog registration	\$ 150.00
2343.6524-01	14/12/2018	Cr J Topelberg	Council meeting fee	\$ 1,916.66
2343.7143-01	14/12/2018	Cr R Harley	Council meeting fee	\$ 1,916.66
2343.7862-01	14/12/2018	Mayor E Cole	Council meeting fee	\$ 7,797.33
2343.8435-01	14/12/2018	Cr D Loden	Council meeting fee	\$ 1,916.66
2343.8438-01	14/12/2018	Cr S Gontaszewski	Council meeting fee	\$ 3,223.49
2343.8449-01	14/12/2018	Cr J Murphy	Council meeting fee	\$ 1,916.66
2343.8808-01	14/12/2018	Cr J Hallett	Council meeting fee	\$ 1,916.66
2343.9018-01	14/12/2018	Cr A Castle	Council meeting fee	\$ 1,916.66
2343.9019-01	14/12/2018	Cr J Fotakis	Council meeting fee	\$ 1,916.66
2344.2008-01	12/12/2018	Alinta Energy	Gas charges - various locations	\$ 90.25
2344.2204-01	12/12/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 328.66
2344.2234-01	12/12/2018	Water Corporation	Water charges - various locations	\$ 568.74
2344.3013-01	12/12/2018	Bollinger & Co Pty Ltd	Repair automatic gate - Depot	\$ 259.01
2344.3144-01	12/12/2018	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 37,817.72
2344.3182-01	12/12/2018	P Cicanese	Expenses reimbursement - parking and postage	\$ 75.61
2344.4627-01	12/12/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 1,629.14
2344.5301-01	12/12/2018	Kott Gunning	Legal services - prosecution fees	\$ 16,969.12
2344.5368-01	12/12/2018	Tamala Park Regional Council	Account for GST for sale of land	\$ 3,575.85
2344.6818-01	12/12/2018	LGIS Risk Management	OSH initiatives program	\$ 7,920.00
2344.7572-01	12/12/2018	Compu-Stor	Records digitisation and off-site storage	\$ 63.06
2344.7729-01	12/12/2018	Anna Cappelletta	Fitness instructor fees	\$ 602.70
2344.7816-01	12/12/2018	Beilby Corporation	Advertising services - recruitment	\$ 4,950.00
2344.7955-01	12/12/2018	Synergy	Electricity and gas charges - various locations	\$ 14,213.55
2344.8465-01	12/12/2018	Risk Management Technologies Pty Ltd	Annual subscription - ChemAlert	\$ 3,078.90
2344.8665-01	12/12/2018	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 620.00
2344.8810-01	12/12/2018	Australia Post	Postage charges	\$ 9,751.40
2344.8946-01	12/12/2018	Market Creations	Intranet and Councillor portal development; website support	\$ 8,087.40

Creditor	Date	Payee	Description	Amount
2344.9202-01	12/12/2018	Daniel Bullen	Fitness instructor fees	\$ 374.20
2344.9286-01	12/12/2018	Manic Botanic (Manic WA Pty Ltd)	Supply of Mayoral Christmas flower arrangement	\$ 389.00
2344.9586-01	12/12/2018	EN. YOGA	Fitness instructor fees	\$ 60.00
2344.9845-01	12/12/2018	K Harcus	Fitness instructor fees	\$ 862.08
2344.9853-01	12/12/2018	B Fiebig	Fitness instructor fees	\$ 113.68
2345.98000-01	13/12/2018	Australian Taxation Office	Payroll deduction	\$ 181,960.00
2346.2020-01	13/12/2018	Australian Services Union	Payroll deduction	\$ 284.90
2346.2045-01	13/12/2018	Child Support Agency	Payroll deduction	\$ 824.44
2346.2153-01	13/12/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2346.2213-01	13/12/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,030.42
2346.2216-01	13/12/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 544.00
2346.3133-01	13/12/2018	Depot Social Club	Payroll deduction	\$ 76.00
2346.6156-01	13/12/2018	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2346.8120-01	13/12/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
2347.2087-01	13/12/2018	Department of Fire and Emergency Services (DFES)	Emergency services levy - 2nd quarter 2018/19	\$ 2,215,551.98
2347.2204-01	13/12/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
2347.7955-01	13/12/2018	Synergy	Electricity and gas charges - various locations	\$ 1,349.70
2347.8327-01	13/12/2018	Courtney Hahipene (Walter)	Fitness instructor fees	\$ 180.87
2347.8547-01	13/12/2018	AWB Building Co.	Plumbing services - Loftus Community Centre	\$ 150.15
2348.9567-01	21/12/2018	Westnet Pty Ltd	IT ADSL link	\$ 39.95
2349.2008-01	21/12/2018	Alinta Energy	Gas charges - various locations	\$ 86.65
2349.2019-01	21/12/2018	Australia Post (Agency Commission)	Commission charges	\$ 816.85
2349.2029-01	21/12/2018	Bunnings Trade	Hardware supplies - various departments	\$ 160.27
2349.2033-01	21/12/2018	BOC Limited	CO2 for beverage and oxygen supplies	\$ 526.65
2349.2053-01	21/12/2018	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 1,233.21
2349.2072-01	21/12/2018	Landgate	Gross rental valuations for interims	\$ 937.49
2349.2085-01	21/12/2018	Farinosi & Sons Pty Ltd	Hardware supplies	\$ 51.48
2349.2106-01	21/12/2018	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 3,725.85
2349.2119-01	21/12/2018	Line Marking Specialists	Line marking services - various locations	\$ 16,922.25
2349.2120-01	21/12/2018	LO-GO Appointments	Temporary staff - Waste	\$ 1,709.27
2349.2122-01	21/12/2018	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 3,294.01
2349.2123-01	21/12/2018	Major Motors Pty Ltd	Plant repairs and maintenance	\$ 5,566.89
2349.2126-01	21/12/2018	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 22,998.80
2349.2136-01	21/12/2018	Mindarie Regional Council	Processable and non processable waste	\$ 165,634.50
2349.2175-01	21/12/2018	Pro Turf Services	Plant repairs and maintenance	\$ 1,218.91
2349.2185-01	21/12/2018	Galvins Plumbing Supplies	Plumbing supplies	\$ 858.79
2349.2189-01	21/12/2018	SAS Locksmiths	Key cutting & lock maintenance service - various locations	\$ 1,672.32
2349.2192-01	21/12/2018	Sigma Chemicals	Pool chemicals	\$ 4,056.25
2349.2200-01	21/12/2018	Sportsworld Of WA	Merchandise - BPLC	\$ 157.85

Creditor	Date	Payee	Description	Amount
2349.2204-01	21/12/2018	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 556.27
2349.2221-01	21/12/2018	Turfmaster Facility Management	Turf maintenance and weed control - Leederville Oval	\$ 5,736.95
2349.2234-01	21/12/2018	Water Corporation	Water charges - various locations	\$ 1,098.66
2349.3001-01	21/12/2018	Hays Specialist Recruitment (Australia) Pty Ltd	Temporary staff - Corporate Services	\$ 3,630.20
2349.3014-01	21/12/2018	Ausrecord	Stationery supplies - Records	\$ 34.00
2349.3038-01	21/12/2018	St John Ambulance Western Australia Ltd	First aid training - Depot; first aid kits for vehicles	\$ 1,133.56
2349.3040-01	21/12/2018	Shenton Enterprises Pty Ltd	Service of AIDS memorial fountain	\$ 858.32
2349.3057-01	21/12/2018	European Foods Wholesalers Pty Ltd.	Beatty Park Café supplies	\$ 647.38
2349.3066-01	21/12/2018	The Royal Life Saving Society Western Australia Inc	Watch around water wristbands & staff training - BPLC	\$ 2,140.00
2349.3091-01	21/12/2018	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 4,020.50
2349.3092-01	21/12/2018	Flick Anticimex Pty Ltd T/As The Pest Guys (WA)	Pest control services - various locations	\$ 2,214.22
2349.3110-01	21/12/2018	TJ Depiazzi & Sons	Supply of mulch	\$ 1,397.88
2349.3146-01	21/12/2018	KS Black Pty Ltd	Bore & pump maintenance & development - various locations	\$ 23,364.00
2349.3150-01	21/12/2018	Northshore Unit Inc. - SES	FESA contribution - 2nd quarter	\$ 14,432.00
2349.3170-01	21/12/2018	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 11,525.08
2349.3190-01	21/12/2018	Coates Hire Operations Pty Ltd	Hire of mini excavator	\$ 300.23
2349.3213-01	21/12/2018	Domus Nursery	Supply of plants	\$ 497.75
2349.3224-01	21/12/2018	Metro Count	Hire of classifier for 40km per hour trial	\$ 163.90
2349.3239-01	21/12/2018	Award Contracting	Locating services - various locations	\$ 8,761.50
2349.3315-01	21/12/2018	RPG Auto Electrics	Plant repairs and maintenance	\$ 3,472.17
2349.3393-01	21/12/2018	Allstamps	Supply of date stamps	\$ 42.50
2349.3438-01	21/12/2018	Australasian Performing Right Association Ltd	Music licence fees - BPLC	\$ 4,721.50
2349.3444-01	21/12/2018	Raeco	Purchase of chairs - Library	\$ 5,973.40
2349.3474-01	21/12/2018	CSP Group Pty Ltd	Plant repairs and maintenance - various	\$ 817.00
2349.3511-01	21/12/2018	City of Stirling	Green waste tipping fees & bulk collection; Meals on Wheels	\$ 14,257.25
2349.3555-01	21/12/2018	AAA Headsets	Purchase of wireless headsets	\$ 438.00
2349.3560-01	21/12/2018	Winc Australia Pty Ltd	Office supplies and consumables	\$ 3,120.04
2349.3563-01	21/12/2018	Greenwood Party Hire	Hire of tables and tablecloths - Seniors lunch event	\$ 310.00
2349.3564-01	21/12/2018	Nosh Catering	Catering services - Mayor's sundowner	\$ 8,019.00
2349.3594-01	21/12/2018	Aquabalance	Fitness instructor fees	\$ 520.00
2349.3613-01	21/12/2018	Donegan Enterprises Pty Ltd	Playground inspections and maintenance - various locations	\$ 2,303.40
2349.3629-01	21/12/2018	Tim Eva's Nursery	Supply of plants	\$ 1,067.00
2349.3633-01	21/12/2018	East Perth Football Club (Inc)	Reimbursement of overpayment of variable outgoings	\$ 19,065.58
2349.3662-01	21/12/2018	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus Recreation Centre	\$ 128.70
2349.3700-01	21/12/2018	Quality Traffic Management Pty Ltd	Traffic management services - various locations	\$ 4,584.80
2349.3757-01	21/12/2018	J & K Hopkins	Office furniture supplies - various locations	\$ 2,622.00
2349.3888-01	21/12/2018	ReIn Pty Ltd	Supply of compost bins	\$ 5,134.80
2349.3913-01	21/12/2018	Kennards Hire	Equipment hire - various	\$ 285.00
2349.3942-01	21/12/2018	Moore Stephens (WA) Pty Ltd	Audit certification - DSR and Banks foreshore restoration	\$ 3,630.00

Creditor	Date	Payee	Description	Amount
2349.3943-01	21/12/2018	Cleanaway	Recycling contract	\$ 61,036.65
2349.4103-01	21/12/2018	Asphaltech Pty Ltd	Asphalt supplies - Smith Street	\$ 10,615.88
2349.4128-01	21/12/2018	Vietnam Veterans Association of Australia WA Branch Inc	Donation - Anzac Cottage repairs	\$ 396.00
2349.4156-01	21/12/2018	Wanneroo Plant Farm	Supply of plants	\$ 356.40
2349.4214-01	21/12/2018	Kerbing West	Kerbing services - various locations	\$ 3,945.70
2349.4277-01	21/12/2018	Downer EDI Engineering Power Pty Ltd	Supply and install fixed dome CCTV - Beaufort Street	\$ 19,893.36
2349.4367-01	21/12/2018	Academy Services WA Pty Ltd	Cleaning services - various locations; washroom consumables	\$ 13,407.90
2349.4418-01	21/12/2018	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 3,353.13
2349.4447-01	21/12/2018	Blackwoods	Hardware supplies - Depot	\$ 1,042.73
2349.4493-01	21/12/2018	Tom Lawton - Bobcat Hire	Bobcat hire and tipping fees for verges	\$ 9,356.60
2349.4627-01	21/12/2018	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 11,089.40
2349.4637-01	21/12/2018	Multi Mix Concrete Pty Ltd	Concrete supplies - various locations	\$ 3,486.34
2349.4724-01	21/12/2018	Landmark Operations Limited	Supply of weedkiller	\$ 4,037.00
2349.4727-01	21/12/2018	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 22,968.00
2349.4750-01	21/12/2018	Schindler Lifts Australia Pty Ltd	Lift maintenance - DSR	\$ 4,057.59
2349.4768-01	21/12/2018	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 11,684.87
2349.4783-01	21/12/2018	Jackson McDonald	Legal services - various matters	\$ 6,248.00
2349.4889-01	21/12/2018	Officeworks Ltd	Office consumables	\$ 196.00
2349.4971-01	21/12/2018	Totally Workwear	Uniform supplies - various departments	\$ 1,719.01
2349.5041-01	21/12/2018	AlSCO Pty Ltd	Mat supplies	\$ 297.32
2349.5079-01	21/12/2018	Statewide Oil Distributors	Supply of hydraulic oil	\$ 2,627.90
2349.5080-01	21/12/2018	Repco	Auto part supplies	\$ 274.15
2349.5091-01	21/12/2018	Agelink Theatre Inc	Performance fee - Unforgettable	\$ 700.00
2349.5193-01	21/12/2018	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 10,984.53
2349.5233-01	21/12/2018	Subiaco Football Club Inc.	Reimbursement of overpayment of variable outgoings	\$ 20,887.38
2349.5301-01	21/12/2018	Kott Gunning	Legal services - prosecution fees	\$ 11,595.80
2349.5342-01	21/12/2018	Ozscot Horticulture	Supply of plants	\$ 1,247.40
2349.5368-01	21/12/2018	Tamala Park Regional Council	Account for GST for sale of land	\$ 2,328.69
2349.5398-01	21/12/2018	Subaru Osborne Park	Vehicle service and repairs	\$ 840.90
2349.5449-01	21/12/2018	Brickies Sales and Repairs	Purchase of electric brick saw	\$ 1,320.00
2349.5474-01	21/12/2018	Tow-Safe Pty Ltd	Trailer inspection	\$ 1,390.00
2349.5562-01	21/12/2018	Belgravia Health & Leisure Group Pty Ltd	Function room & courts hire-Aboriginal basketball tournament	\$ 1,572.00
2349.5598-01	21/12/2018	Total Eden Pty Ltd	Reticulation supplies	\$ 50.44
2349.5700-01	21/12/2018	Jack Lockers	Locker hire - BPLC	\$ 937.00
2349.5764-01	21/12/2018	Graffiti Force Pty Ltd	Graffiti removal services - various locations	\$ 4,959.93
2349.5898-01	21/12/2018	Replants.com Pty Ltd	Design advisory fee	\$ 1,320.00
2349.5989-01	21/12/2018	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 397.08
2349.6041-01	21/12/2018	Battery World Osborne Park	Supply of batteries	\$ 309.00
2349.6072-01	21/12/2018	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,990.45

Creditor	Date	Payee	Description	Amount
2349.6184-01	21/12/2018	Data 3	Annual licence fee - Adobe	\$ 7,249.00
2349.6211-01	21/12/2018	Fitness Australia	Annual registration renewal	\$ 750.00
2349.6218-01	21/12/2018	Devco Builders	Maintenance and repairs - various locations	\$ 167,734.28
2349.6259-01	21/12/2018	Australian HVAC Services Pty Ltd	Airconditioning maintenance & repairs - various locations	\$ 4,231.15
2349.6269-01	21/12/2018	City of Nedlands	Secondment fees	\$ 16,585.42
2349.6278-01	21/12/2018	T&H Wilkes Pty Ltd	Gravel supplies	\$ 4,840.00
2349.6421-01	21/12/2018	Pirtek Pty Ltd	Plant repairs and maintenance	\$ 1,215.00
2349.6468-01	21/12/2018	Scarboro Toyota	Vehicle service and repairs	\$ 571.66
2349.6551-01	21/12/2018	iSUBSCRIBE Pty Ltd	Library magazine subscriptions	\$ 410.95
2349.6712-01	21/12/2018	Joe Crisafio Kia	Vehicle service and repairs	\$ 1,680.00
2349.6733-01	21/12/2018	1905 Coffee on Newcastle	Catering services - Council meetings	\$ 110.00
2349.6872-01	21/12/2018	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 161.04
2349.6880-01	21/12/2018	Orig-equip Auto Tops	Tonneau covers for three vehicles	\$ 825.00
2349.6881-01	21/12/2018	Bridgestone Australia LTD	Tyre services	\$ 662.60
2349.6933-01	21/12/2018	Mackay Urbandesign	Design advisory fees	\$ 1,320.00
2349.6937-01	21/12/2018	Retech Rubber	Repairs to soffit play area - various locations	\$ 870.00
2349.6999-01	21/12/2018	Analytical Reference Laboratory (WA) Pty Ltd	Asbestos testing	\$ 181.50
2349.7118-01	21/12/2018	C Wood Distributors	Beatty Park Café supplies	\$ 965.25
2349.7156-01	21/12/2018	FE Technologies Pty Ltd	Annual maintenance renewal	\$ 2,706.00
2349.7168-01	21/12/2018	Christou Nominees Pty Ltd	Design advisory fee	\$ 1,540.00
2349.7189-01	21/12/2018	Steann Pty Ltd	Verge greenwaste collection	\$ 36,806.00
2349.7190-01	21/12/2018	Chindarsi Architects	Design advisory fee	\$ 440.00
2349.7199-01	21/12/2018	Playrope Pty Ltd	Splash pad repairs - Hyde Park water playground	\$ 4,583.04
2349.7282-01	21/12/2018	Rubek Automatic Doors	Service and repair automatic doors - various locations	\$ 3,883.00
2349.7382-01	21/12/2018	Turf Developments (WA) Pty Ltd	Turf maintenance - various locations	\$ 5,859.10
2349.7399-01	21/12/2018	Briskleen Supplies	Toiletry and cleaning products - BPLC; sanipod service	\$ 2,882.98
2349.7437-01	21/12/2018	Visual Inspirations Australia Pty Ltd	Install and dismantle street Christmas trees and decorations	\$ 54,272.89
2349.7438-01	21/12/2018	Leda Security Products Pty Ltd	Supply of bike racks	\$ 2,143.90
2349.7477-01	21/12/2018	Expo Group	Printing services - various departments	\$ 5,175.50
2349.7481-01	21/12/2018	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 11,956.67
2349.7510-01	21/12/2018	Northsands Resources	Construction waste disposal services and sand supplies	\$ 2,670.99
2349.7576-01	21/12/2018	Action Logistics (WA) Pty Ltd t/a Action Couriers	Courier services	\$ 19.49
2349.7605-01	21/12/2018	Centropak	Beatty Park Café supplies	\$ 1,014.73
2349.7608-01	21/12/2018	Pride Western Australia Inc	Refund of bond minus damages - Pride WA 2018	\$ 2,673.00
2349.7729-01	21/12/2018	Anna Cappelletta	Fitness instructor fees	\$ 602.90
2349.7774-01	21/12/2018	Advancetag Pty Ltd	Label supplies	\$ 220.00
2349.7797-01	21/12/2018	Langley Fertilizers/Premium Plastics	Supply of tree ties	\$ 979.11
2349.7815-01	21/12/2018	Modernians Hockey Club Inc.	Reimbursement of overpayment of variable outgoings	\$ 957.63
2349.7830-01	21/12/2018	Castledine Gregory	Professional fees - SAT review	\$ 31,566.26

Creditor	Date	Payee	Description	Amount
2349.7906-01	21/12/2018	Price Consulting Group Pty Ltd	HR consulting services - CEO performance	\$ 4,380.20
2349.7923-01	21/12/2018	Richard Harrison	Bee removal services - Aranda Place	\$ 150.00
2349.7933-01	21/12/2018	Garrards Pty Ltd	Rat bait	\$ 217.45
2349.7938-01	21/12/2018	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy - Waste strategy implementation	\$ 2,860.00
2349.7950-01	21/12/2018	Rawlicious Delights	Beatty Park Café supplies	\$ 296.45
2349.7955-01	21/12/2018	Synergy	Electricity and gas charges - various locations	\$ 79,647.00
2349.8009-01	21/12/2018	Marketforce Pty Ltd	Advertising services - various departments	\$ 12,438.04
2349.8040-01	21/12/2018	Wilson Security	Security services - various locations	\$ 269.50
2349.8108-01	21/12/2018	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 71,388.05
2349.8119-01	21/12/2018	MESA Australia	Plant room maintenance - BPLC	\$ 1,980.00
2349.8133-01	21/12/2018	Access Metals	Repair and reinstall tram poles - various locations	\$ 3,641.00
2349.8223-01	21/12/2018	Noongar Media Enterprises	Noongar radio - 2018 Christmas message	\$ 218.90
2349.8236-01	21/12/2018	News Limited	Newspaper subscription - Library	\$ 624.01
2349.8305-01	21/12/2018	Charmaine Amanda Magness	Fitness instructor fees	\$ 227.36
2349.8307-01	21/12/2018	MessageMedia	SMS integrating for Phoenix	\$ 143.44
2349.8462-01	21/12/2018	Solar Party Shop	Supply of solar fairy lights - Mt Lawley/Highgate	\$ 4,167.55
2349.8468-01	21/12/2018	Innovations Catering	Catering services - Council meetings	\$ 2,114.00
2349.8498-01	21/12/2018	Wheelers Books	Library books	\$ 28.48
2349.8521-01	21/12/2018	B Donald	Reimbursement - loss of earnings for witness appearance	\$ 168.00
2349.8523-01	21/12/2018	Stephen Carrick Architects Pty Ltd	Design advisory fee	\$ 440.00
2349.8547-01	21/12/2018	AWB Building Co.	Plumbing services - various locations	\$ 3,580.99
2349.8565-01	21/12/2018	Red Dog Jarrah	Supply of outdoor furniture - Albert Square	\$ 1,700.00
2349.8574-01	21/12/2018	Solo Resource Recovery	Pressure cleaning services - various locations	\$ 11,633.88
2349.8586-01	21/12/2018	Tree Amigos	Street trees & parks pruning/removal - various locations	\$ 34,446.01
2349.8593-01	21/12/2018	Colleagues Nagels	Integrated transferable parking permits	\$ 174.02
2349.8609-01	21/12/2018	Minter Ellison	Legal services - general employment matters	\$ 3,909.40
2349.8620-01	21/12/2018	Boyan Electrical Services	Electrical services - various locations	\$ 29,309.50
2349.8645-01	21/12/2018	Domain Catering Pty Ltd	Catering services - WALGCSN meeting	\$ 563.00
2349.8646-01	21/12/2018	Apollo Plumbing and Gas Pty Ltd	Plumbing services - BPLC	\$ 50,873.95
2349.8672-01	21/12/2018	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 973.31
2349.8683-01	21/12/2018	Supafit Seat Covers	Supply of vehicle seat covers	\$ 486.20
2349.8743-01	21/12/2018	Konica Minolta Business Solutions Australia Pty Ltd	Copy costs - various departments	\$ 2,692.40
2349.8757-01	21/12/2018	Suez Recycling & Recovery (Perth) Pty Ltd	Waste collection services - Jugan Street	\$ 3,543.11
2349.8784-01	21/12/2018	Boya Equipment	Purchase of tractor	\$ 64,570.00
2349.8818-01	21/12/2018	Redman Solutions Pty Ltd	Annual maintenance support - Trapeze desktop plan	\$ 2,127.84
2349.8829-01	21/12/2018	InterStream Pty Ltd	Webcast and hosting service	\$ 1,386.00
2349.8833-01	21/12/2018	Noma Pty Ltd	Design advisory fees	\$ 1,320.00
2349.8843-01	21/12/2018	Shamir OHS Pty Ltd	Supply of safety glasses - Depot	\$ 1,056.00
2349.8845-01	21/12/2018	Gymcare	Gym equipment repairs and maintenance	\$ 1,024.01

Creditor	Date	Payee	Description	Amount
2349.8854-01	21/12/2018	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 3,680.53
2349.8893-01	21/12/2018	MM IT Consulting (WA) Pty Ltd	IT consultancy fees	\$ 1,270.50
2349.8911-01	21/12/2018	Quayclean Australia Pty Ltd	Cleaning services - BPLC	\$ 10,420.81
2349.8920-01	21/12/2018	Assured Certification Services	Certification services - 220 Vincent Street	\$ 220.00
2349.8937-01	21/12/2018	PeopleSense by Altius	Counselling services	\$ 3,960.00
2349.8946-01	21/12/2018	Market Creations	Intranet and Councillor portal development	\$ 4,083.40
2349.8959-01	21/12/2018	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 3,012.51
2349.8964-01	21/12/2018	New Dimension Mechanical Services	Freezer repairs - BPLC	\$ 239.25
2349.8976-01	21/12/2018	Stott Hoare	Purchase of laptop	\$ 2,241.80
2349.9009-01	21/12/2018	Event Artillery	Mayoral function Christmas tree	\$ 250.00
2349.9028-01	21/12/2018	Danica Zuks Photography	Photographic services - Garden competition	\$ 300.00
2349.9047-01	21/12/2018	Lets Go Kids WA	Printing services - vouchers for BPLC	\$ 660.00
2349.9127-01	21/12/2018	The Fabric Printer	Supply of custom t-shirts - Vincent events 2018	\$ 2,486.00
2349.9130-01	21/12/2018	Frostbland Pty Ltd	Merchandise - BPLC	\$ 1,463.64
2349.9165-01	21/12/2018	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 2,594.85
2349.9194-01	21/12/2018	EcoAdvance	Consultancy services - Solar PV installation project	\$ 6,311.25
2349.9214-01	21/12/2018	J D Penangke	Artist fee - Noongar Radio mural	\$ 3,201.00
2349.9299-01	21/12/2018	SpacetoCo Pty Ltd	Consultancy fee - Facilities reporting & financial handling	\$ 495.00
2349.9420-01	21/12/2018	North City Holden	Vehicle service and repairs	\$ 641.20
2349.9565-01	21/12/2018	Sirsidynix Pty Ltd	Library management system costs	\$ 62,598.80
2349.9644-01	21/12/2018	Department of Planning Lands and Heritage	Amended DAP fees	\$ 5,844.00
2349.9652-01	21/12/2018	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 1,331.74
2349.9694-01	21/12/2018	Conway Highbury Pty Ltd	Statutory review of City's wards and representation	\$ 2,062.50
2349.9752-01	21/12/2018	Blackroll Australia	Staff training - Fascia workshop	\$ 135.00
2349.9765-01	21/12/2018	M Baker	Artist fee - Traffic control box painting	\$ 250.00
2349.9767-01	21/12/2018	Professional Search Group Australia	Temporary employment - Corporate Services	\$ 2,305.05
2349.9805-01	21/12/2018	The Rare Flower	Catering services - Staff Christmas function (deposit)	\$ 1,350.00
2349.9846-01	21/12/2018	Kanga Loaders WA	Plant repairs and maintenance	\$ 2,375.80
2349.9849-01	21/12/2018	Aspect Studios Pty Ltd	Design advisory fee	\$ 440.00
2349.9852-01	21/12/2018	Picton Press Pty Ltd (Administrators Appointed)	Printing services - vouchers for BPLC	\$ 235.93
2349.9854-01	21/12/2018	M Humich	Fitness instructor fees	\$ 386.04
2349.9868-01	21/12/2018	M G Jajko	Fitness instructor fees	\$ 113.68
2349.9870-01	21/12/2018	Commercial Air Solutions	Airconditioning upgrade - Depot staff room	\$ 17,046.70
2349.9876-01	21/12/2018	C May	Refund for worm farm, no longer required	\$ 120.00
2349.9883-01	21/12/2018	Connect Call Centre Services	After hours call service	\$ 1,521.63
2349.9889-01	21/12/2018	Pixel Poetry	Photography services - Mayor's Christmas event	\$ 400.00
2349.9890-01	21/12/2018	S Patchett	Fitness instructor fees	\$ 315.00
2349.9892-01	21/12/2018	Dushong Art	Artwork of Banks Reserve/Swan River for 'Innovate RAP'	\$ 1,500.00
2349.9893-01	21/12/2018	Rebound WA	Facilitation fees -Wheel life clinic	\$ 495.00

Creditor	Date	Payee	Description	Amount
2349.9897-01	21/12/2018	Talbot Walsh	Supply of plaque - Remembrance tree	\$ 324.50
2349.9918-01	21/12/2018	Buttfield	Rates refund - due to decrease in GRV	\$ 1,300.52
2349.9927-01	21/12/2018	M M Ranaldi	Heritage assistance fund	\$ 5,000.00
2349.9928-01	21/12/2018	Northbridge Common Incorporated	Town team grant	\$ 935.00
2349.9931-01	21/12/2018	West Australian Marathon Club	Refund of grounds hire	\$ 250.00
2349.9932-01	21/12/2018	Lions Club of Floreat	Mini Christmas cakes for Books on Wheels patrons	\$ 180.00
2349.9933-01	21/12/2018	K Fry	Part refund of dog registration	\$ 150.00
2349.9934-01	21/12/2018	S Schur	Heritage assistance fund	\$ 1,177.50
2349.9937-01	21/12/2018	S Rego	Refund of hall bond	\$ 1,500.00
2349.9941-01	21/12/2018	L L'Estrange	Part refund of Beatty Park Leisure Centre fees	\$ 499.21
2349.9942-01	21/12/2018	P Biltoft	Part refund of Beatty Park Leisure Centre fees	\$ 374.32
2349.9943-01	21/12/2018	C Brandner	Part refund of Beatty Park Leisure Centre fees	\$ 93.96
2349.9945-01	21/12/2018	Juici Popup	Refund of temporary stallholder fee	\$ 130.00
2349.9946-01	21/12/2018	Blue Tang (WA) Pty Ltd ATF The Reef Unit Trust	Consultancy services - North Perth Common	\$ 3,939.10
2349.9947-01	21/12/2018	S C Maidment	Refund of works bond	\$ 9,500.00
2349.9949-01	21/12/2018	L M Barnett	Refund of works bond	\$ 1,000.00
2350.98000-01	21/12/2018	Australian Taxation Office	Payroll deduction	\$ 201,178.00
2351.2020-01	21/12/2018	Australian Services Union	Payroll deduction	\$ 362.60
2351.2045-01	21/12/2018	Child Support Agency	Payroll deduction	\$ 824.44
2351.2153-01	21/12/2018	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
2351.2213-01	21/12/2018	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 998.48
2351.2216-01	21/12/2018	City of Vincent Staff Social Club	Payroll deduction	\$ 568.00
2351.3133-01	21/12/2018	Depot Social Club	Payroll deduction	\$ 84.00
2351.6156-01	21/12/2018	Health Insurance Fund of WA	Payroll deduction	\$ 240.00
2351.8120-01	21/12/2018	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
2352.9939-01	21/12/2018	Royal Images	Image of Queen for Citizenship ceremony	\$ 194.11
				\$ 7,279,965.09
Direct Debit				
Credit Card		Commonwealth Bank	Full listing in Attachment 3	\$ 4,300.01
Lease Fees	03/12/2018	Neopost 1659932	Franking machine	\$ 385.00
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Carpark, Beatty Park Leisure Centre	\$ 148,542.39
Bank Fees and Charges		Commonwealth Bank	Bank fees	\$ 31,805.54
Total Direct Debit				\$ 185,032.94

Creditors Report - Payments by Cheque				
14/11/2018 to 31/12/18				
<i>Creditor</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
00082471	05/12/2018	Petty Cash - Finance	Petty cash recoup	\$ 321.00
00082472	05/12/2018	Petty Cash - Library	Petty cash recoup	\$ 173.65
00082473	05/12/2018	Leederville Gardens Inc	Refund for return of lost library book	\$ 44.20
00082474	05/12/2018	Zurich Australian Insurance Ltd	Insurance claim excess	\$ 500.00
00082475	07/12/2018	Commissioner of State Revenue	Refund for rates rebate	\$ 76.27
Total Nett Cheque Payments				\$ 1,115.12

Credit Card Transactions for the Period 07 November 2018 - 06 December 2018				
Card Holder	Date	Payee	Description	Amount
Director Corporate Services	29/11/2018	CPA Australia Ltd	CPA membership renewal - approved by CEO	\$ 720.00
				\$ 720.00
Director Community Engagement	07/11/2018	CV check	Police check - volunteer	\$ 106.59
	07/11/2018	CV check	Police check - volunteer	\$ 106.59
	07/11/2018	CV check	Police check - volunteer	\$ 106.59
				\$ 319.77
Director Development Services	07/11/2018	ASIC	Company search	\$ 9.00
	08/11/2018	The Institution of Engineers	Staff registration - Protection of trees	\$ 30.00
	21/11/2018	ASIC	Company search	\$ 18.00
				\$ 57.00
Manager Community Partnerships	09/11/2018	Red Dot Stores	Gifts - Books on Wheels clients	\$ 8.00
	09/11/2018	Woolworths	Gifts - Books on Wheels clients	\$ 42.00
	09/11/2018	Kmart	Gifts - Books on Wheels clients	\$ 12.00
	09/11/2018	Coles	Gifts - Books on Wheels clients	\$ 35.00
	13/11/2018	Woolworths	Catering supplies - WA Seniors week event	\$ 158.45
	13/11/2018	Lawleys Bakery	Catering supplies - WA Seniors week event	\$ 20.00
	21/11/2018	Kalmbach Media	Library magazine subscription	\$ 53.84
	21/11/2018	International transaction fee	Library magazine subscription	\$ 1.35
	05/12/2018	Architectural Digest	Library magazine subscription	\$ 92.50
	05/12/2018	International transaction fee	Library magazine subscription	\$ 2.31
	05/12/2018	Magshop online	Library magazine subscription	\$ 69.99
				\$ 495.44
Manager Marketing and Communications	07/11/2018	Poll Everywhere Inc	Consultation website subscription	\$ 167.05
	07/11/2018	International transaction fee	Consultation website subscription	\$ 4.18
	08/11/2018	Mary Street Bakery	Food props - Youth Network Instagram Workshop	\$ 52.00
	10/11/2018	Mailchimp.com	Email campaign	\$ 195.46
	13/11/2018	Facebook	Advertising	\$ 33.00
	16/11/2018	Officeworks	Painting supplies - Depot mural	\$ 221.37
	20/11/2018	Woolworths online	Gifts - Seniors lunch event	\$ 232.00
	20/11/2018	Officeworks	Chalk supplies - Pride town centre activation	\$ 39.48
	20/11/2018	Facebook	Advertising	\$ 66.00

Card Holder	Date	Payee	Description	Amount
	22/11/2018	Asana.com	Marketing project management task tool subscription	\$ 103.66
	22/11/2018	International transaction fee	Marketing project management task tool subscription	\$ 2.59
	23/11/2018	Kmart online	Christmas tree - Customer service centre	\$ 77.42
	25/11/2018	STK Shutterstock Inc	Image download subscription	\$ 108.90
	27/11/2018	Kmart	Decorations - photoshoots and events	\$ 47.00
	30/11/2018	Facebook	Advertising	\$ 27.45
	30/11/2018	International transaction fee	Advertising	\$ 0.69
	30/11/2018	Facebook	Advertising	\$ 157.96
	30/11/2018	Facebook	Advertising	\$ 97.99
	01/12/2018	Createsend.com	Email campaign	\$ 31.94
				\$ 1,666.14
Procurement and Contracts Officer	15/11/2018	Dropbox	Dropbox licences - Records	\$ 79.56
	27/11/2018	Global Industrial	Supply of shelving - Depot	\$ 927.30
	04/12/2018	Noip Com Vitalwerks	CCTV connectivity - Beaufort Street	\$ 33.95
	04/12/2018	International transaction fee	CCTV connectivity - Beaufort Street	\$ 0.85
				\$ 1,041.66
Total Corporate Credit Cards				\$ 4,300.01

11.3 FINANCIAL STATEMENTS AS AT 31 DECEMBER 2018

TRIM Ref: D19/8305

Author: Nileshe Makwana, Accounting Officer

Authoriser: Kerry Batten, Director Corporate Services

Attachments: 1. Financial Statements as at 31 December 2018  

RECOMMENDATION:

That Council RECEIVES the financial statements for the month ended 31 December 2018 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 December 2018.

BACKGROUND:

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity including the sources and applications of funds, and as compared to the budget.

DETAILS:

The following documents, included as **Attachment 1**, comprise the statement of financial activity for the period ending 31 December 2018:

Note	Description	Page
1.	Statement of Financial Activity by Program Report and Graph	1-3
2.	Statement of Comprehensive Income by Nature and Type Report	4
3.	Net Current Funding Position	5
4.	Summary of Income and Expenditure by Service Areas	6-64
5.	Capital Expenditure and Funding and Capital Works Schedule	65-77
6.	Cash Backed Reserves	78
7.	Rating Information and Graph	79-80
8.	Debtor Report	81
9.	Beatty Park Leisure Centre Financial Position	82

Comments on the statement of financial activity as at Attachment 1:

Operating Revenue

There is a difference in classification of revenue reported by Program and by Nature or Type. Operating revenue by Program reporting includes 'Profit on sale of assets', however this is excluded in the Nature or Type report and 'Rates revenue' is added.

Revenue by Program is lower than budget by 1% (\$132,987). This is mainly due to:

- Recreation and Culture revenue is lower by \$281,486, which comprises \$42,862 for Beatty Park memberships, \$22,151 for swim school admissions and \$21,730 for the café – sale of food; and
- \$94,398 lower in variable outgoing recoups, due to refunds from overpayments and timing differences.

Operating revenue as presented in the 'Nature or Type' report is showing a negative variance of 1% (\$277,059). This is mainly due to:

- Other revenue (reimbursements) is lower by \$194,103; and
- Operating grants, subsidies and contributions is under budget by \$38,169.

Operating Expenditure

Expenditure by Program is reflecting an under expenditure of \$1,240,505 against the YTD budget. This is mainly due to lower expenditure in:

- Law, order, public safety of \$165,553
- Health of \$122,465
- Education and welfare of \$174,327
- Community Amenities of \$416,797
- Recreation and culture of \$347,529; and
- Other property and services of \$107,627.

The operating expenditure listed under the Nature or Type report also reflects a favourable variance of 4%, with the largest variances in:

- Materials and Contracts (\$1,530,946 favourable), where the variance is due to timing on works and receipt of invoices; and
- Employee costs (\$221,303 unfavourable), where the variance is largely due to seasonal labour requirements.

Opening surplus brought forward - 2018/19

The actual opening net surplus position brought forward for 2018/19 is \$5,524,405 as stated in the audited 2017/2018 financials. The estimated budgeted opening surplus position for 2018/19 was \$4,829,483. The opening surplus has now been adjusted in the financial accounts.

Surplus balance – 2018/19

There is currently a surplus of \$24,987,670 compared to the year to date budget surplus of \$21,524,557.

Content of statement of financial activity

An explanation of each report in the Statement of Financial Activity (**Attachment 1**), along with some commentary, is below:

1. Statement of Financial Activity by Program Report (Note 1 Page 1)

This statement of financial activity shows operating revenue and expenditure classified by Program.

2. Statement of Comprehensive Income by Nature or Type Report (Note 2 Page 4)

This statement of financial activity shows operating revenue and expenditure classified by Nature or Type.

3. Net Current Funding Position (Note 3 Page 5)

'Net current assets' is the difference between the current assets and current liabilities, less committed assets and restricted assets.

4. Summary of Income and Expenditure by Service Areas (Note 4 Page 6 – 64)

This statement shows a summary of operating revenue and expenditure by service unit.

5. Capital Expenditure and Funding Summary (Note 5 Page 65 - 77)

The following table is a summary of the '2018/2019 Capital Expenditure Budget by Program', which compares year to date budget with actual expenditure to date. The full capital works program is listed in detail in Note 5 of **Attachment 1**.

	Current Budget	YTD Budget	YTD Actual	Remaining Budget
	\$	\$	\$	%
Land and Buildings	2,663,391	1,139,039	623,628	76.6%
Infrastructure Assets	7,592,643	4,510,482	2,095,783	72.4%
Plant and Equipment	2,949,925	855,133	475,577	83.9%
Furniture and Equipment	1,217,958	759,341	215,926	82.3%
Total	14,423,917	7,263,995	3,410,914	76.4%

FUNDING	Current Budget	YTD Budget	YTD Actual	Remaining Budget
	\$	\$	\$	%
Own Source Funding - Municipal	10,572,873	5,616,537	2,458,985	76.7%
Cash Backed Reserves	1,546,190	297,190	133,796	91.3%
Capital Grant and Contribution	1,829,854	1,167,268	716,358	60.9%
Other (Disposals/Trade In)	475,000	183,000	101,775	78.6%
Total	14,423,917	7,263,995	3,410,914	76.4%

Note: Detailed analysis is included on page 65 - 77 of Attachment 1.

6. Cash Backed Reserves (Note 6 Page 78)

The Cash Backed Reserves schedule details movements in the reserves, including transfers and funds used, and compares actual results with the annual budget. The balance as at 31 December 2018 is \$12,298,520.

7. Rating Information (Note 7 Page 79 – 80)

The notices for rates and charges levied for 2018/19 were issued on 26 July 2018.

The Local Government Act 1995 provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

First Instalment	31 August 2018
Second Instalment	31 October 2018
Third Instalment	04 January 2019
Fourth Instalment	04 March 2019

The Rates debtors balance as at 31 December 2018 is \$8,620,797 (this includes deferred rates of \$104,528). This represents 22.80% of collectable income compared to 22.61% at the same time last year.

8. Receivables (Note 8 Page 81)

Receivables of \$2,015,385 are outstanding as at 31 December 2018, of which \$1,102,826 has been outstanding over 90 days. This is comprised of:

- \$785,923 (71.3%) relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are sent to Fines Enforcement Registry (FER), which then collects the outstanding balance for a fee.

Due to the age analysis of infringement debtors, as at 30 June 2018 Administration increased the provision of doubtful debts for infringement debtors and has also transferred a significant amount (\$1,066,403) of infringement debtors to long term debtors;

- \$167,489 (15.2%) relates to Cash in Lieu Parking. Some Cash in Lieu Parking debtors have special payment arrangements over more than one year; and
- \$149,413 (13.5%) relates to Other Receivables, refer to attachment - page 81.

Administration has been following up outstanding items which relate to Other Receivables by issuing reminders when they are overdue and initiating formal debt collection when payments remain outstanding over longer periods of time.

9. Beatty Park Leisure Centre – Financial Position Report (Note 9 Page 82)

As at 31 December 2018 the operating deficit for the centre was \$852,568 in comparison to the year to date budgeted deficit of \$1,000,893.

10. Explanation of Material Variances

All material variances as at 31 December 2018 have been detailed in the variance comments report in **Attachment 1**.

The materiality thresholds used for reporting variances are 10% and \$20,000. This means that variances will be analysed and separately reported when they are more than 10% (+/-) of the year to date budget or where that variance exceeds \$20,000 (+/-). This threshold was adopted by Council as part of the budget adoption for 2018/19 and is used in the preparation of the statements of financial activity when highlighting material variance in accordance with *Financial Management Regulation 34(1) (d)*.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial report for the preceding year and other financial reports as prescribed.

Regulation 34 (1) of the Local Government (Financial Management) Regulations 1996 requires the local government to prepare a statement of financial activity each month, reporting on the source and application of funds as set out in the adopted Annual Budget.

A statement of financial activity and any accompanying documents are to be presented at an Ordinary Meeting of the Council within two months after the end of the month to which the statement relates.

Section 6.8 of the Local Government Act 1995, specifies that a local government is not to incur expenditure from its Municipal Fund for an additional purpose except where the expenditure is authorised in advance by an absolute majority decision of Council.

RISK MANAGEMENT IMPLICATIONS:

Low: Provision of monthly financial reports fulfils a statutory requirement.

STRATEGIC IMPLICATIONS:

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:

Not applicable.

FINANCIAL/BUDGET IMPLICATIONS:

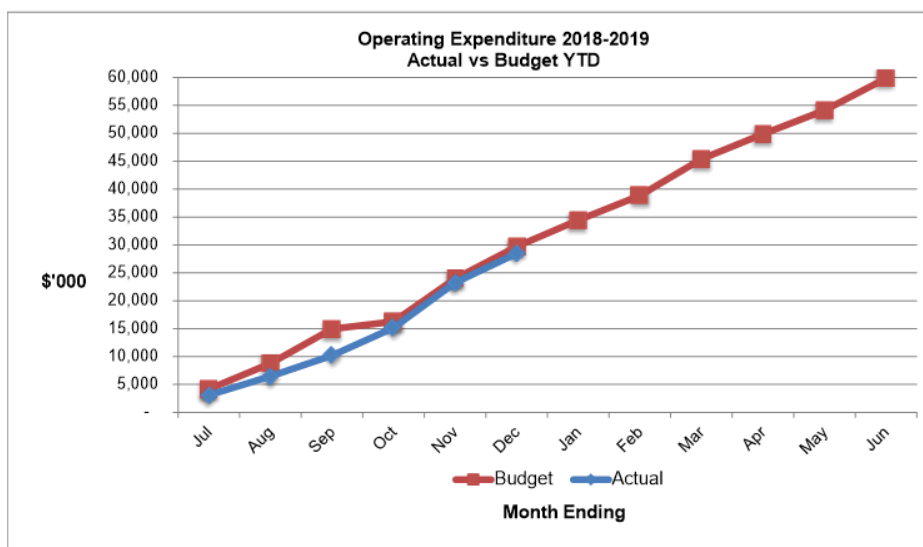
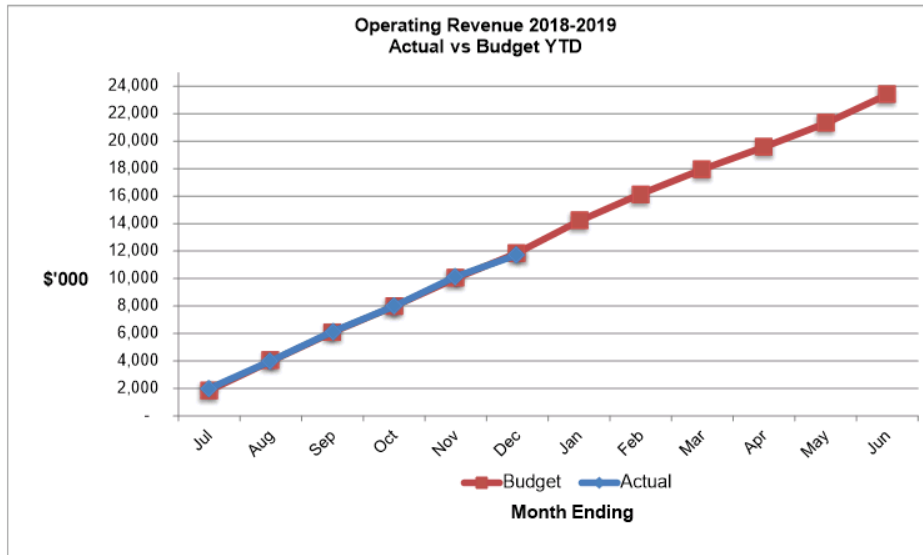
Not applicable.

CITY OF VINCENT
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
BY PROGRAM
AS AT 31 DECEMBER 2018

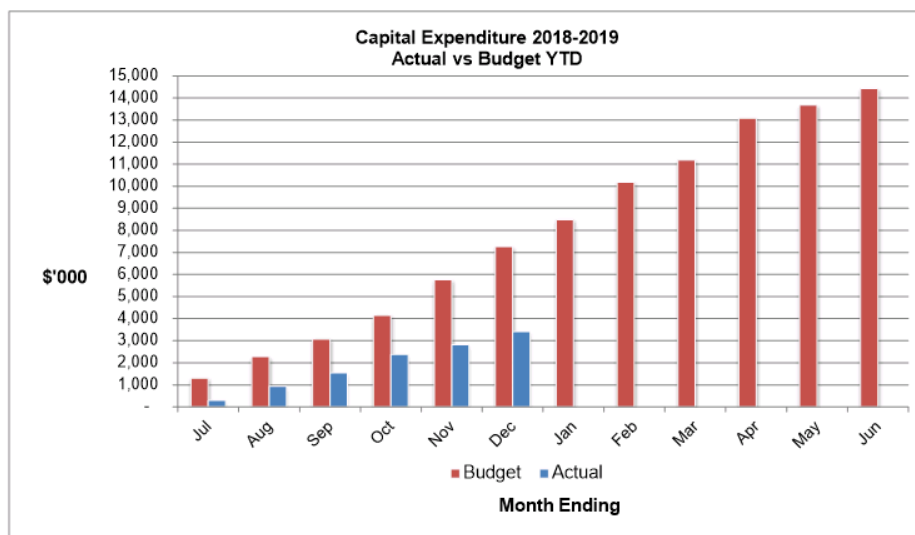
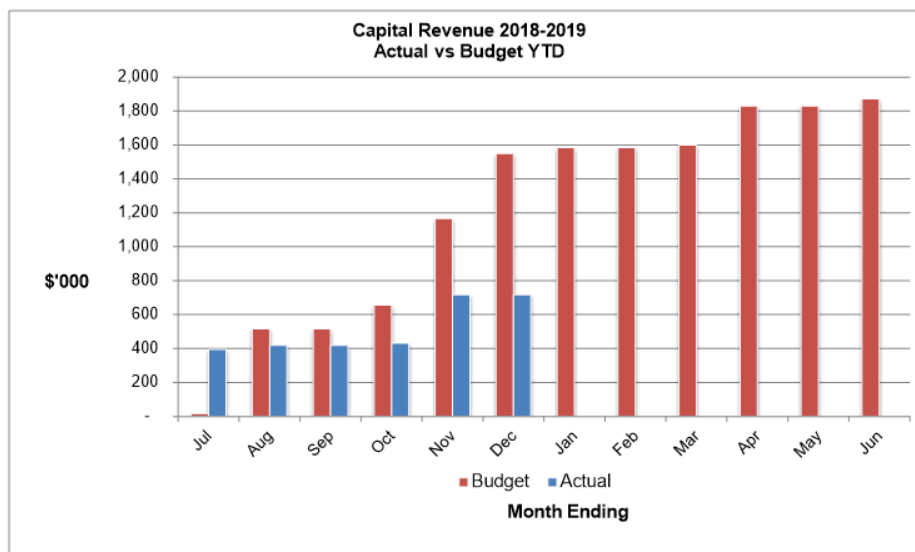


	Current Budget 2018/19 \$	YTD Budget 2018/19 \$	YTD Actual 2018/19 \$	YTD Variance 2018/19 \$	YTD Variance 2018/19 %
REVENUE FROM OPERATING ACTIVITIES (EXCLUDING RATES)					
Governance	91,240	31,180	30,330	(850)	-3%
General Purpose Funding	1,932,021	1,266,053	1,337,854	71,801	6%
Law, Order, Public Safety	215,385	104,703	86,469	(18,234)	-17%
Health	355,390	302,078	304,649	2,571	1%
Education and Welfare	231,115	141,568	107,560	(34,008)	-24%
Community Amenities	836,304	495,382	652,970	157,588	32%
Recreation and Culture	10,302,207	5,108,001	4,826,515	(281,486)	-6%
Transport	8,222,300	4,145,248	4,104,437	(40,811)	-1%
Economic Services	238,250	127,126	161,684	34,558	27%
Other Property and Services	954,673	146,145	122,029	(24,116)	-17%
	23,378,885	11,867,484	11,734,497	(132,987)	-1%
EXPENDITURE FROM OPERATING ACTIVITIES					
Governance	(3,001,867)	(1,453,821)	(1,264,680)	189,141	-13%
General Purpose Funding	(600,250)	(323,548)	(340,364)	(16,816)	5%
Law, Order, Public Safety	(1,608,760)	(827,760)	(662,207)	165,553	-20%
Health	(1,391,515)	(696,348)	(573,883)	122,465	-18%
Education and Welfare	(1,234,799)	(590,739)	(416,412)	174,327	-30%
Community Amenities	(12,748,073)	(5,774,870)	(5,358,073)	416,797	-7%
Recreation and Culture	(24,016,873)	(11,978,022)	(11,630,493)	347,529	-3%
Transport	(12,835,420)	(6,724,668)	(7,051,697)	(327,029)	5%
Economic Services	(778,623)	(457,292)	(396,380)	60,912	-13%
Other Property and Services	(1,909,268)	(899,102)	(791,475)	107,627	-12%
	(60,125,448)	(29,726,170)	(28,485,665)	1,240,505	-4%
NET RESULT EXCLUDING GENERAL RATES	(36,746,563)	(17,858,686)	(16,751,168)	1,107,518	-6%
OPERATING ACTIVITIES EXCLUDED FROM BUDGET					
NON-CASH EXPENDITURE AND REVENUE					
Add Deferred Rates Adjustment	0	0	15,031	15,031	0%
(Profit)/Loss on Asset Disposals	(687,908)	(146,127)	(98,786)	47,341	-32%
Add Back Depreciation	10,289,210	5,144,604	5,577,246	432,642	8%
AMOUNT ATTRIBUTABLE TO OPERATING ACTIVITIES	9,601,302	4,998,477	5,493,491	495,014	10%
INVESTING ACTIVITIES					
Non-Operating Grants, Subsidies and Contributions	1,872,868	1,592,564	716,358	(876,206)	-55%
Purchase Land and Buildings	(2,663,391)	(1,139,039)	(623,628)	515,411	-45%
Purchase Infrastructure Assets	(7,592,643)	(4,595,472)	(2,095,783)	2,499,689	-54%
Purchase Plant and Equipment	(2,949,925)	(770,143)	(475,577)	294,566	-38%
Purchase Furniture and Equipment	(1,217,958)	(759,341)	(215,926)	543,415	-72%
Proceeds from Joint Venture Operations	333,333	291,667	166,667	(125,000)	-43%
Proceeds from Disposal of Assets	479,963	210,963	161,877	(49,086)	-23%
	(11,737,753)	(5,168,801)	(2,366,012)	2,802,789	-54%
FINANCING ACTIVITIES					
Repayments of Debentures	(1,017,424)	(463,317)	(463,318)	(1)	0%
Proceeds from New Debentures	428,000	0	0	0	0%
Transfers to Reserves (Restricted Assets)	(2,142,713)	(845,766)	(1,082,284)	(236,518)	28%
Transfers from Reserves (Restricted Assets)	1,605,763	726,763	215,734	(511,029)	-70%
	(1,126,374)	(582,320)	(1,329,868)	(747,548)	128%
Plus: Surplus/(Deficiency) Brought Fwd 1 July 2018	5,524,402	5,524,402	5,524,405	3	0%
Surplus/(Deficiency) before General Rates	(34,484,986)	(13,086,928)	(9,429,153)	3,657,776	-28%
Total Amount raised from General Rates	34,711,485	34,611,485	34,416,823	(194,662)	-1%
NET CURRENT ASSETS C/FWD - SURPLUS/(DEFICIT)	226,499	21,524,557	24,987,670	3,463,113	16%

CITY OF VINCENT
 NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY
 BY PROGRAM - GRAPH
 AS AT 31 DECEMBER 2018



CITY OF VINCENT
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM
AS AT 31 DECEMBER 2018



CITY OF VINCENT
NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance Dec-18 \$	YTD Variance Dec-18 %
REVENUE					
Rates	34,711,485	34,611,485	34,416,823	(194,662)	-1%
Operating Grants, Subsidies and Contributions	756,566	353,119	314,950	(38,169)	-11%
Fees and Charges	19,259,366	10,085,253	10,165,820	80,567	1%
Interest Earnings	941,260	634,602	703,911	69,309	11%
Other Revenue	1,541,630	645,133	451,030	(194,103)	-30%
	57,210,307	46,329,592	46,052,533	(277,059)	-1%
EXPENDITURE					
Employee Costs	(27,132,651)	(13,487,714)	(13,709,017)	(221,303)	2%
Materials and Contracts	(18,509,006)	(9,581,656)	(8,050,710)	1,530,946	-16%
Utilities Charges	(1,852,150)	(822,178)	(795,043)	27,135	-3%
Interest Expenses	(954,449)	(307,194)	(306,859)	335	0%
Insurance Expenses	(675,216)	(329,993)	(337,608)	(7,615)	2%
Depreciation on Non-Current Assets	(10,289,210)	(5,144,604)	(5,577,246)	(432,642)	8%
Other Expenditure	(520,611)	(49,581)	290,818	340,399	-687%
	(59,933,293)	(29,722,920)	(28,485,665)	1,237,255	-4%
Non-Operating Grants, Subsidies and Contributions	1,872,868	1,592,564	716,358	(876,206)	-55%
Profit on Asset Disposals	880,063	149,377	98,786	(50,591)	-34%
Loss on Asset Disposals	(192,155)	(3,250)	-	3,250	-100%
	2,560,776	1,738,691	815,144	(923,547)	-53%
NET RESULT	(162,210)	18,345,363	18,382,013	36,650	0%
OTHER COMPREHENSIVE INCOME					
Changes on Revaluation of Non-Current Assets	-	-	-	-	0%
TOTAL OTHER COMPREHENSIVE INCOME	(162,210)	18,345,363	18,382,013	36,650	0%
TOTAL COMPREHENSIVE INCOME	(162,210)	18,345,363	18,382,013	36,650	0%

**CITY OF VINCENT
NOTE 3 - NET CURRENT FUNDING POSITION
AS AT 31 DECEMBER 2018**



	Ref Note	Actual 30-Nov-18 \$	Actual 30-Jun-18 \$
Current Assets			
Cash - Unrestricted		20,971,650	9,434,051
Cash - Restricted Reserves		12,298,520	11,431,969
Trade and Other Receivables - Rates		8,620,797	488,384
Trade and Other Receivables - Other Debtors	8	2,638,675	2,651,072
Inventories		259,109	184,342
Total Current Assets		44,788,751	24,189,818
Less: Current Liabilities			
Sundry and Other Creditors		(4,577,701)	(4,332,747)
Provisions - Current		(3,391,263)	(3,367,101)
Total Current Liabilities		(7,968,964)	(7,699,847)
Less:			
Reserves - Restricted Cash		(12,298,520)	(11,431,969)
Trade and Other Receivables - Other Debtors - Restricted Grant		(600,000)	(600,000)
Infringement Debtors transferred to non current asset		1,066,403	1,066,403
Net Current Funding Position		24,987,670	5,524,405

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	December 2018 Budget YTD \$	December 2018 Actual YTD \$	% YTD Budget
<u>Operating Revenue By Service Area</u>				
Chief Executive Officer	(200)	(102)	0	0%
Human Resources	(50,040)	(30,580)	(23,019)	75%
Director Corporate Services	(1,363,421)	(745,516)	(781,376)	105%
Other Governance	(35,000)	0	0	0%
Record Management	(1,000)	(498)	(355)	71%
Rates Services	(35,417,085)	(35,187,903)	(35,026,147)	100%
Finance Services	(700)	(452)	(592)	131%
Marketing and Communications	(5,000)	0	(6,956)	0%
Beatty Park Leisure Centre	(7,757,360)	(3,837,518)	(3,738,230)	97%
Community Partnerships	(76,800)	(46,904)	(51,180)	109%
Library & Local History Services	(21,300)	(10,650)	(34,684)	326%
Ranger Services	(8,278,650)	(4,184,916)	(4,187,507)	100%
Health Services	(350,385)	(302,078)	(304,649)	101%
Compliance Services	(20,750)	(10,372)	(13,775)	133%
Statutory Planning Services	(374,000)	(191,768)	(301,276)	157%
Policy and Place Services	(1,600)	(798)	(1,101)	138%
Building Services	(236,250)	(125,126)	(159,170)	127%
Engineering Design Services	(90,250)	(26,622)	(14,696)	55%
Environment Services	(26,000)	(13,000)	(10,549)	81%
Parks Services	(2,623,977)	(1,300,612)	(1,058,613)	81%
Waste Management Services	(331,839)	(239,829)	(311,440)	130%
Works & Operations Services	(148,700)	(74,348)	(27,217)	37%
Operating Revenue By Service Area Total	(57,210,307)	(46,329,592)	(46,052,533)	99%
<u>Operating Expenditure By Service Area</u>				
Chief Executive Officer	586,289	262,849	321,663	122%
Human Resources	51,391	31,211	23,019	74%
Director Corporate Services	7,671	65,317	26,307	40%
Other Governance	606,957	281,869	243,161	86%
Record Management	1,412	553	355	64%
Rates Services	600,250	323,548	340,364	105%
Finance Services	(36,997)	(4,574)	592	-13%
Marketing and Communications	1,740,600	873,861	676,838	77%
Beatty Park Leisure Centre	10,751,258	5,418,983	5,153,918	95%
Community Partnerships	1,454,721	696,139	637,169	92%
Library & Local History Services	1,735,269	870,199	832,737	96%
Ranger Services	6,472,905	3,434,594	3,254,590	95%
Health Services	1,391,515	696,348	573,883	82%
Compliance Services	666,198	320,244	350,445	109%
Statutory Planning Services	1,939,475	869,756	1,154,095	133%
Policy and Place Services	2,425,468	921,662	833,877	90%
Building Services	735,623	424,792	375,468	88%
Engineering Design Services	2,225,326	988,058	939,965	95%
Environment Services	354,104	172,958	184,928	107%
Parks Services	13,362,124	7,012,877	6,692,922	95%
Waste Management Services	6,788,162	3,198,264	2,663,040	83%
Works & Operations Services	5,199,598	2,461,322	2,958,325	120%
Community Connections	488,397	253,996	128,166	50%
Art and Culture	371,780	143,751	119,838	83%
Operating Expenditure By Service Area Total	59,933,293	29,722,920	28,485,665	96%

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Chief Executive Officer</u>						
Chief Executive Officer Expenditure						
Employee Costs	570,300	259,914	212,993	(46,921)	-18%	Positive variance on salaries.
Other Employee Costs	18,432	9,214	6,853	(2,361)	-26%	
Other Expenses	117,050	107,916	61,886	(46,031)	-43%	Timing variance on management programs.
Operating Projects	200,000	66,700	0	(66,700)	-100%	Beatty park options project still in planning stage.
Chief Executive Officer Expenditure Total	905,782	443,744	281,731	(162,013)	-37%	
Chief Executive Officer Indirect Costs						
Allocations	(835,971)	(434,569)	(281,731)	152,838	-35%	
Chief Executive Officer Indirect Costs Total	(835,971)	(434,569)	(281,731)	152,838	-35%	
Chief Executive Officer Total	69,811	9,175	0	(9,175)	-100%	
<u>Members of Council</u>						
Members Of Council Revenue						
Revenue	(200)	(102)	0	102	-100%	
Members Of Council Revenue Total	(200)	(102)	0	102	-100%	
Members Of Council Expenditure						
Employee Costs	72,912	36,407	42,608	6,201	17%	
Other Employee Costs	10,000	5,000	741	(4,259)	-85%	
Other Expenses	385,490	187,744	180,210	(7,534)	-4%	
Members Of Council Expenditure Total	468,402	229,151	223,560	(5,591)	-2%	
Members Of Council Indirect Costs						
Allocations	48,076	24,523	98,103	73,580	300%	
Members Of Council Indirect Costs Total	48,076	24,523	98,103	73,580	300%	
Members of Council Total	516,278	253,572	321,663	68,091	27%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Other Governance</u>						
Other Governance Revenue						
Revenue	(35,000)	0	0	0		
Other Governance Revenue Total	(35,000)	0	0	0		
Other Governance Expenditure						
Employee Costs	260,078	129,911	128,527	(1,384)	-1%	
Other Employee Costs	14,000	7,002	2,731	(4,271)	-61%	
Other Expenses	144,800	63,257	41,693	(21,564)	-34%	Positive variance made up of consultant fee \$13k and internal audit fees \$11k not yet required, and other variances that are individually immaterial.
Operating Projects	50,800	12,000	0	(12,000)	-100%	Project commenced in January 2019.
Other Governance Expenditure Total	469,678	212,170	172,951	(39,219)	-18%	
Other Governance Indirect Costs						
Allocations	137,279	69,699	70,210	511	1%	
Other Governance Indirect Costs Total	137,279	69,699	70,210	511	1%	
Other Governance Total	571,957	281,869	243,161	(38,708)	-14%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Director Corporate Services						
Director Corporate Services Expenditure						
Employee Costs	474,641	262,012	247,873	(14,139)	-5%	
Other Employee Costs	8,776	3,888	3,244	(644)	-17%	
Other Expenses	26,700	15,007	2,503	(12,504)	-83%	Consultant costs not yet required
Director Corporate Services Expenditure Total	510,117	280,907	253,620	(27,287)	-10%	
Director Corporate Services Indirect Costs						
Allocations	(576,446)	(289,884)	(253,620)	36,264	-13%	
Director Corporate Services Indirect Costs Total	(576,446)	(289,884)	(253,620)	36,264	-13%	
Director Corporate Services Total	(66,329)	(8,977)	0	8,977	-100%	
Human Resources						
Human Resources Revenue						
Revenue	(50,040)	(30,580)	(23,019)	7,561	-25%	
Human Resources Revenue Total	(50,040)	(30,580)	(23,019)	7,561	-25%	
Human Resources Expenditure						
Employee Costs	671,353	318,958	364,984	46,026	14%	\$11k timing on paid parental leave payment and \$30k unfavourable variance on salaries due to an employee working in two sections, to be corrected in January 2019 report.
Other Employee Costs	81,300	37,244	59,434	22,190	60%	Timing variance of \$19k on external recruitment cost.
Other Expenses	146,500	74,259	59,488	(14,771)	-20%	Variance due to \$14k legal costs not yet required.
Human Resources Expenditure Total	899,153	430,461	483,906	53,445	12%	
Human Resources Indirect Costs						
Allocations	(847,762)	(399,250)	(460,887)	(61,637)	15%	
Human Resources Indirect Costs Total	(847,762)	(399,250)	(460,887)	(61,637)	15%	
Human Resources Total	1,351	631	0	(631)	-100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Insurance Premium</u>						
Insurance Premium Expenditure						
Other Expenses	675,216	329,993	337,608	7,615	2%	
Insurance Premium Expenditure Total	675,216	329,993	337,608	7,615	2%	
Insurance Premium Recovery						
Allocations	(675,216)	(287,466)	(339,990)	(52,524)	18%	
Insurance Premium Recovery Total	(675,216)	(287,466)	(339,990)	(52,524)	18%	
Insurance Premium Total	0	42,527	(2,382)	(44,909)	-106%	
<u>Insurance Claim</u>						
Insurance Claim Recoup						
Revenue	(45,000)	(20,394)	(10,172)	10,222	-50%	No major insurance claim.
Insurance Claim Recoup Total	(45,000)	(20,394)	(10,172)	10,222	-50%	
Insurance Claim Expenditure						
Other Expenses	25,000	5,497	2,420	(3,077)	-56%	
Insurance Claim Expenditure Total	25,000	5,497	2,420	(3,077)	-56%	
Insurance Claim Total	(20,000)	(14,897)	(7,751)	7,146	-48%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Mindarie Regional Council</u>						
Mindarie Regional Council Revenue						
Revenue	(92,000)	(35,487)	(42,674)	(7,187)	20%	
Mindarie Regional Council Revenue Total	(92,000)	(35,487)	(42,674)	(7,187)	20%	
Mindarie Regional Council Expenditure						
Other Expenses	49,000	26,270	26,268	(2)	0%	
Mindarie Regional Council Expenditure Total	49,000	26,270	26,268	(2)	0%	
Mindarie Regional Council Total	(43,000)	(9,217)	(16,407)	(7,190)	78%	
<u>General Purpose Revenue</u>						
General Purpose Revenue						
Revenue	(1,226,421)	(689,635)	(728,530)	(38,895)	6%	
General Purpose Revenue Total	(1,226,421)	(689,635)	(728,530)	(38,895)	6%	
General Purpose Revenue Total	(1,226,421)	(689,635)	(728,530)	(38,895)	6%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Rates Services</u>						
Rates Services Revenue						
Revenue	(35,417,085)	(35,187,903)	(35,026,147)	161,757	0%	Interim rating is lower than anticipated.
Rates Services Revenue Total	(35,417,085)	(35,187,903)	(35,026,147)	161,757	0%	
Rates Services Expenditure						
Employee Costs	242,938	121,347	128,324	6,977	6%	
Other Expenses	213,400	128,800	141,777	12,977	10%	\$12k timing variance on valuation expenses.
Rates Services Expenditure Total	456,338	250,147	270,101	19,954	8%	
Rates Services Indirect Costs						
Allocations	143,912	73,401	70,263	(3,138)	-4%	
Rates Services Indirect Costs Total	143,912	73,401	70,263	(3,138)	-4%	
Rates Services Total	(34,816,835)	(34,864,355)	(34,685,783)	178,572	-1%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Finance Services</u>						
Finance Services Revenue						
Revenue	(700)	(452)	(592)	(140)	31%	
Finance Services Revenue Total	(700)	(452)	(592)	(140)	31%	
Finance Services Expenditure						
Employee Costs	812,587	420,123	357,919	(62,204)	-15%	Variance due to a position being vacant.
Other Employee Costs	11,510	4,508	35,565	31,057	689%	Cost relates to external recruitment.
Other Expenses	49,510	14,828	91,992	77,164	520%	Agency labour required to backfill the vacant position.
Finance Services Expenditure Total	873,607	439,459	485,476	46,017	10%	
Finance Services Indirect Costs						
Allocations	(910,604)	(444,033)	(484,884)	(40,851)	9%	
Finance Services Indirect Costs Total	(910,604)	(444,033)	(484,884)	(40,851)	9%	
Finance Services Total	(37,697)	(5,026)	(0)	5,026	-100%	
<u>Information Technology</u>						
Information Technology Expenditure						
Employee Costs	560,725	280,071	240,234	(39,837)	-14%	Variance due to a position being vacant.
Other Employee Costs	37,500	18,750	2,477	(16,273)	-87%	\$5k training and \$10k agency labour costs not yet required.
Other Expenses	873,352	574,864	511,753	(63,111)	-11%	Variance due to \$35k consultants cost not yet required and \$14k timing difference on software upgrade.
Information Technology Expenditure Total	1,471,577	873,685	754,464	(119,222)	-14%	
Information Technology Indirect Costs						
Allocations	(1,470,788)	(873,580)	(754,464)	119,117	-14%	
Information Technology Indirect Costs Total	(1,470,788)	(873,580)	(754,464)	119,117	-14%	
Information Technology Total	789	105	(0)	(105)	-100%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Records Management</u>						
Records Management Revenue						
Revenue	(1,000)	(498)	(355)	143	-29%	
Records Management Revenue Total	(1,000)	(498)	(355)	143	-29%	
Records Management Expenditure						
Employee Costs	293,319	146,507	140,239	(6,268)	-4%	
Other Employee Costs	20,150	10,074	42	(10,032)	-100%	\$2.5k training and \$7.5k agency labour costs not yet required.
Other Expenses	53,400	26,706	16,295	(10,411)	-39%	Various positive variances that are individually immaterial.
Operating Projects	7,200	7,200	0	(7,200)	-100%	
Records Management Expenditure Total	374,069	190,487	156,576	(33,911)	-18%	
Records Management Indirect Costs						
Allocations	(372,657)	(189,934)	(156,221)	33,713	-18%	
Records Management Indirect Costs Total	(372,657)	(189,934)	(156,221)	33,713	-18%	
Records Management Total	412	55	(0)	(55)	-100%	
<u>Director Community Engagement</u>						
Director Community Engagement Expenditure						
Employee Costs	281,528	140,620	143,243	2,623	2%	
Other Employee Costs	8,566	3,782	3,297	(485)	-13%	
Other Expenses	6,300	4,042	4,719	677	17%	
Director Community Engagement Expenditure Total	296,394	148,444	151,259	2,815	2%	
Director Community Engagement Indirect Costs						
Allocations	(294,994)	(148,391)	(151,259)	(2,868)	2%	
Director Community Engagement Indirect Costs Total	(294,994)	(148,391)	(151,259)	(2,868)	2%	
Director Community Engagement Total	1,400	53	0	(53)	-100%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Marketing and Communications</u>						
Marketing and Communications Revenue						
Revenue	(5,000)	0	(6,956)	(6,956)	100%	
Marketing and Communications Revenue Total	(5,000)	0	(6,956)	(6,956)	100%	
Marketing and Communications Expenditure						
Employee Costs	726,858	359,818	395,048	35,230	10%	
Other Employee Costs	9,750	4,150	1,594	(2,556)	-62%	
Other Expenses	666,776	336,793	152,642	(184,151)	-55%	Timing variance on events contribution expense.
Operating Projects	37,000	20,000	0	(20,000)	-100%	Timing variance on operating initiatives project.
Marketing and Communications Expenditure Total	1,440,384	720,761	549,284	(171,477)	-24%	
Marketing and Communications Indirect Costs						
Allocations	300,216	153,100	127,554	(25,546)	-17%	
Marketing and Communications Indirect Costs Total	300,216	153,100	127,554	(25,546)	-17%	
Marketing and Communications Total	1,735,600	873,861	669,882	(203,979)	-23%	
<u>Art and Culture</u>						
Art and Culture						
Other Expenses	324,750	119,750	101,476	(18,274)	-15%	Timing variance on Revelation Film Festival and Mt Hawthorn Hub - Youth Events.
Art and Culture Total	324,750	119,750	101,476	(18,274)	-15%	
Art and Culture Indirect Costs						
Allocations	47,030	24,001	18,363	(5,638)	-23%	
Art and Culture Indirect Costs Total	47,030	24,001	18,363	(5,638)	-23%	
Art and Culture Total	371,780	143,751	119,838	(23,913)	-17%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Customer Service Centre</u>						
Customer Services Centre Expenditure						
Employee Costs	358,720	179,161	194,818	15,657	9%	
Other Employee Costs	29,750	12,061	636	(11,425)	-95%	Various positive variances that are individually immaterial.
Other Expenses	46,800	26,354	14,047	(12,307)	-47%	Various positive variances that are individually immaterial.
Customer Services Centre Expenditure Total	435,270	217,576	209,502	(8,074)	-4%	
Customer Services Centre Indirect Costs						
Allocations	(426,815)	(213,545)	(209,502)	4,043	-2%	
Customer Services Centre Indirect Costs Total	(426,815)	(213,545)	(209,502)	4,043	-2%	
Customer Service Centre Total	8,455	4,031	0	(4,031)	-100%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Administration</u>						
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,614,800)	(1,281,399)	(1,236,622)	44,777	-3%	
Beatty Park Leisure Centre Admin Revenue Total	(2,614,800)	(1,281,399)	(1,236,622)	44,777	-3%	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,614,800	1,281,399	1,236,622	(44,777)	-3%	
Beatty Park Leisure Centre Admin Indirect Revenue Total	2,614,800	1,281,399	1,236,622	(44,777)	-3%	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	948,948	469,038	424,836	(44,202)	-9%	
Other Employee Costs	13,531	6,768	5,369	(1,399)	-21%	
Other Expenses	333,644	233,861	244,829	10,968	5%	
Operating Projects	180,000	180,000	0	(180,000)	-100%	Paint project to commence in January 2019.
Beatty Park Leisure Centre Admin Expenditure Total	1,476,123	889,667	675,035	(214,632)	-24%	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,385,187)	(819,636)	(675,035)	144,601	-18%	
Beatty Park Leisure Centre Admin Indirect Costs Total	(1,385,187)	(819,636)	(675,035)	144,601	-18%	
Beatty Park Leisure Centre Administration Total	90,936	70,031	0	(70,031)	-100%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Beatty Park Leisure Centre Building</u>						
Beatty Park Leisure Centre Building Revenue						
Revenue	(159,260)	(79,626)	(79,850)	(224)	0%	
Beatty Park Leisure Centre Building Revenue Total	(159,260)	(79,626)	(79,850)	(224)	0%	
 Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	526,150	255,130	311,427	56,297	22%	Timing variance.
Ground Maintenance	55,700	27,852	36,678	8,826	32%	
Other Expenses	2,051,655	925,093	981,176	56,083	6%	\$63k unfavourable variance in gas cost due to geothermal failure, however there is \$17k positive variance in depreciation, to be adjusted in mid year budget.
Beatty Park Leisure Centre Occupancy Costs Total	2,633,505	1,208,075	1,329,281	121,206	10%	
 Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,474,245)	(1,128,449)	(1,249,431)	(120,982)	11%	
Beatty Park Leisure Centre Indirect Costs Total	(2,474,245)	(1,128,449)	(1,249,431)	(120,982)	11%	
Beatty Park Leisure Centre Building Total	0	0	0	0	100%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Swimming Pool Areas						
Swimming Pool Areas Revenue						
Revenue	(1,785,800)	(832,245)	(806,210)	26,035	-3%	
Swimming Pool Areas Revenue Total	(1,785,800)	(832,245)	(806,210)	26,035	-3%	
Swimming Pool Areas Indirect Revenue						
Allocations	(738,236)	(361,778)	(349,098)	12,680	-4%	
Swimming Pool Areas Indirect Revenue Total	(738,236)	(361,778)	(349,098)	12,680	-4%	
Swimming Pool Areas Expenditure						
Employee Costs	1,009,900	501,251	499,301	(1,950)	0%	
Other Employee Costs	21,000	12,023	10,257	(1,766)	-15%	
Other Expenses	238,345	119,503	155,098	35,595	30%	Negative variance due to geothermal pump repairs and maintenance \$49k, other positive variances that are individually immaterial.
Swimming Pool Areas Expenditure Total	1,269,245	632,777	664,656	31,879	5%	
Swimming Pool Areas Indirect Costs						
Allocations	1,631,562	829,410	1,267,858	438,448	53%	
Swimming Pool Areas Indirect Costs Total	1,631,562	829,410	1,267,858	438,448	53%	
Swimming Pool Areas Total	376,771	268,164	777,205	509,041	190%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Swim School</u>						
Swim School Revenue						
Revenue	(1,549,000)	(841,881)	(863,249)	(21,368)	3%	
Swim School Revenue Total	(1,549,000)	(841,881)	(863,249)	(21,368)	3%	
Swim School Indirect Revenue						
Allocations	(732,242)	(358,840)	(346,254)	12,586	-4%	
Swim School Indirect Revenue Total	(732,242)	(358,840)	(346,254)	12,586	-4%	
Swim School Expenditure						
Employee Costs	853,872	428,668	465,016	36,348	8%	
Other Employee Costs	7,500	6,250	1,771	(4,480)	-72%	
Other Expenses	32,520	17,618	14,297	(3,321)	-19%	
Swim School Expenditure Total	893,892	452,536	481,084	28,548	6%	
Swim School Indirect Costs						
Allocations	1,616,764	821,898	425,947	(395,951)	-48%	
Swim School Indirect Costs Total	1,616,764	821,898	425,947	(395,951)	-48%	
Swim School Total	229,414	73,713	(302,472)	(376,185)	-510%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Café						
Cafe Revenue						
Revenue	(714,000)	(354,759)	(329,689)	25,070	-7%	
Cafe Revenue Total	(714,000)	(354,759)	(329,689)	25,070	-7%	
Cafe Indirect Revenue						
Allocations	(305,369)	(149,648)	(144,437)	5,211	-3%	
Cafe Indirect Revenue Total	(305,369)	(149,648)	(144,437)	5,211	-3%	
Cafe Expenditure						
Employee Costs	423,168	217,445	221,108	3,663	2%	
Other Employee Costs	1,000	500	326	(175)	-35%	
Other Expenses	324,950	156,477	121,814	(34,663)	-22%	Timing variance on stock purchase.
Cafe Expenditure Total	749,118	374,422	343,247	(31,175)	-8%	
Cafe Indirect Costs						
Allocations	674,966	343,121	172,225	(170,896)	-50%	
Cafe Indirect Costs Total	674,966	343,121	172,225	(170,896)	-50%	
Café Total	404,715	213,136	41,346	(171,790)	-81%	

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 BY SERVICE AREAS
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Retail						
Retail Revenue						
Revenue	(520,000)	(244,422)	(235,364)	9,058	-4%	
Retail Revenue Total	(520,000)	(244,422)	(235,364)	9,058	-4%	
Retail Indirect Revenue						
Allocations	(58,292)	(28,566)	(27,577)	989	-3%	
Retail Indirect Revenue Total	(58,292)	(28,566)	(27,577)	989	-3%	
Retail Expenditure						
Employee Costs	70,299	35,115	30,906	(4,209)	-12%	
Other Employee Costs	1,500	750	0	(750)	-100%	
Other Expenses	286,650	111,324	100,305	(11,019)	-10%	
Retail Expenditure Total	358,449	147,189	131,210	(15,979)	-11%	
Retail Indirect Costs						
Allocations	128,671	65,415	74,323	8,908	14%	
Retail Indirect Costs Total	128,671	65,415	74,323	8,908	14%	
Retail Total	(91,172)	(60,384)	(57,408)	2,976	-5%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Health and Fitness						
Health and Fitness Revenue						
Revenue	(195,500)	(99,891)	(83,828)	16,063	-16%	\$9k lower revenue in casual patrons and \$5K lower in personal training.
Health and Fitness Revenue Total	(195,500)	(99,891)	(83,828)	16,063	-16%	
Health and Fitness Indirect Revenue						
Allocations	(381,130)	(186,775)	(180,300)	6,475	-3%	
Health and Fitness Indirect Revenue Total	(381,130)	(186,775)	(180,300)	6,475	-3%	
Health and Fitness Expenditure						
Employee Costs	539,199	271,443	279,507	8,064	3%	
Other Employee Costs	8,500	4,250	348	(3,902)	-92%	
Other Expenses	174,359	103,398	87,469	(15,929)	-15%	\$12k favourable variance in printing and photocopying expenses.
Health and Fitness Expenditure Total	722,058	379,091	367,325	(11,766)	-3%	
Health and Fitness Indirect Costs						
Allocations	842,599	428,338	424,863	(3,475)	-1%	
Health and Fitness Indirect Costs Total	842,599	428,338	424,863	(3,475)	-1%	
Health and Fitness Total	988,027	520,763	528,060	7,297	1%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Group Fitness						
Group Fitness Revenue						
Revenue	(171,500)	(80,480)	(75,059)	5,421	-7%	
Group Fitness Revenue Total	(171,500)	(80,480)	(75,059)	5,421	-7%	
Group Fitness Indirect Revenue						
Allocations	(151,734)	(74,358)	(71,724)	2,634	-4%	
Group Fitness Indirect Revenue Total	(151,734)	(74,358)	(71,724)	2,634	-4%	
Group Fitness Expenditure						
Employee Costs	318,873	154,033	168,037	14,004	9%	Timing variance.
Other Employee Costs	1,000	500	259	(241)	-48%	
Other Expenses	97,802	48,901	40,952	(7,949)	-16%	\$6K leasing costs not yet required
Group Fitness Expenditure Total	417,675	203,434	209,248	5,814	3%	
Group Fitness Indirect Costs						
Allocations	336,939	171,270	146,465	(24,805)	-14%	
Group Fitness Indirect Costs Total	336,939	171,270	146,465	(24,805)	-14%	
Group Fitness Total	431,380	219,866	208,931	(10,935)	-5%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Aqua Fitness</u>						
Aqua Fitness Revenue						
Revenue	(31,000)	(14,027)	(16,722)	(2,695)	19%	
Aqua Fitness Revenue Total	(31,000)	(14,027)	(16,722)	(2,695)	19%	
Aqua Fitness Indirect Revenue						
Allocations	(24,481)	(11,997)	(11,624)	373	-3%	
Aqua Fitness Indirect Revenue Total	(24,481)	(11,997)	(11,624)	373	-3%	
Aqua Fitness Expenditure						
Employee Costs	57,886	28,686	15,788	(12,898)	-45%	Timing variance.
Other Expenses	9,352	4,928	1,957	(2,971)	-60%	
Aqua Fitness Expenditure Total	67,238	33,614	17,746	(15,868)	-47%	
Aqua Fitness Indirect Costs						
Allocations	54,448	27,676	95,457	67,781	245%	
Aqua Fitness Indirect Costs Total	54,448	27,676	95,457	67,781	245%	
Aqua Fitness Total	66,205	35,266	84,857	49,591	141%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Creche						
Creche Revenue						
Revenue	(16,500)	(8,788)	(11,638)	(2,850)	32%	
Creche Revenue Total	(16,500)	(8,788)	(11,638)	(2,850)	32%	
Creche Indirect Revenue						
Allocations	(223,316)	(109,437)	(105,608)	3,829	-3%	
Creche Indirect Revenue Total	(223,316)	(109,437)	(105,608)	3,829	-3%	
Creche Expenditure						
Employee Costs	241,455	106,744	112,289	5,545	5%	
Other Employee Costs	1,250	625	326	(300)	-48%	
Other Expenses	2,075	1,314	441	(873)	-66%	
Creche Expenditure Total	244,780	108,683	113,055	4,372	4%	
Creche Indirect Costs						
Allocations	492,658	250,452	139,360	(111,092)	-44%	
Creche Indirect Costs Total	492,658	250,452	139,360	(111,092)	-44%	
Creche Total	497,622	240,910	135,170	(105,740)	-44%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Community Partnership Mgmt Administration</u>						
Community Partnerships Management Administration						
Employee Costs	692,048	344,845	309,176	(35,669)	-10%	Savings due to employee on unpaid leave.
Other Expenses	187,350	93,684	17,986	(75,698)	-81%	\$74k timing variance on consultant cost not yet required.
Community Partnerships Management Administration Total	879,398	438,529	327,162	(111,367)	-25%	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	83,065	42,770	41,340	(1,430)	-3%	
Library Occupancy Costs Allocations	6,191	3,078	0	(3,078)	-100%	
Community Partnerships Mgmt Admin Recove	(965,443)	(483,951)	(368,502)	115,449	-24%	
Community Partnerships Mgmt Admin Indirect Costs Total	(876,187)	(438,103)	(327,162)	110,941	-25%	
Community Partnership Mgmt Administration Total	3,211	426	0	(426)	-100%	
<u>Community Connections</u>						
Community Connections Expenditure						
Employee Costs	86,309	43,116	46,328	3,212	7%	
Other Employee Costs	5,200	2,600	3,483	883	34%	
Other Expenses	84,400	50,678	44,799	(5,879)	-12%	
Community Connections Expenditure Total	175,909	96,394	94,610	(1,784)	-2%	
Community Connections Indirect Costs						
Allocations	65,777	33,953	33,556	(397)	-1%	
Community Partnerships Mgmt Admin Alloca	241,362	120,988	0	(120,988)	-100%	
Library Occupancy Costs Allocations	5,349	2,661	0	(2,661)	-100%	
Community Connections Indirect Costs Total	312,488	157,602	33,556	(124,046)	-79%	
Community Connections Total	488,397	253,996	128,166	(125,830)	-50%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recreation, Arts and Culture</u>						
Recreation, Arts and Culture Revenue						
Revenue	(44,800)	(22,404)	(43,000)	(20,596)	92%	\$25k funding received for Leederville masterplan from WA Football Commission, to be adjusted in mid year review.
Recreation, Arts and Culture Revenue Total	(44,800)	(22,404)	(43,000)	(20,596)	92%	
<u>Recreation, Arts and Culture Expenditure</u>						
Employee Costs	88,394	44,148	75,356	31,208	71%	Salary of an employee incorrectly costed, to be corrected in January 2019 report.
Other Employee Costs	4,372	2,184	1,974	(210)	-10%	
Other Expenses	172,170	56,166	63,048	6,882	12%	
Recreation, Arts and Culture Expenditure Total	264,936	102,498	140,378	37,880	37%	
Recreation, Arts and Culture Indirect Costs						
Allocations	147,504	76,090	76,471	381	1%	
Community Partnerships Mgmt Admin Alloca	181,022	90,742	165,826	75,084	83%	
Library Occupancy Costs Allocations	11,755	5,847	0	(5,847)	-100%	
Recreation, Arts and Culture Indirect Costs Total	340,281	172,679	242,297	69,618	40%	
Recreation, Arts and Culture Total	560,417	252,773	339,675	86,902	34%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Senior, Disability and Youth Services</u>						
Senior, Disability and Youth Services Revenue						
Revenue	(32,000)	(24,500)	(8,180)	16,320	-67%	Timing variance on Kidsport grant.
Senior, Disability and Youth Services Revenue Total	(32,000)	(24,500)	(8,180)	16,320	-67%	
Senior, Disability and Youth Services Expenditure						
Employee Costs	147,326	73,591	51,758	(21,833)	-30%	Variance due to vacant position.
Other Employee Costs	1,200	600	15	(585)	-98%	
Other Expenses	217,600	104,881	25,446	(79,435)	-76%	Timing variance for donations/sponsorship expense.
Senior, Disability and Youth Services Expenditure Total	366,126	179,072	77,219	(101,853)	-57%	
Senior, Disability and Youth Serv Indirect Costs						
Allocations	53,505	27,606	29,874	2,268	8%	
Community Partnerships Mgmt Admin Alloca	422,380	211,728	147,401	(64,327)	-30%	
Library Occupancy Costs Allocations	4,282	2,130	0	(2,130)	-100%	
Senior, Disability and Youth Serv Indirect Costs Total	480,167	241,464	177,275	(64,189)	-27%	
Senior, Disability and Youth Services Total	814,293	396,036	246,314	(149,722)	-38%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Library Services</u>						
Library Services Revenue						
Revenue	(21,300)	(10,650)	(34,684)	(24,034)	226%	Variance due to accrued revenue for unpaid library debtors.
Library Services Revenue Total	(21,300)	(10,650)	(34,684)	(24,034)	226%	
Library Services Expenditure						
Employee Costs	874,393	434,442	433,210	(1,232)	0%	
Other Employee Costs	7,510	3,756	924	(2,832)	-75%	
Other Expenses	106,550	53,274	45,286	(7,988)	-15%	
Library Services Expenditure Total	988,453	491,472	479,419	(12,053)	-2%	
Library Services Indirect Costs						
Allocations	369,296	190,488	176,730	(13,758)	-7%	
Community Partnerships Mgmt Admin Alloca	120,679	60,493	55,275	(5,218)	-9%	
Library Occupancy Costs Allocations	29,307	14,577	0	(14,577)	-100%	
Library Services Indirect Costs Total	519,282	265,558	232,006	(33,552)	-13%	
Library Services Total	1,486,435	746,380	676,741	(69,639)	-9%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Library Building</u>						
Library Occupancy Costs						
Building Maintenance	89,000	44,179	36,856	(7,323)	-17%	
Ground Maintenance	0	0	258	258	100%	
Other Expenses	190,408	94,775	81,690	(13,085)	-14%	Made up of various positive variances that are individually immaterial.
Library Occupancy Costs Total	279,408	138,954	118,804	(20,150)	-15%	
Library Indirect Costs						
Allocations	5,010	2,508	2,508	0	0%	
Library Occupancy Costs Recovery	(56,884)	(28,293)	0	28,293	-100%	
Library Indirect Costs Total	(51,874)	(25,785)	2,508	28,293	-110%	
Library Building Total	227,534	113,169	121,312	8,143	7%	
<u>Ranger Services Administration</u>						
Ranger Services Administration Revenue						
Revenue	(2,800)	(1,398)	(1,549)	(151)	11%	
Ranger Services Administration Revenue Total	(2,800)	(1,398)	(1,549)	(151)	11%	
Ranger Services Administration Expenditure						
Employee Costs	2,299,588	1,152,214	1,187,919	35,705	3%	
Other Employee Costs	44,491	22,242	14,265	(7,977)	-36%	
Other Expenses	195,800	85,409	94,600	9,191	11%	
Ranger Services Administration Expenditure Total	2,539,879	1,259,865	1,296,783	36,918	3%	
Ranger Services Administration Indirect Costs						
Allocations	(2,511,443)	(1,243,226)	(1,295,234)	(52,008)	4%	
Ranger Services Administration Indirect Costs Total	(2,511,443)	(1,243,226)	(1,295,234)	(52,008)	4%	
Ranger Services Administration Total	25,636	15,241	0	(15,241)	-100%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Fire Prevention</u>						
Fire Prevention Revenue						
Revenue	(5,000)	(2,502)	0	2,502	-100%	
Fire Prevention Revenue Total	(5,000)	(2,502)	0	2,502	-100%	
Fire Prevention Indirect Costs						
Allocations	31,832	15,966	111,591	95,625	599%	
Fire Prevention Indirect Costs Total	31,832	15,966	111,591	95,625	599%	
Fire Prevention Total	26,832	13,464	111,591	98,127	729%	
<u>Animal Control</u>						
Animal Control Revenue						
Revenue	(103,200)	(51,594)	(56,590)	(4,996)	10%	
Animal Control Revenue Total	(103,200)	(51,594)	(56,590)	(4,996)	10%	
Animal Control Expenditure						
Other Expenses	16,250	8,124	8,632	508	6%	
Animal Control Expenditure Total	16,250	8,124	8,632	508	6%	
Animal Control Indirect Costs						
Allocations	331,022	166,020	110,051	(55,969)	-34%	
Animal Control Indirect Costs Total	331,022	166,020	110,051	(55,969)	-34%	
Animal Control Total	244,072	122,550	62,092	(60,458)	-49%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Local Laws (Law and Order)</u>						
Local Laws (Law and Order) Revenue						
Revenue	(51,350)	(25,674)	(28,329)	(2,655)	10%	
Local Laws (Law and Order) Revenue Total	(51,350)	(25,674)	(28,329)	(2,655)	10%	
Local Laws (Law and Order) Indirect Costs						
Allocations	484,223	242,856	220,102	(22,754)	-9%	
Local Laws (Law and Order) Indirect Costs Total	484,223	242,856	220,102	(22,754)	-9%	
Local Laws (Law and Order) Total	432,873	217,182	191,773	(25,409)	-12%	
<u>Abandoned Vehicles</u>						
Abandoned Vehicles Revenue						
Revenue	(24,000)	(12,000)	(6,518)	5,482	-46%	
Abandoned Vehicles Revenue Total	(24,000)	(12,000)	(6,518)	5,482	-46%	
Abandoned Vehicles Expenditure						
Other Expenses	31,000	15,498	5,183	(10,315)	-67%	Subscription fees not yet required
Abandoned Vehicles Expenditure Total	31,000	15,498	5,183	(10,315)	-67%	
Abandoned Vehicles Indirect Costs						
Allocations	409,361	205,310	110,051	(95,259)	-46%	
Abandoned Vehicles Indirect Costs Total	409,361	205,310	110,051	(95,259)	-46%	
Abandoned Vehicles Total	416,361	208,808	108,716	(100,092)	-48%	

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BY SERVICE AREAS
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Inspectorial Control</u>						
Inspectorial Control Revenue Revenue	(2,428,920)	(1,222,356)	(1,366,961)	(144,605)	12%	Due to increase in revenue for parking infringements and fines. To be amended in mid year budget review.
Inspectorial Control Revenue Total	(2,428,920)	(1,222,356)	(1,366,961)	(144,605)	12%	
Inspectorial Control Expenditure Other Expenses	1,176,900	788,448	704,443	(84,005)	-11%	Timing variance, \$23k on fines lodgement fees, \$32k on software licences, \$27k on bad debts and \$12k not yet required for parking ticket supplies.
Inspectorial Control Expenditure Total	1,176,900	788,448	704,443	(84,005)	-11%	
Inspectorial Control Indirect Costs Allocations	2,442,154	1,224,835	1,283,929	59,094	5%	
Inspectorial Control Indirect Costs Total	2,442,154	1,224,835	1,283,929	59,094	5%	
Inspectorial Control Total	1,190,134	790,927	621,411	(169,516)	-21%	
<u>Car Park Control</u>						
Car Park Control Revenue Revenue	(2,979,830)	(1,495,235)	(1,422,755)	72,480	-5%	Due to decrease in revenue for parking ticket machine by \$82k.
Car Park Control Revenue Total	(2,979,830)	(1,495,235)	(1,422,755)	72,480	-5%	
Car Park Control Expenditure Ground Maintenance	169,830	83,263	82,314	(949)	-1%	
Other Expenses	771,933	375,091	378,970	3,879	1%	
Car Park Control Expenditure Total	941,763	458,354	461,285	2,931	1%	
Car Park Control Total	(2,038,067)	(1,036,881)	(961,470)	75,411	-7%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Kerbside Parking Control</u>						
Kerbside Parking Control Revenue						
Revenue	(2,683,550)	(1,374,157)	(1,304,805)	69,353	-5%	
Kerbside Parking Control Revenue Total	(2,683,550)	(1,374,157)	(1,304,805)	69,353	-5%	
Kerbside Parking Control Expenditure						
Other Expenses	556,964	271,183	236,992	(34,191)	-13%	Timing variance, \$14k armoured security services, \$10k collection fees and \$13k on leasing cost.
Kerbside Parking Control Expenditure Total	556,964	271,183	236,992	(34,191)	-13%	
Kerbside Parking Control Total	(2,126,586)	(1,102,974)	(1,067,813)	35,161	-3%	
<u>Dog Pound Expenditure</u>						
Dog Pound Expenditure						
Building Maintenance	23,000	21,361	781	(20,580)	-96%	No major maintenance yet required.
Dog Pound Expenditure Total	23,000	21,361	781	(20,580)	-96%	
Dog Pound Expenditure Total	23,000	21,361	781	(20,580)	-96%	
<u>Director Development Services</u>						
Director Development Services Expenditure						
Employee Costs	425,993	212,775	197,485	(15,290)	-7%	
Other Employee Costs	3,290	1,076	462	(614)	-57%	
Other Expenses	3,880	2,274	966	(1,308)	-58%	
Director Development Services Expenditure Total	433,163	216,125	198,913	(17,212)	-8%	
Director Development Services Indirect Costs						
Allocations	(431,563)	(216,045)	(198,913)	17,132	-8%	
Director Development Services Indirect Costs Total	(431,563)	(216,045)	(198,913)	17,132	-8%	
Director Development Services Total	1,600	80	0	(80)	-100%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Health Administration and Inspection</u>						
Health Administration and Inspection Revenue						
Revenue	(329,700)	(291,738)	(299,101)	(7,363)	3%	
Health Administration and Inspection Revenue Total	(329,700)	(291,738)	(299,101)	(7,363)	3%	
Health Administration and Inspection Expenditure						
Employee Costs	735,986	367,605	295,568	(72,037)	-20%	Salary budget to be amended in mid year budget review.
Other Employee Costs	24,056	12,028	9,978	(2,050)	-17%	
Other Expenses	110,300	48,144	33,652	(14,492)	-30%	\$10k positive variance on legal cost not yet required and various positive variances that are individually immaterial.
Health Administration and Inspection Expenditure Total	870,342	427,777	339,198	(88,579)	-21%	
Health Administration and Inspection Indirect Cost						
Allocations	412,058	209,889	184,167	(25,722)	-12%	
Health Administration and Inspection Indirect Cost Total	412,058	209,889	184,167	(25,722)	-12%	
Health Administration and Inspection Total	952,700	345,928	224,265	(121,663)	-35%	
<u>Food Control</u>						
Food Control Revenue						
Revenue	(1,000)	(498)	(91)	407	-82%	
Food Control Revenue Total	(1,000)	(498)	(91)	407	-82%	
Food Control Expenditure						
Other Expenses	20,500	10,248	8,866	(1,382)	-13%	
Food Control Expenditure Total	20,500	10,248	8,866	(1,382)	-13%	
Food Control Total	19,500	9,750	8,775	(975)	-10%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Health Clinics						
Health Clinics Revenue						
Revenue	(19,685)	(9,842)	(5,457)	4,385	-45%	
Health Clinics Revenue Total	(19,685)	(9,842)	(5,457)	4,385	-45%	
Health Clinics Expenditure						
Building Maintenance	20,950	14,382	9,137	(5,245)	-36%	
Ground Maintenance	0	0	1,232	1,232	100%	
Other Expenses	65,849	33,140	30,473	(2,667)	-8%	
Health Clinics Expenditure Total	86,799	47,522	40,842	(6,680)	-14%	
Health Clinics Indirect Costs						
Allocations	1,816	912	810	(102)	-11%	
Health Clinics Indirect Costs Total	1,816	912	810	(102)	-11%	
Health Clinics Total	68,930	38,592	36,195	(2,397)	-6%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Statutory Planning Services</u>						
Statutory Planning Services Revenue						
Revenue	(374,000)	(191,768)	(301,276)	(109,508)	57%	Revenue of \$141k higher than budget estimates for development application fees. Unfavourable variance of \$78k for cash in lieu revenue.
Statutory Planning Services Revenue Total	(374,000)	(191,768)	(301,276)	(109,508)	57%	
Statutory Planning Services Expenditure						
Employee Costs	1,159,866	485,374	758,615	273,241	56%	Timing variance on budget phasing, to be adjusted in mid year budget review.
Other Employee Costs	60,588	29,931	7,043	(22,888)	-76%	\$15k Agency labour cost not yet required.
Other Expenses	210,500	95,352	154,718	59,366	62%	Higher Development Application Panel fees due to increased number of applications.
Statutory Planning Services Expenditure Total	1,430,954	610,657	920,376	309,719	51%	
Statutory Planning Services Indirect Costs						
Allocations	508,521	259,099	233,719	(25,380)	-10%	
Statutory Planning Services Indirect Costs Total	508,521	259,099	233,719	(25,380)	-10%	
Statutory Planning Services Total	1,565,475	677,988	852,820	174,832	26%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Compliance Services</u>						
Compliance Services Revenue						
Revenue	(20,750)	(10,372)	(13,775)	(3,403)	33%	
Compliance Services Revenue Total	(20,750)	(10,372)	(13,775)	(3,403)	33%	
Compliance Services Expenditure						
Employee Costs	380,448	188,199	213,177	24,978	13%	Timing variance on budget phasing, to be adjusted in mid year budget review.
Other Employee Costs	6,047	3,019	2,203	(816)	-27%	
Other Expenses	57,200	15,594	29,358	13,764	88%	Timing variance of \$14k on legal cost.
Compliance Services Expenditure Total	443,695	206,812	244,738	37,926	18%	
Compliance Services Indirect Costs						
Allocations	222,503	113,432	105,706	(7,726)	-7%	
Compliance Services Indirect Costs Total	222,503	113,432	105,706	(7,726)	-7%	
Compliance Services Total	645,448	309,872	336,669	26,797	9%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Policy and Place Services</u>						
Policy and Place Services Revenue						
Revenue	(1,600)	(798)	(1,101)	(303)	38%	
Policy and Place Services Revenue Total	(1,600)	(798)	(1,101)	(303)	38%	
 Policy and Place Serv Expenditure						
Employee Costs	943,714	498,296	524,883	26,587	5%	
Other Employee Costs	13,427	6,930	7,247	317	5%	
Other Expenses	844,300	140,402	76,374	(64,028)	-46%	Budget for donations/sponsorship, economic development programmes and heritage grants not yet acquitted.
Operating Projects	108,000	13,000	3,659	(9,341)	-72%	
Policy and Place Serv Expenditure Total	1,909,441	658,628	612,164	(46,464)	-7%	
 Policy and Place Services Indirect Cost						
Allocations	516,027	263,034	221,714	(41,320)	-16%	
Policy and Place Services Indirect Cost Total	516,027	263,034	221,714	(41,320)	-16%	
 Policy and Place Services Total	2,423,868	920,864	832,776	(88,088)	-10%	

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NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Building Control</u>						
Building Control Revenue						
Revenue	(236,250)	(125,126)	(159,170)	(34,044)	27%	Increase in building licences revenue, to be adjusted in mid year budget review.
Building Control Revenue Total	(236,250)	(125,126)	(159,170)	(34,044)	27%	
Building Control Expenditure						
Employee Costs	400,838	252,205	210,697	(41,508)	-16%	Variance due to a position was vacant.
Other Employee Costs	16,260	10,628	32,024	21,396	201%	Variance due to agency costs for vacant position.
Other Expenses	37,200	18,598	5,311	(13,287)	-71%	Made up of various favourable variances that are individually immaterial.
Building Control Expenditure Total	454,298	281,431	248,032	(33,399)	-12%	
Building Control Indirect Costs						
Allocations	281,325	143,361	127,435	(15,926)	-11%	
Building Control Indirect Costs Total	281,325	143,361	127,435	(15,926)	-11%	
Building Control Total	499,373	299,666	216,298	(83,368)	-28%	
<u>Director Engineering Expenditure</u>						
Director Engineering Expenditure						
Employee Costs	400,773	200,182	221,207	21,025	11%	Overspend to be reviewed during mid year budget.
Other Employee Costs	13,775	4,910	4,943	33	1%	
Other Expenses	59,200	29,600	33,101	3,501	12%	
Director Engineering Expenditure Total	473,748	234,692	259,252	24,560	10%	
Director Engineering Indirect Costs						
Allocations	(472,195)	(234,618)	(259,252)	(24,634)	10%	
Director Engineering Indirect Costs Total	(472,195)	(234,618)	(259,252)	(24,634)	10%	
Director Engineering Expenditure Total	1,553	74	0	(74)	-100%	

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 BY SERVICE AREAS
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Engineering Design Services</u>						
Engineering Design Services Revenue						
Revenue	(8,250)	(1,622)	(2,541)	(919)	57%	
Engineering Design Services Revenue Total	(8,250)	(1,622)	(2,541)	(919)	57%	
Engineering Design Services Expenditure						
Employee Costs	499,109	249,313	290,169	40,856	16%	Employee salary incorrectly costed to Engineering Services, to be corrected in January 2019 report.
Other Employee Costs	30,871	15,436	4,256	(11,180)	-72%	Made up of various positive variances that are individually immaterial.
Other Expenses	266,550	115,526	46,306	(69,220)	-60%	Consultants not yet required.
Engineering Design Services Expenditure Total	796,530	380,275	340,731	(39,544)	-10%	
Engineering Design Services Indirect Costs						
Allocations	319,887	163,121	132,094	(31,027)	-19%	
Engineering Design Services Indirect Costs Total	319,887	163,121	132,094	(31,027)	-19%	
Engineering Design Services Total	1,108,167	541,774	470,284	(71,490)	-13%	
<u>Bike Station Expenditure</u>						
Bike Station Expenditure						
Other Expenses	8,000	4,000	579	(3,421)	-86%	
Bike Station Expenditure Total	8,000	4,000	579	(3,421)	-86%	
Bike Station Expenditure Total	8,000	4,000	579	(3,421)	-86%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Street Lighting</u>						
Street Lighting Revenue						
Revenue	(23,000)	0	0	0		
Street Lighting Revenue Total	(23,000)	0	0	0		
Street Lighting Expenditure						
Other Expenses	785,000	324,509	289,933	(34,576)	-11%	Timing variance on invoice for electricity.
Street Lighting Expenditure Total	785,000	324,509	289,933	(34,576)	-11%	
Street Lighting Total	762,000	324,509	289,933	(34,576)	-11%	
<u>Underground Power Project</u>						
Underground Power Project Revenue						
Revenue	0	0	(100)	(100)	100%	
Underground Power Project Revenue Total	0	0	(100)	(100)	100%	
Underground Power Project Total	0	0	(100)	(100)	100%	
<u>Bus Shelter</u>						
Bus Shelter Revenue						
Revenue	(59,000)	(25,000)	(12,055)	12,945	-52%	Timing variance.
Bus Shelter Revenue Total	(59,000)	(25,000)	(12,055)	12,945	-52%	
Bus Shelter Expenditure						
Other Expenses	99,409	49,660	57,261	7,601	15%	
Bus Shelter Expenditure Total	99,409	49,660	57,261	7,601	15%	
Bus Shelter Total	40,409	24,660	45,206	20,546	83%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parking and Street Name Signs Expenditure</u>						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	37,457	35,957	(1,500)	-4%	
Parking and Street Name Signs Expenditure Total	86,000	37,457	35,957	(1,500)	-4%	
Parking and Street Name Signs Expenditure Total	86,000	37,457	35,957	(1,500)	-4%	
<u>Crossovers</u>						
Crossovers Expenditure						
Other Expenses	13,000	6,498	5,690	(808)	-12%	
Crossovers Expenditure Total	13,000	6,498	5,690	(808)	-12%	
Crossovers Total	13,000	6,498	5,690	(808)	-12%	
<u>Roads Linemarking Expenditure</u>						
Roads Linemarking Expenditure						
Other Expenses	65,000	21,310	24,972	3,662	17%	
Roads Linemarking Expenditure Total	65,000	21,310	24,972	3,662	17%	
Roads Linemarking Expenditure Total	65,000	21,310	24,972	3,662	17%	
<u>Tree Lighting Leederville Expenditure</u>						
Tree Lighting Leederville Expenditure						
Other Expenses	50,000	0	49,339	49,339	100%	Timing variance.
Tree Lighting Leederville Expenditure Total	50,000	0	49,339	49,339	100%	
Tree Lighting Leederville Expenditure Total	50,000	0	49,339	49,339	100%	

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 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parklets Expenditure</u>						
Parklets Expenditure						
Other Expenses	2,500	1,228	3,408	2,180	178%	
Parklets Expenditure Total	2,500	1,228	3,408	2,180	178%	
Parklets Expenditure Total	2,500	1,228	3,408	2,180	178%	
<u>Environmental Services</u>						
Environmental Services Revenue						
Revenue	(26,000)	(13,000)	(10,549)	2,451	-19%	
Environmental Services Revenue Total	(26,000)	(13,000)	(10,549)	2,451	-19%	
Environmental Services Expenditure						
Employee Costs	89,608	44,759	39,779	(4,980)	-11%	
Other Employee Costs	1,500	750	0	(750)	-100%	
Other Expenses	225,730	108,186	125,358	17,172	16%	Adopt-a-verge program has increased expenditure over this period.
Environmental Services Expenditure Total	316,838	153,695	165,137	11,442	7%	
Environmental Services Indirect Costs						
Allocations	37,266	19,263	19,791	528	3%	
Environmental Services Indirect Costs Total	37,266	19,263	19,791	528	3%	
Environmental Services Total	328,104	159,958	174,380	14,422	9%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Property Management Administration</u>						
Property Management Administration Revenue						
Revenue	(2,000)	(1,002)	(1,259)	(257)	26%	
Property Management Administration Revenue Total	(2,000)	(1,002)	(1,259)	(257)	26%	
Property Management Administration Expenditure						
Employee Costs	263,541	131,639	92,034	(39,605)	-30%	Employee salary incorrectly costed to Engineering Services, to be corrected in January 2019 report.
Other Employee Costs	5,534	2,766	2,411	(355)	-13%	
Other Expenses	44,102	22,044	25,701	3,657	17%	
Property Management Administration Expenditure Total	313,177	156,449	120,146	(36,303)	-23%	
Property Management Administration Indirect Costs						
Allocations	155,246	79,069	73,741	(5,328)	-7%	
Property Management Administration Indirect Costs Total	155,246	79,069	73,741	(5,328)	-7%	
Property Management Administration Total	466,423	234,516	192,628	(41,888)	-18%	
<u>Civic Centre Building</u>						
Civic Centre Building Expenditure						
Building Maintenance	178,900	96,654	90,974	(5,680)	-6%	
Ground Maintenance	58,900	29,448	15,332	(14,116)	-48%	No major maintenance yet required.
Other Expenses	713,873	344,522	412,051	67,529	20%	\$54k over in depreciation expense after revaluation of assets. To be adjusted in mid year budget review.
Civic Centre Building Expenditure Total	951,673	470,624	518,357	47,733	10%	
Civic Centre Building Indirect Costs						
Allocations	(1,506,875)	(748,226)	(518,357)	229,869	-31%	
Civic Centre Building Indirect Costs Total	(1,506,875)	(748,226)	(518,357)	229,869	-31%	
Civic Centre Building Total	(555,202)	(277,602)	0	277,602	-100%	

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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Child Care Centres and Play Groups</u>						
Child Care Centres and Play Groups Revenue						
Revenue	(18,757)	(9,378)	(3,510)	5,868	-63%	
Child Care Centres and Play Groups Revenue Total	(18,757)	(9,378)	(3,510)	5,868	-63%	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	8,800	4,356	2,806	(1,550)	-36%	
Ground Maintenance	0	0	720	720	100%	
Other Expenses	44,739	22,362	23,440	1,078	5%	
Child Care Centres and Play Groups Expenditure Total	53,539	26,718	26,966	248	1%	
Child Care Centres and Play Groups Indirect Costs						
Allocations	1,999	996	996	0	0%	
Child Care Centres and Play Groups Indirect Costs Total	1,999	996	996	0	0%	
Child Care Centres and Play Groups Total	36,781	18,336	24,452	6,116	33%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Pre Schools and Kindergartens</u>						
Pre Schools and Kindergartens Revenue						
Revenue	(53,685)	(26,844)	(21,303)	5,541	-21%	
Pre Schools and Kindergartens Revenue Total	(53,685)	(26,844)	(21,303)	5,541	-21%	
Pre Schools and Kindergartens Expenditure						
Building Maintenance	8,625	4,313	3,392	(921)	-21%	
Ground Maintenance	350	174	0	(174)	-100%	
Other Expenses	50,945	25,470	23,571	(1,899)	-7%	
Pre Schools and Kindergartens Expenditure Total	59,920	29,957	26,963	(2,994)	-10%	
Pre Schools and Kindergartens Indirect Costs						
Allocations	1,468	738	738	0	0%	
Pre Schools and Kindergartens Indirect Costs Total	1,468	738	738	0	0%	
Pre Schools and Kindergartens Total	7,703	3,851	6,397	2,546	66%	

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 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
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	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Community and Welfare Centres</u>						
Community and Welfare Centres Revenue						
Revenue	(91,673)	(45,846)	(34,604)	11,242	-25%	\$10k timing variance on recoup of maintenance cost.
Community and Welfare Centres Revenue Total	(91,673)	(45,846)	(34,604)	11,242	-25%	
Community and Welfare Centres Expenditure						
Building Maintenance	31,350	16,682	14,063	(2,619)	-16%	
Ground Maintenance	9,250	4,626	1,492	(3,134)	-68%	
Other Expenses	224,384	87,186	87,400	214	0%	
Community and Welfare Centres Expenditure Total	264,984	108,494	102,955	(5,539)	-5%	
Community and Welfare Centres Indirect Costs						
Allocations	6,596	3,300	3,300	0	0%	
Community and Welfare Centres Indirect Costs Total	6,596	3,300	3,300	0	0%	
Community and Welfare Centres Total	179,907	65,948	71,651	5,703	9%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Department of Sports and Recreation Building</u>						
Dept of Sports and Recreation Building Revenue						
Revenue	(727,091)	(453,834)	(363,028)	90,806	-20%	\$94k timing variance on lease and rental income.
Dept of Sports and Recreation Building Revenue Total	(727,091)	(453,834)	(363,028)	90,806	-20%	
Dept of Sports and Recreation Building Expenditure						
Building Maintenance	144,550	97,708	70,226	(27,482)	-28%	Lower reactive maintenance expended relative to budget.
Ground Maintenance	10,200	5,100	3,954	(1,146)	-22%	
Other Expenses	663,175	265,259	263,134	(2,125)	-1%	
Dept of Sports and Recreation Building Expenditure Total	817,925	368,067	337,313	(30,754)	-8%	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	11,521	5,760	5,760	0	0%	
Dept of Sports and Recreation Building Indirect Costs Total	11,521	5,760	5,760	0	0%	
Department of Sports and Recreation Building Total	102,355	(80,007)	(19,955)	60,052	-75%	
<u>nib Stadium</u>						
nib Stadium Revenue						
Revenue	(27,150)	(27,150)	(27,409)	(259)	1%	
nib Stadium Revenue Total	(27,150)	(27,150)	(27,409)	(259)	1%	
nib Stadium Expenditure						
Other Expenses	17,800	8,898	8,918	20	0%	
nib Stadium Expenditure Total	17,800	8,898	8,918	20	0%	
nib Stadium Total	(9,350)	(18,252)	(18,491)	(239)	1%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Leederville Oval</u>						
Leederville Oval Revenue						
Revenue	(490,591)	(134,054)	(62,793)	71,261	-53%	Variance due to timing on variable outgoing recoup.
Leederville Oval Revenue Total	(490,591)	(134,054)	(62,793)	71,261	-53%	
Leederville Oval Expenditure						
Building Maintenance	36,100	18,050	21,476	3,426	19%	
Ground Maintenance	100,000	42,821	44,946	2,125	5%	
Other Expenses	453,822	226,914	218,551	(8,363)	-4%	
Leederville Oval Expenditure Total	589,922	287,785	284,973	(2,812)	-1%	
Leederville Oval Indirect Costs						
Allocations	10,969	5,484	5,484	0	0%	
Leederville Oval Indirect Costs Total	10,969	5,484	5,484	0	0%	
Leederville Oval Total	110,300	159,215	227,664	68,449	43%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Loftus Centre</u>						
Loftus Centre Revenue						
Revenue	(664,125)	(327,074)	(326,466)	608	0%	
Loftus Centre Revenue Total	(664,125)	(327,074)	(326,466)	608	0%	
Loftus Centre Expenditure						
Building Maintenance	97,100	55,805	59,624	3,819	7%	
Ground Maintenance	28,900	14,448	12,694	(1,754)	-12%	
Other Expenses	896,912	418,490	371,558	(46,932)	-11%	Timing on payment of subsidy.
Operating Projects	140,000	0	0	0		
Loftus Centre Expenditure Total	1,162,912	488,743	443,876	(44,867)	-9%	
Loftus Centre Indirect Costs						
Allocations	20,044	10,020	10,020	0	0%	
Loftus Centre Indirect Costs Total	20,044	10,020	10,020	0	0%	
Loftus Centre Total	518,831	171,689	127,431	(44,258)	-26%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Public Halls						
Public Halls Revenue						
Revenue	(163,125)	(81,550)	(78,991)	2,559	-3%	
Public Halls Revenue Total	(163,125)	(81,550)	(78,991)	2,559	-3%	
Public Halls Expenditure						
Building Maintenance	140,000	78,825	54,255	(24,570)	-31%	Lower reactive maintenance expended relative to budget.
Ground Maintenance	2,500	1,250	0	(1,250)	-100%	
Other Expenses	233,556	116,856	108,071	(8,785)	-8%	
Operating Projects	8,000	0	0	0		
Public Halls Expenditure Total	384,056	196,931	162,326	(34,605)	-18%	
Public Halls Indirect Costs						
Allocations	5,304	2,652	2,652	0	0%	
Public Halls Indirect Costs Total	5,304	2,652	2,652	0	0%	
Public Halls Total	226,235	118,033	85,987	(32,046)	-27%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Reserves Pavilions and Facilities</u>						
Reserves Pavilions and Facilities Revenue						
Revenue	(80,390)	(40,190)	(39,894)	296	-1%	
Reserves Pavilions and Facilities Revenue Total	(80,390)	(40,190)	(39,894)	296	-1%	
Reserves Pavilions and Facilities Expenditure						
Building Maintenance	404,705	206,494	144,069	(62,425)	-30%	Lower reactive maintenance expended relative to budget.
Ground Maintenance	5,500	2,750	0	(2,750)	-100%	
Other Expenses	301,348	150,696	154,495	3,799	3%	
Operating Projects	53,000	53,000	3,026	(49,974)	-94%	Timing variance on demolition of Beatty park pavilion and Loton park toilets.
Reserves Pavilions and Facilities Expenditure Total	764,553	412,940	301,590	(111,350)	-27%	
Reserves Pavilions and Facilities Indirect Costs						
Allocations	6,828	3,414	3,414	0	0%	
Reserves Pavilions and Facilities Indirect Costs Total	6,828	3,414	3,414	0	0%	
Reserves Pavilions and Facilities Total	690,991	376,164	265,110	(111,054)	-30%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Sporting Clubs Buildings</u>						
Sporting Clubs Buildings Revenue						
Revenue	(174,590)	(87,288)	(49,088)	38,200	-44%	Timing variance on maintenance and lease agreement.
Sporting Clubs Buildings Revenue Total	(174,590)	(87,288)	(49,088)	38,200	-44%	
Sporting Clubs Buildings Expenditure						
Building Maintenance	54,050	27,026	21,993	(5,033)	-19%	
Ground Maintenance	2,000	1,000	0	(1,000)	-100%	
Other Expenses	760,513	410,045	417,008	6,963	2%	
Operating Projects	40,000	40,000	0	(40,000)	-100%	Timing variance on demolition of Litis stadium.
Sporting Clubs Buildings Expenditure Total	856,563	478,071	439,000	(39,071)	-8%	
Sporting Clubs Buildings Indirect Costs						
Allocations	25,797	12,906	12,906	0	0%	
Sporting Clubs Buildings Indirect Costs Total	25,797	12,906	12,906	0	0%	
Sporting Clubs Buildings Total	707,770	403,689	402,819	(870)	0%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parks and Reserves Administration</u>						
Parks and Reserves Administration Revenue						
Revenue	(3,200)	(1,602)	(1,731)	(129)	8%	
Parks and Reserves Administration Revenue Total	(3,200)	(1,602)	(1,731)	(129)	8%	
Parks and Reserves Administration Expenditure						
Employee Costs	1,094,817	547,161	493,982	(53,179)	-10%	Timing variance on salaries.
Other Employee Costs	56,025	28,020	28,764	744	3%	
Other Expenses	165,800	64,558	27,147	(37,411)	-58%	\$22k lower depreciation after revaluation of infrastructure assets, to be adjusted in mid year budget review and other favourable variances that are individually immaterial.
Parks and Reserves Administration Expenditure Total	1,316,642	639,739	549,893	(89,846)	-14%	
Parks and Reserves Administration Indirect Costs						
Allocations	1,294,487	666,648	564,653	(101,995)	-15%	
On Costs Recovery	(1,377,619)	(714,704)	(692,361)	22,343	-3%	
Parks and Reserves Administration Indirect Costs Total	(83,132)	(48,056)	(127,708)	(79,652)	166%	
Parks and Reserves Administration Total	1,230,310	590,081	420,454	(169,627)	-29%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Parks and Reserves</u>						
Parks and Reserves Revenue						
Revenue	(61,550)	(30,776)	(13,909)	16,867	-55%	Timing variance in reserve and ground hire. Budget to be amended during mid year review.
Parks and Reserves Revenue Total	(61,550)	(30,776)	(13,909)	16,867	-55%	
Parks and Reserves Expenditure						
Ground Maintenance	2,097,100	1,120,313	1,246,216	125,903	11%	Timing variance.
Other Expenses	808,960	404,448	340,007	(64,441)	-16%	\$58k lower depreciation after revaluation of infrastructure assets, to be adjusted in mid year budget review.
Parks and Reserves Expenditure Total	2,906,060	1,524,761	1,586,223	61,462	4%	
Parks and Reserves Indirect Costs						
Allocations	299	150	150	0	0%	
Parks and Reserves Indirect Costs Total	299	150	150	0	0%	
Parks and Reserves Total	2,844,809	1,494,135	1,572,464	78,329	5%	
<u>Sporting Grounds</u>						
Sporting Grounds Revenue						
Revenue	(64,050)	(32,024)	(32,116)	(92)	0%	
Sporting Grounds Revenue Total	(64,050)	(32,024)	(32,116)	(92)	0%	
Sporting Grounds Expenditure						
Ground Maintenance	1,159,500	580,157	586,049	5,892	1%	
Other Expenses	543,854	271,926	281,479	9,553	4%	
Sporting Grounds Expenditure Total	1,703,354	852,083	867,528	15,445	2%	
Sporting Grounds Total	1,639,304	820,059	835,411	15,352	2%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Road Reserves Expenditure</u>						
Road Reserves Expenditure						
Ground Maintenance	407,550	222,208	203,185	(19,023)	-9%	Timing variance on ground maintenance.
Other Expenses	14,010	7,002	6,817	(185)	-3%	
Road Reserves Expenditure Total	421,560	229,210	210,002	(19,208)	-8%	
<u>Road Reserves Expenditure Total</u>	<u>421,560</u>	<u>229,210</u>	<u>210,002</u>	<u>(19,208)</u>	<u>-8%</u>	
<u>Parks Other</u>						
Parks Other Revenue						
Revenue	(2,000)	(2,000)	(2,514)	(514)	26%	
Parks Other Revenue Total	(2,000)	(2,000)	(2,514)	(514)	26%	
Parks Other Expenditure						
Other Expenses	2,111,420	1,395,200	1,217,918	(177,282)	-13%	Timing variance on street trees contractors expense.
Money/Monger Street Trees Surgery	10,000	10,000	14,880	4,880	49%	
Parks Other Expenditure Total	2,121,420	1,405,200	1,232,798	(172,402)	-12%	
<u>Parks Other Total</u>	<u>2,119,420</u>	<u>1,403,200</u>	<u>1,230,284</u>	<u>(172,916)</u>	<u>-12%</u>	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Processable Waste Collection</u>						
Processable Waste Collection Revenue						
Revenue	(327,339)	(237,579)	(309,365)	(71,786)	30%	Additional rubbish services revenue.
Processable Waste Collection Revenue Total	(327,339)	(237,579)	(309,365)	(71,786)	30%	
Processable Waste Collection Expenditure						
Employee Costs	854,740	427,615	397,616	(29,999)	-7%	
Other Employee Costs	13,907	6,952	4,932	(2,020)	-29%	
Other Expenses	4,222,765	2,111,384	1,777,548	(333,836)	-16%	Timing variance on tipping and labour costs.
Processable Waste Collection Expenditure Total	5,091,412	2,545,951	2,180,095	(365,856)	-14%	
Processable Waste Collection Indirect Costs						
Allocations	734,719	378,483	334,182	(44,301)	-12%	
On Costs Recovery	(630,519)	(327,901)	(341,888)	(13,987)	4%	
Processable Waste Collection Indirect Costs Total	104,200	50,582	(7,706)	(58,288)	-115%	
Processable Waste Collection Total	4,868,273	2,358,954	1,863,024	(495,930)	-21%	
<u>Other Waste Services</u>						
Other Waste Services Revenue						
Revenue	(4,500)	(2,250)	(2,075)	175	-8%	
Other Waste Services Revenue Total	(4,500)	(2,250)	(2,075)	175	-8%	
Other Waste Services Expenditure						
Other Expenses	677,550	226,474	148,873	(77,601)	-34%	Timing variance for \$26k waste management programs, \$16k dumped rubbish and \$34k general maintenance.
Other Waste Services Expenditure Total	677,550	226,474	148,873	(77,601)	-34%	
Other Waste Services Total	673,050	224,224	146,798	(77,426)	-35%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Recycling Expenditure</u>						
Recycling Expenditure	915,000	375,257	341,778	(33,479)	-9%	
Recycling Expenditure Total	915,000	375,257	341,778	(33,479)	-9%	
<u>Public Works Overhead</u>						
Public Works Overhead Revenue						
Revenue	(48,700)	(24,348)	(21,145)	3,203	-13%	
Public Works Overhead Revenue Total	(48,700)	(24,348)	(21,145)	3,203	-13%	
Public Works Overhead Expenditure						
Employee Costs	315,663	157,784	207,134	49,350	31%	Timing variance on salaries.
Other Employee Costs	36,784	19,140	19,758	618	3%	
Other Expenses	33,000	14,308	11,102	(3,206)	-22%	
Public Works Overhead Expenditure Total	385,447	191,232	237,994	46,762	24%	
Public Works Overhead Indirect Costs						
Allocations	474,925	244,606	255,618	11,012	5%	
On Costs Recovery	(483,911)	(256,769)	(271,240)	(14,471)	6%	
Public Works Overhead Indirect Costs Total	(8,986)	(12,163)	(15,622)	(3,459)	28%	
Public Works Overhead Total	327,761	154,721	201,228	46,507	30%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Plant Operating</u>						
Plant Operating Expenditure						
Other Expenses	1,669,270	783,885	731,342	(52,543)	-7%	\$52k favourable variance in parts and repairs.
Plant Operating Expenditure Total	1,669,270	783,885	731,342	(52,543)	-7%	
Plant Operating Indirect Costs						
Allocations	(1,375,622)	(657,651)	(658,061)	(410)	0%	
Plant Operating Indirect Costs Total	(1,375,622)	(657,651)	(658,061)	(410)	0%	
Plant Operating Total	293,648	126,234	73,281	(52,953)	-42%	
<u>Recoverable Works</u>						
Recoverable Works Revenue						
Revenue	(100,000)	(50,000)	(6,073)	43,927	-88%	No major recoverable works carried out.
Recoverable Works Revenue Total	(100,000)	(50,000)	(6,073)	43,927	-88%	
Recoverable Works Expenditure						
Other Expenses	50,000	0	8,283	8,283	100%	
Recoverable Works Expenditure Total	50,000	0	8,283	8,283	100%	
Recoverable Works Total	(50,000)	(50,000)	2,210	52,210	-104%	
<u>Drainage Expenditure</u>						
Drainage Expenditure						
Other Expenses	338,022	167,389	185,742	18,353	11%	Timing variance on general maintenance.
Drainage Expenditure Total	338,022	167,389	185,742	18,353	11%	
Drainage Expenditure Total	338,022	167,389	185,742	18,353	11%	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Footpaths/Cycleways Expenditure</u>						
Footpaths/Cycleways Expenditure						
Other Expenses	915,914	440,745	464,886	24,141	5%	Timing variance on general maintenance.
Footpaths/Cycleways Expenditure Total	915,914	440,745	464,886	24,141	5%	
Footpaths/Cycleways Expenditure Total	915,914	440,745	464,886	24,141	5%	
<u>Rights of Way Expenditure</u>						
Rights of Way Expenditure						
Other Expenses	220,510	110,079	115,524	5,445	5%	
Rights of Way Expenditure Total	220,510	110,079	115,524	5,445	5%	
Rights of Way Expenditure Total	220,510	110,079	115,524	5,445	5%	
<u>Roads Expenditure</u>						
Roads Expenditure						
Other Expenses	2,090,709	1,046,992	1,515,813	468,821	45%	\$477k higher depreciation expense due to revaluation of assets, to be adjusted in mid year review.
Roads Expenditure Total	2,090,709	1,046,992	1,515,813	468,821	45%	
Roads Expenditure Total	2,090,709	1,046,992	1,515,813	468,821	45%	
<u>Street Cleaning Expenditure</u>						
Street Cleaning Expenditure						
Other Expenses	747,500	365,091	348,312	(16,779)	-5%	
Street Cleaning Expenditure Total	747,500	365,091	348,312	(16,779)	-5%	
Street Cleaning Expenditure Total	747,500	365,091	348,312	(16,779)	-5%	

CITY OF VINCENT
 NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
 BY SERVICE AREAS
 AS AT 31 DECEMBER 2018



	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Traffic Control for Roadworks Expenditure</u>						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	25,361	24,041	(1,320)	-5%	
Traffic Control for Roadworks Expenditure Total	166,000	25,361	24,041	(1,320)	-5%	
<u>Traffic Control for Roadworks Expenditure Total</u>	<u>166,000</u>	<u>25,361</u>	<u>24,041</u>	<u>(1,320)</u>	<u>-5%</u>	
<u>Roadwork Signs and Barricades Expenditure</u>						
Roadwork Signs and Barricades Expenditure						
Other Expenses	500	317	0	(317)	-100%	
Roadwork Signs and Barricades Expenditure Total	500	317	0	(317)	-100%	
<u>Roadwork Signs and Barricades Expenditure Total</u>	<u>500</u>	<u>317</u>	<u>0</u>	<u>(317)</u>	<u>-100%</u>	
<u>Sump Expenditure</u>						
Sump Expenditure						
Other Expenses	0	0	70	70	100%	
Sump Expenditure Total	0	0	70	70	100%	
<u>Sump Expenditure Total</u>	<u>0</u>	<u>0</u>	<u>70</u>	<u>70</u>	<u>100%</u>	

CITY OF VINCENT
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE
BY SERVICE AREAS
AS AT 31 DECEMBER 2018

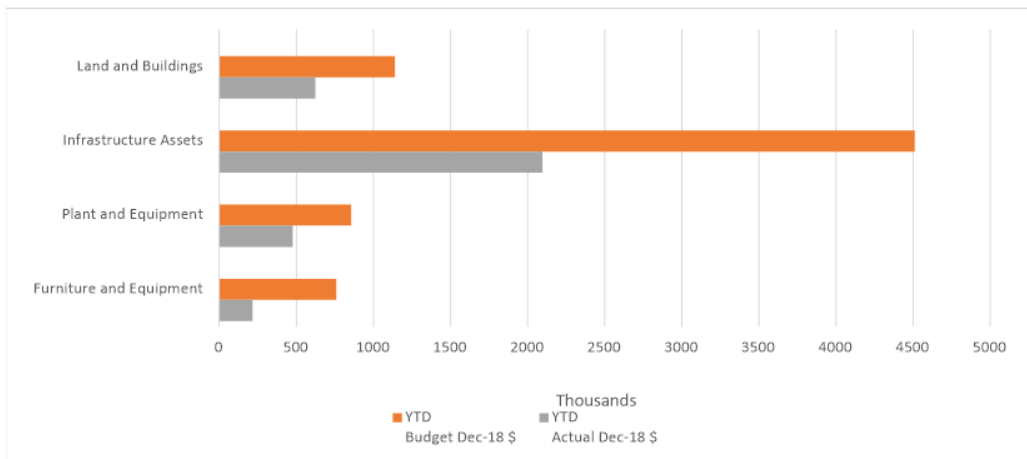


	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actual Dec-18 \$	YTD Variance \$	Variance %	Variance Commentary
Works Depot						
Works Depot Expenditure						
Employee Costs	226,886	113,320	90,565	(22,755)	-20%	Timing variance on salaries.
Other Employee Costs	3,000	1,500	671	(829)	-55%	
Other Expenses	9,750	4,959	3,705	(1,254)	-25%	
Works Depot Expenditure Total	239,636	119,779	94,941	(24,838)	-21%	
Works Depot Indirect Costs						
Allocations	(239,302)	(119,734)	(94,941)	24,793	-21%	
Works Depot Indirect Costs Total	(239,302)	(119,734)	(94,941)	24,793	-21%	
Works Depot Total	334	45	0	(45)	-100%	
Depot Building						
Depot Occupancy Costs						
Building Maintenance	101,350	46,275	47,493	1,218	3%	
Ground Maintenance	5,100	3,098	10,859	7,761	251%	
Other Expenses	243,103	133,994	134,720	726	1%	
Depot Occupancy Costs Total	349,553	183,367	193,071	9,704	5%	
Depot Indirect Costs						
Allocations	(349,553)	(183,367)	(193,071)	(9,704)	5%	
Depot Indirect Costs Total	(349,553)	(183,367)	(193,071)	(9,704)	5%	
Depot Building Total	0	0	0	0	100%	
Net Operating	2,722,986	(16,606,672)	(17,566,868)	(960,196)	6%	

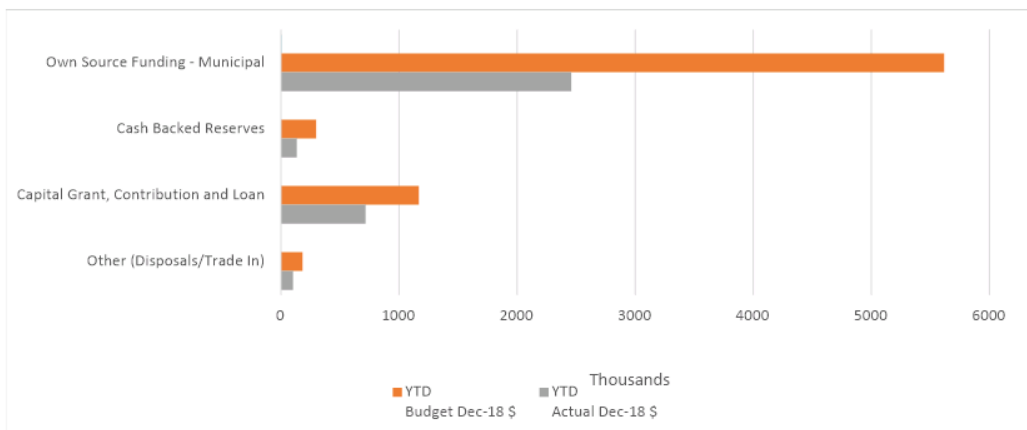
CITY OF VINCENT
NOTE 5 - CAPITAL WORKS SCHEDULE 2018/19
AS AT 31 DECEMBER 2018



CAPITAL EXPENDITURE	Current Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2018/19	Dec-18	Dec-18		
	\$	\$	\$	\$	%
Land and Buildings	2,663,391	1,139,039	623,628	(515,411)	-45%
Infrastructure Assets	7,592,643	4,510,482	2,095,783	(2,414,699)	-54%
Plant and Equipment	2,949,925	855,133	475,577	(379,556)	-44%
Furniture and Equipment	1,217,958	759,341	215,926	(543,415)	-72%
Total	14,423,917	7,263,995	3,410,914	(3,853,081)	-53%



FUNDING	Current Budget	YTD Budget	YTD Actual	YTD Variance	Variance
	2018/19	Dec-18	Dec-18		
	\$	\$	\$	\$	%
Own Source Funding - Municipal	10,572,873	5,616,537	2,458,985	(3,157,552)	-56%
Cash Backed Reserves	1,546,190	297,190	133,796	(163,394)	-55%
Capital Grant, Contribution and Loan	1,829,854	1,167,268	716,358	(450,910)	-39%
Other (Disposals/Trade In)	475,000	183,000	101,775	(81,225)	-44%
Total	14,423,917	7,263,995	3,410,914	(3,853,081)	-53%



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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
LAND & BUILDING ASSETS						
ADMINISTRATION & CIVIC CENTRE						
Administration and Civic Centre - Workforce Accommodation Upgrade/Renewal	120,000	120,000	46,019	(73,981)	-62%	Work in progress.
BEATTY PARK LEISURE CENTRE						
Beatty Park Leisure Centre - Risk Renewals	690,715	55,000	51,265	(3,735)	-7%	
Beatty Park Leisure Centre - Plumbing Compliance	60,000	60,000	66,746	6,746	11%	
Beatty Park Leisure Centre - Remedial Works	66,871	66,871	60,831	(6,040)	-9%	
Beatty Park Leisure Centre - Changeroom Tiles Replacement	0	0	2,970	2,970	0%	
DEPARTMENT OF SPORTS AND RECREATION						
Carpet Replacement - DSR □	150,000	150,000	1,000	(149,000)	-99%	Project at planning stage.
LOFTUS RECREATION CENTRE						
Loftus Centre Stormwater Infrastructure Renewal	10,000	10,000	5,742	(4,258)	-43%	Work in progress.
Renewal of ceiling fabric and upgrade of lights throughout centre	99,092	99,092	108,792	9,700	10%	
Refrigerated A/C Plant Renewal	3,159	3,159	3,159	0	0%	
LEEDERVILLE OVAL						
Leederville Oval - Miscellaneous Structural Renewal	60,000	60,000	0	(60,000)	-100%	Project to commence later than expected.
Carpet Replacement - Leederville Oval Buildings (East Perth Football)	30,000	30,000	0	(30,000)	-100%	Project to commence in February 2019.
WORKS DEPOT						
Depot - Resurfacing and Reconstruction of Front Bin Bays	75,000	0	0	0	0%	

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
MISCELLANEOUS						
Braithwaite Park public toilet block upgrade and refurbishment	99,512	99,512	99,111	(401)	0%	
Mens Shed - Macerator Sewer Upgrade	46,200	46,200	34,862	(11,338)	-25%	Work completed, awaiting invoice from supplier.
Child Health Centres - Yield Up to Lease Renewal. Leederville Child Health Clinic	17,500	0	9,038	9,038	100%	
Child Health Centres - Yield Up to Lease Renewal Mt Hawthorn Child Health Clinic	17,500	0	33,270	33,270	100%	Work commenced earlier than anticipated.
Child Health Centres - Yield Up to Lease Renewal Highgate Child Health Clinic	17,500	0	7,946	7,946	100%	Work commenced earlier than anticipated.
Child Health Centres - Yield Up to Lease Renewal North Perth.	17,500	0	8,161	8,161	100%	Work commenced earlier than anticipated.
North Perth Main Hall - A/C New	100,000	0	0	0	0%	
North Perth Bowling Club - Timber Floor Renewal	15,000	0	19,837	19,837	100%	Work commenced earlier than anticipated.
Miscellaneous Building Renewal	50,000	30,000	30,976	976	3%	
Mt Hawthorn Community Centre - Hub Upgrade	320,637	15,000	11,798	(3,202)	-21%	
Loton Park Tennis Club - Compliance and Structure Renewal	20,000	20,000	0	(20,000)	-100%	Works to commence in January 2019.
Sports Club - Forrest Park Croquet Ceiling and Lighting Renewal	80,000	80,000	3,500	(76,500)	-96%	Works to commence in March 2019.
Solar Photovoltaic Panel System Installation - Library	107,000	33,750	0	(33,750)	-100%	Tender preparation in progress, works will commence thereafter.
Solar Photovoltaic Panel System Installation - Beatty Park	107,000	33,750	5,738	(28,013)	-83%	Tender preparation in progress, works will commence thereafter.
Solar Photovoltaic Panel System Installation - Administration and Civic Centre	107,000	33,750	3,443	(30,308)	-90%	Tender preparation in progress, works will commence thereafter.
Solar Photovoltaic Panel System Installation - Depot	107,000	33,750	0	(33,750)	-100%	Tender preparation in progress, works will commence thereafter.
Library - Reception Desk Fit-Out Renewal	35,000	35,000	0	(35,000)	-100%	Works to commence in February 2019.
Airconditioner Renewal Program	25,000	15,000	0	(15,000)	-100%	Project to commence later than expected.
Woodville Reserve - Power upgrade	9,205	9,205	9,424	219	2%	
FOR LAND & BUILDING ASSETS	2,663,391	1,139,039	623,628	(515,411)	-45%	

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
INFRASTRUCTURE ASSETS						
TRAFFIC MANAGEMENT						
Improvements at Vincent/Oxford Streets	5,500	5,500	0	(5,500)	-100%	
Intersections at Bourke and Loftus Streets	33,955	33,955	33,602	(353)	-1%	
Improved pedestrian crossings at signalised intersections	230,000	230,000	0	(230,000)	-100%	Main Roads WA conducting design works.
40kph area wide speed zone trial	150,000	0	5,832	5,832	100%	Project at planning stage.
Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets	30,000	15,000	0	(15,000)	-100%	Works to commence in February 2019.
Retractable Bollards Leederville Town Centre	60,000	60,000	0	(60,000)	-100%	Project to commence later than expected.
Miscellaneous Traffic Management Requests	80,000	40,000	31,255	(8,745)	-22%	Work in progress.
Safety Balustrade Beaufort Street, Highgate	15,000	15,000	4,066	(10,934)	-73%	Work in progress.
Signalised Pedestrian Crossings Program	250,000	125,000	3,100	(121,900)	-98%	Awaiting Main Road WA's approval
BLACK SPOT PROGRAM						
Newcastle and Palmerston Streets	40,000	40,000	0	(40,000)	-100%	Project on hold, pending discussion with City of Perth and Main Roads WA.
Ruby and Fitzgerald Streets	10,626	10,626	10,150	(476)	-4%	
Intersection Lincoln and Wright Streets Roundabout	150,000	150,000	1,000	(149,000)	-99%	Major works to commence in April 2019.
STREETSCAPE IMPROVEMENTS						
Greening (Streetscapes)	335,268	230,000	93,988	(136,012)	-59%	On-going project to be completed by June 2019.
North Perth Public Open Space	718,744	405,244	35,174	(370,070)	-91%	Tender preparation in progress, works will commence thereafter.
Oxford street/Newcastle street shared space	310,000	80,000	28,923	(51,077)	-64%	On-going project to be completed by June 2019.
Planned Fitzgerald Street Upgrades	15,000	10,000	0	(10,000)	-100%	
Streetscape Improvements/Place Making - Miscellaneous Renewals	30,000	10,000	21,472	11,472	115%	Project ahead of schedule.

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
ROADWORKS - LOCAL ROADS PROGRAM						
Cleaver St - Carr St - Roundabout	52,283	52,283	49,913	(2,370)	-5%	
Norfolk Street - Vincent St to Chelmsford Rd	49	49	49	0	0%	
Hutt Street - Grosvenor Rd to Raglan Rd	1,003	1,003	1,003	(0)	0%	
Summers Street - Joel to River	67,000	67,000	12,214	(54,786)	-82%	Work in progress.
Magnolia Street - Farmer to Waugh	60,000	60,000	49,836	(10,164)	-17%	Work in progress.
Mignonette Street - Farmer to Waugh	60,000	60,000	49,986	(10,014)	-17%	Work in progress.
Marian Street - Oxford to Scott	90,779	90,779	76,150	(14,629)	-16%	Work in progress.
Rae Street - Marian to Tennyson	68,000	68,000	61,474	(6,526)	-10%	
Bondi Street - Scar Bch Rd to Merredin	22,500	22,500	24,545	2,045	9%	
Brentham St - Slow point near school to Namatjira	131,000	131,000	99,257	(31,743)	-24%	Work in progress.
Elven Street - Richmond to Emmerson	17,500	17,500	13,261	(4,239)	-24%	
Curtis Street - Walcott to Harold	30,000	30,000	20,848	(9,152)	-31%	Work in progress.
Cleaver Street - Carr to Newcasatle	18,000	18,000	24,395	6,395	36%	
ROADWORKS - REHABILITATION (MRRG PROGRAM)						
Beaufort/Brisbane Street Intersection Improvements	137,779	137,779	0	(137,779)	-100%	Works to commence in April 2019.
Brisbane Street - Beaufort to William Street	134,214	134,214	0	(134,214)	-100%	Works to commence in April 2019.
Beaufort Street - Brisbane to Parry Street	51,043	51,043	0	(51,043)	-100%	Works to commence in April 2019.
Bulwer Street, Lord Street to Brisbane Street	156,600	66,000	95,091	29,091	44%	Works ahead of schedule.
Newcastle Street, Loftus Street to Charles Street	226,600	66,000	14,929	(51,071)	-77%	Work in progress.
Lincoln Street to Harold Street	224,200	68,000	210,685	142,685	210%	Works ahead of schedule.
ROADWORKS - ROADS TO RECOVERY PROGRAM						
Curtis Street - Walcott to Harold	39,379	39,379	66,606	27,227	69%	Works ahead of schedule.
Cleaver Street - Carr to Newcasatle	118,000	118,000	86,007	(31,993)	-27%	Work in progress.
Randell Street - Fitzgerald St to Palmerston St	5,221	5,221	5,221	0	0%	

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
RIGHTS OF WAY						
Rights of Way Renewal Program	64,374	14,374	32,487	18,113	126%	Project ahead of schedule.
SLAB FOOTPATH PROGRAMME						
Footpath Prog - Kalgoorlie St	0	0	(95)	(95)	100%	2017-18 project, refund received.
Newcastle St - Water Corp to Loftus St	22,500	22,500	20,255	(2,245)	-10%	
Walcott St - Alma Rd to Raglan Rd	8,000	8,000	7,405	(595)	-7%	
Anzac Rd - Loftus St to Scarborough Bch Road	19,000	19,000	11,210	(7,790)	-41%	
Bourke St - Deague Court to Charles St	12,500	12,500	0	(12,500)	-100%	Project to commence in February 2019.
Golding St - Newcastle St to Old Aberdeen Place	13,000	13,000	0	(13,000)	-100%	Project at planning stage.
Green St - Matlock St to Bus Stop	25,000	25,000	22,111	(2,889)	-12%	
Tactile Paving Town Centres	10,000	0	4,039	4,039	100%	
Ellesmere Street path extension - Stage 3	52,000	52,000	0	(52,000)	-100%	Project to commence in February 2019.
BICYCLE NETWORK						
Bicycle Network Oxford - Anzac to Scarb Bch Rd	190,000	190,000	5,341	(184,659)	-97%	Project commenced in December 2018.
Bike Boulevard Stage 2	76,397	76,397	174,344	97,947	128%	Project overspent, Department of Transport to provide funding.
Bike Network Plan 2015-16 Implementation (Loftus Street - Vincent to Richmond St)	420,000	300,000	1,500	(298,500)	-100%	Ongoing project, to be completed by June 2019.
Swan River PSP Upgrade - Summers St to Windan Bridge Link	135,000	0	0	0	0%	
Bike Parking	20,000	10,000	3,629	(6,371)	-64%	

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CAR PARK DEVELOPMENT						
Chelmsford Road Car Park	42,512	42,512	42,512	(0)	0%	
North Perth Parking	98,800	98,800	9,680	(89,120)	-90%	Project at planning stage.
North Perth ACROD Parking Bays	1,045	1,045	1,045	0	0%	
Parking Restriction Implementation	75,000	75,000	0	(75,000)	-100%	Project at planning stage.
Chelmsford Road Car Park Rehabilitation Works Stage 2	45,000	0	4,206	4,206	100%	
Dunedin Street Car Park Rehabilitation Works	46,000	0	0	0	0%	
Frame Court Car Park Rehabilitation Works - Stage 1	40,000	40,000	45,285	5,285	13%	Additional cost incurred to complete the project.
Raglan Road Car Park Rehabilitation Works Stage 2	48,000	0	814	814	100%	
The Avenue Car Park Rehabilitation Works - Stage 1	40,000	40,000	25,064	(14,936)	-37%	Work in progress.
Beatty Park Reserve car park - Lighting	2,936	2,936	2,936	0	0%	
Raglan Road Car Park - Resurfacing & Lighting	31,236	31,236	31,236	0	0%	
DRAINAGE						
Beatty Park Reserve - Drainage Improvements	150,000	0	0	0	0%	
Lawler Street Sump - Infill	1,120	1,120	1,120	0	0%	
Gully Soakwell Program	80,000	40,000	41,433	1,433	4%	
Drainage - Miscellaneous Improvements	40,000	15,000	7,915	(7,085)	-47%	Work in progress.
Drainage - Britannia Road Drain Inspection	25,000	0	0	0	0%	

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PARKS AND RESERVES						
Axford Park - Redevelopment	165,000	165,000	58,385	(106,615)	-65%	Project pending on council adoption of project plan.
Kyllia Park	274	274	274	0	0%	
Les Lilleyman Reserve - Eco-zoning	181	181	181	0	0%	
Menzies Park - Replace groundwater bore	9,562	9,562	9,562	0	0%	
Loftus Rec Centre - Synthetic Soccer Pitch Surface	38,460	38,460	38,460	0	0%	
Playgrounds for under 4yo	40,000	0	76	76	100%	
Hyde Park Lighting Improvement	20,000	0	0	0	0%	
Central Control Irrigation System	60,000	30,000	48,771	18,771	63%	Work in progress.
Stuart Street Reserve - Replace Groundwater Bore	45,000	45,000	0	(45,000)	-100%	Works to commence in February 2019.
Public Open Space Strategy Implementation	250,000	0	0	0	0%	
Banks Reserve Master Plan Implementation - Stage 1	450,000	0	3,168	3,168	100%	Pending February 2019 OMC approval of master plan.
Les Lilleyman Reserve - Installation of perimeter path (Stage 2)	100,000	100,000	55,310	(44,690)	-45%	Work in progress.
Forrest Park - Replacement Playground Shade Sails	12,000	12,000	7,390	(4,610)	-38%	
Les Lilleyman Reserve - Replace Playground Sofffall	42,000	42,000	40,000	(2,000)	-5%	
Parks Furniture - Replacement	20,000	0	1,545	1,545	100%	
Woodville Reserve - Extension to Perimeter Fencing	35,000	35,000	23,094	(11,906)	-34%	Work in progress.
Jack Marks Reserve - Installation of additional paving	15,000	15,000	72	(14,928)	-100%	Design still in progress.
Jack Marks Reserve - Installation of Seating (Dog Park)	25,000	0	0	0	0%	
Netball Installation Public Open Space	12,000	0	0	0	0%	
Banks Reserve - Foreshore restoration stage 2	23,710	23,710	7,750	(15,960)	-67%	Work in progress.

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
MISCELLANEOUS						
Bus Shelters	1,210	1,210	1,210	0	0%	
Leederville Tennis Club - Bore Motor Replacement	3,590	3,590	3,588	(2)	0%	
North Perth Community Garden (NPCG)	10,000	10,000	7,951	(2,049)	-20%	
Oxford Skate Park - Metal Halfpipe Renewal	50,000	50,000	33,254	(16,746)	-33%	Work in progress.
Install Recycling Bins in Public Areas	35,000	15,000	3,147	(11,853)	-79%	Work in progress.
Upgrade and Install New Street Lighting	9,993	0	388	388	100%	
Bus Shelters- Replace and Upgrade	40,000	20,000	26,699	6,699	33%	
Regrade and Resurface Verge Parking for Church Adjacent 49 Jugan Street, Mt Hawthorn	70,000	0	0	0	0%	
TOTAL EXPENDITURE						
FOR INFRASTRUCTURE ASSETS	7,592,643	4,510,482	2,095,783	(2,414,699)	-54%	

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
<u>PLANT & EQUIPMENT ASSETS</u>						
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME						
Light Fleet - Annual Changeovers	542,500	275,500	202,383	(73,117)	-27%	Fleet replacement program in progress.
MAJOR PLANT REPLACEMENT PROGRAMME						
Single Axle Truck (Flocon)	230,000	0	0	0	0%	
All Terrain Vehicle (ATV) - Parks	30,000	0	27,238	27,238	100%	ATV purchased ahead of schedule.
Single Axle Truck (Parks Mowing Operations)	170,000	85,000	0	(85,000)	-100%	Replacement to commence later than expected.
Replace Existing Rear Loader (Rubbish Truck)	430,000	0	0	0	0%	
Replace Existing Hydraulic Breaker	30,000	0	10,332	10,332	100%	Replacement ahead of schedule.
Renew Existing Plant: Depot Forklift	40,000	40,000	30,901	(9,099)	-23%	
Replace Existing Skid Steer Loader	0	0	0	0	0%	
Replace Existing Side Loader (Rubbish Truck)	430,000	0	0	0	0%	
Tractor/Front End Loader (FEL) - Hyde Park	70,000	0	58,700	58,700	100%	Vehicle purchased ahead of schedule.
Miscellaneous Minor Plant & Equipment - Works & Operations Services	30,000	15,000	3,616	(11,384)	-76%	
ADMINISTRATION & CIVIC CENTRE						
Multiple Sites - CCTV Upgrade/New	62,282	0	0	0	0%	
BEATTY PARK LEISURE CENTRE						
Boiler Replacement	171,201	171,201	0	(171,201)	-100%	Project at planning stage.
Upgrade fire panel	6,180	6,180	3,725	(2,455)	-40%	
Switchboard in top level of plantroom	11,934	11,934	11,934	0	0%	
Beatty Park Leisure Centre - Safety Fence - New	25,000	25,000	22,093	(2,907)	-12%	Work complete, awaiting invoice from supplier.

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Commentary
COMMUNITY SERVICES						
Parking Machines Asset Replacement Program	40,000	40,000	0	(40,000)	-100%	Audit in progress.
Rosemount Hotel Car Park - ticket parking machines	20,000	20,000	17,700	(2,300)	-12%	
Replace Autocite Units (mobile infringement hardware)	318	318	711	393	124%	
Parking Machines Asset Replacement Program	4,600	4,600	5,040	440	10%	
WORKS DEPOT						
Works Depot - APAC HVAC Renewal	25,000	0	15,497	15,497	100%	Works commenced ahead of schedule.
High Pressure Cleaner for Depot	15,000	0	12,947	12,947	100%	Works commenced ahead of schedule.
MISCELLANEOUS						
Water and Energy Efficiency Initiatives	50,000	0	49,409	49,409	100%	Works commenced ahead of schedule.
Loftus Recreation Centre - Asset Renewal Program (Lease) Belgravia Leisure	50,000	0	0	0	0%	
Laneway Lighting Program (Right of Way)	84,990	84,990	0	(84,990)	-100%	Works to commence in March 2019.
Relocate UMS supply for the CCTV Camera in Oxford street	20,000	20,000	0	(20,000)	-100%	Project to commence later than expected.
Beaufort Street CCTV Network Upgrade	305,510	0	0	0	0%	
COMMUNITY SERVICES						
Parking Sensors Pilot Project	51,410	51,410	0	(51,410)	-100%	Project to commence later than expected.
LIBRARY						
Library - Split System Renewal	4,000	4,000	3,350	(650)	-16%	
TOTAL EXPENDITURE						
FOR PLANT & EQUIPMENT ASSETS	2,949,925	855,133	475,577	(379,556)	-44%	

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	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
<u>FURNITURE & EQUIPMENT ASSETS</u>						
ADMINISTRATION & CIVIC CENTRE						
INFORMATION TECHNOLOGY						
Upgrade of IT Firewall	80,000	80,000	0	(80,000)	-100%	Work in progress.
Upgrade IT Network Remote Access Facility	30,000	30,000	0	(30,000)	-100%	Work in progress.
Online Lodgement of Applications	70,000	70,000	1,754	(68,246)	-97%	Work in progress.
Upgrade Two Way Radio Fleet	100,000	100,000	106,033	6,033	6%	
Backup Server	40,000	0	0	0	0%	
Business System Implementation Project	300,000	190,000	1,833	(188,167)	-99%	Project commenced in December 2018.
Disc for Storage System	10,000	10,000	0	(10,000)	-100%	
Replacement of the old printers	20,000	20,000	0	(20,000)	-100%	Project to commence later than expected.
Renew Switches	35,000	0	0	0	0%	
Wi-Fi Installation	60,000	60,000	0	(60,000)	-100%	Project to commence later than expected.
Computers - Additional to Fleet PC's	10,000	10,000	9,078	(922)	-9%	
Redevelopment of Website (stage 2)	11,430	11,430	18,309	6,879	60%	
Graffiti Reporting Equipment	11,617	5,000	3,991	(1,009)	-20%	
BEATTY PARK LEISURE CENTRE						
Beatty Park Leisure Centre - Strength Equipment	102,000	0	48,818	48,818	100%	Project commenced ahead of schedule.
Beatty Park Leisure Centre - NFA Renewals	20,000	5,000	14,085	9,085	182%	
MARKETING & COMMUNICATIONS						
Mount Lawley/ Highgate Town Centre Streetscape Upgrades	75,000	75,000	0	(75,000)	-100%	Project at planning stage.
Public Art Project	200,000	50,000	0	(50,000)	-100%	Pending on council decision after review of Art Development Action Plan.

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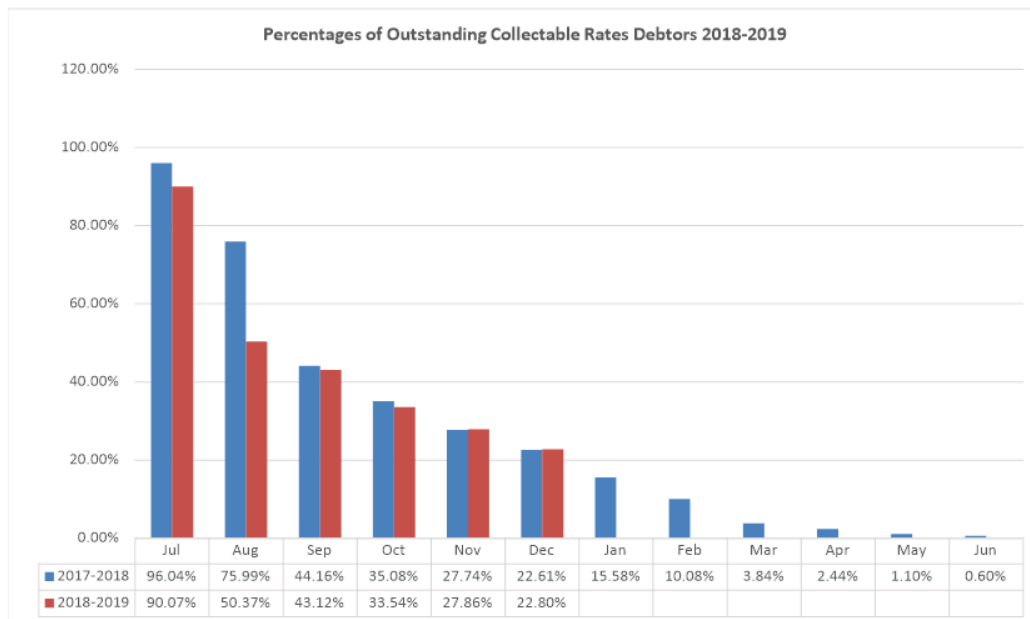
	Current Budget 2018/19	YTD Budget 2018/19	YTD Actual 2018/19	YTD Variance	Variance	Variance Commentary
PUBLIC HALLS						
Halls, Pavilions and Operational Buildings - Non Fixed Assets - Renew	29,911	29,911	2,158	(27,753)	-93%	Work in progress.
HEALTH SERVICES						
Replacement and upgrade of Sound Level Meters	13,000	13,000	9,867	(3,133)	-24%	
TOTAL EXPENDITURE FOR FURNITURE & EQUIPMENT ASSETS	1,217,958	759,341	215,926	(543,415)	-72%	
TOTAL CAPITAL EXPENDITURE	14,423,917	7,263,995	3,410,914	(3,853,081)	-53%	

CITY OF VINCENT
NOTE 6 - CASH BACKED RESERVES
AS AT 31 DECEMBER 2018



Reserve Particulars	Budget Opening Balance 01/07/2018 \$	Actual Opening Balance 01/07/2018 \$	Budget Transfers to Reserve 30/06/2019 \$	YTD Actual Transfers to Reserve 31/12/2018 \$	Budget Interest Earned 30/06/2019 \$	YTD Actual Interest Earned 31/12/2018 \$	Budget Transfers from Reserve 30/06/2019 \$	YTD Actual Transfers from Reserve 31/12/2018 \$	Budget Closing Balance 30/06/2019 \$	Actual Closing Balance 31/12/2018 \$
Administration Centre Reserve	325	363	0	0	8	1	(333)	(364)	0	0
Asset Sustainability Reserve	3,896,088	3,896,230	663,585	662,175	91,212	49,964	(700,000)	(51,265)	3,950,885	4,557,104
Beatty Park Leisure Centre Reserve	158,558	149,681	0	0	3,712	2,528	(55,000)	0	107,270	152,209
Capital Reserve	7,707	7,671	0	0	180	17	(7,887)	(7,688)	0	0
Cash in Lieu Parking Reserve	775,156	1,688,491	0	56,417	18,148	15,457	(83,800)	(9,680)	709,504	1,750,685
Electronic Equipment Reserve	54,098	54,004	0	0	1,267	119	(55,365)	(54,123)	0	0
Hyde Park Lake Reserve	152,430	152,168	0	0	3,569	1,934	0	0	155,999	154,102
Land and Building Acquisition Reserve	284,705	284,213	0	0	6,665	3,611	0	0	291,370	287,824
Leederville Oval Reserve	221,911	222,530	0	0	5,195	2,826	(90,000)	0	137,106	225,356
Leederville Tennis Reserve	3,021	3,024	14,345	14,371	71	125	(16,386)	(16,384)	1,051	1,136
Loftus Community Centre Reserve	24,562	24,544	6,250	3,115	575	334	0	0	31,387	27,993
Loftus Recreation Centre Reserve	58,188	58,631	57,415	28,685	1,362	865	0	0	116,965	88,181
North Perth Tennis Reserve	47,992	47,925	4,770	227	1,124	610	(47,992)	(47,992)	5,894	770
Office Building Reserve - 246 Vincent Street	535,380	536,594	0	0	12,534	6,847	(150,000)	(1,000)	397,914	542,441
Parking Facility Reserve	98,720	100,899	0	0	2,311	1,283	0	0	101,031	102,182
Percentage For Public Art Reserve	0	0	200,000	0	0	0	(200,000)	0	0	0
Plant and Equipment Reserve	208,302	210,436	0	0	4,877	2,673	(199,000)	(27,238)	14,179	185,871
State Gymnastics Centre Reserve	75,314	83,757	10,790	10,585	1,763	1,157	0	0	87,867	95,499
Strategic Waste Management Reserve	21,440	21,402	0	0	502	272	0	0	21,942	21,674
Tamala Park Land Sales Reserve	3,478,477	3,478,572	939,498	166,667	81,437	44,198	0	0	4,499,412	3,689,437
Underground Power Reserve	201,035	200,690	0	0	4,707	2,550	0	0	205,742	203,240
Waste Management Plant and Equipment Reserve	206,768	210,145	0	0	4,841	2,671	0	0	211,609	212,816
	10,510,177	11,431,970	1,896,653	942,242	246,060	140,042	(1,605,763)	(215,734)	11,047,127	12,298,520

CITY OF VINCENT
NOTE 7 - RATING INFORMATION
AS AT 31 DECEMBER 2018



CITY OF VINCENT
NOTE 7 - RATING INFORMATION
FOR THE MONTH ENDED 31 DECEMBER 2018



	Rateable Value	Rate in Dollar Cents	Budget	Actual	Rates Levied to Budget
	\$		\$	\$	%
Rate Revenue					
General Rate					
11,268 Residential	289,005,644	6.4750	18,713,135	18,713,136	100.0%
1627 Other	128,714,926	6.6190	8,519,642	8,519,642	100.0%
39 Vacant Other	2,410,700	12.6280	304,423	304,423	100.0%
Minimum Rate					
5664 Residential @ \$1,180	86,742,992	6.4750	6,683,520	6,683,520	100.0%
150 Other @ \$1,180	1,794,734	6.6190	177,000	177,000	100.0%
4 Vacant Other @ \$1,494	41,700	12.6280	5,976	5,976	100.0%
Interim Rates	0		450,000	148,967	33.1%
Rates Waiver	0		(135,841)	(135,841)	100.0%
Total Amount Made up from Rates	508,710,696		34,717,855	34,416,822	
Non Payment Penalties					
Instalment Interest @ 5.5%			162,000	181,267	111.9%
Penalty Interest @ 11%			110,000	92,888	84.4%
Administration Charge - \$13 per instalment			252,000	255,236	101.3%
Legal Costs Recovered			45,000	13,490	30.0%
Other Reimbursements			600	5,000	833.3%
Interest Write Off			(1,000)	0	0.0%
			35,286,455	34,964,703	
Other Revenue					
Exempt Bins - Non Rated Properties			147,819	147,732	99.9%
Commercial / Residential Additional Bins			176,820	160,393	90.7%
Swimming Pools Inspection Fees			14,000	13,168	94.1%
			35,625,094	35,285,996	
Opening Balance				432,241	
Total Collectable			35,625,094	35,718,237	100.26%
Less					
Cash Received				26,549,891	
Rebates Allowed				1,047,150	
Refunds Allowed				0	
Rates Balance To Be Collected			35,625,094	8,121,195	22.80%
Add					
ESL Debtors				215,017	
Pensioner Rebates Not Yet Claimed				378,535	
ESL Rebates Not Yet Claimed				10,577	
Less					
Deferred Rates Debtors				(104,528)	
Current Rates Debtors Balance				8,620,797	

**CITY OF VINCENT
NOTE 8 - DEBTOR REPORT
FOR THE MONTH ENDED 30 DECEMBER 2018**



DESCRIPTION	CURRENT \$	31-59 DAYS \$	60-89 DAYS \$	OVER 90 DAYS \$	BALANCE \$
DEBTOR CONTROL - HEALTH LICENCES	1,663	3,413	7,490	75,953	88,519
DEBTOR CONTROL - RUBBISH CHARGES	0	0	0	0	0
DEBTOR CONTROL - CASH IN LIEU CAR PARKING *	5,400	15,660	20,088	167,489	208,637
DEBTOR CONTROL - PROPERTY INCOME	5,883	10,448	970	34,702	52,003
DEBTOR CONTROL - RECOVERABLE WORKS	(12,059)	(3,914)	(3,914)	(15,657)	(35,544)
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	0	2,750	0	0	2,750
DEBTOR CONTROL - OTHER	165,594	(23,871)	742	54,415	196,880
DEBTOR CONTROL - % ART CONTRIBUTIONS	0	0	0	0	0
DEBTOR CONTROL - GST	0	0	0	0	0
DEBTOR CONTROL - INFRINGEMENT *	56,381	685,569	114,054	785,923	1,641,927
PROVISION FOR DOUBTFUL DEBT	(139,788)	0	0	0	(139,788)
TOTAL DEBTORS OUTSTANDING AS AT 31/12/2018	83,074	690,056	139,429	1,102,826	2,015,385
UNDERGROUND POWER					49,881
ACCRUED INCOME					(146,832)
ACCRUED INTEREST					80,001
PREPAYMENTS					640,241
TOTAL TRADE AND OTHER RECEIVABLES					2,638,675

DATE	DEBTOR OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
25/02/2015	Subiaco Football Club	16,202.10	Turf maintenance & top dressing	Negotiations between DCS, DCE and the club.
25/02/2015	East Perth Football Club	19,398.04	Turf maintenance & top dressing	Negotiations between DCS, DCE and the club.
06/07/018	Loftus Community Centre	1,640.41	Utility for 2017/18	In the process of resolving outstanding debt.
04/11/2016	C Caferelli	28,600.00	Breaches of Planning Development Act	Have been handed over to FER.
22/08/2018	C D Hunter	14,655.25	Cost for court case	Have been handed over to FER.
BALANCE OF 60 DAY DEBTORS OVER \$500.00		80,495.80		

* Administration has created an action plan to resolve these debtors.

CITY OF VINCENT
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 DECEMBER 2018




	Current Budget 2018/19 \$	YTD Budget Dec-18 \$	YTD Actuals Dec-18 \$	YTD Actuals Dec-17 \$	Month Actuals Dec-18 \$	Month Actuals Dec-17 \$
ADMINISTRATION						
Revenue	0	0	0	0	0	(0)
Expenditure	(90,936)	(70,031)	0	0	499	220
Surplus/(Deficit)	(90,936)	(70,031)	0	0	499	220
SWIMMING POOLS AREA						
Revenue	2,524,036	1,194,023	1,155,309	1,041,954	224,358	200,374
Expenditure	(2,900,807)	(1,462,187)	(1,932,513)	(1,935,049)	(297,842)	(365,891)
Surplus/(Deficit)	(376,771)	(268,164)	(777,205)	(893,095)	(73,484)	(165,517)
SWIM SCHOOL						
Revenue	2,281,242	1,200,721	1,209,503	835,604	191,193	125,134
Expenditure	(2,510,656)	(1,274,434)	(907,031)	(566,185)	(137,632)	(81,866)
Surplus/(Deficit)	(229,414)	(73,713)	302,472	269,419	53,561	43,267
CAFÉ						
Revenue	1,019,369	504,407	474,126	344,704	88,470	67,635
Expenditure	(1,424,084)	(717,543)	(515,472)	(399,882)	(86,504)	(66,190)
Surplus/(Deficit)	(404,715)	(213,136)	(41,346)	(55,178)	1,966	1,445
RETAIL SHOP						
Revenue	578,292	272,988	262,941	252,981	64,567	52,992
Expenditure	(487,120)	(212,604)	(205,533)	(171,107)	(210,118)	(43,802)
Surplus/(Deficit)	91,172	60,384	57,408	81,874	(145,551)	9,190
HEALTH & FITNESS						
Revenue	576,630	286,666	264,127	774,635	45,608	126,593
Expenditure	(1,564,657)	(807,429)	(792,188)	(647,354)	(117,259)	(105,140)
Surplus/(Deficit)	(988,027)	(520,763)	(528,060)	127,281	(71,651)	21,453
GROUP FITNESS						
Revenue	323,234	154,838	146,783	308,870	23,154	50,822
Expenditure	(754,614)	(374,704)	(355,714)	(277,039)	(53,105)	(50,190)
Surplus/(Deficit)	(431,380)	(219,866)	(208,931)	31,831	(29,951)	632
AQUAROBICS						
Revenue	55,481	26,024	28,346	110,280	7,520	17,512
Expenditure	(121,686)	(61,290)	(113,202)	(74,934)	(17,308)	(12,190)
Surplus/(Deficit)	(66,205)	(35,266)	(84,857)	35,346	(9,788)	5,322
CRECHE						
Revenue	239,816	118,225	117,245	32,141	19,181	4,302
Expenditure	(737,438)	(359,135)	(252,415)	(161,251)	(40,424)	(26,100)
Surplus/(Deficit)	(497,622)	(240,910)	(135,170)	(129,110)	(21,243)	(21,798)
Net Surplus/(Deficit)	(2,993,898)	(1,581,465)	(1,415,688)	(531,632)	(295,641)	(105,784)
Less: Depreciation	(1,161,147)	(580,572)	(563,120)	(580,573)	(93,629)	(96,783)
Cash Surplus/(Deficit)	(1,832,751)	(1,000,893)	(852,568)	48,942	(202,012)	(9,002)

11.4 CITY OF VINCENT ORDINARY ELECTION 2019 - APPOINTMENT OF ELECTORAL COMMISSIONER TO CONDUCT THE ELECTION BY POSTAL VOTE

TRIM Ref: D19/4553

Authors: Natasha Brooks, Governance and Council Support Officer
Meluka Bancroft, A/Manager Governance and Risk

Authoriser: Kerry Batten, Director Corporate Services

Attachments: 1. Letter from WA Electoral Commissioner dated 19 October 2018 - conduct of City's 2019 ordinary elections 

RECOMMENDATION:

That Council:

1. **DECLARES BY ABSOLUTE MAJORITY**, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the City of Vincent 2019 ordinary election, together with any other elections or polls which may also be required at this time;
2. **DECIDES BY ABSOLUTE MAJORITY**, in accordance with section 4.61(2) of the *Local Government Act 1995*, that the method of conducting the 2019 ordinary election will be as a postal election; and
3. **NOTES** that the estimated cost of the Electoral Commissioner conducting the City's 2019 ordinary election by postal vote is \$102,000 (excluding GST).

PURPOSE OF REPORT:

To consider the process and method for conducting the City of Vincent's (City's) 2019 ordinary election.

BACKGROUND:

Pursuant to section 4.7 of the *Local Government Act 1995* (LG Act) ordinary elections are to be held on the third Saturday of October every two years. The next ordinary election will be held on 19 October 2019. Local governments can either be responsible for the conduct of the ordinary election, or appoint the Electoral Commissioner to conduct the ordinary election on its behalf. The method of conducting the election can either be via postal or in person voting.

DETAILS:

The Western Australian Electoral Commissioner wrote to the City on 19 October 2018 (a copy of the letter is attached at **Attachment 1**) offering to conduct the election on the City's behalf in accordance with section 4.20(4), and setting out its estimated costs.

In accordance with the City's Policy 4.2.14 – 'Local Government Elections' the City's ordinary election is to be conducted by the Electoral Commissioner by postal vote, unless there are any extenuating or special circumstances which precludes this. Administration is not aware of any extenuating or special circumstances that exist in relation to the October 2019 ordinary election.

Administration recommends that the Electoral Commissioner is appointed to conduct the ordinary election, on the basis that it has the following benefits:

1. the election is conducted by professionally trained staff appointed for that sole purpose;
2. the election is overseen by an independent person with the appropriate experience and resources; and,

3. removes any conflict of interest that may arise or be perceived to arise between Elected Members and the Chief Executive Officer in his role as the Returning Officer, or other local government officers appointed in relation to the election.

The Electoral Commissioner has provided a cost estimate of \$102,000 (excluding GST) to conduct the 2019 ordinary election for the City. The calculation of this estimate, including the assumptions the estimate is based on, is set out in the letter attached at **Attachment 1**.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

Clause 1.2 of the City's Policy 4.2.14 – 'Local Government Elections' states that:

"1.2 All Local Government Ordinary and Extraordinary Elections and Plebiscites shall be conducted by the West Australian Commission by postal vote, unless the Council resolves that there are extenuating or special circumstances which precludes this."

Section 4.20(4) of the LG Act allows local governments to appoint the WA Electoral Commissioner to conduct the election:

"4. A local government may, having first obtained the written agreement of the Electoral Commissioner, declare the Electoral Commissioner to be responsible for the conduct of the election, or all elections conducted within a particular period of time, and, if such declaration is made, the Electoral Commissioner is to appoint a person to be the returning officer of the local government for the election or elections."*

* Absolute majority required

Section 4.28(c) of the LG Act governs the fees and charges associated with the election:

"4.28 A local government is to –

(a) ...

(b) ...

(c) if a declaration under section 4.20(4) has been made in relation to the election, meet the expenses of the Electoral Commissioner in connection with the election to the extent required by regulations."

Section 4.61 of the LG Act sets out the choice of methods for conducting the election:

*"4.61(1) The election can be conducted as a –
Postal election...*

Voting in person election ...

(2) The local government may decide to conduct the election as a postal election."*

*Absolute majority required.

RISK MANAGEMENT IMPLICATIONS:

Low: Appointing the Electoral Commissioner to conduct the 2019 ordinary election on behalf of the City is in accordance with the City's Policy 4.2.14 and past practices. As the Electoral Commissioner has the requisite experience and will ensure compliance with the LG Act requirements it will have low risks for the City.

STRATEGIC IMPLICATIONS:

Conducting the 2019 ordinary election by postal vote should result in higher participation rates than in-person voting, and therefore this method aligns with the objectives and principles of the City's *Strategic Community Plan 2018-2028*:

“Innovative and Accountable”

- 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 Electoral Commissioner estimates that the cost of conducting the 2019 ordinary election for the City by postal vote will be \$102,000 excluding GST.

LGE 028

City Of Vincent Records
RECEIVED

23 OCT 2018

CTN Ref: _____
REC No: _____

Mr David MacLennan
Chief Executive Officer
City of Vincent
PO Box 82
LEEDERVILLE WA 6007

Dear Mr MacLennan

Local Government Ordinary Election: 2019

The next local government ordinary elections are being held on 19 October 2019. While this is still some distance in the future, I have enclosed an estimate for your next ordinary election to assist in your 2019/2020 budget preparations.

The estimated cost for the 2019 election if conducted as a postal ballot is \$102,000 inc GST, which has been based on the following assumptions:

- 24,500 electors
- response rate of approximately 32%
- 5 vacancies
- count to be conducted at the offices of the City of Vincent
- appointment of a local Returning Officer
- regular Australia Post delivery service to apply for the lodgement of the election packages.

An additional amount of \$4,900 will be incurred if your Council decides to opt for the Australia Post Priority Service for the lodgement of election packages. The Commission is of the view that the regular service is adequate for outgoing mail for most local governments, particularly in the metropolitan area.

Costs not incorporated in this estimate include:

- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns
- one local government staff member to work in the polling place on election day
- any additional postage rate increase by Australia Post.

151616

Level 2, 111 St Georges Terrace PERTH WA 6000
GPO Box F316 PERTH WA 6841

T | (08) 9214 0400
F | (08) 9226 0577

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W | www.elections.wa.gov.au



The Commission is required by the *Local Government Act* to conduct local government elections on a full cost recovery basis and you should note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for charges is all materials at cost and a margin on staff time only. Should a significant change in this figure become evident prior to or during the election you will be advised as early as possible.

The current procedure required by the Act is that my written agreement has to be obtained before the vote by Council is taken. To facilitate the process, you can take this letter as my agreement to be responsible for the conduct of the ordinary elections in 2019 for the City of Vincent in accordance with section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. My agreement is subject to the proviso that the City of Vincent also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.

In order to achieve this, your council would need to pass the following two motions by absolute majority:

- Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2019 ordinary elections together with any other elections or polls which may be required
- Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

I look forward to conducting this election for the City of Vincent in anticipation of an affirmative vote by Council. If you have any further queries please contact Phil Richards Manager, Election Events on 9214 0400.

Yours sincerely



David Kerslake
ELECTORAL COMMISSIONER

19 October 2018

11.5 COUNCIL RECESS PERIOD 2018-2019 - RECEIVING OF REPORTS**TRIM Ref:** D18/181997**Author:** Natasha Brooks, Governance and Council Support Officer**Authoriser:** Kerry Batten, Director Corporate Services**Attachments:** 1. Tender No. 560/18 – Design, Supply and Installation of Rooftop Photovoltaic Systems for Four City of Vincent Facilities – Appointment of a Successful Tenderer  **RECOMMENDATION:**

That Council RECEIVES the items approved under delegated authority over the period 12 December 2018 to 28 January 2019, as shown in Attachment 1.

PURPOSE OF REPORT:

The purpose of this report is to advise the Council of the items approved under delegated authority for the period 12 December 2018 to 28 January 2019.

BACKGROUND:

At the Ordinary Meeting of Council held on 11 December 2018 (Item 13.1) Council resolved as follows:

“That Council:

1. *DELEGATES BY ABSOLUTE MAJORITY, pursuant to section 5.42 of the Local Government Act 1995, to the Chief Executive Officer, the power to deal with any items of business that may arise from 12 December 2018 to 28 January 2019, and which are not the subject of delegated authority already granted by Council, subject to:*
 - a. *reports being issued to all Council Members for a period of three business days prior to the delegated decision being made and no requests for ‘call-in’ of the matter being received from Council Members;*
 - b. *reports being displayed on the City’s website for a period of three business days prior to the delegated decision being made;*
 - c. *a report summarising the items of business dealt with under delegated authority being submitted for information to Council at its Ordinary Meeting to be held on 5 February 2019; and*
 - d. *a Register of Items Approved under this Delegated Authority being kept and made available for public inspection on the City’s website during the period that the delegation applies.*
2. *DETERMINES for the purpose of section 5.43(b) of the Local Government Act 1995 that the Chief Executive Officer can accept tenders up to a maximum value of \$420,000 for the period 12 December 2018 to 28 January 2019 subject to conditions a – d in resolution 1. above.”*

DETAILS:

One report to be approved by the Chief Executive Officer under delegated authority was considered over the Council recess period – ‘Tender No. 560/18 – Design, Supply and Installation of Rooftop Photovoltaic Systems for Four City of Vincent Facilities – Appointment of a Successful Tenderer’. The report details are below:

Item	Responsible Directorate	Subject	Decision and Date
1	Engineering	Tender No. 560/18 – Design, Supply and Installation of Rooftop Photovoltaic Systems for Four City of Vincent	That Council accepts the tender submitted by DNX Energy Pty Ltd for Tender No. 560/18 for the Design, Supply

Item	Responsible Directorate	Subject	Decision and Date
		Facilities – Appointment of a Successful Tenderer	and Installation of Rooftop Photovoltaic Systems for Four City of Vincent Facilities. Date – 23 January 2019

This report was circulated to Council Members and displayed on the City's website for a period of three business days, commencing on 17 January 2019. The City received no requests from Council Members for the report to be called in to be considered at the 5 February 2019 Council Meeting. On this basis, and following appropriate due diligence, the Chief Executive Officer authorised the report under delegated authority on 23 January 2019.

CONSULTATION/ADVERTISING:

The delegated authority report was displayed on the City's Website and provided to Council Members for three business days, in accordance with recommendation 1(a) of Council's resolution above.

LEGAL/POLICY:

The Local Government Act 1995 states:

"Delegation of some powers and duties to CEO

5.42(1) *A Local Government may delegate to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act (other than those referred to in section 5.43 and this power of delegation)."*

Matters requiring an absolute or special majority decision of the Council cannot be approved under delegated authority.

RISK MANAGEMENT IMPLICATIONS:

Low: It is a statutory requirement to report matters approved under delegated authority to the Council.

STRATEGIC IMPLICATIONS:

Innovative and Accountable

Our community is aware of what we are doing and how we are meeting our goals

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The project to which this tender relates was approved in the City's 2018/19 Budget.

COMMENTS:

Nil.

DELEGATED AUTHORITY REPORT

01 JANUARY 2019

TENDER NO. 560/18- DESIGN, SUPPLY & INSTALLATION OF ROOFTOP PHOTOVOLTAIC SYSTEMS FOR FOUR CITY OF VINCENT FACILITIES -APPOINTMENT OF A SUCCESSFUL TENDERER

TRIM Ref: 018/188131
 Author: Sara Orsi, Sustainability Officer
 Authoriser: Andrew Murphy, Director Engineering
 Attachments: 1. Evaluation Worksheet - Confidential

RECOMMENDATION:

That Council **ACCEPTS** the tender submitted by DNX Energy Pty Ltd for Tender No. 560/18 for the Design, Supply & Installation of Rooftop Photovoltaic Systems for four City of Vincent Facilities.

PURPOSE OF REPORT:

To consider the awarding of Tender No. 560/18 - Design, Supply & Installation of Rooftop Photovoltaic Systems for four City of Vincent facilities.

BACKGROUND:

The City developed an Energy Management Plan in 2012 for the eight highest energy use sites owned and managed by the City and made a number of recommendations to reduce energy usage at these sites. These recommendations included large-scale solar photovoltaic installations at the Library, Beatty Park Leisure Centre, Administration and Civic Centre and the Works Depot.

The City's *Corporate Business Plan 2018/19 - 2021/22* identifies a requirement for the installation of large scale solar photovoltaic panels at various sites. Installing solar panel arrays at high energy use sites is expected to reduce the City's electricity bills by a significant amount. Solar photovoltaic panels are an environmentally sound initiative that would reduce the City's greenhouse gas emissions and promote renewable energy to residents and businesses within the City.

DETAILS:Tender Advertising

The allocated budget for the project is \$428,000. As the budget exceeds \$250,000, *Policy No. 1.2.3 - Purchasing* requires an open public tender process.

Under CEO Delegation 1.19, the Director Engineering approved the Procurement Plan, which included the following Evaluation Criteria:

Qualitative Criteria	Weighting
1. Relevant Experience of the contractor	25%
a. Provide details of similar projects undertaken including scope of the Tenderer's involvement and confirming successful completion of the project; and	
b. Provide details of issues, if any that arose during the projects and how those issues were managed or resolved.	

DELEGATED AUTHORITY REPORT

01 JANUARY 2019

Qualitative Criteria	Weighting
2. Key Personnel Skills and Experience Tenderers to provide as a minimum information of the proposed personnel to be allocated to this project such as: <ul style="list-style-type: none"> a. Their role in the performance of the Contract; b. Resumes of key staff (including Subcontractors) inclusive of memberships of any professional or business associations, qualifications etc. 	25%
3. Demonstrated understanding of the Project & Project Methodology <ul style="list-style-type: none"> a. A project delivery plan including key stages and timelines; b. Site safety procedures including traffic and pedestrian management procedures/plans; c. Demonstrated understanding of the Scope of Works by providing the rationale for: <ul style="list-style-type: none"> i. Choice of solar PV and balance of system products; ii. Rooftop array layout design; iii. Choice and location of the proposed electricity metering equipment to be installed at Beatty Park site; and iv. How the systems' annual output was estimated. 	50%

The Request for Tender 560/18 was publicly advertised on 13 October 2018 and invited submissions until 6 November 2018.

At the close of the advertising period, 10 tender responses were received from the following companies:

- Australian Solar Designs
- Blasko Enterprises Pty Ltd
- DNX Energy Pty Ltd
- Efficient Homes Australia trading as Infinite Energy
- Future Grid Electrical Pty Ltd
- Nites (WA) Pty Ltd
- Origin Energy Electricity Limited
- Perdaman Advanced Energy Pty Ltd (Conforming tender)
- Perdaman Advanced Energy Pty Ltd (Alternative tender)
- Solgen Energy Group

Tender Assessment

The tenders were assessed by members of the Tender Evaluation Panel (below) and each tender was assessed using the above Evaluation Criteria, with a scoring system being used as part of the assessment process.

Title	Role
Director Engineering	Voting
Manager Asset & Engineering	Voting
Procurement and Contracts Officer	Voting
Sustainability Officer	Voting
Eco Advance Consultants	Technical Advice (non-voting)

Evaluation

A summary table for each compliant Tenderer is provided below. A full outline of the Qualitative Evaluation Criteria for each tenderer and pricing is contained within **Confidential Attachment 1**.

DELEGATED AUTHORITY REPORT

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Company	Qualitative Score/100	Ranking
DNX Energy Pty Ltd	75	1
Efficient Homes Australia trading as Infinite Energy	70	2
Perdaman Advanced Energy Pty Ltd (Alternative response)	62.5	3
Australian Solar Designs	60	4
Blasko Enterprises Pty Ltd	57.5	5
Origin Energy Electricity Limited	57.5	5
Perdaman Advanced Energy Pty Ltd (Conforming response)	57.5	5
Future Grid Electrical Pty Ltd	55	6
Solgen Energy Group	55	6
Nites (WA) Pty Ltd	35	7

Based on the evaluation panel discussion, the submission from DNX Energy Pty Ltd was the highest ranked submission against the Qualitative Evaluation Criteria.

Once the tenders were ranked on the Qualitative Evaluation Criteria, the evaluation panel made a value judgement as to the cost affordability, qualitative ranking and risk of each Tender, in order to determine which Tender presented the best value for money to the City.

CONSULTATION/ADVERTISING:

The Request for Tender No. 560/18 was advertised in the West Australian on 13 October 2018 and on both the City's website and Tenderlink portal between 13 October and 6 November 2018.

LEGAL/POLICY:

- Section 3.57 of the *Local Government Act 1995*;
- Part 4 of the *Local Government (Functions and General) Regulations 1996*; and
- City of Vincent Policy No. 1.2.3 - Purchasing.

RISK MANAGEMENT IMPLICATIONS:

Low: It is considered low risk for Council to appoint a qualified Contractor to undergo the specified works.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028* :

"Enhanced Environment

Invest in alternative energy and water efficiency initiatives, including consideration of emerging technologies ."

The City's *Corporate Business Plan 2018/19 - 2021/22* states:

" 1.3 *Solar Photovoltaic Panel System Installation: Installation of large-scale solar photovoltaic panels at various sites."*

SUSTAINABILITY IMPLICATIONS:

The City's *Sustainable Environment Strategy 2011 - 2016* states:

" 1.8 *Monitor developments in renewable energy technology , and use renewable energy sources in City-owned facilities where possible and practical ."*

DELEGATED AUTHORITY REPORT

01 JANUARY 2019

FINANCIAL/BUDGET IMPLICATIONS:

The costs associated with this contract would be met from the City's 2018/2019 Annual Budget, which has an allocation of \$428,000 sourced from loan funds to complete the project. The lump sum price of the recommended contractor was within the allocated budget.

COMMENTS:

The submission from DNX Energy Pty Ltd complies with all the tender requirements, including demonstrated understanding of the project and project methodology, as well as demonstrating relevant experience, expertise and a qualified project team. The response included a well thought out project plan that included reasonable time frames. The products chosen for the installations are fit for purpose.

Reference checks were conducted for DNX Energy Pty Ltd by contacting two other local governments and an electrical contractor (project partner) in relation to recent solar photovoltaic panel system installations. All referees were satisfied with DNX Energy Pty Ltd's performance on their respective projects. The projects were completed on time and on budget.

The Evaluation Panel recommends that DNX Energy Pty Ltd be accepted for Tender No. 560/18 as they presented the best overall value for money to the City.

Originating Officer:	S Orsi
Coordinator:	
Manager sign-off (if applicable):	
Director sign-off:	A Murphy

APPROVAL:

Approved <input checked="" type="checkbox"/>  Declined	CEO Signature:  Date: 23/1/19
Comments:	

11.6	CITY OF VINCENT SUBMISSION TO DEPARTMENT OF LOCAL GOVERNMENT, SPORT AND CULTURAL INDUSTRIES - LOCAL GOVERNMENT ACT REVIEW (PHASE 2)
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TRIM Ref: D19/7086

Author: Meluka Bancroft, A/Manager Governance and Risk

Authoriser: Kerry Batten, Director Corporate Services

Attachments: 1. WALGA's advocacy positions paper - marked up to include the City's comments in blue  

RECOMMENDATION:

That Council:

- ENDORSES** the City's submission to the Department of Local Government, Sport and Cultural Industries in respect to the Local Government Act review (phase 2) as attached at Attachment 1.

PURPOSE OF REPORT:

To consider the City's proposed comments in respect to WALGA's advocacy positions on the *Local Government Act* review (phase 2), which are proposed to be submitted to the Department of Local Government, Sport and Cultural Industries (Department) to be considered as part of phase 2 of the *Local Government Act* review.

BACKGROUND:

The Department is currently working on the review of the *Local Government Act 1995* (Act). This review was initiated by the state government in 2017 with the intent to create a new, modern Act which empowers local governments to better deliver for the community and be agile, smart and inclusive.

In early 2018 the Department undertook consultation and identified the priority reforms as:

- Universal training for candidates and Council members;
- Council member code of conduct;
- Improvements to CEO recruitment and performance review processes; and
- Simplification of the gift disclosure framework.

The Department is now inviting local governments and the community to comment on the proposed reform areas, as set out below. This is phase 2 of the review.

Agile	Smart	Inclusive
Beneficial enterprises	Administrative efficiencies	Community engagement
Financial management	Council meetings	Complaints management
Rates, fees and charges	Interventions	Elections

Submissions are required to be provided to the Department by 31 March 2019.

DETAILS:

WALGA has prepared an 'advocacy positions' paper to be presented to the Department, and has invited local governments to provide comments in respect to the advocacy positions. Comments are required to be provided to WALGA by 22 February 2019.

Administration believes that commenting on WALGA's 'advocacy positions' paper is an effective means of providing comments to the Department as part of the phase 2 review process.

Administration has included its comments in blue in WALGA's 'advocacy positions' paper, as provided at **Attachment 1**.

Administration will provide its comments directly to the Department and by copy to WALGA.

CONSULTATION/ADVERTISING:

Administration circulated its proposed comments to Council Members in January 2019.

LEGAL/POLICY:

The review relates to the *Local Government Act 1995* and associated regulations.

RISK MANAGEMENT IMPLICATIONS:

Low: Commenting on WALGA's 'advocacy positions' paper is an effective means of the City providing comments as part of the phase 2 review process.

STRATEGIC IMPLICATIONS:

Commenting on the review process aligns with the objectives of the City's *Strategic Community Plan 2018-2028*, particularly:

"Innovative and Accountable

- *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:

N/A

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

LOCAL GOVERNMENT ACT REVIEW PRINCIPLES

That State Council endorse the following general principles as being fundamental to its response to the review of the Local Government Act:

- a) Uphold the General Competence Principle currently embodied in the Local Government Act;
 - b) Provide for a flexible, principles-based legislative framework; and
 - c) Promote a size and scale compliance regime
- The City supports the three general principles as they should lead to an Act which is less prescriptive and promotes accountability, innovation and transparency.

BENEFICIAL ENTERPRISES

Position Statement	The Local Government Act 1995 should be amended to enable Local Governments to establish Beneficial Enterprises (formerly known as Council Controlled Organisations).
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- The City supports the Act allowing local governments to form beneficial enterprises, on the basis that current requirements place local governments at commercial disadvantage
- The benefit to local government would be the ability to form independent corporate entities to manage leisure centres, waste management and land development / urban renewal.
- The City notes that there may be an impact on industrial relations, including employee contract conditions, and therefore local governments should retain the discretion to stipulate what employee conditions are applicable for beneficial enterprises.

WALGA has been advocating for Local Governments to have the ability to form Beneficial Enterprises (formerly known as Council Controlled Organisations) for approximately ten (10) years.

A Beneficial Enterprises is a standalone arm's length business entity to carry out commercial enterprises and to deliver projects and services for the community. Local Governments would have the ability to create Beneficial Enterprises through the Local Government Act, however the stand alone business entity would be governed by the Corporations Act (ie normal company law).

Beneficial Enterprises provide services and facilities that are not attractive to private investors or where there is market failure. A Beneficial Enterprise cannot carry out a regulatory function of a Local Government.

Examples

- Urban regeneration; A Land Development may not be attractive to a private developer, however the ability to develop the land may be beneficial for the Local Government in respect to strategic development/connection of an area. Or may be worth a joint venture with a developer.
- Measures to address economic decline in Regional WA – A small business may not be viable for a private citizen, however maybe considered an essential service for the Local Government. ie Could be the local Pharmacy or local mechanical workshop.

Benefits of establishing a Beneficial Enterprise include:

- (a) The ability to employ professional directors and management with experience specific to the commercial objectives of the entity;
- (b) Removal of detailed investment decisions from day-to-day political processes while retaining political oversight of the overarching objectives and strategy;

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

- (c) The ability to take an overall view of commercial strategy and outcomes rather than having each individual transaction within a complex chain of inter-related decisions being subject to the individual notification and approval requirements of the Local Government Act;
- (d) The ability to quarantine ratepayers from legal liability and financial risk arising from commercial or investment activities;
- (e) The ability to set clear financial and non-financial performance objectives for the entity to achieve; and
- (f) Greater flexibility to enter into joint venture and partnering relationships with the private sector on conventional commercial terms.

FINANCIAL MANAGEMENT

Tender Threshold

Position Statement	WALGA supports an increase in the tender threshold to align with the State Government tender threshold of \$250 000, with a timeframe of one financial year for individual vendors.
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- The City supports this, and notes that it aligns with the threshold for Council approval of tenders as set out in the City's Procurement Policy.

Procurement

WALGA seeks inclusion of the following position, to permit a procurement activity involving a disposal trade-in activity to qualify as a broad exemption under Regulation 30(3) of the Local Government (Functions and General) Regulations:

Position Statement	That Regulation 30(3) be amended to delete any financial threshold limitation (currently \$75,000) on a disposition where it is used exclusively to purchase other property in the course of acquiring goods and services, commonly applied to a trade-in activity.
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- The City supports this as it improves the efficiency of trade-in of equipment.

Imposition of Fees and Charges: Section 6.16

Position Statement	That a review be undertaken to remove fees and charges from legislation and Councils be empowered to set fees and charges for Local Government services.
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- The City supports this, as it will enable setting of fees and charges to be appropriate for the services provided, and relevant to each local government context.

Power to Borrow: Section 6.20

That Section 6.20(2) of the Local Government Act, requiring one month's public notice of the intent to borrow, be deleted.

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

- The City supports this, as it assists in ensuring local governments can borrow money in an efficient manner, taking advantage of rates and benefits made available to other sectors of the economy.

Basis of Rates: Section 6.28

That Section 6.28 be reviewed to examine the limitations of the current methods of valuation of land, Gross Rental Value or Unimproved Value, and explore other alternatives including simplifying and providing consistency in the rating of mining activities.

- The City supports this. The City's position is that local government should determine the method of valuation as it has a better understanding of land use and value within its boundaries.

Differential General Rates: Section 6.33

That Section 6.33 of the Local Government Act be reviewed in contemplation of time-based differential rating, to encourage development of vacant land.

- The City supports this on basis that it will incentivise development of land.

Member Interests - Exemption from AASB 124

Elected Member obligations to declare interest are sufficiently inclusive that WALGA seeks an amendment to create an exemption under Regulation 4 of the Local Government (Financial Management) Regulations relating to AASB 124 'Related Party Transactions' of the Australian Accounting Standards (AAS).

- The City does not support exemption for Council Members from Financial Management Regulation 4 if this means a departure from compliance with Australian Accounting Standards (AAS). The City is supportive of the broad compliance with the AAS to the extent that is practical and relevant to do so.

RATES, FEES AND CHARGES

Imposition of Fees and Charges: Section 6.16

Position Statement	That a review be undertaken to remove fees and charges from legislation and Councils be empowered to set fees and charges for Local Government services.
---------------------------	--

- The City supports this, as it will enable setting of fees and charges that are appropriate for the services provided, and relevant to each local government context.

Rating Exemptions Charitable Purposes: Section 6.26(2)(g)

1. Amend the Local Government Act to clarify that Independent Living Units should only be exempt from rates where they qualify under the Commonwealth Aged Care Act 1997;

- The City does not support independent living units being exempt from rates in any circumstances. The City's position is that all land should be rateable, with no exemptions, however local governments should have the discretion to waive rates.

2. Either:

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

- (a) amend the charitable organisations section of the Local Government Act 1995 to eliminate exemptions for commercial (non-charitable) business activities of charitable organisations; or
 - (b) establish a compensatory fund for Local Governments, similar to the pensioner discount provisions, if the State Government believes charitable organisations remain exempt from payment of Local Government rates; and
- The City supports option 'a' preferably, but would be supportive option 'b' if there was sufficient long term certainty about the compensation arrangements.
3. Request that a broad review be conducted into the justification and fairness of all rating exemption categories currently prescribed under Section 6.26 of the Local Government Act.
- The City supports a review as set out above. The City's view is that there should be no rates exemptions, with rates to be waived at the discretion of the local government.

Rating Exemptions Rate Equivalency Payments

Position Statement	Legislation should be amended so rate equivalency payments made by LandCorp and other Government Trading Entities are made to the relevant Local Governments instead of the State Government.
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- The City supports this as it is fair that the local government receives rates for all land within the district, unless waived.

Rates or Service Charges Recoverable in Court: Section 6.56

Position Statement	That Section 6.56 be amended to clarify that all debt recovery action costs incurred by a Local Government in pursuing recovery of unpaid rates and services charges be recoverable and not be limited by reference to the 'cost of proceedings'.
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- The City supports this so long as there is discretion in its application.

Rating Restrictions State Agreement Acts

Position Statement	Resource projects covered by State Agreement Acts should be liable for Local Government rates.
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- The City supports this as it is fair that the local government receives rates for all land within the district, unless waived.

ADMINISTRATIVE EFFICIENCIES

Control of Certain Unvested Facilities: Section 3.53

WALGA seeks consideration that Section 3.53 be repealed and that responsibility for facilities located on Crown Land return to the State as the appropriate land manager.

- The City supports this as facilities on unvested crown land, such as roads and bridges, should be the responsibility of the body that is responsible for the land (which is the Crown / State

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

Government if the land is unvested). If the State intends that a local government be responsible for facilities on the land, the land should be vested in the local government for a particular purpose.

Local Government Grants Commission and Local Government Advisory Board

WALGA seeks inclusion of a proposal to allow electors of a Local Government affected by any boundary change or amalgamation proposal entitlement to petition the Minister for a binding poll under Schedule 2.1 of the Local Government Act

- The City supports this as it is important for local governments to be representative and accountable and provide this avenue for electors to provide comments in respect to proposed boundary changes or amalgamation proposals.
- The City notes that the current conditions as included in Schedule 2.1 should apply, which means 50 per cent of all electors would need to respond to the poll for it to be binding.

Schedule 2.1 Proposal to the Advisory Board, Number of Electors

That Schedule 2.1 Clause 2(1)(d) be amended so that the prescribed number of electors required to put forward a proposal for change increase from 250 (or 10% of electors) to 500 (or 10% of electors) whichever is fewer.

- The City supports this increase on basis that 500 is more representative.

Schedule 2.2 Proposal to amend names, wards and representation, Number of Electors

That Schedule 2.2 Clause 3(1) be amended so that the prescribed number of electors required to put forward a submission increase from 250 (or 10% of electors) to 500 (or 10% of electors) whichever is fewer.

- The City supports this increase as 500 is more representative.

Transferability of employees between State & Local Government (Questions 82-84)

A General Agreement between State and Local Government should be established to facilitate the transfer of accrued leave entitlements (annual leave, sick leave, superannuation and long service leave) for staff between the two sectors of Government. This will benefit public sector employees and employers by increasing the skills and diversity of the public sector, and lead to improved collaboration between State and Local Government.

Proof in Vehicle Offences may be shifted: Section 9.13(6)

That Section 9.13 of the Local Government Act be amended by introducing the definition of 'responsible person' to enable Local Governments to administer and apply effective provisions associated with vehicle related offences.

- The City supports a definition of 'responsible person' being included, and proposes that definition should be:
"the driver of a vehicle liable, accountable and being in the control of a vehicle at the time of any vehicle offence."

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

COMPLAINTS MANAGEMENT

Querulous, Vexatious and Frivolous Complainants

The Complaints Management commentary contemplates the issue up to the point of unresolved complaints and then references the Ombudsman resources with regard to unreasonable complainants. WALGA seeks inclusion of commentary and questions relating to Local Governments adopting within their proposed complaints management framework, the capacity to permit a Local Government to declare a member of the public a vexatious or frivolous complainant, subject to the declaration relating to the nature of complaint and not to the person.

Amend the *Local Government Act 1995*, to:

- Enable Local Government discretion to refuse to further respond to a complainant where the CEO is of the opinion that the complaint is trivial, frivolous or vexatious or is not made in good faith, or has been determined to have been previously properly investigated and concluded, similar to the terms of section 18 of the *Parliamentary Commissioner Act 1971*.
- Provide for a complainant, who receives a Local Government discretion to refuse to deal with that complainant, to refer the Local Government's decision for third party review.
- Enable Local Government discretion to declare a member of the public a vexatious or frivolous complainant for reasons, including:
 - Abuse of process;
 - Harassing or intimidating an individual or an employee of the Local Government in relation to the complaint;
 - Unreasonably interfering with the operations of the Local Government in relation to complaint.
- The City supports this, as it will ensure Administrations' and Council Members' time and resources are not taken up with frivolous or vexatious complaints, and enables Administration to more effectively deal with these types of complainants.

COUNCIL MEETINGS

Meeting: Section 5.27

Position Statement	Section 5.27 of the Local Government Act 1995 should be amended so that Electors' General Meetings are not compulsory.
---------------------------	--

- The City does not support this, on basis that an annual electors' meeting supports accountability and representation, and therefore it should not be at the discretion of a local government to hold one.

That Section 5.28(1)(a) be amended:

1. so that the prescribed number of electors required to request a meeting increase from 100 (or 5% of electors) to 500 (or 5% of electors), whichever is fewer; and
 2. to preclude the calling of Electors' Special Meeting on the same issue within a 12 month period, unless Council determines otherwise.
- The City supports this.

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

Minutes, contents of: Regulation 11

Regulation 11 should be amended to require that information presented in a Council or Committee Agenda must also be included in the Minutes to that meeting.

- The City supports this as it aligns with the City's objectives of transparency and accountability.

Revoking or Changing Decisions: Regulation 10

That Regulation 10 be amended to clarify that a revocation or change to a previous decision does not apply to Council decisions that have already been implemented.

- The City supports this.

Elected Member attendance at Council meetings by technology

The current Local Government (Administration) Regulations 1996 allows for attendance by telephone, however only if approved by Council and in a suitable place. A suitable place is then defined as in a townsite as defined in the Land Administration Act 1997. This restricts an Elected Members ability to attend the meeting to a townsite in Western Australia.

This requirement does not cater for remote locations or the ability to attend via teleconference whilst in another state or overseas. The regulations require amendment to consider allowing attendance at a meeting via technology from any location suitable to a Council.

- The City supports this, on basis that requirements need to be updated to align with contemporary technology and changes in the way people work (that is, the City supports flexible and remote working).
- The City notes that local governments need to have the discretion to include a criteria governing when the use of technology is acceptable in their relevant local law (City's Meeting Procedures Local Law), as this will allow local governments to stipulate when the use of technology is appropriate (i.e. if an elected member is on holiday).

INTERVENTIONS

Remedial intervention; Powers of appointed person; Remedial action process

In respect to remedial intervention, the appointed person should be a Departmental employee with the required qualifications and experience. This provides a connection back to the Department and its requirements.

The appointed person should only have an advice and support role. Funding of the remedial action should be by the Department where the intervention is mandatory. The Local Government to pay where the assistance is requested.

This area relates to the bigger picture of differentiating between Local Governments based on their size and scale. Suitable arrangements to determine a size and scale compliance regime should be prioritized.

- The City supports this review and for arrangements to differentiate between different size and scale local governments.

WALGA ADVOCACY POSITIONS LOCAL GOVERNMENT ACT REVIEW

ELECTIONS

Conduct of Postal Elections: Sections 4.20 and 4.61

Position Statement	The Local Government Act 1995 should be amended to allow the Australian Electoral Commission (AEC) and or any other third party provider to conduct postal elections.
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- The City supports this, as it should increase participation in elections and therefore representation.

Voluntary Voting: Section 4.65

Position Statement	Voting in Local Government elections should remain voluntary.
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- The City supports compulsory voting on the basis that it is more representative.

Method of Election of Mayor/President: Section 2.11

Position Statement	Local Governments should determine whether their Mayor or President will be elected by the Council or elected by the community.
---------------------------	---

- The City supports the above.
- However, if the method of election of the Mayor is by the community then it should only be possible for this method to be changed by the community (therefore the Council cannot change the method of election from direct election of the Mayor).

On-Line Voting

That WALGA continue to investigate online voting and other opportunities to increase voter turnout.

- The City supports online voting being introduced at the discretion of the local government. The City notes that it may have a higher initial cost, but this would be offset by benefits arising from greater participation. However, while the City is very supportive of any other investigation of opportunities to increase voter turnout, this needs to be considered against the financial costs of implementing the changes by each local government.

Method of Voting - Schedule 4.1

Position Statement	Elections should be conducted utilising the first-past-the-post (FPTP) method of voting.
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- If voting was compulsory, the City supports preferential voting.
- If voting remains voluntary, then first past the post is appropriate.

Leave of Absence when Contesting State or Federal Election

Amend the Act to require an Elected Member to take leave of absence when contesting a State or Federal election, applying from the issue of Writs. The options to consider include:

- (i) that an Elected Member remove themselves from any decision making role and not attend

**WALGA ADVOCACY POSITIONS
LOCAL GOVERNMENT ACT REVIEW**

- (ii) Council and Committee meetings; or
that an Elected Member take leave of absence from all aspects of their role as a Councillor and not be able to perform the role as specified in Section 2.10 of the Local Government Act.
- The City supports this, as it is a transparent and accountable approach and would assist in preventing any perceived or actual conflict of interest arising.




11.7 STATUTORY REVIEW OF THE CITY'S WARDS AND REPRESENTATION - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE LGAB

TRIM Ref: D19/7163

Author: Meluka Bancroft, A/Manager Governance and Risk

Authoriser: Kerry Batten, Director Corporate Services

Attachments:

1. Summary of submissions received [↓](#) 
2. Consultant's report - review of submissions and ward and representation criteria [↓](#) 
3. Discussion Paper titled 'Review of the City's wards and representation' [↓](#) 

RECOMMENDATION:

That Council:

1. **RECEIVES** the submissions from the local public notice period for the ward and representation review, as detailed in Attachment 1;
2. **RECEIVES** the consultant's review of the City's ward and representation system in accordance with the criteria listed in clause 8 of Schedule 2.2 of the *Local Government Act 1995*, as included at Attachment 2, and
3. Pursuant to clauses 8 and 9 of Schedule 2.2 of the *Local Government Act 1995*, **AUTHORISES BY ABSOLUTE MAJORITY** the Chief Executive Officer to advise the Local Government Advisory Board (LGAB) that:
 - (a) the City has undertaken a review of its wards and representation in accordance with clause 6(1) of Schedule 2.2 of the *Local Government Act 1995*; and
 - (b) the City proposes that no changes to wards or representation are necessary.

PURPOSE OF REPORT:

To provide detail on the submissions received in response to the local public notice of the City's ward and representation review, and to assist in determining whether any changes to wards and representation should be recommended to the Local Government Advisory Board (LGAB).

BACKGROUND:

At the Ordinary Meeting of Council held on 6 November 2018 (Item 7.4) Council resolved as follows:

"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."*

DETAILS:

The City provided public notice of the ward and representation review in accordance with recommendation 2. of the 13 November 2018 Council resolution, as detailed in the Consultation/ Advertising section below. The discussion paper referred to in recommendation 3. of the 13 November 2018 Council resolution was available on the City's website and in hardcopy. The discussion paper included six examples of possible options for change to the ward and representation system, as well as the option of no change, for the public to consider when providing comments on the ward and representation review. The examples are set out below:

Example 1 – no change (two wards, four councillors per ward).

Ward boundaries and representation 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.

Example 2 – move a part of North Perth presently in the South ward to the North ward (two wards, four councillors per ward)

The boundary between the two possible wards is along Bourke St as at present, but with the area of North Perth and Mt Lawley north of Alma Rd moved to North ward.

Example 3 – move the part of Leederville presently in the South ward to the North ward (two wards, four councillors per 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.

Example 4 – increase the number of South ward councillors to five

Current wards and boundaries are maintained, but the slight under representation of the South ward improved by adding a councillor to it.

Example 5 – group localities (suburbs) into the same ward; North/South wards; eight councillors

Eight councillors and two wards are maintained. North Perth and Mount Hawthorn are placed in one ward, with Leederville, West Perth, Perth, Mount Lawley, Highgate and East Perth the other.

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. 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, with the possible East ward having 6 councillors and West ward would have four.

Example 7 - no wards

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.

CONSULTATION/ADVERTISING:

The City provided public notice of the ward and representation review in the following ways:

- Press advertisements in the 17 November 2018 and 12 January 2019 editions of The West Australian, 17 November 2018 and 12 January 2019 editions of the Perth Voice and 20 November 2018 and 15 January 2019 editions of the Guardian Express Newspaper;

- Public notice on the digital screen at the City of Vincent administration building and public notice board at the City of Vincent library between 17 November 2018 and 19 January 2019;
- Public notice on the City's website and social media platforms (including imagine Vincent) between 17 November 2018 and 19 January 2019;
- Submission and 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.

The deadline for submissions was 9am on Saturday 19 January 2019. The City received 44 online submissions and two emailed submissions, as detailed in **Attachment 1**.

Conway Highbury, on behalf of the City, reviewed the submissions and considered the criteria for making changes to wards or representation as set out in clause 8 of Schedule 2.2 to the *Local Government Act 1995*. The report attached at **Attachment 2** details the submissions and assessment criteria and recommends that no changes to the City's current ward and representation system are required.

LEGAL/POLICY:

Section 2.2 and schedule 2.2 of the *Local Government Act 1995* 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 complied with the statutory and policy public notice requirements by providing public notice as detailed above.

RISK MANAGEMENT IMPLICATIONS:

Low Risk The City is required by statute to initiate 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 changes, if any, will be implemented prior to the local government elections scheduled for October 2019.

STRATEGIC IMPLICATIONS:

The review is listed in the City's Corporate Business Plan 2018/19 – 2021/22:

"6.10 Ward Review

Carry out a Ward Review as required by the Local Government Act 1996 (Schedule 2.2, Clause 6)."

The review is also in keeping with the City's *Strategic Community Plan 2018-2028* 'connected community' and 'innovative and accountable' objectives.

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

The City has allocated \$20,000 towards this review in its 2018/19 budget. The City has engaged Conway Highbury to conduct the review on the City's behalf for a fee of approximately \$6,000 including GST. The City has also incurred costs of approximately \$2,700 as part of the community consultation process. It is estimated that the total cost of the review will be within the allocated \$20,000.

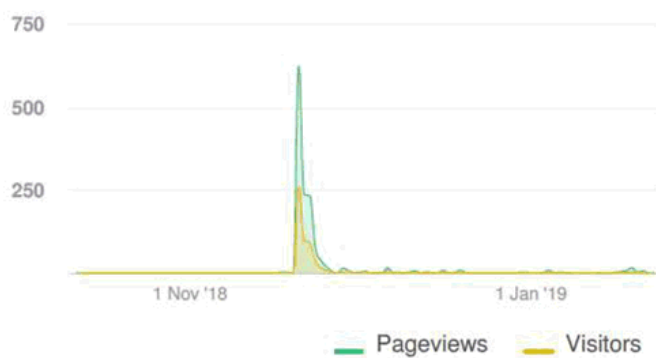
Project Report

20 January 2019

The City of Vincent Ward and Representation Review



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
665	261	
NEW REGISTRATIONS		
27		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
44	288	549

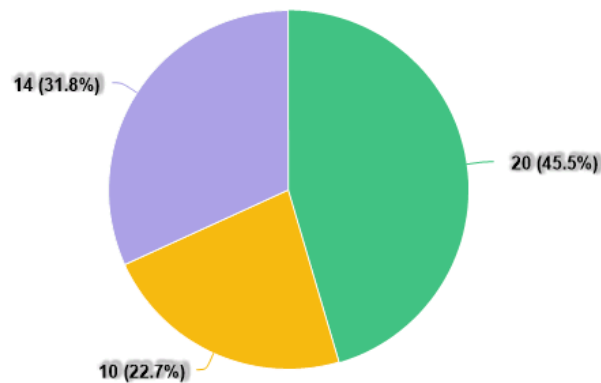
Aware Participants	549	Engaged Participants	44
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	549		
Informed Participants	288	Contributed on Forums	0 0 0
Informed Actions Performed	Participants	Participated in Surveys	44 0 0
Viewed a video	0	Participated in Quick Polls	0 0 0
Viewed a photo	0	Posted on Guestbooks	0 0 0
Downloaded a document	147	Contributed to Stories	0 0 0
Visited the Key Dates page	0	Asked Questions	0 0 0
Visited an FAQ list Page	0	Placed Pins on Places	0 0 0
Visited Instagram Page	0	Contributed to Ideas	0 0 0
Visited Multiple Project Pages	241		
Contributed to a tool (engaged)	44		

ENGAGEMENT TOOL: SURVEY TOOL

Ward Review Survey

VISITORS	186	CONTRIBUTORS	44	CONTRIBUTIONS	44
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Do you think the current ward and representation system is effective?

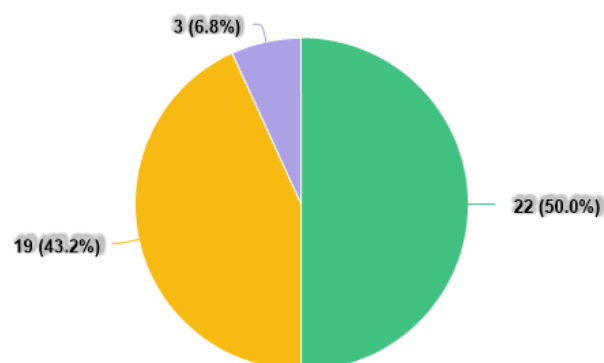


Question options

Yes No Unsure

(44 responses, 0 skipped)

Which ward do you live in?

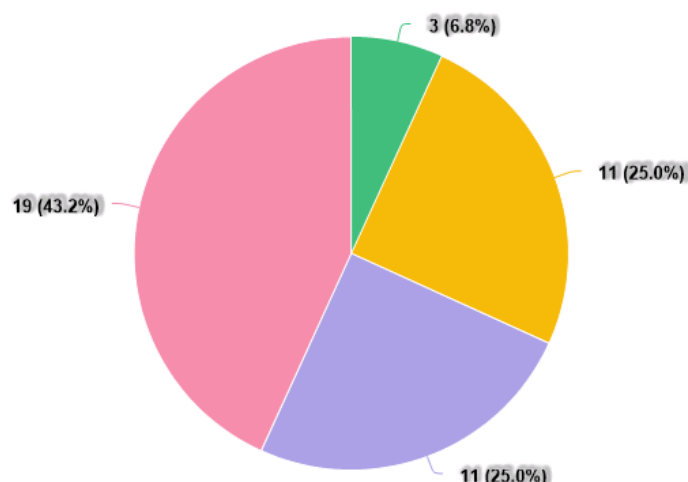


Question options

North ward South ward I'm unsure

Optional question (44 responses, 0 skipped)

Which age group are you in?



Question options

● 25 - 34
 ● 35 - 44
 ● 45 - 54
 ● 55+

Optional question (44 responses, 0 skipped)

COMMENTS:

How do you think the wards or representation should change?	Any other comments?
Take away all wards so everyone has equal systems and make Councillors not partial to just their ward area	To improve the balance, I'd go with option 5.
I think the ward boundaries should encompass complete suburbs and not divide them between wards.	I believe that by moving the ward boundaries to encompass complete suburbs it will allow for clearer representation for each suburb.
Example 5 in the Discussion Paper maximises advantages of changing and minimises disadvantages while achieving objectives of balanced representation and capacity for growth without complicating the voting.	Possibly some sort of young adult representation into local council would be a good start. There is now talk of lowering the voting age to 16 (Federal Parliamentary enquiry 2018) and we should not just sit back and be given the result but perhaps make a preemptive decision. It is good politics to acknowledge the generation coming through. It is good management to have services correctly targeted to the demographic of the area.
The demographics of the changing nature of the inner urban area means that more and more younger people are using facilities. It was only a few years ago that N Perth primary school was fully booked...now those kids are teenagers and growing older everyday. This means that they need accurate representation at local level. And no matter how idealistic an adult councillor is towards that generation, council will always miss the mark on doing what need to be done for teenage populations to feel comfortable within their own community...which, let's face it...is ruled by adults.	It seems to be working. Only other thought would be to break each ward up into 4 and have 1 councilor for each of the 8 areas.
Want to start by saying I think the current ward system is effective but maybe not the most effective - so could do with some tweaks.	'- All of Leederville to be in one ward. - Elected members to remain at 8. - Thanks
As a Leederville ratepayer I think having the whole suburb in one ward would make sense. I like example 3	Also there is an error in your timeline that says the consultation opened on 17 October. Should it be 17

The City of Vincent: ward review community consultation summary

or 5 from the discussion paper. Keep elected members at 8. No need to increase.	November?
I do not know the names of my ward Councillors. I would be happy with one big ward for the whole council.	Makes sense to re-organise the residential suburbs of Mt Hawthorn and North Perth, and potentially Mt Lawley between Vincent and Beaufort St into North Ward, with the rest in South Ward. This will better align with the different character of each area.
One representative for each location - sharing is ineffective I.e - perhaps make 4 wards	No idea how the ward system works
I think there should be more wards to have a closer link to the local area	The city is not large and as such the current system works well. To break the city up into more wards will only dilute the representation we can access on council.
I favour example 3 in the discussion paper as I believe that it makes the most sense to have the entire suburb of Leederville in the same Ward. I also think that there should be an overall reduction in Elected Members to three per Ward, plus the Mayor. The City of Vincent does not have a large enough population to need 9 Elected Members.	Only ONCE in almost 10 years has any South Ward councillor made contact - they are invisible. hundreds of residents/owners don't have the time, inclination or means to access the internet. Councillors should be pro-active not reactive.
Four wards, with two councillors each, based on closest match to AEC enrolment data where closest balancing for four distinct catchments is based on actual resident voters not geographical considerations.	I really am unsure as to the benefits or not of wards
	It is OK, though I do not know that it is necessary to split into wards.
	I am very happy with the way the City is run and the basis for representation
	I would still like to see the two ward system remain in place, as I feel that it gives a greater breadth of personalities and representation within the Council.
	It is adequately representative, but I don't know enough to say whether it is actually effective.
	We don't need to be over-governed, the number and method of a popularly elected Mayor seems to be working very well.
	With only 2 wards there is scope to increase the number of wards whilst not increasing the number of Councillors.
	I think Leederville should become part of the north ward. Mount Hawthorn and Leederville are part of the same lifestyle. People who live and work in the areas visit both and as Oxford Street begins to expand and become one business "strip", there would be benefit in having one group of representatives to oversee it
	I prefer 'Example 5 – Group localities (suburbs) into the same ward; north/ south wards; 8 councillors' as I think this would make it easier to identify the ward that represents us.
	Prefer even number of reps so that Mayoral position retains casting vote.
	I am happy to know that my local representative lives in the same neighbourhood as us.
	I think the system is effective as a general concept. Of the discussion options, the east/west ward system best represents the rhythm of the local government area taking all the elements of the City into consideration but the boundaries should be very carefully considered. Town Centres should not be split between wards i.e. how North Perth is at the moment.

The City of Vincent: ward review community consultation summary

	I do support greater representation in the southern ward, where future growth is planned/already happening but instead of adding another Councillor position, perhaps reallocating one of the north (the new west) ward councillors to the south (the new east) ward.
	Don't really know if there is much difference between the different areas within Vincent, so the location of wards doesn't seem very relevant to me.
	Not knowing any other alternative system, the current policy seems reasonable and basically, "if it is not broken, don't fix it !"



21 January 2019

CONSULTANT'S REPORT

REVIEW OF CITY OF VINCENT WARD AND REPRESENTATION COMMUNITY CONSULTATION

Criteria for wards and representation

The criteria to establish wards and representation is set out in clause 8 of Schedule 2.2 of the Act. The Local Government Advisory Board's advice as to what each of these factors means is set out below:

<i>Community of Interest</i>	<ul style="list-style-type: none"> • A sense of community identity and belonging, similarities in the characteristics of the residents of a community and similarities in 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; • 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; • 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 LGAB considers that 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 LGAB will not support deviations of more than plus or minus 10% of the average ratio of electors to Councillors between wards.

Application of the criteria to the City is set out below. The most relevant criteria is the ratio of electors per councillor.

1. 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)



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The communities of North Perth and Mount Hawthorn also tend to identify strongly with the locality (suburb).

2. 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.

3. 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	Forecast year					Change between 2016 and 2036	
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.

4. 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.

5. 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.

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Analysis of Submissions received

The City received 44 responses to an online survey and 2 submissions by email. Of those responses:

- 20 said that they felt that the current system of wards and representation was effective;
- 12 said that it was not; and
- 14 were unsure.

Many respondents made no comment. Those responses where support for a particular example listed in the discussion paper used to assist with community consultation was given are shown below. Some indicated support for a number of options, in particular those that combined localities into the same ward. In those instances if a respondent favoured (say) Example 1 (No change) but felt that localities/suburbs should be in the same ward (Examples 3, 5 or 6), a response is shown under each:

1 – No change (2 wards, 4 councillors per ward)	11
2 – Move a part of North Perth presently in the South ward to the North ward (2 wards, 4 councillors per ward)	0
3 – Move the part of Leederville presently in the South ward to the North ward (2 wards, 4 councillors per ward)	4
4 – Increase the number of South ward councillors to 5 (total 9 councillors plus Mayor)	0
5 – Group localities (suburbs) into the same ward; north/ south wards; 8 councillors	6
6 – Group localities (suburbs) into the same ward; east/ west wards; 10 councillors (4 in West ward; 6 in East ward)	2
7 – No wards	4

While not specified in the Act, the LGAB has a preference that there be a link between community feedback and any changes requested by a local government. The relatively small number of responses from the public consultation process provides little indication from the community as to what changes (if any) they may consider are appropriate.

From the responses received there was no clear indication of support for any particular outcome, although the 'No change' example provided in the discussion paper used attracted the highest number of supporters, followed by Example 5 (group localities into same ward; north/ south wards with 8 councillors) and then Example 7 (No wards).

There was little support for an increase or decrease in the number of councillors in general. No feedback was received about possible ward names; points of the compass (north/south/east/west) seem the most appropriate.

All the examples provided in the discussion paper used for public consultation comply with the criteria in the Act. At the end of the day Council must decide what it believes will be the most appropriate outcome for the City. There was little support at a workshop held with elected members on 30 October 2018 for major changes, either in the number of councillors, number of wards, or ward boundaries.

Conclusion

'No change' is a viable outcome as current ward boundaries comply with the criteria in the Act, as do the current numbers of councillors. While the North ward is slightly over represented, in both wards the ratios of electors per councillor are within the range considered appropriate by the LGAB. Population projections indicate that while they might exceed acceptable limits of plus or minus 10% of the overall average by around 2026, there is no guarantee that this will happen - and by 2026 another review is scheduled in be undertaken anyway.

Example 5 (group localities into same ward; north/ south wards; 8 councillors) was the second most highly supported outcome. A number of submissions indicated support for those examples that grouped localities (suburbs) into the same ward. Under example 5, North Perth and Mount Hawthorn are wholly placed in the proposed North ward with Leederville, West Perth, Perth, Mount Lawley, Highgate and East Perth in the South Ward. Each ward could also have 4 elected members, with 2 retiring at each election. The resultant ratio of electors to councillors is very close:

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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	

The advantage of this approach is that communities of interest are grouped together, the North Perth town centre is wholly within the proposed North ward, and whole localities are within each ward. A disadvantage is that locality boundaries are indistinct, being more a result of historical patterns of development and do not follow major roads or logical and distinct markers.

From a purely administrative point of view, 'No wards' is a relatively simple outcome that reduces the complexity of the election process and future reviews. It obviates the need for any future boundary adjustments as there would be no wards.

The recommendation to Council is that the outcome of the review is for 'no change'. If Council has a different view and considers other outcomes more appropriate, then possible resolutions for the outcomes that were also supported in order of preference by the community (and assuming that the number of councillors remains unchanged at 8) are:

Example 5 – Group localities (suburbs) into the same ward; north/ south wards; 8 councillors:

That Council

1. Pursuant to clauses 9 and 10 of Schedule 2.2 and section 2.18 of the Local Government Act 1995, requests the Local Government Advisory Board to recommend to the Minister for Local Government that an order be made to:
 - a. Create two wards for the City of Vincent as shown as 'example 5' in the discussion paper used for community consultation, with the localities of North Perth and Mount Hawthorn comprising the North ward and the localities of Leederville, West Perth, Perth, Mount Lawley, Highgate and East Perth the South ward; and
 - b. Deal with any transitional arrangements so that there are 4 councillors assigned to each ward, with 2 from each ward retiring at each election.
2. Requests the CEO to provide the LGAB with all documentation required to support the submission including:
 - a. Council agenda and minutes recording the decision to undertake a review of wards and representation;
 - b. A copy of the public notice calling for submissions from the community;
 - c. The discussion or information paper and any other materials circulated to the community;
 - d. Council agenda and minutes recording the consideration of public submissions received, assessment of options against the prescribed matters, and the final decision of Council; and
 - e. A set of deposited plans clearly showing the current ward boundaries and the proposed changes.

Example 7 – No wards:

That Council

1. Pursuant to clauses 9 and 10 of Schedule 2.2 and section 2.18 of the Local Government Act 1995, requests the Local Government Advisory Board (LGAB) to recommend to the Minister for Local Government that an order be made to:
 - a. Have no wards within the City of Vincent; and
 - b. Retain the number of councillors at 8.
2. Requests the CEO to provide the LGAB with all documentation required to support the submission including:
 - a. Council agenda and minutes recording the decision to undertake a review of wards and representation;
 - b. A copy of the public notice calling for submissions from the community;



21 January 2019

- c. *The discussion or information paper and any other materials circulated to the community; and*
- d. *Council agenda and minutes recording the consideration of public submissions received, assessment of options against the prescribed matters, and the final decision of Council.*

Transitional Issues

After receipt of a review by a local government, if satisfied that the required process has been followed the LGAB makes a recommendation to the Minister for Local Government who may then accept or reject the board's recommendation.

The Act requires that as near as is practical half of the number of councillors of a local government are to retire at each election, and similarly half of the councillors in each ward where wards are used.

The precise effect on existing elected members will depend on the outcome selected and agreed to by the Minister on the LGABs recommendation. Factors include the extent to which proposed wards might differ from current wards, where an elected member might live or own/occupy property in another ward (and hence whether or not councillors may be representative of that new ward) – although note that a councillor does not have to be resident or be an owner/occupier of property in a ward to represent it; they must simply be on the electoral roll for the district.

Subject to this requirement for half the council to retire at each election, when deciding transitional arrangements where there are changes to wards or numbers of councillors the LGAB will usually support outcomes which will allow councillors to serve out the remainder of their term rather than a spill of positions.

To achieve the outcomes required by the Act when phasing in a change, terms of office of 4 years or 2 years may be required. Where multiple vacancies exist, terms of office are decided by the electors with the candidate attracting the highest number of votes getting the longer term of office; if an equal number of nominations are received for vacancies then terms of office are decided by names drawn out of a hat by the returning officer.

In terms of the examples provided in the discussion paper used for community consultation, transitional arrangements could be:

Example	Transitional arrangements
1 – No change (2 wards, 4 councillors per ward)	Nil.
2 – Move a part of North Perth presently in the South ward to the North ward (2 wards, 4 councillors per ward)	Councillors who might reside in the areas moved from South ward to North ward serve out the balance of their terms (a councillor does not have to live in a ward to represent it).
3 – Move the part of Leederville presently in the South ward to the North ward (2 wards, 4 councillors per ward)	At the next election there are no changes to the number of councillors. Individual councillors whose terms expire in 2019 and who wish to seek a further term of office can decide which ward to nominate for at the election scheduled for October 2019, and similarly in October 2021
4 – Increase the number of South ward councillors to 5 (total 9 councillors)	Current councillors serve out their terms of office. At the elections scheduled for October 2019, an additional councillor is added to the representatives for the South ward. Terms of office (4 years or 2 years) are decided by the number of votes each candidate receives so that as near as is practical to half the number of councillors retires at each election. Note that at the 2021 elections there would then be 4 vacancies (2 in North ward, 2 in South ward) and at the 2023 elections 5 vacancies (2 in North ward, 3 in South ward).



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5 – Group localities (suburbs) into the same ward; north/ south wards; 8 councillors	Councillors who may reside in the areas moved between wards serve out the balance of their terms. At the next election there are no changes to the number of councillors. Councillors whose terms expire in 2019 and who wish to seek a further term of office can decide which ward to nominate for at the election scheduled for October 2019.
6 – Group localities (suburbs) into the same ward; east/ west wards; 10 councillors (4 in West ward; 6 in East ward)	It is assumed that Councillors whose terms expire in 2021 are equally assigned to the proposed East and West wards (two each). In the election scheduled for October 2019: <ul style="list-style-type: none"> • In the East ward: <ul style="list-style-type: none"> ○ 2 councillors assigned to the Ward whose terms expire in October 2021 continue; and ○ There is an election for 4 councillors, 3 of whom are elected for 4 year terms expiring in October 2023 and 1 for a 2 year term expiring in October 2021; • In the West ward: <ul style="list-style-type: none"> ○ 2 councillors assigned to the Ward whose terms expire in October 2021 continue; and ○ There is an election for 2 councillors, for 4 year terms expiring in October 2023. For the election scheduled for October 2021 and thereafter there are 5 vacancies – 3 in the East ward and 2 in the West ward.
7 - No wards	Current councillors serve out their terms of office. Any change to the number of councillors that may be required is phased in at the October 2019 elections; where there is an increase/ decrease in total councillors, terms of office (4 years or 2 years) are decided by the number of votes each candidate receives so that as near as is practical to half the number of councillors retires at each election.



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 providing feedback, examples of 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.

Submission 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

VINCENT.WA.GOV.AU

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:

- its ward boundaries; and
- 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 • 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 council members 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 St;
- Mt Lawley – Beaufort St;
- Leederville – Vincent/Oxford Sts area,
- North Perth – Angove St/ Fitzgerald St; 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 St, Vincent St, the Perth-Midland rail line, and Fitzgerald St, 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:

Population Summary							
City of Vincent	Forecast Year					Change between 2016 and 2036	
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	Council Members	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

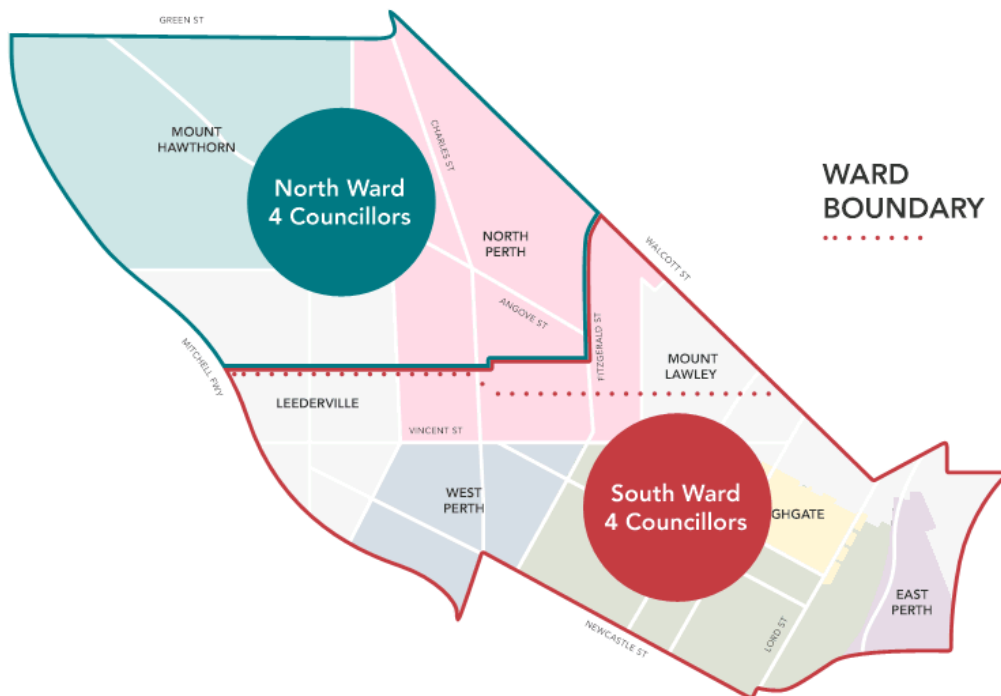
Ward boundaries could simply remain as they are. Ratios of electors to councillors are reasonably close, and therefore it is not necessary for any changes to the wards or representation.

Some possible advantages and disadvantages of this example are:

Advantages	Disadvantages
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 St 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:

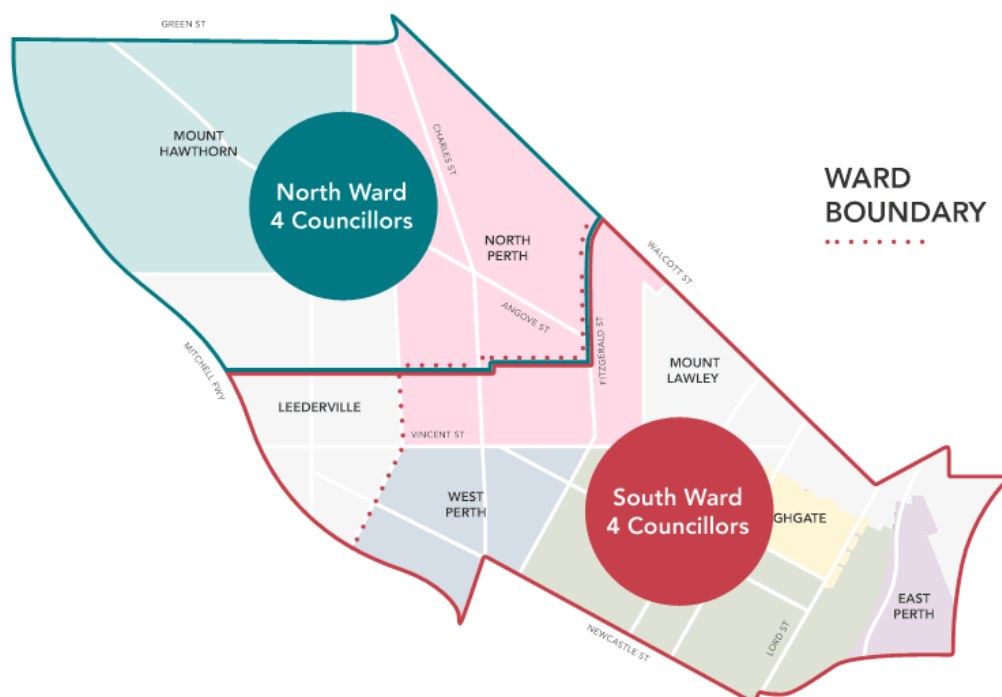
Ward	Electors	Councillors	Ratio	Percentage deviation from average
North	12,798	4	3,199	8.22%
South	10,852	4	2,713	-8.23%
Totals	23,650	8	2,956	

Some possible advantages and disadvantages of this example are:

Advantages	Disadvantages
Minimal change to current boundaries	North Perth is still split between two wards
Builds in allowance for potential 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	Council Members	Ratio	Percentage 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 example are:

Advantages	Disadvantages
The ratio of councillors to electors are improved	North Perth is still split between two wards
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:

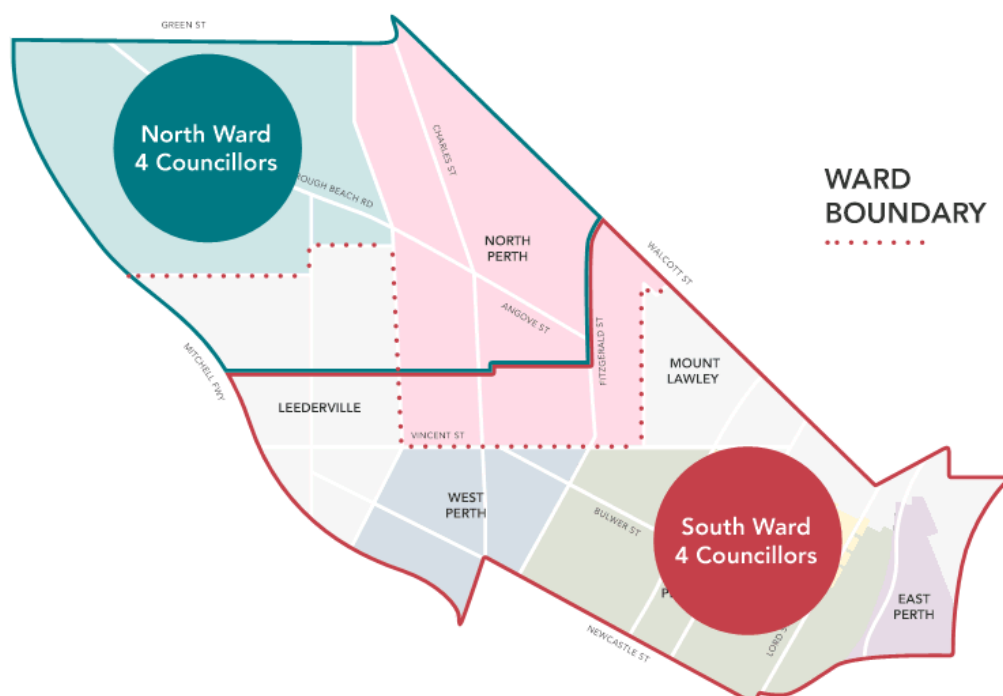
Ward	Electors	Council Members	Ratio	Percentage deviation from average
North	11,143	4	2,786	6.01%
South	12,507	5	2,501	-4.81%
Totals	23,650	9	2,628	

Some possible advantages and disadvantages of this example are:

Advantages	Disadvantages
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:

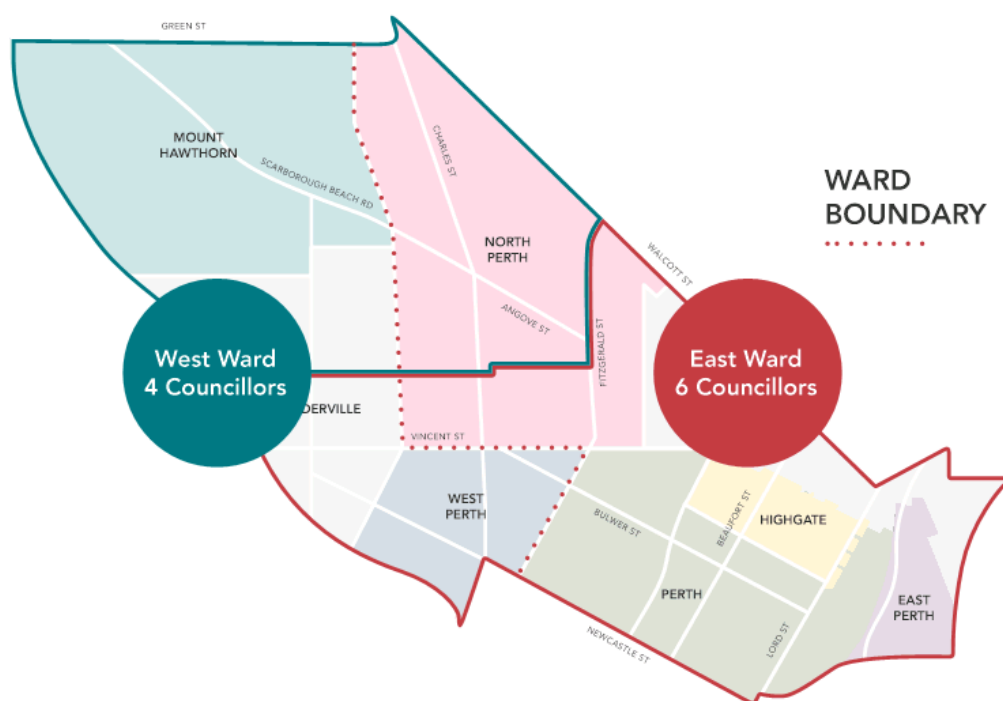
Ward	Electors	Council Members	Ratio	Percentage deviation from average
North	11,960	4	2,990	1.14%
South	11,691	4	2,923	-1.14
Totals	23,651	8	2,956	

Some possible advantages and disadvantages of this example are:

Advantages	Disadvantages
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	Council Members	Ratio	Percentage 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 example are:

Advantages	Disadvantages
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 example, 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. of 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:

Advantages	Disadvantages
Councillors are elected by the whole community not just a section of it.	It may be more difficult and costly for candidates to be elected if they need to canvass the whole local government area.
Knowledge and interest in all areas of the Council's affairs could broaden the views beyond the immediate concerns of those in a ward.	Electors may feel that they are not adequately represented if they don't have an affinity with any of the councillors.
Social networks and communities of interest are often spread across a local government and councillors can have an overview of these.	Councillors living in a certain area may have a greater affinity and understanding of the issues specific to that area.
The election process is much simpler for the community to understand and administer.	There is potential for an interest group to dominate the Council.

Each voter has the opportunity to express a preference for every candidate for the council election.	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. Submissions are invited for a period in excess of six weeks
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.

Submission 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

12 COMMUNITY ENGAGEMENT**12.1 AMENDED USE OF LES LILLEYMAN RESERVE BY SUBIACO FOOTBALL CLUB**

TRIM Ref: D18/185452

Author: Carla Stevens, Community Partner

Authoriser: Rossling Ellis, Manager Marketing and Communications

Attachments: Nil

RECOMMENDATION:

That Council;

- 1. RESCINDS Subiaco Football Club's current agreement regarding conditions of use for Les Lilleyman Reserve;**
- 2. DELEGATES approval and ongoing management of the agreement and usage of Les Lilleyman Reserve by Subiaco Football Club back to Administration;**
- 3. NOTES Administration will allocate use of Les Lilleyman Reserve to Subiaco Football Club subject to the following conditions;**
 - 3.1 Subiaco Football Club to have priority use of the football oval area marked on the reserve on two (2) to three (3) nights per week (Monday – Friday) between the hours of 5.00pm to 7.30pm with the specified nights to be identified and displayed at the reserve;**
 - 3.2 The use of the designated area of the reserve by Subiaco Football Club for up to 60 persons being limited between January and September inclusive;**
 - 3.3 The use of the designated area of the reserve by Subiaco Football Club seniors or reserves sides is not permitted;**
 - 3.4 Parking around the reserve to be policed by City of Vincent Rangers, with all players vehicles being restricted to the Gill Street car park;**
 - 3.5 The Conditions of Use to cover the period from January to September inclusive, with any other requests for use of Les Lilleyman Reserve by Subiaco Football Club to be assessed and managed by Administration; and**
 - 3.6 A notice to be displayed at the reserve, no later than January each year, identifying the nights of the week Subiaco Football Club will utilise the reserve;**
- 4. NOTES Administration will liaise with the Subiaco Football Club and with surrounding residents in relation to any changes or updates to the allocation of Les Lilleyman Reserve; and**
- 5. CONSIDERS inclusion of the installation of perimeter fencing to partially enclose Les Lilleyman Reserve along London Street, North Perth on the 2019/2020 Budget.**

PURPOSE OF REPORT:

To consider the proposed usage conditions placed on Subiaco Football Club for their use of Les Lilleyman Reserve for football training and other requests by Administration which aim to bring the management of the reserve in line with other active reserves in the City.

BACKGROUND:

At the Ordinary Meeting of Council on 26 October 2004, Council approved the long term use of Leederville Oval by Subiaco Football Club (Subiaco FC) and East Perth Football Club, along with its' development as a centre of football excellence. Subsequently in 2005, a lease arrangement for the development and use of Leederville Oval was entered into for a period of 25 years, with an option to extend for a further 9 years. In addition to the lease arrangement, a *Memorandum of Understanding for the Use of Leederville Oval by the East Perth and Subiaco Football Clubs*, amended on 15 August 2003, provides further clarity regarding the obligations of the clubs and the City. The Memorandum of Understanding specifies:

"It is also an absolute given that the TOV [Town of Vincent] shall provide an alternative training venue for both clubs that is of a suitable standard."

Administration undertook to fulfil its obligations through the allocation of various reserves, including Britannia Reserve and Woodville Reserve to meet both in season and pre-season training requirements of Subiaco FC.

The use of Les Lilleyman Reserve as a training venue for Subiaco FC was approved, following extensive community consultation, at the Ordinary Meeting of Council on 14 September 2004. Council resolved as follows:

"That the Council;

- (i) APPROVES in principle the use of the Les Lilleyman Reserve by the Subiaco Football Club Colts as their alternative training ground, as detailed in this report subject to:*
 - (a) Subiaco Football Club (SFC) Colts having priority use of the reserve on a maximum of three (3) nights per week (Monday-Friday) between the hours of 5.00-7.30pm. Where possible, specified nights will be displayed at the reserve building;*
 - (b) the use of the reserve by SFC Colts only (up to 30-40 persons) being limited between March-October inclusive;*
 - (c) the use of the reserve by SFC seniors and for WAFL development games not being permitted;*
 - (d) parking around the reserve being strictly policed by the Town of Vincent Rangers, with all player's vehicles being restricted to the Gill Street car park. The current verge prohibition signage to be upgraded;*
 - (e) any traffic complaints around the reserve being promptly investigated by the Town;*
 - (f) the reserve remaining as a "dog off leash" area (except for the hours of training) and an exclusive dog exercise area of 4000m² being specifically created to accommodate dogs on the training nights;*
 - (g) the funds allocated to Britannia Reserve for upgrade of floodlighting being reallocated to Les Lilleyman Reserve. The floodlights to be kept on for an additional hour after training has finished, for residents use. The lights to be installed to minimise any possible impact on residents;*
 - (h) SFC having exclusive use of changerooms on training nights;*
 - (i) SFC having exclusive use of the canteen area on training nights and this being modified, if required (at SFC's cost), for use as a gymnasium;*
 - (j) changeroom alterations being investigated and costed and the matter to be further considered by the Council when details are available (there are no funds in the 2004/05 Budget);*
 - (k) the conditions of the use of Les Lilleyman Reserve by SFC being included as a Memorandum of Understanding (MOU) to be signed by both parties and included in the lease documentation;*

- (l) *NOTES that the Memorandum of Understanding covers the period from March to October inclusively and that any other use by SFC from November to February inclusive be the subject of a report to Council;*
- (m) *SFC paying \$1,000 per annum (CPI indexed) for the use of the oval and a bond of \$200 as part of the reserve hire conditions;*
- (n) *the playground at Les Lilleyman Reserve being upgraded and fenced and this work to be carried out between September-November 2004 (\$35,000 has been included in the 2004/05 budget for this project);*
- (o) *the use of Les Lilleyman Reserve by SFC being reviewed at the end of each season. Consultation with the adjoining residents/ratepayers and the North Perth Precinct Group to form part of this review process, and any proposed changes being approved by the Council and park users will be notified of any changes;*
- (p) *the use of any casual booking of the reserve by SFC be restricted to "once off" events; and*
- (q) *a further period of 14 days consultation with the community and a further report being submitted to Council at the first meeting in September 2004;*
- (ii) *APPROVES BY ABSOLUTE MAJORITY the reallocation of the funds (as carried forward in the Budget 2004/05 - \$58,500) listed for the upgrade of lights at Britannia Reserve to Les Lilleyman Reserve for the upgrade of reserve lighting;*
- (iii) *REQUESTS the Chief Executive Officer to review the Town of Vincent Local Law Relating to Dogs to provide a "dog off leash at all times" exercise area of approximately 4,000m² at the southern portion of the reserve, as shown in Plan No 2277-CP-1;*
- (iv) *AUTHORISES the Chief Executive Officer to finalise the use of Les Lilleyman Reserve terms and conditions with the Subiaco Football Club; and*
- (v) *ADVISES the respondents and Subiaco Football Club of the Council's decision."*

Further consideration was given to a suitable venue for pre-season training for Subiaco FC and at the Ordinary Meeting of Council on 20 December 2005 the following resolutions were adopted:

"That the Council;

- (i) *RECEIVES the report concerning the request by the Subiaco Football Club Colts for the use of Les Lilleyman Reserve for pre-season training from 27 December 2005 to 28 February 2006 on Tuesday and Thursday nights;*
- (ii) *NOTES that no complaints or objections were received by the Town during 2005 concerning the Club's use of Les Lilleyman Reserve for the 2005 Football Season;*
- (iii) *REFUSES the Club's request for the use of Les Lilleyman Reserve for pre-season training from 27 December 2005 to 28 February 2006 on Tuesday and Thursday nights for the reasons outlined in the report; and*
- (iv) *REQUESTS the Chief Executive Officer to hold discussions with Subiaco Football Club with the view to assisting the Club to find an alternative ground for summer training."*

The most recent recommendations regarding Subiaco FC use of Les Lilleyman Reserve, adopted at the Ordinary Meeting of Council on 13 February 2007, are as follows:

"That the Council;

- (i) *RECEIVES the report for an alternative summer training venue for Subiaco Football Club and response to community concerns;*
- (ii) *APPROVES the use of Les Lilleyman Reserve by the Subiaco Football Club Colts as their alternative training ground for February to September and amends the Memorandum of*

Understanding to reflect the change in training dates from March to October to February to September; and

- (iii) *ADVISES the respondents, North Perth Precinct Group and Subiaco Football Club of the Council's decision."*

Subiaco FC's approval to train at Les Lilleyman Reserve concluded for the winter season on 30 September 2018 and as such, it is now necessary for Council to consider this again.

DETAILS:

Sportsgrounds are a vitally important part of the City's public open space network and provide the setting for a range of sporting clubs to provide physical activity and socialisation opportunities for residents.

Les Lilleyman Reserve is a large active sportsground comprising 35,511 square metres, with a usable playing area of 19,000 square metres. The reserve is bounded by London, Gill and Ellesmere Streets in North Perth, with residences on the western side of the reserve. There is a steep embankment which acts as a buffer zone of approximately 30 metres between the active portion of the reserve and dwellings.

The playing field portion of Les Lilleyman Reserve is 142 metres in length and currently accommodates football and cricket training, as well as match play by local clubs. The reserve is also designated as an "off-leash" dog area except when it is used for sports training or activities approved by the Council, when dogs are restricted to outside of the playing area. It is important to note that for the past 14 years Subiaco Football Club and dog-owners have co-existed at the reserve and Administration are of the opinion that the proposed recommendations will facilitate this to continue.

Winter Reserve Usage (April to September)

Of the approximately 84 hours of bookable time per week (based on 12 hours per day from 8.00am to 9.00pm), Les Lilleyman Reserve is used by Subiaco Football Club for a total of five (5) hours during the winter season. This equates to the reserve being used for organised sport for six (6) percent of the week. The following table details the club's approved days and times of use for the 2018 winter season:

Club	Day/s	Start time	Finish Time	Total Hours
Subiaco Football Club	Monday	5.00pm	7.30pm	2.5
	Thursday	5.00pm	7.30pm	2.5
Total hours of use per week:				5

Administration is of the opinion that the current level of use by organised sport during winter leaves a sufficient portion of each day available for residents and dog-walkers to recreate. The current Conditions of Use state that Subiaco have "priority use of the football oval area marked on the reserve" during their approved use times and the community coexist with the club on the reserve outside of this area during these times.

Summer Reserve Usage (October to March)

During the summer season Les Lilleyman Reserve is used by two cricket clubs for a total of 13 hours per week with the usage spread across three days. This equates to the reserve being used for organised sport 15 percent of the week during the summer season. As in the winter season, the community coexist on the reserve alongside the clubs during their training and matchplay. The following table details the club's approved days and times of use for the 2018/2019 summer season:

Club	Day/s	Start time	Finish Time	Total Hours
Leederville Mount Hawthorn Junior Cricket Club	Wednesday	4.00pm	6.00pm	2
	Saturday	8.00am	12.00pm	4
Perth Last Man Stands (cricket)	Sunday	10.00am	5.00pm	7
Total hours of use per week:				13

Community Feedback

In September 2018, Administration received a letter from residents living in the vicinity of Les Lilleyman Reserve detailing their concerns with Subiaco FC's use of the Reserve. Administration met with two residents to seek their views. Concerns raised in regard to Subiaco FC's use of the reserve and Administration's comments are detailed in the table below:

Comment	Administration Response
Concern that the number of nights per week the club is training is exceeding what has been permitted.	These concerns were raised at the conclusion of Subiaco FC's usage period. The Rangers Team will conduct sporadic, proactive patrols and respond to complaints regarding breaches of conditions of use.
Exercise equipment is brought outside of clubrooms and blocking the footpath	Administration will advise Subiaco FC that footpaths must remain clear of obstructions at all times.
Rubbish left on the reserve after training, e.g. medical strapping tape.	Administration will advise Subiaco FC that all rubbish resulting from training sessions must be disposed of prior to the end of each session
Request to extend the perimeter fencing along London Street to partially enclose the southern portion of Les Lilleyman Reserve. The fence extension will provide greater safety for off-lead dogs using the southern portion of the reserve.	Administration have recommended Council consider the inclusion of the installation of perimeter fencing on the 2019/2020 budget.

Overall the residents indicated they were comfortable with Subiaco FC's continued use of the reserve, provided the current Conditions of Use, adopted in 2004, were adhered to.

Administration is liaising with Subiaco FC coaches and players regarding the issues raised by the residents and will continue to monitor the club's use of Les Lilleyman Reserve to ensure they are adhering to the Conditions of Use.

Subiaco Football Club

In November 2018 Administration met with the Chief Executive Officer and Talent Manager of Subiaco FC regarding the current Conditions of Use and to discuss the above mentioned concerns raised by surrounding residents of Les Lilleyman Reserve. In addition to this, Subiaco FC were consulted regarding potential changes to the Conditions of Use. Feedback provided by Subiaco FC during the meeting and comments from Administration are provided in the table below:

Comments	Administration Response
Excessive dog waste is often left on the reserve and some dogs remain off-leash during the club's training sessions and run into playing area.	Administration will request for proactive and regular Rangers patrols to be conducted to monitor off-leash dog activity and management of dog waste.
Proposed increase of the number of players permitted on the reserve from 30-40 to 50-60 players per training session.	A player number increase has been recommended for approval by Council. Administration is of the opinion that the reserve has adequate space to accommodate an extra 10-20 players. Proactive monitoring will take place during the season.
Proposed removal of goal posts at the southern end of the reserve to allow the club to erect portable goals and create a longer field, in order to conduct game simulations one night per week.	Subiaco FC have been advised that Administration does not support the removal of the goal posts as they are used by the community and could also accommodate future usage by other parties.
Proposed access to the reserve from January to September instead of February to September to allow for pre-season training.	Administration advises that this request for an additional month of usage aligns with the standard pre-season training for WAFL football teams and is considered reasonable.
Proposed increase in the number of training sessions per week from 2/3 to 4 nights per week, to accommodate female teams.	Subiaco FC have been advised that Administration will recommend the number of permitted training sessions remain as is; 2 to 3 nights per week. This will allow for a balance of active and passive recreation (dog walking etc.) to take place on the reserve.

During the meeting Subiaco FC agreed to raise the residents' concerns with all coaches responsible for training at Les Lilleyman Reserve to ensure that all conditions are being adhered to.

CONSULTATION/ADVERTISING:

Administration will liaise with Subiaco Football Club and surrounding residents in relation to any changes or updates to the allocation of Les Lilleyman Reserve.

The Conditions of Use for Subiaco Football Club's use of Les Lilleyman Reserve will be displayed at Les Lilleyman Reserve.

LEGAL/POLICY:

In accordance with the Memorandum of Understanding, Council has a legal obligation to make available one of the City's reserves for Subiaco Football Club's training:

"It is also an absolute given that the TOV [Town of Vincent] shall provide an alternative training venue for both clubs of a suitable standard."

Use of Les Lilleyman Reserve is allocated in accordance with Policy No: 2.1.7 - Parks, Reserves and Hall Facilities – Conditions of Hire and Use. The objective of the policy is to:

"Acknowledge the importance of both "active" and "passive" recreational needs and endeavour to manage parks, reserves and hall facilities in order to provide maximum access and sustainable usage on an equitable basis."

RISK MANAGEMENT IMPLICATIONS:

Low: Possible negative perception by some residents as a result of changing Subiaco FC's conditions of use for Les Lilleyman Reserve. These are considered to be minimal due to the changes being minor in nature and given the consultation that has occurred with residents and other stakeholders.

STRATEGIC IMPLICATIONS:

The recommendation for Administration managing Subiaco Football Club's future use of Les Lilleyman Reserve aligns with the following actions in the City's *Strategic Community Plan 2018 – 2028*:

"Enhanced Environment

- a) *Our Parks and reserves are maintained, enhances and well utilised*
 - i. *Increase access to green space in high priority areas*

Connected Community

- b) *Our community facilities and spaces are well known and well used.*

Thriving Places

- c) *Our physical assets are efficiently and effectively managed and maintained*
 - i. *Prioritise investment in maintenance, repair and improvement programs to deliver high quality public places and facilities."*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Subiaco FC pay \$1000.00 (plus CPI) per annum for the use of Les Lilleyman Reserve.

Les Lilleyman Reserve is maintained as an active reserve to sustain Subiaco FC's use in the winter and training and as a match play venue for two cricket clubs in the summer. Given this, no additional maintenance is required to accommodate the changes to Subiaco FC's conditions of use.

COMMENTS:

It is recommended that Council delegate management of Subiaco's use of Les Lilleyman Reserve back to Administration to allow for flexible and efficient handling of future allocations and consistency with management of other reserve usage across the City.

12.2 UPDATE: NOTICE OF MOTION - CR SUSAN GONTASZEWSKI – STRATEGIES TO IMPROVE PARTICIPATION AND ACCESSIBILITY BY WOMEN AND GIRLS AT CITY OF VINCENT SPORTSGROUNDS AND ASSOCIATED FACILITIES

TRIM Ref: D18/185604

Author: Carla Stevens, Community Partner

Authoriser: Rossling Ellis, A/Director Community Engagement

Attachments: 1. Facility Audit: Female specific sporting facilities and amenities [↓](#) 

RECOMMENDATION:

That Council, RECEIVES Administration's update on the implementation plan to improve participation and accessibility by women and girls to City of Vincent sportsgrounds and associated facilities.

PURPOSE OF REPORT:

To provide Council an update on the implementation of strategies to improve participation and accessibility by women and girls to City of Vincent sportsgrounds and associated facilities.

BACKGROUND:

On 22 August 2017, Council endorsed the following Notice of Motion:

"That Council REQUESTS Administration obtain sporting club membership details by gender to directly inform strategies to improve participation and accessibility by women and girls, including the sportsground seasonal hire fees review currently being prepared by October 2017."

There are nine (9) public open spaces located with Vincent that are classified as having a primary purpose as sporting grounds. Availability and access to sporting facilities can act to influence participation in sport as can facility/club operations. Participation is positively influenced by access to public sports facilities. Local governments can assist by taking a strategic approach to the provision of active recreation spaces and sporting infrastructure. Best practice planning can ensure that sporting facilities serve the widest possible participant base.

Many sporting codes and clubs have traditionally had a player and member base that is gender imbalanced. On a national level, whilst participation in sports or physical activities is similar for boys and girls, boys are more likely to be active through club sport than girls². However, interest and participation in club sports is changing. Women and girls have demonstrated a strong interest in club sports, buoyed by the advent of the Women's AFL and the success of Australian women's soccer and cricket teams

Local government can play a proactive role by working with sporting clubs to understand and implement strategies to grow female participation in organised sporting activities by ensuring that access to sports facilities are available in the local setting. Local governments have developed strategies for improving female participation in club sports and improving access to sporting opportunities by considering inclusivity in the seasonal hire of sporting grounds".

- Furthermore, at the Ordinary Meeting of Council on 24 July 2018 it was resolved:

-

"That Council

1. *RECEIVES Administration's response to the Notice of Motion dated 22 August 2017 regarding strategies to improve participation and accessibility by women and girls to City of Vincent sportsgrounds and associated facilities;*
2. *APPROVES implementation of the following initiatives to improve sports participation by women and girls within the City of Vincent:*

- 2.1 *Expand and improve data collection, and subsequent monitoring of participation trends amongst local sporting clubs and associations, as the basis for future decision making;*
- 2.2 *Review and amend Council Policy No. 3.10.11 – Community Funding to provide local sporting clubs with access to funding that supports targeted programs, equipment, training, and policies;*
- 2.3 *Deliver targeted club development workshops in partnership with the Department of Local Government, Sport & Cultural Industries to assist local sporting clubs with the implementation of female friendly initiatives;*
- 2.4 *Implement a marketing campaign that recognises local sportswomen, coaches, officials and clubs while also providing a platform for consultation with local women and girls regarding current barriers to participation; and*
- 2.5 *Conduct an audit of sportsgrounds and associated facilities to determine the need for infrastructure improvements to support increased female participation for consideration within Council's 2019/20 capital works budget.*
3. *NOTES that Administration will investigate a range of initiatives that may further support increased sports participation by women and girls within the City of Vincent:*
 - 3.1 *Review the effectiveness of Council's sportsground fees and charges rebates, and identify any other similar mechanisms, as incentives for local sporting clubs and associations to increase participation rates by women and girls;*
 - 3.2 *Review existing programs and services at Beatty Park Leisure Centre and Loftus Recreation Centre to reaffirm and where applicable improve female friendly options;*
 - 3.3 *Liaise with the Department of Local Government, Sport & Cultural Industries regarding findings from the recent 'Come Out and Play' pilot project to identify strategies that may support increased informal sports participation by women and girls; and*
 - 3.4 *Specifically investigate opportunities to attract sporting codes with traditionally high female participation rates to Vincent through those Reserve Master Plans identified within the City's Corporate Business Plan 2018/19 – 2021/22.*
4. *Requests that a report to provide an update on the implementation plan be presented back to Council in February 2019."*

DETAILS:

Expansion and Improvement of Data Collection

"Expand and improve data collection and subsequent monitoring of participation trends amongst local sporting clubs and associations, as the basis for future decision making"

Update

On 30 October 2018 community groups and sporting clubs who operate in a City of Vincent facility were asked to complete the annual Community Groups and Sporting Clubs Health Check. The Health Checks were conducted via the *Imagine Vincent Engagement HQ* platform. The Health Check asked to provide annual membership data for the current and previous year, broken down into categories:

- Junior Females
- Junior Males
- Senior Females
- Senior Males
- Social/other members.

The Health Check data is currently being collected, analysed and compared to previous year's in order to obtain an overview of participation trends amongst sporting clubs and community groups over the past calendar year.

The sportsground hire process was reviewed to obtain more specific player data from sports clubs. This review included the form sent to sporting clubs for the summer 2018/19 season, which included the table below:

Team Information	Junior Males (under 18)	Junior Females (under 18)	Senior Males (over 18)	Senior Females (over 18)	Total
How many players are training on this reserve?					
How many players are match playing on this reserve?					

This data will monitor trends and create a dashboard of participation.

Female Participation in Sports Grants

“Review and amend Council Policy No. 3.10.11 – Community Funding to provide local sporting clubs with access to funding that supports targeted programs, equipment, training, and policies”

Update

On 18 September 2018, Council approved amendments to Policy 3.10.11 – Community Funding Policy to include Female Sports Participation Grants.

Since launching the grants, Administration has received several enquiries from local sporting clubs and associations.

These grants will continue to be promoted to within key focus periods.

Gender Equity Workshops for Local Sporting Clubs

“Deliver targeted club development workshops in partnership with the Department of Local Government, Sport & Cultural Industries to assist local sporting clubs with the implementation of female friendly initiatives.”

Update

On 7 November 2018 Administration hosted the first gender equity workshop facilitated by Jump Marketing and a female participation specialist from the Western Australian Cricket Association. The workshop at the Leederville Oval covered:

- The need for gender equity in sporting clubs;
- How to create gender equity;
- What clubs are currently doing to attract female members;
- What actions clubs can take to attract and retain female members;
- How to develop a three (3) year gender equity plan;
- Identifying projects eligible for Female Sports Participation Grant funding;

Representatives from ten (10) sporting clubs and state sporting associations within Vincent attended the workshop, each taking away a partially-developed gender equity plan and advice on how to complete and implement the plan with the help of their respective committees.

A second workshop is planned the winter 2019 season. For this workshop, the City will collaborate with Jump Marketing, Football West and Western Australian Football Commission.

Marketing Campaign – Spotlight on Female Local Athletes, Officials and Coaches

“Implement a marketing campaign that recognises local sportswomen, coaches, officials and clubs while also providing a platform for consultation with local women and girls regarding current barriers to participation.”

Update

Administration have selected seven (7) nominees from Vincent for inclusion in the Women in Sport marketing campaign. The online campaign will begin in February and one nominee profiled each week.

Nominee	Club	Position	What could the City do to encourage more women and girls to play, volunteer or coach sport?
Emma Gollagher	Leederville Mount Hawthorn Junior Cricket Club	Player	<i>"I think they should make it seem more like something exciting."</i>
Karen Wickham	Volleyball Western Australia	Participation and Development Manager	<i>"Maybe have an annual community sports day for women and girls where sporting clubs in the city that offer programs for females can come and promote their programs and run "Have a Go" activities to get them engaged."</i>
Sara Gunn	Loton Park Tennis Club	Grounds Coordinator	<i>"Keeping girls in sport as they become teenagers and adults is not a new struggle. Maybe the City can offer support for membership or uniforms. Or perhaps some coaching or umpiring courses."</i>
Martine Pearman	Subiaco Football Club	Coach - Subiaco Women's Football Club	<i>"Provide more resources and funding towards female club and programs within the district. This in turn will allow for better facilities to train at, better lighting, quality coaching."</i>
Mikayla Morrison	East Perth Football Club	Captain - East Perth Youth Girls Team	<i>To be advised.</i>
Charlize Underwood	Western Firebirds Netball Club	Player	<i>"I would love to see education sessions being held for both parents and students within local primary schools (mainly year 6's) about the importance of an active life during high school and beyond as it would have a positive impact on the amount of female adolescents participating in sports. It would also be great to see open days at male predominant sporting clubs or athletes from different sporting backgrounds run clinics to engage females to play sports"</i>
Stephanie Symes and Committee Members	Modernians Hockey Club	President and committee members	<i>"It's important that the City invests in infrastructure that allows women and girls to be part of organised sport at a grass roots level. Failure to do this will not only see women and girls not engage in sport but also drop out as the facilities are inadequate."</i>

Female Specific Sporting Facilities and Amenities

“Conduct an audit of sportsgrounds and associated facilities to determine the need for infrastructure improvements to support increased female participation for consideration within Council’s 2019/20 capital works budget.”

Update:

An audit has been conducted of the City’s community pavilions and clubrooms (**attachment 1**). The audit will identify the current and future need for infrastructure improvements for consideration within Council’s 2019/20 capital works budget.

Ongoing Investigation and Information Gathering

Administration will continue to investigate and gather information on the range of initiatives listed within to determine how these initiatives can assist City sporting clubs to increase participation by women and girls.

CONSULTATION/ADVERTISING:

The Gender Equity Workshop were communicated via the City’s social media channels, corporate website and email invitation to all clubs.

Female Sports Participation Grants has been communicated on the City’s website and at the workshop.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

Keeping in line with the City of Vincent’s *Strategic Community Plan 2018-2028*, the following priority areas state:

“Connected Community

We are an inclusive, accessible and equitable City for all.

- *Integrate accessibility, diversity and inclusion into our operations and service delivery to meet the needs of everyone in our community*
- *Lead by example through decision making and communications to support the diversity and culture of our community.*

Innovating and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner;

- *Review and consolidate assets to ensure all buildings and facilities are well utilised and meet community needs.*

Thriving Places

Our physical assets are efficiently and effectively managed and maintained;

- *Prioritise investment in maintenance, repair and improvement programs to deliver high quality public places and facilities.”*

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

The 2019/20 capital budget will be informed by the findings of the facility audit of all sporting pavilions.

Attachment 1: Female specific sporting facilities and amenities

Reserve		Current facility provision										Overall active reserve usage demand							
	Sport/s	Female Facilities		Male Facilities			Changerooms					Public Toilets		Junior Male Usage	Junior Female Usage	Senior Female Usage	Senior Male Usage	Total Use	Total Female Use
		Female Toilets	Female Showers	Urinals	Male Toilets	Male Showers	Changerooms	Toilets	Urinals	Showers									
Britannia Reserve Clubrooms	Cricket / Soccer	6	2	3 individual	3	3	2	0	0	0	Y	Medium	334	22	3	165	524	25	
Menzies Park Pavilion	Cricket / AFL	1	3	1 bay	1	3	2	0	0	0	Y	Low	280	13	0	117	410	13	
Woodville Reserve Pavilion	Soccer	1	4	2 bays	1	4	2	0	0	0	Y	Low	0	0	0	40	40	0	
Charles V'eryard Reserve Pavilion	Cricket / Hockey / AFL	5	2	1 bay	3	4	4	0	0	0	N	High	450	123	120	220	913	243	
Birdwood Square Pavilion	Soccer	0	0	0	0	0	2	3	0	6	Y	Low	64	0	0	0	64	0	
Forrest Park Clubrooms	Cricket / Soccer	2	0	1 bay	1	0	2	2	2	4	N	Medium	183	14	13	76	286	27	
Les Lilleyman Reserve Clubrooms	Cricket / AFL	2	0	1 bay	1	0	2	0	0	2	N	Low	50	0	0	0	50	0	
Usage Key																			
Low		<20																	
Medium		20 - 100																	
High		>100																	

13 CHIEF EXECUTIVE OFFICER**13.1 INFORMATION BULLETIN****TRIM Ref:** D18/195004**Author:** Emma Simmons, Governance and Council Support Officer**Authoriser:** David MacLennan, Chief Executive Officer

- Attachments:**
1. Minutes of the Mindarie Regional Council Meeting held on 6 December 2018 [↓](#) 
 2. Minutes of the Tamala Park Regional Council Meeting held on 6 December 2018 [↓](#) 
 3. Minutes of the Design Review Panel Meeting held on 13 December 2018 [↓](#) 
 4. Unconfirmed Minutes of the Urban Mobility Advisory Group (UMAG) held on 17 December 2018 [↓](#) 
 5. Parking Infringement Write-Offs Under Delegated Authority - 1 July 2017 to 30 June 2018 [↓](#) 
 6. Monthly Street Tree Removal Information [↓](#) 
 7. Statistics for Development Applications as at end of December 2018 [↓](#) 
 8. Ranger Statistics – Parking Write Offs Under Delegation of Authority - 1 July 2018 to 31 December 2018 [↓](#) 
 9. Ranger Statistics – Parking Withdrawals 1 July to 31 December 2018 [↓](#) 
 10. Register of Legal Action and Prosecutions Register Monthly - Confidential [↓](#)
 11. Register of Orders and Notices Register Quarterly - Confidential - Confidential [↓](#)
 12. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 11 January 2019 [↓](#) 
 13. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
 14. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
 15. Register of Petitions - Progress Report - February 2019 [↓](#) 
 16. Register of Notices of Motion - Progress Report - February 2019 [↓](#) 
 17. Register of Reports to be Actioned - Progress Report - February 2019 [↓](#) 

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated February 2019.



MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.00 PM

6 DECEMBER 2018

TOWN OF CAMBRIDGE

*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park*



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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 6 pm

2 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE**Councillor Attendance**

Cr D Boothman JP (Chair)	City of Stirling
Cr M Norman (Deputy Chair)	City of Joondalup
Cr R Fishwick JP	City of Joondalup
Cr S Proud JP	City of Stirling
Cr J Topelberg	City of Vincent
Cr F Cvitan JP	City of Wanneroo
Cr K Shannon	Town of Cambridge
Cr K Vernon	Town of Victoria Park
Cr K Sargent	City of Stirling
Cr R Driver	City of Wanneroo

Apologies

Cr E Lumsden	City of Perth
Cr E Cole	City of Vincent
Cr A Guilfoyle	City of Stirling

Leave of Absence

Nil

Absent

Nil

MRC Officers

Mr G Hoppe (Chief Executive Officer)
Ms A Slater (Director Corporate Services)
Ms S Cherico (HR Officer)
Ms D Toward (Executive Support)

MRC Observers

Nil

Member Council Observers

Mr N Claassen (City of Joondalup)
Ms R March (City of Joondalup)
Mr N Ahern (City of Perth)
Mr A Murphy (City of Vincent)
Ms Y Plimbley (City of Vincent)
Mr S Cairns (City of Wanneroo)
Mr H Singh (City of Wanneroo)
Mr J Wong (Town of Victoria Park)
Mr J Giorgi (Town of Cambridge)

Visitors

Nil

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Members of the Public

Nil

Press

Nil

3 DECLARATION OF INTERESTS

Interest Type	Financial Interest and Interest that may affect impartiality
Name and Position of Person	Gunther Hoppe, Chief Executive Officer
Report Item No and Topic	14.1 CEO Key Performance Indicators 2018/19
Nature of Interest	Gunther Hoppe is the CEO

4 PUBLIC QUESTION TIME

Nil

5 ANNOUNCEMENTS BY THE PRESIDING PERSON

Nil

6 APPLICATIONS FOR LEAVE OF ABSENCE

Councillor Russ Fishwick requested a leave of absence from 1 February 2019 to 20 February 2019.

Moved Cr Driver, seconded Cr Proud

RESOLVED

That the leave of absence application be granted
(CARRIED UNANIMOUSLY 10/0)

7 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

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8	CONFIRMATION OF MINUTES OF PREVIOUS MEETING
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8.1 ORDINARY COUNCIL MEETING – 25 OCTOBER 2018

The Minutes of the Ordinary Council Meeting held on 25 October 2018 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Council Meeting of Council held on 25 October 2018 be confirmed as a true record of the proceedings.

Moved Cr Norman, seconded Cr Cvitan

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 10/0)

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9 CHIEF EXECUTIVE OFFICER REPORTS

9.1	FINANCIAL STATEMENTS FOR THE MONTHS ENDED 30 SEPTEMBER 2018 AND 31 OCTOBER 2018
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	19 November 2018
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Operating Statement by Nature – Combined
- Operating Statement by Nature – RRF Only
- Operating Statement by Function
- Statement of Financial Activity
- Statement of Reserves
- Statement of Financial Position
- Statement of Investing Activities
- Information on Borrowings
- Tonnage Report

DETAIL

The Financial Statements are for the months ended 30 September 2018 and 31 October 2018 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 4 months to 31 October 2018 is attached at **Appendix No. 3**.

The complete suite of Financial Statements which includes the Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

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Summary of results for the four-month period ended 31 October 2018

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	93,891	77,747	16,144
Tonnes – Others	4,883	5,876	(993)
TOTAL TONNES	98,774	83,623	15,151
	\$	\$	\$
Revenue – Members	18,992,980	15,938,141	3,054,839
Revenue – Other	1,626,153	1,855,848	(229,695)
TOTAL REVENUE	20,619,133	17,793,989	2,825,144
Expenses	19,057,056	17,729,247	(1,327,809)
Profit on sale of assets	7,394	1,278	6,116
Loss on sale of assets	-	-	-
NET SURPLUS	1,569,471	66,020	1,503,451

Commentary

The Member Councils' processable waste for the financial year to date is 16,218 tonnes above forecast, with all Member Councils delivering more than forecast.

The non processable waste for the period to date is 150 tonnes below the financial forecast, primarily as a result of the City of Stirling (960t) and City of Wanneroo (2,035t) bringing more waste than budgeted abated by City of Joondalup (2,545t) and Town of Cambridge (409t) bringing in less than what was budgeted.

These variances leave the MRC 21% ahead in its budgeted waste receipts from member councils. Overall the Member Council waste is 16,144 tonnes above the phased budget as at the end of October 2018.

RRF

The Resource Recovery Facility residue tonnes are slightly above budget at 76 tonnes above forecast.

Trade & Casual

The Casual and Trade tonnages are 993 tonnes lower than forecast for the financial year. Overall for the period ended 31 October 2018, the tonnes received are 15,151 tonnes above what was budgeted.

VOTING REQUIREMENT

Simple Majority

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RESPONSIBLE OFFICER RECOMMENDATION

That the Financial Statements set out in Appendix No. 1 and 2 for the months ended 30 September 2018 and 31 October 2018 are received.

Moved Cr Fishwick, seconded Cr Proud

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 10/0)

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9.2	LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 30 SEPTEMBER 2018 AND 31 OCTOBER 2018
File No:	FIN/5-06
Appendix(s):	Appendix No. 4 Appendix No. 5
Date:	19 November 2018
Responsible Officer:	Director Corporate Services

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 30 September 2018 and 31 October 2018 are at **Appendix 4 and 5** to this Item and are presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 6 September 2018, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
30 September 2018	General Municipal	Cheques	\$7,205.43
		EFT	\$4,039,294.17
		DP	\$319,152.65
		Inter account transfers	\$3,000,000.00
		Total	\$7,365,652.25
31 October 2018	General Municipal	Cheques	\$7,677.17
		EFT	\$6,313,587.27
		DP	\$240,769.83
		Inter account transfers	\$1,300,000.00
		Total	\$7,862,034.27

VOTING REQUIREMENT

Simple Majority

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RESPONSIBLE OFFICER RECOMMENDATION

That the list of payments made under delegated authority to the Chief Executive Officer, for the months ended 30 September 2018 and 31 October 2018, be noted.

Moved Cr Vernon, seconded Cr Cvitan

RESOLVED

That the recommendation be adopted
(CARRIED UNANIMOUSLY 10/0)

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9.3	ADOPTION OF THE 2018 ANNUAL REPORT
File No:	COR/9-05
Appendix(s):	Appendix No. 6
Date:	19 November 2018
Responsible Officer:	Director Corporate Services

BACKGROUND

The Mindarie Regional Council (MRC) is required to prepare an annual report in accordance with Section 5.53 of the Local Government Act 1995.

The annual audit of the Financial Statements for the financial year ended 30 June 2018 has been completed and the Financial Report has been considered by the Audit Committee.

The Annual Report, which includes the Financial Statements, is presented for consideration by Council.

The Annual Report for a Financial Year is to be accepted by the Local Government no later than 31 December after that Financial Year.

DETAIL

The Annual Report includes the audited Financial Report for the financial year. The Auditor, in accordance with the Local Government (Audit) Regulations 1996 Sections 10.2 and 10.3 is required to issue an audit report after the completion of the annual audit that expresses an opinion on the financial position and results of the operations of the local government for each financial year. If it considers it necessary the auditor may prepare a management report and present the report to the Chairperson, the CEO and the Minister.

The Auditor has completed the audit of the MRC and has issued an unqualified audit opinion in respect of the year ended 30 June 2018.

In addition, the Auditor has prepared an interim management letter and an audit completion letter which outline their observations in relation to the MRC's internal controls. These observations were tabled with the Audit Committee for discussion.

The Audit Committee met on 7 November 2018 to consider the Financial Statements for the year ended 30 June 2018 and have recommended that these be adopted by the Council. The unconfirmed minutes of this meeting are included in the Members' Information Bulletin.

A copy of the Annual Report, including the Financial Statements, is included at **Appendix 6**.

The Annual Report of the MRC, which includes the Financial Statements considered by the Audit Committee as mentioned above, has been prepared and will be distributed under separate cover once approved.

The MRC, in accordance with the Local Government (Financial Management) Regulations 1996 Section 51.1, is required to include in the annual Financial Statements a signed

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Statement of Declaration by the Chief Executive Officer after this report has been audited in accordance with the Local Government Act 1995. This declaration is included in the Annual Report.

STATUTORY ENVIRONMENT

Relevant Extracts from the Local Government Act 1995

“5.53. Annual reports

- (1) *The local government is to prepare an annual report for each financial year.*
- (2) *The annual report is to contain —*
 - (a) *a report from the mayor or president; and*
 - (b) *a report from the CEO; and*
 - [(c), (d) *deleted*]
 - (e) *an overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year; and*
 - (f) *the financial report for the financial year; and*
 - (g) *such information as may be prescribed in relation to the payments made to employees; and*
 - (h) *the auditor’s report for the financial year; and*
 - (ha) *a matter on which a report must be made under section 29(2) of the Disability Services Act 1993; and*
 - (hb) *details of entries made under section 5.121 during the financial year in the register of complaints, including —*
 - (i) *the number of complaints recorded in the register of complaints; and*
 - (ii) *how the recorded complaints were dealt with; and*
 - (iii) *any other details that the regulations may require;**and*
 - (i) *such other information as may be prescribed.*

[Section 5.53 amended by No. 44 of 1999 s. 28(3); No. 49 of 2004 s. 42(4) and (5); No. 1 of 2007 s. 6.]

5.54. Acceptance of annual reports

- (1) *Subject to subsection (2), the annual report for a financial year is to be accepted* by the local government no later than 31 December after that financial year.*

** Absolute majority required.*

5.55. Notice of annual reports

The CEO is to give local public notice of the availability of the annual report as soon as practicable after the report has been accepted by the local government.

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7.9. *Audit to be conducted*

- (1) *An auditor is required to examine the accounts and annual financial report submitted for audit and, by the 31 December next following the financial year to which the accounts and report relate or such later date as may be prescribed, to prepare a report thereon and forward a copy of that report to —*
 - (a) *the mayor or president; and*
 - (b) *the CEO of the local government; and*
 - (c) *the Minister.”*

Relevant Extracts form the Local Government (Audit) Regulations 1996

“10. *Report by auditor*

- (1) *An auditor’s report is to be forwarded to the persons specified in section 7.9(1) within 30 days of completing the audit.*
 - (2) *The report is to give the auditor’s opinion on —*
 - (a) *the financial position of the local government; and*
 - (b) *the results of the operations of the local government.*
 - (3) *The report is to include —*
 - (a) *any material matters that in the opinion of the auditor indicate significant adverse trends in the financial position or the financial management practices of the local government; and*
 - (b) *any matters indicating non-compliance with Part 6 of the Act, the Local Government (Financial Management) Regulations 1996 or applicable financial controls in any other written law; and*
 - (c) *details of whether information and explanations were obtained by the auditor; and*
 - (d) *a report on the conduct of the audit; and*
 - (e) *the opinion of the auditor as to whether or not the following financial ratios included in the annual financial report are supported by verifiable information and reasonable assumptions —*
 - (i) *the asset consumption ratio; and*
 - (ii) *the asset renewal funding ratio.*
 - (4A) *In sub regulation (3)(e) —*
***asset consumption ratio** has the meaning given in the Local Government (Financial Management) Regulations 1996 regulation 50(2);*
***asset renewal funding ratio** has the meaning given in the Local Government (Financial Management) Regulations 1996 regulation 50(2).*
 - (4) *Where it is considered by the auditor to be appropriate to do so, the auditor is to prepare a management report to accompany the auditor’s report and to forward a copy of the management report to the persons specified in section 7.9(1) with the auditor’s report.”*
-

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POLICY IMPLICATIONS

Not applicable.

FINANCIAL IMPLICATIONS

The transfer of retained surplus to Post Closure reserve for \$2.5 million.

COMMENT

The Annual Report for the MRC has been prepared in accordance with the requirements of Local Government Act 1995 and applicable Australian Accounting Standards.

AMENDMENTS

There have been no amendments made to the Financial Statements presented to the Audit Committee.

VOTING REQUIREMENT

Absolute Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. notes the recommendation of the Audit Committee meeting held on 7 November 2018 to adopt the Financial Report for the year ended 30 June 2018; and
2. adopts the Annual Report for the year ended 30 June 2018, which includes the Financial Report detailed in 1. above.
3. approves the transfer of \$2.5 million from retained earnings to the post closure reserve

(Absolute Majority Required)

6.11 pm Ms S Cherico, MRC, left the Council Chambers

6.12 pm Ms S Cherico, MRC return to her seat in the Council Chambers

6.12 pm Mr R Bryant, City of Stirling, entered the public gallery

Moved Cr Vernon, seconded Cr Norman

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 10/0)

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10 MEMBERS INFORMATION BULLETIN – ISSUE NO. 45

RESPONSIBLE OFFICER RECOMMENDATION

That the Members Information Bulletin Issue No. 45 be received.

Moved Cr Proud, seconded Cr Driver

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 10/0)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS

Nil

13 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

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The Chairperson requested that in accordance with clause 7.9 of the *Mindarie Regional Council Standing Orders Local Law 2010* and s5.23(2) of the *Local Government Act 1995*, Council proceed to meet "behind closed doors" to allow the Council to consider items 14.1 to 14.3 as the items are of a confidential nature.

Moved Cr Boothman, seconded Cr Proud

RESOLVED

To close the meeting to the public

(CARRIED UNANIMOUSLY)

The Chairman directed Mr Hoppe and Ms Slater and members of the gallery to vacate the Council Chambers.

The Chairman directed Ms Toward and Ms Cherico to remain in the Chambers.

Doors closed at 6.18 pm. Mr Hoppe, Ms Slater and members of the gallery vacated the Chambers.

Note: The Chief Executive Officer has not released Reports for items 14.1 to 14.3 for Public information. Report 14.1 deals with a matter relating to an employee and reports 14.2 and 14.3 may result in a contract being entered into.

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14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

This report is Confidential in accordance with Section 5.23(2)(a) of the *Local Government Act 1995* as it deals with a matter related to an employee.

14.1 CEO KEY PERFORMANCE INDICATORS 2018/19	
File No:	PER/95
Attachments(s):	MINDARIE REGIONAL COUNCIL CHIEF EXECUTIVE OFFICER KEY PERFORMANCE INDICATORS 2018/19
Date:	22 November 2018
Responsible Officer:	HUMAN RESOURCE OFFICER

RESPONSIBLE COMMITTEE RECOMMENDATION

That the Council:

1. Endorses the Chief Executive Officer Employment KPIs for 2018/19 as laid out in Attachment 1.

Moved Cr Topelberg, seconded Cr Vernon

RESOLVED

That the recommendation, as laid out in the confidential Attachment 1, with minor amendments, be adopted.

(CARRIED UNANIMOUSLY 10/0)

The updated Confidential Attachment 1 has been circulated to Councillors with the minutes.

6.40 pm the Chair requested that Mr Hoppe and Ms Slater to return to their seats in the Council Chambers, in order for reports 14.2 and 14.3 to be considered. Mr Hoppe and Ms Slater returned to their seats.

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This report is Confidential in accordance with Section 5.23(2)(c) of the *Local Government Act 1995* as it is a matter that may result in a contract being entered into.

14.2	TENDER FOR PROVISION OF ENVIRONMENTAL DRILLING AT TAMALA PARK
File No:	ENV/44
Attachments(s):	Nil
Date:	22 November 2018
Responsible Officer:	Chief Executive Officer

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

1. Award the Tender for the provision of environmental drilling services at Tamala Park (Tender Number: 13/140) to NATIONAL GEOTECH at the rates detailed within the report.
2. Advise the unsuccessful Tenderers of the decision to award the Tender to NATIONAL GEOTECH.

Moved Cr Shannon, seconded Cr Vernon

RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 10/0)

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This report is Confidential in accordance with Section 5.23(2)(c) of the *Local Government Act 1995* as it is a matter that may result in a contract being entered into.

14.3 REPLACEMENT OF MOBILE PLANT AT TAMALA PARK

File No:	PES/74
Attachments(s):	Nil
Date:	26 November 2018
Responsible Officer:	Chief Executive Officer

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

1. Award the supply of the Landfill / Refuse Compactor to BT Equipment at the price detailed within the report.
2. Award the supply of the Excavator to Komatsu Australia Pty Ltd at the price detailed within the report.
3. Award the supply of the 30 Tonne Dump Truck to Komatsu Australia Pty Ltd at the price detailed within the report.
4. Award the supply of the Skid Steer to WesTrac Pty Ltd at the price detailed within the report
5. Advise the unsuccessful suppliers of the decisions to award.

Moved Cr Fishwick, seconded Cr Cvitan
RESOLVED
That the recommendation be adopted.
(CARRIED UNANIMOUSLY 10/0)

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Moved Cr Boothman, seconded Cr Proud

RESOLVED

To reopen the doors to the public.

(CARRIED UNANIMOUSLY 10/0)

Door were reopened to the public at 6.45pm and people from the gallery returned to their seats.

The Chair declared the meeting re-opened at 6.45 pm.

The Chair confirmed that the Council had resolved items 14.1 to 14.3 and read out the resolutions.

15 NEXT MEETING

Next meeting to be held on Thursday 7 February 2019 in the Council meeting room at the City of Joondalup commencing at 6.00 pm. A strategic workshop will follow the Ordinary Council meeting.

16 CLOSURE

Prior to closing the meeting, Cr Karen Vernon, on behalf of the Town of Victoria Park, thanked Ms Peg Davis of Mindarie Regional Council for providing an engaging and informative workshop on 28 November 2018. The workshop provided inspiration for the Town's seniors, and all present at the workshop, to face their waste.

The Chairman closed the meeting at 6.48 pm and thanked the Town of Cambridge for their hospitality and use of their meeting facilities.

Signed Chairman

Dated day of 2019



Ordinary Meeting of Council

Minutes

Thursday 6 December 2018, 6:00pm
City of Perth
27 St Georges Terrace, Perth

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo
Towns of Cambridge and Victoria Park

Minutes TPRC Meeting of Council – 6 December 2018

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MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Andres Timmermanis	Cr Jo McAllister
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Sophie Dwyer Cr Christine Hamilton-Prime
City of Perth	Cr Andrew Hammond	Cr Gaye McMath
City of Stirling	Cr Karen Caddy Cr Joe Ferrante Cr Giovanni Italiano (CHAIRMAN) Cr Bianca Sandri	Cr Suzanne Migdale
Town of Victoria Park	Cr Claire Anderson	Cr Ronhhda Potter
City of Vincent	Mayor Emma Cole	Cr Jimmy Murphy
City of Wanneroo	Cr Samantha Fenn Cr Brett Treby (DEPUTY CHAIRMAN)	Cr Sonet Coetzee Cr Domenic Zappa

 Minutes TPRC Meeting of Council – 6 December 2018

PRESENT

Chairman	Cr Giovanni Italiano
Councillors	Cr Claire Anderson Cr Karen Caddy (arrived 6:30pm) Cr John Chester Cmr Andrew Hammond Cr Joe Ferrante Cr Nige Jones Cr Bianca Sandri Cr Andres Timmermanis Cr Brett Treby
Alternate Members	Cr Jimmy Murphy Cr Domenic Zappa
Staff	Mr Tony Arias (Chief Executive Officer) Mr Luke Aitken (Project Coordinator) Ms Vickie Wesolowski (Executive Assistant)
Apologies Councillors	Cr Emma Cole Cr Samantha Fenn
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Carl Buckley (Satterley Property Group) Mr Brenton Downing (Satterley Property Group) Mr Matej Nvota (Satterley Property Group) Ms Julia Nelson (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr John Giorgi (Town of Cambridge) Mr Murray Jorgensen (City of Perth) Mr Stuart Jardine (City of Stirling) Mr Anthony Vuleta (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Garry Hunt (City of Joondalup) Mr Ross Povey (City of Stirling) Mr Daniel Simms (City of Wanneroo) Mr David MacLennan (City of Vincent)
Members of the Public	Nil
Press	Nil

Minutes TPRC Meeting of Council – 6 December 2018

1. OFFICIAL OPENING

The Chairman declared the meeting open at 6:05pm and welcomed Councillors to the Tamala Park Regional Council meeting. The Chairman welcomed Cr Murphy and Cr Zappa – Alternative Members and Ms Julia Nelson (SPG) to the TPRC meeting.

DISCLOSURE OF INTERESTS

The Chief Executive Officer confirmed a Disclosure of Interest - Impartial Interest in relation to Items 9.18 and 9.19.

2. PUBLIC STATEMENT/QUESTION TIME

Nil

3. APOLOGIES AND LEAVE OF ABSENCE

Cr Emma Cole and Cr Samantha Fenn

4. PETITIONS

Nil

5. CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 18 October 2018

Moved Cr Sandri, Seconded Cr Jones.

That the minutes of the Ordinary Meeting of Council of 16 August 2018 be confirmed, and signed by the Chairman, as a true and correct record of proceedings.

The Motion was put and declared CARRIED (11/0).

5A. BUSINESS ARISING FROM MINUTES

Nil

6. ANNOUNCEMENTS BY CHAIRMAN (WITHOUT DISCUSSION)

Nil

7. MATTERS FOR WHICH MEETING MAY BE CLOSED

9.15 *Review of Project Milestones FYE 2019 - Confidential*

9.16 *Project Budget FYE 2019 – Mid-Year Review - Confidential*

9.17 *Development Management Agreement – Key People – Confidential*

9.18 *CEO Performance Review 2017/2018 - Confidential*

9.19 *CEO Further Contract of Employment – Confidential*

Minutes TPRC Meeting of Council – 6 December 2018

8. REPORTS OF COMMITTEES

Management Committee Meeting – 8 November 2018

Cr Treby – Chairman, Management Committee advised that the Committee considered a number of Items listed in this Agenda and that there had been significant discussion on two items which had been referred to Administration for further review.

CEO Performance Review Committee Meeting – 15 November 2018

Cr Jones – Chairman, CEO Performance Review Committee Meeting advised that the Committee considered a report on the CEO Performance Review for 2017/2018 which had been endorsed by the Committee and was recommended for Council's endorsement. He further indicated that the Committee had made a recommendation to Council in relation to the CEO contract renewal. The Items were listed as 9.18 and 9.19 and he advised that he would provide further comments when the items were formally considered.

9.1 BUSINESS REPORT – PERIOD ENDING 28 NOVEMBER 2018

Moved Cr Treby, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES the Business Report to 28 November 2018.

The Motion was put and declared CARRIED (11/0)

9.2 STATEMENTS OF FINANCIAL ACTIVITY FOR THE MONTHS OF SEPTEMBER & OCTOBER 2018

Moved Cr Treby, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the Statements of Financial Activity for the months ending:

- 30 September 2018; and
- 31 October 2018.

The Motion was put and declared CARRIED (11/0)

9.3 LIST OF MONTHLY ACCOUNTS SUBMITTED FOR THE MONTHS OF SEPTEMBER & OCTOBER 2018

Moved Cr Treby, Seconded Cr Anderson.

[The recommendation in the agenda]

That the Council RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for the months of September and October 2018:

- Month ending 30 September 2018 (Total \$719,707.94)

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- Month ending 31 October 2018 (Total \$589,245.95)
- Total Paid - \$1,308,953.89

The Motion was put and declared CARRIED (11/0)

9.4 PROJECT FINANCIAL REPORT – OCTOBER 2018

Moved Cr Ferrante, Seconded Cr Jones.

[The recommendation in the agenda]

That the Council RECEIVES the Project Financial Report (October 2018) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (11/0)

9.5 SALES AND SETTLEMENT REPORT – PERIOD ENDING 28 NOVEMBER 2018

Moved Cr Treby, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council RECEIVES the Sales and Settlement Report to 28 November 2018.

The Motion was put and declared CARRIED (11/0)

9.6 REVIEW OF PURCHASER TERMS AND CONDITIONS

Moved Cr Chester, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

1. **APPROVES the following Purchaser Terms/Conditions and Incentives for all public and builder release lots for the period December 2018 to December 2019:**
 - 1.1 **Use of the REIWA Offer and Acceptance Contract with Special Conditions and Annexure.**
 - 1.2 **A \$2,000 deposit to be used in the Sales Contracts for Catalina Central and a \$5,000 deposit to be used in the Sales Contracts for Catalina Beach.**
 - 1.3 **A finance approval period of 60 days for Catalina Central and 45 days for Catalina Beach, where finance is required.**
 - 1.4 **A 21-day settlement period from finance approval or the issue of titles, whichever is the later.**
 - 1.5 **A post occupancy Home Energy Assessment for all new homes.**
 - 1.6 **A waterwise landscaping package to the front garden.**
 - 1.7 **A \$2,000 rebate for all homes constructed with a minimum 1.5kW capacity photovoltaic solar power system.**

Minutes TPRC Meeting of Council – 6 December 2018

- 1.8 Side and rear boundary fencing (behind the building line).
 - 1.9 A \$1,000 rebate for all homes which include appropriate WELS rated fittings and fixtures.
 - 1.10 Sales incentives (Items 1.6 – 1.9) subject to homes being constructed in accordance with the approved Catalina Design Guidelines within 18 months of settlement for single storey homes and 24 months of settlement for two storey homes.
2. **REQUESTS** the Satterley Property Group to review the Purchaser Terms/Conditions and Incentives for public release and builder release lots and provide a report to Council for consideration in December 2019.

The Motion was put and declared CARRIED (11/0)

9.7 MANAGEMENT COMMITTEE – TERMS OF REFERENCE/DELEGATIONS

Moved Cr Sandri, Seconded Cr Ferrante.

[The recommendation in the agenda]

That the Council APPROVES the Terms of Reference and Delegations to the Management Committee (November 2018).

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (11/0)

9.8 ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2018

Moved Cr Treby, Seconded Cr Anderson.

[The recommendation in the agenda]

That the Council ADOPTS the Annual Report of the Tamala Park Regional Council for the year ended 30 June 2018.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (11/0)

9.9 DELEGATION AUTHORITY 2018

Moved Cr Timmermanis, Seconded Cr Jones.

[The recommendation in the agenda]

That Council APPROVES the Delegation Register 2018 (December 2018).

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (11/0)

9.10 LONG TERM FINANCIAL PLAN 2019 - 2030

Moved Cr Treby, Seconded Cr Zappa.

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[The recommendation in the agenda]

That the Council APPROVES the Long Term Financial Plan 2019 - 2030 and that it be forwarded to the Executive Director of the Department of Local Government, Sport and Cultural Industries for endorsement.

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (9/2)

For: Cr Anderson, Cr Caddy, Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Murphy, Cr Treby and Cr Zappa.

Against: Cr Sandri and Cr Timmermanis.

9.11 COUNCIL MEETING DATE - FEBRUARY 2019

Moved Cr Jones, Seconded Cr Sandri.

[The recommendation in the agenda]

That the Council APPROVE that the February 2019 Ordinary Council meeting be held on 21 February 2019 at the Town of Cambridge at 6:00pm and that the meeting date be advertised as required by the *Local Government Act 1995*.

The Motion was put and declared CARRIED (11/0)

9.12 UDIA 2019 NATIONAL CONGRESS

Moved Cr Treby, Seconded Cr Zappa.

[The recommendation in the agenda]

That the Council AUTHORISES Cr Italiano and Cr Jones to attend the 2019 Urban Development Institute of Australia National Congress in the Gold Coast to be held on 26-28 March 2019.

Cr Caddy arrived during discussion on this Item (6:30pm).

The Motion was put and declared CARRIED (10/1)

For: Cr Anderson, Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Murphy, Cr Sandri, Cr Treby and Cr Zappa.

Against: Cr Timmermanis.

Abstained: Cr Caddy.

9.13 SALES - MARKETING CAMPAIGN EXTENSION

Moved Cr Sandri, Seconded Cr Timmermanis.

[The recommendation in the agenda]

Minutes TPRC Meeting of Council – 6 December 2018

That the Council:

1. **RECEIVES** the Satterley Property Group correspondence (dated 15 November 2018) regarding the extension to the Sales and Marketing Campaign.
2. **APPROVES** participation in the Sales and Marketing Campaign to provide a \$20,000 discount on selected house and land packages at Catalina Estate as detailed in the Satterley Property Group advice (dated 15 November 2018), commencing 7 December 2018 to 22 April 2019, subject to a minimum of 10 builders participating in the Campaign.
3. Subject to recommendation 2 above **APPROVES** the following for the duration of the Sales and Marketing Campaign:
 - 3.1 A discount of \$10,000 applying to all lots in Catalina;
 - 3.2 The deletion of the Early Construction Rebate from all lots;
 - 3.3 The use of a \$2,000 referral fee to the Builder's Sales Representative for providing a qualified sales lead that results in the settlement of a lot at Catalina and that this fee be paid directly by the TPRC.
4. **APPROVES** an increase to the Early Construction Rebate allocation in the TPRC Budget FYE 2019 from \$268,000 to \$360,000 to support the extension of the Sales and Marketing Campaign.

The Motion was put and declared CARRIED (12/0)

9.14 ELECTED MEMBER ALLOWANCES

Moved Cr Sandri, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council **APPROVES**:

1. An Annual Allowance for the Chairman of the Council to be \$19,864 per annum.
2. An Annual Attendance fee for the Chairman of the Council to be \$15,682 per annum.
3. An Annual Allowance for Deputy Chairman to be 25% of the amount paid to the Chairman per annum.
4. An Attendance fee for Council members to be an amount of \$10,455 per annum.
5. Council members do not claim separate telecommunications, IT allowances or travelling allowance to meetings.
6. Elected member allowances are to be made quarterly in arrears.

The Motion as amended was as follows:

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That the Council **APPROVES**:

1. An Annual Allowance for the Chairman of the Council to be \$19,864 per annum.
2. An Annual Attendance fee for the Chairman of the Council to be \$15,682 per annum.
3. An Annual Allowance for Deputy Chairman to be 25% of the amount paid to the Chairman per annum.
4. An Attendance fee for Council members to be an amount of \$10,455 per annum.
5. Council members do not claim separate telecommunications, IT allowances or travelling allowance to meetings.
6. Elected member allowances are to be made quarterly in arrears.
7. That the **CEO** lodge a submission, on behalf of the Council, with the Salaries and Allowances Tribunal requesting consideration of the following:
 - (a) The provision for payment to a deputy member (alternate member) for attending a Council meeting in place of a Council member where Annual Allowance is paid to Council Members, and
 - (b) More equitable Meeting Attendance Fees which should be calculated as a proportion of the specified Annual Attendance Fees.

The Chairman put the Recommendations separately.

1. An Annual Allowance for the Chairman of the Council to be \$19,864 per annum.

Recommendation 1 was put and declared CARRIED BY ABSOLUTE MAJORITY (9/3).

For: Cr Anderson, Cr Cole, Cr Chester, Cmr Hammond, Cr Italiano, Cr Murphy and Cr Sandri, Cr Treby and Cr Zappa.

Against: Cr Caddy, Cr Jones and Cr Timmermanis.

2. An Annual Attendance fee for the Chairman of the Council to be \$15,682 per annum.
3. An Annual Allowance for Deputy Chairman to be 25% of the amount paid to the Chairman per annum.
4. An Attendance fee for Council members to be an amount of \$10,455 per annum.
5. Council members do not claim separate telecommunications, IT allowances or travelling allowance to meetings.
6. Elected member allowances are to be made quarterly in arrears.

Recommendations 2-6 were put and declared CARRIED BY ABSOLUTE MAJORITY (12/0).

7. That the **CEO** lodge a submission, on behalf of the Council, with the Salaries and Allowances Tribunal requesting consideration of the following:

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- (a) The provision for payment to a deputy member (alternate member) for attending a Council meeting in place of a Council member where Annual Allowance is paid to Council Members, and
- (b) More equitable Meeting Attendance Fees which should be calculated as a proportion of the specified Annual Attendance Fees.

Recommendation 7 was put and declared CARRIED BY ABSOLUTE MAJORITY (9/3).

For: Cr Anderson, Cr Caddy, Cr Cole, Cr Chester, Cr Italiano, Cr Murphy and Cr Sandri, Treby and Cr Zappa

Against: Cmr Hammond, Cr Jones and Cr Timmermanis.

Moved Cr Treby, Seconded Cr Murphy.

That Standing Orders be suspended to allow Confidential Items 9.15 to 9.19 to be discussed behind closed doors.

The Motion was put and declared CARRIED (11/1).

For: Cr Anderson, Cr Caddy, Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Murphy, Cr Sandri, Cr Treby and Cr Zappa.

Against: Cr Timmermanis.

Council's Consultants vacated the meeting.

9.15 REVIEW OF PROJECT MILESTONES FYE 2019 - CONFIDENTIAL

Moved Cr Treby, Seconded Cr Caddy.

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the Satterley Property Group report on Project Milestones (October 2018).
2. **ADVISES** the Satterley Property Group that Key Performance Indicator 2.10 requires that the Development Manager completes two Milestone Reviews in each financial year to meet the KPI. The Council will reassess Key Performance Indicator 2.10 when the second Milestone Review is satisfactorily completed.
3. **ADVISES** the Satterley Property Group that it notes that a number of the designated Milestones in the Annual Plan have not been met and that these need to be satisfactorily addressed so that they do not adversely affect the Project.

The Motion was put and declared CARRIED (12/0)

9.16 PROJECT BUDGET FYE 2019 – MID-YEAR REVIEW - CONFIDENTIAL

Moved Cr Chester, Seconded Cr Treby.

Minutes TPRC Meeting of Council – 6 December 2018

[The recommendation in the agenda]

That the Council:

1. **RECEIVES** the FYE 2019 Mid-Year Budget Review (November 2018), submitted by the Satterley Property Group.
2. **NOT APPROVE** the SPG lot price reductions proposed in the SPG FYE 2019 Mid-Year Budget Review (November 2018) and that lot pricing continue to be determined in accordance with the approved lot pricing practice at Catalina.
3. **CONSIDERS** the issue of lot pricing and potential lot price reductions as part of the Mid-Year Review of the TPRC Budget FYE 2019 in February 2019, in light of project sales, land market conditions and general economic conditions.
4. **ACCEPTS** that the Satterley Property Group has achieved Key Performance Indicator - Financial Management 4.5 *Monitor the performance against the Approved Project Budget* requiring the completion of a six-monthly review of the approved Project Budget.
5. **ADVISES** the Satterley Property Group that the Project Budget FYE 2019 (July 2018) has been used as the basis of project and financial planning and inputs to the TPRC Budget FYE 2019 and relied upon for cashflow purposes and that the Council is concerned with the significant variances forecast in the SPG FYE 2019 Mid-Year Budget Review and potential impacts on the TPRC Budget FYE 2019.

The Chairman put the Recommendations separately.

1. **RECEIVES** the FYE 2019 Mid-Year Budget Review (November 2018), submitted by the Satterley Property Group.
2. **NOT APPROVE** the SPG lot price reductions proposed in the SPG FYE 2019 Mid-Year Budget Review (November 2018) and that lot pricing continue to be determined in accordance with the approved lot pricing practice at Catalina.
3. **CONSIDERS** the issue of lot pricing and potential lot price reductions as part of the Mid-Year Review of the TPRC Budget FYE 2019 in February 2019, in light of project sales, land market conditions and general economic conditions.

Recommendations 2 and 3 were put and declared CARRIED (8/4).

For: Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Sandri, Cr Treby and Cr Zappa.

Against: Cr Anderson, Cr Caddy, Cr Murphy and Cr Timmermanis.

4. **ACCEPTS** that the Satterley Property Group has achieved Key Performance Indicator - Financial Management 4.5 *Monitor the performance against the Approved Project Budget* requiring the completion of a six-monthly review of the approved Project Budget.

Minutes TPRC Meeting of Council – 6 December 2018

5. **ADVISES** the Satterley Property Group that the Project Budget FYE 2019 (July 2018) has been used as the basis of project and financial planning and inputs to the TPRC Budget FYE 2019 and relied upon for cashflow purposes and that the Council is concerned with the significant variances forecast in the SPG FYE 2019 Mid-Year Budget Review and potential impacts on the TPRC Budget FYE 2019.

Recommendations 1, 4 and 5 were put and declared CARRIED (12/0).

9.17 DEVELOPMENT MANAGEMENT AGREEMENT – KEY PEOPLE – **CONFIDENTIAL**

Moved Cr Timmermanis, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council resolves to **APPROVE** the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Lauren Vidler	Development Manager

Name of Replacement Person	Position
Julia Nelson	Development Manager

The Motion was put and declared CARRIED (11/1),

For: Cr Anderson, Cr Caddy, Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Murphy, Cr Timmermanis, Cr Treby and Cr Zappa.

Against: Cr Sandri.

The CEO and Councils' Officers vacated the meeting.

9.18 CEO PERFORMANCE REVIEW 2017/2018 - **CONFIDENTIAL**

Moved Cr Jones, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council **APPROVES**:

1. The CEO has met the performance requirements set by Council for 2017-2018.
2. A salary increase of 1.0 per cent.
3. The KPIs are reviewed and consolidated.
4. The Council and the CEO mutually agree on Key Performance Indicators for 2018-2019.

The Motion was put and declared CARRIED (11/1).

Minutes TPRC Meeting of Council – 6 December 2018

For: Cr Anderson, Cr Caddy, Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Sandri, Cr Timmermanis, Cr Treby and Cr Zappa.

Against: Cr Murphy.

9.19 CEO FURTHER CONTRACT OF EMPLOYMENT – CONFIDENTIAL

Moved Cr Jones, Seconded Cr Treby.

[The recommendation in the agenda]

That the Council:

- 1. COMMENCES discussions with Mr Arias regarding a further Contract of Employment as TPRC CEO, in accordance with the terms of the TPRC CEO Contract of Employment 2014.**
- 2. That Ms Helen Hardcastle (Learning Horizons (LH)) be engaged to assist Council regarding these discussions of a further Contract of Employment to the current TPRC CEO.**

The Motion was put and declared CARRIED (10/2).

For: Cr Anderson, Cr Caddy, Cr Chester, Cr Ferrante, Cmr Hammond, Cr Italiano, Cr Jones, Cr Sandri, Cr Treby and Cr Zappa.

Against: Cr Murphy and Cr Timmermanis.

Moved Cr Zappa, Seconded Cr Treby.

That the Meeting be REOPENED to the public.

The Motion was put and declared CARRIED (12/0).

The CEO, Councils' Officers and Consultants joined the meeting.

The recommendations for Confidential Items 9.15 to 9.19 were read out as follows:

9.15 Review of Project Milestones FYE 2019 - Confidential

That the Council:

- 1. RECEIVES the Satterley Property Group report on Project Milestones (October 2018).*
- 2. ADVISES the Satterley Property Group that Key Performance Indicator 2.10 requires that the Development Manager completes two Milestone Reviews in each financial year to meet the KPI. The Council will reassess Key Performance Indicator 2.10 when the second Milestone Review is satisfactorily completed.*
- 3. ADVISES the Satterley Property Group that it notes that a number of the designated Milestones in the Annual Plan have not been met and that these need to be satisfactorily addressed so that they do not adversely affect the Project.*

Minutes TPRC Meeting of Council – 6 December 2018

9.16 Project Budget FYE 2019 – Mid-Year Review - Confidential

That the Council:

1. *RECEIVES* the FYE 2019 Mid-Year Budget Review (November 2018), submitted by the Satterley Property Group.
2. *NOT APPROVE* the SPG lot price reductions proposed in the SPG FYE 2019 Mid-Year Budget Review (November 2018) and that lot pricing continue to be determined in accordance with the approved lot pricing practice at Catalina.
3. *CONSIDERS* the issue of lot pricing and potential lot price reductions as part of the Mid-Year Review of the TPRC Budget FYE 2019 in February 2019, in light of project sales, land market conditions and general economic conditions.
4. *ACCEPTS* that the Satterley Property Group has achieved Key Performance Indicator - Financial Management 4.5 Monitor the performance against the Approved Project Budget requiring the completion of a six-monthly review of the approved Project Budget.
5. *ADVISES* the Satterley Property Group that the Project Budget FYE 2019 (July 2018) has been used as the basis of project and financial planning and inputs to the TPRC Budget FYE 2019 and relied upon for cashflow purposes and that the Council is concerned with the significant variances forecast in the SPG FYE 2019 Mid-Year Budget Review and potential impacts on the TPRC Budget FYE 2019.

9.17 Development Management Agreement – Key People – Confidential

That the Council resolves to *APPROVE* the following replacement of key personnel pursuant to Clause 4.5 of the Development Management Agreement:

Name of Person	Position
Lauren Vidler	Development Manager

Name of Replacement Person	Position
Julia Nelson	Development Manager

9.18 CEO Performance Review 2017/2018 - Confidential

That the Council *APPROVES*:

1. *The CEO has met the performance requirements set by Council for 2017-2018.*
2. *A salary increase of 1.0 per cent.*
3. *The KPIs are reviewed and consolidated.*
4. *The Council and the CEO mutually agree on Key Performance Indicators for 2018-2019.*

Minutes TPRC Meeting of Council – 6 December 2018

9.19 CEO Further Contract of Employment – Confidential

That the Council:

1. COMMENCES discussions with Mr Arias regarding a further Contract of Employment as TPRC CEO, in accordance with the terms of the TPRC CEO Contract of Employment 2014.
2. That Ms Helen Hardcastle (Learning Horizons (LH)) be engaged to assist Council regarding these discussions of a further Contract of Employment to the current TPRC CEO.

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12. URGENT BUSINESS APPROVED BY THE CHAIRMAN

Nil

13. MATTERS BEHIND CLOSED DOORS

- 9.15 Review of Project Milestones FYE 2019 - Confidential
- 9.16 Project Budget FYE 2019 – Mid-Year Review - Confidential
- 9.17 Development Management Agreement – Key People – Confidential
- 9.18 CEO Performance Review 2017/2018 - Confidential
- 9.19 CEO Further Contract of Employment – Confidential

14. GENERAL BUSINESS

Nil

15. FORMAL CLOSURE OF MEETING

The Chairman wished Members and Officers a safe and happy Christmas and declared the meeting closed at 7:38pm.

These minutes were confirmed at a meeting on

SIGNED this day of 2019

as a true record of proceedings.

CHAIRMAN



CITY OF VINCENT

DESIGN REVIEW PANEL**Thursday 13 December 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)	Joslin Colli (Coordinator Planning Services)
Ailsa Blackwood	Kate Miller (Senior Urban Planner)
Anthony Duckworth-Smith	Karsen Reynolds (Urban Planner)
Joe Chindarsi	Stephanie Norgaard (Urban Planner)
	Roslyn Hill (Minute Secretary)

Applicant-Item 3.1

Sam Jeleric	Element
Aaron Lohman	Element
Paul Starceuch	
Paul Blenkinsip	Collective 8

Applicant-Item 3.2

Steven Postmus	CAPA
Qian Yun Say	CAPA
Justin Carrier	CAPA
Tom Hochley	Allerding & Associates

Applicant-Item 3.3

Myf Zrinski	Owner
Andrew Savietto	Sovereign Building

Applicant-Item 3.4

Robert Eprio	Owner
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3.30pm **Member Discussion**
4.00pm

1. Welcome / Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.05pm.

2. Apologies**3. Business**

4.05pm–4.45pm – Applicant Presentation – DA Lodged 5.2018.428

3.1 **Address:** 80-84 Ellesmere and 35 Blackford Street

Proposal: Child Care Premise

Applicant: David Read

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1)

Applicant's Presentation:

The presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • More consideration is needed on the impact of the interface on Blackford Street. More information is needed whether the excavation will provide a positive impact and help with the acoustics • Combined domestic materials and design is considered appropriate in context. The recycling of materials is commended.
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Look at potential of including an additional tree between sandpit and carpark area to increase canopy cover. • Consideration is needed for the design of the sandpit to ensure it remains a deep soil zone. • See if possible to widen perimeter planting to one meter so that it is included in deep soil zone calculations. • Look at creating more open space in the centre of the project space to align with the neighbouring properties back yards. • Ensure the planting of mature trees so as to have good canopy cover at project onset • Tree species selection to be reviewed by DRP
Principle 3 – Built form and scale	<ul style="list-style-type: none"> • Review the ratio between built form and open space. Look for opportunities to increase open space. Possibly opening up the playroom to bring in more green space and introduce canopy cover in the verandah area.
Principle 4 – Functionality build quality and	<ul style="list-style-type: none"> • Consider increasing the height of the rear building and install ramps to avoid railing. This may help to provide more appropriate scale to the rear development and improve the Blackford Street interface. • Concern regarding the building set into the ground as this may impact ability for ventilation and will make it hotter • Car parking may become an issue due to large shortfall of parking bays required vs provided • There is a gate located at the rear of the building but access is from the front. Look at creating a divide to access between the two streets • Indoor activity rooms may need to be a minimum size,

	with the number of rooms proposed at the rear and the setbacks proposed, the internal play area may impact adjoining neighbour
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> An acoustic report will be required to be submitted

Conclusion:

To be returned to DRP.

4.50pm–5.20pm – Applicant’s Presentation – DA Lodged 5.2018.415

3.2 Address: 187 and 189 Loftus Street, Leederville

Proposal: Four Storey Development comprising of 15 Multiple Dwellings and a Roof Terrace

Applicant: Allering and Associates / Cambridge Suites Pty Ltd

Reason for Referral: The proposal will likely benefit from the referral to the DRP in terms of the City’s Built Form Local Planning Policy 7.1.1 (LPP 7.1.1).

Applicant’s Presentation:

The applicant presented a power point presentation

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> The proposal is for a five storey development, within a three storey area. The adjoining properties generally comprise single storey development. The development appears as four storeys and not three storeys which adds to the bulk and mass of the development It is likely the development will impact on the amenity and the character of the area as it is not consistent with the desired scale of the locality The building is not setback enough from the front boundary nor side boundaries so as to offset the impact of the development on the adjoining properties. The reduced setback to the northern boundary may cause visual impact on adjoining properties Consider the perceptions of bulk and interface with adjoining R30 sites To reduce the impact of the building, consider the stairs to the roof being more open and lightweight,
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	<p>by reducing the bulk form of the lift.</p> <ul style="list-style-type: none"> • The lift shaft is imposing due to its materiality and height. It appears bulky and will be visible from all adjoining developments. Look at opportunities in reducing the height and using different material to the lift/stair shaft. • Consider opportunities in reducing the height and using different material to the lift/stair shaft. • The additional floor level proposed appears large and imposing. It is contributed by the apparent allowance of ceiling height of 3m and 1m provision for its roof structure. These could be reduced. • The upper floor looks solid with an additional 1m roof which could be reduced • Look at any opportunities to reduce the footprint near side and front boundaries • Consider the perceptions of bulk and interface with adjoining R30 sites in particular clarify how screening planting at rear will be thrive if on structure (see Principle 2 & 3 also wrt this). • The development appears as four storeys and not three storeys which adds to the bulk and mass of the development
Principle 2 – Landscape quality	<ul style="list-style-type: none"> • Deep soil zones need to be clarified, consider consolidating to meet COV requirements • The Stairwell is an intense planting area and will need a maintenance plan • Additional planting and deep soil is recommended on the roof terrace. Ensure planting is not too tall so as to not contribute to overshadow • The rear landscaping needs to be appropriately designed and managed to ensure the interface between the site works • Additional canopy cover on the streetscape is recommended. Consider shifting front tree further south to create a canopy closer to the walk way. This will allow for additional planting toward canopy cover. Try to avoid however a solid mass of trees foliage • Further clarification is required as to how landscaping will be achieved with the excavation proposed and in particular at the interface with R30 neighbouring development at the rear
Principle 3 – Built form and scale	<p>The proposal does not consider all aspects of overshadowing and will affect the top level developments (i.e. morning/rising, afternoon/setting sun) and will affect the amenity of residents. A further detailed overshadowing diagram is recommended for other times of the day than the one presented.</p> <ul style="list-style-type: none"> • Interface with the R30 at the rear – lack of clarity/detail around how the landscaping will be achieved with the excavation proposed. Critical interface that needs to be managed. Additional section through rear terrace to be provided • Ceiling heights can be reduced so as to reduce the overall height of the building
Principle 4 – Functionality and	<ul style="list-style-type: none"> • Consider relocating the roof terrace to the front of the fourth floor and the units to the rear so development

build quality	stays within the allowable height limit
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	•

Conclusion:

To be returned to DRP

5.25pm–5.45pm – Applicant’s Presentation – DA Lodged 5.2018.371

3.3 **Address:** 24 Ellesmere Street, North Perth

Proposal: Four Multiple Dwellings

Applicant: Sovereign Building

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 22 August 2018

Applicant’s Presentation:

The presented a power point presentation

Recommendations & Comments by DRP on 22 August 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Limited surrounding context shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context Consider the neighbouring streetscape context and identify some of the strong features and materials. Reinterpret these, without necessarily mimicking them, into the façades in a contemporary manner with the aim of positively contributing to the identity of the local area and streetscape Further façade resolution and information regarding external materials and detailing is required
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Reduce the extent of hard paving to increase area of deep soil zones and canopy cover as per the requirements of the Built Form Policy Retention of the existing London street tree is important. Investigate the level change, footings and boundary fence to ensure the tree can be retained. An arborist report would need to be submitted with the DA – recommend obtaining as soon as possible before progressing the design of the development Consider engaging a landscape architect to look at the soft landscaping opportunities Show trees discussed in presentation on floorplans
Principle 3 –	N/A

Built form and scale	
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> • A true Multiple Dwelling approach may create better amenity for residents rather than a Grouped Dwelling town house design by potentially reducing the amount of hard landscaping, and allowing greater access to north sun for units • Consider moving the garage for unit 4 to be accessed off the rear driveway rather than from London Street. This would reduce the extent of hard landscaping along the London Street streetscape. The garage vehicle turning area could be used as a break in the mass of the development along London Street. • Consider upper level unit planning to relocate robes from northern side of bedrooms and provide north facing windows instead. • Consider moving the visitor bay and garage on the ground floor on Unit 1 adjacent to Ellesmere to create landscaping opportunities and have windows facing to the POS opposite • No habitable rooms or openings are provided at street level for units 1 and 4. Introduction of habitable rooms/windows could improve the development's relationship with the streetscape. The garage in unit 1 could be flipped to allow a habitable room and windows facing the park view as well as windows facing north • Units have hallways through the kitchen which is not encouraged
Principle 5 – Sustainability	N/A
Principle 6 – Amenity	<ul style="list-style-type: none"> • Townhouses have minimal access to north facing light. Garages and internal robes are blocking access to the northern light. Look for opportunities to improve north light access especially to living areas such as high level skylight windows on the north side
Principle 7 – Legibility	<ul style="list-style-type: none"> • Entry into the dwellings requires visitors to go through the kitchen and meals area. Consider pedestrian entry access from London street to rectify this, improve street activation, break up the streetscape fence and improve the London street elevation
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none"> • Provide North elevation in presentation which is not currently drawn • Show north point on all floorplans

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> • The proposed development is much bigger in scale than the existing houses on the adjoining properties and not in character with the streetscape. • Consider articulating the facades into vertical elements that echo the scale of the existing neighbouring houses. Materiality of balconies and other elements can also be derived from surrounding domestic buildings to further help integration with context and character.
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Principle 2 – Landscape quality	<ul style="list-style-type: none"> Landscaping plans are required to meet the City's landscaping requirements Consider carefully dense massing of shrubs to ensure they do not restrict natural sunlight and ventilation. A diversity of species will create more landscaping and canopy cover potential
Principle 3 – Built form and scale	N/A
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Steps at the street entry gates are dangerous. Consider introducing a landing and relocating the stairs internally
Principle 5 – Sustainability	<ul style="list-style-type: none"> ESD report is required to be submitted
Principle 6 – Amenity	N/A
Principle 7 – Legibility	<ul style="list-style-type: none"> The front entrance points and pathways to each unit are not clear. Consider design elements such as paving and porches to make the entrances more legible for (front door) visitors and help the dwellings present to the common areas.
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

Conclusion:

To be returned to DRP.

6.05pm–6.45pm – Applicant's Presentation – DA Lodged 5.2018.358

3.4 Address: 351 Stirling Street, Highgate

Proposal: Seven Multiple Dwellings

Applicant: Robert Epiro

Reason for Referral: For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 October 2018

Applicant's Presentation:

The applicant presented a power point presentation

Recommendations & Comments by DRP on 17 October 2018:

Principle 1 – Context and Character	<ul style="list-style-type: none"> Skillion roof may allow good access but does not consider the impact of shading to neighbouring dwellings.
Principle 2 – Landscape quality	N/A
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Reduced setbacks and height concessions are being sought, this is in a transition area and will impact on the neighbouring

	property significantly, if not supported by neighbouring property concessions will not be appropriate
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> The DRP and the City generally do not support visitor car parking located at the front of the development Reconsider the layout of the upper floor apartments to create a side setback.
Principle 5 – Sustainability	<ul style="list-style-type: none"> A207 shows solar access and ventilation which have shown the sun coming from the west which is not ideal Cross ventilation relies on main entry door being open which may not work with fire requirements Proposed exposed concrete soffits are unlikely to work as thermal mass and also satisfy sound transmission and insulation requirements between sole occupancy units. Consider flipping the colours so that majority of external walls are lighter in colour ie. low solar absorptance. Solar PV on adjoining site will be overshadowed completely; suggest applicant provide specific details regarding relocation of panels and/or strategy proposed for mitigating impact on affected neighbour.
Principle 6 – Amenity	N/A
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	N/A

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

Principle 1 – Context and Character	<ul style="list-style-type: none"> Consider more activation on the ground floor. Look at moving the visitor bay closer to the street (Australian Standard is a 1m off the boundary for reversing), and moving the stores to the balconies or in the apartments. An internal stair could be introduced from Apartment 2 above to the ground floor to create a habitable room (home office or studio room) forming part of the unit over. A corridor/lobby for pedestrian access separate from the driveway to still be provided Over-height boundary walls are still a concern, especially to the rear overlooking the neighbouring outdoor living area
Principle 2 – Landscape quality	<ul style="list-style-type: none"> Moving the visitor car bay to the street would create more landscaping opportunities at the front Hibbertia Scandens is not strong enough vine to grow for three levels of screening. Will need additional planter beds at higher levels or a hardier vine species Consider more edible species around the Olive tree in the communal area
Principle 3 – Built form and scale	<ul style="list-style-type: none"> Rear units flares running opposite ways to what they should. If bedroom wall flares into the lot instead of out, this would reduce the parapet wall, and suggest treating the top level as a loft to reduce building bulk Replan the rear units perhaps longer but pulled away from the boundary and change materials to make more

	like a roof form. Pulling top level away from the boundaries on both sides will improved amenity for adjoining properties – access to light and air
Principle 4 – Functionality and build quality	<ul style="list-style-type: none"> Consider opportunities to reconfigure bin store. Moving stores to the balconies or internal would create space for the bin store. Potential to stacking the bin stores with roller doors. Consideration needed for the seal on the bin stores to prevent smells from escaping. The lobby is considered long and tight – width to be reviewed
Principle 5 – Sustainability	<ul style="list-style-type: none"> Increasing setback off the boundary will allow more northern light access via additional windows. Consider clerestory/high-level windows to top level apartments to scoop high-level light and air down
Principle 6 – Amenity	<ul style="list-style-type: none"> Consider a full length window to the north on the 1st apartment
Principle 7 – Legibility	N/A
Principle 8 – Safety	N/A
Principle 9 – Community	N/A
Principle 10 – Aesthetics	N/A
Comments	<ul style="list-style-type: none">

Conclusion:

To be returned to the DRP.

4. General Business**5. Close / Next Meeting**

There being no further business, the Chairperson, Sasha Ivanovich declared the meeting closed 6.45pm.

The next meeting will be held on 16 January 2019



CITY OF VINCENT

INFORMATION BULLETIN



CITY OF VINCENT

Urban Mobility Advisory Group (UMAG)

Monday 17 December 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*), Mayor Emma Cole, Cr. Alex Castle

Community Representatives:

Adam Wilmott, Courtney Weber, Greg Korovesi, Holly Taylor, Scott Gibbings, Sam Laybutt, Phil Taylor (*Westcycle*)

City of Vincent Officers:

Andrew Murphy (*Director Engineering*), Francois Sauzier (*Active Transport Officer*), Stephen Schreck (*Strategic Planning Officer*).

1. Welcome / Declaration of Opening

1.1 JH opened meeting at 6.05pm

Apologies - Laura Donovan, Regina Foley, Parwez Jahmeerbacus, Scott Smith, Katherine Celenza (*Roadwise Road Safety Advisor*), Craig Wilson (*Manager Asset & Engineering*), Mikel Haramboure (*Coordinator Engineering Design*).

2. Confirmation of Previous Minutes Moved **JH** Seconded **GK**

3. Business

3.1 Discussion Item - Bike Network Review

SS advised that as part of the Integrated Transport Plan, Cardno Consultants are currently conducting a Route Study of the current bike network. General discussion ensued about a possible Charles St network (north/south) but also considerations of (east/west) crossing points at Selkirk and Albert Streets; wayfinding to fill gaps in infrastructure; Egina Street improvements; links to Mt Hawthorn Primary School; improving the final connections; Carr St west; and reviewing the Vincent St off-road path. EC advised that the ITP was going to a Council workshop in February and then UMAG in March. SS advised that the ITP was still in a SWOT stage. Recommendation that the 11/3 UMAG be 6-8pm as it will review the ITP.

Ref: D19/2069



CITY OF VINCENT

INFORMATION BULLETIN

3.2 Review of RSAG & PACAG Carry Over Items

FS presented a summary table of items – and indicated status. FS to access City of Stirling, Black Spot Warrants info and circulate. Items classified Ongoing include: the ITP; Bike Network Review; 40 KPH Trial; and Charles St path. **ACTION: FS**

3.3 Update on 40 KPH

AM gave a summary of previous 40 KPH meeting (10 Dec) and that the speed zone trial is due to commence on 29 April 2019. The Road Safety Commission is yet to finalise the research component and CoV is currently finalising the marketing schedule. **ACTION: Ongoing**

3.4 SAFE ACTIVE STREETS BIKE BOULEVARD Stage One – kerbing concerns

FS advised that Department of Transport has submitted a report on the outcomes of Stage One works. Although noted vehicle speeds dropped in the months immediately after the completion of works, as people have grown accustomed to the infrastructure, speeds have now increased on the street. It is thought that the use of the 'at-grade' slow points have not been successful. It is being recommended that the city reconsider that the slow points have a raised kerbing edge. This would require funding for the 5.5 sets of slow points in the Green to Scarborough Beach Road section of Shakespeare Street. DoT will not fund these as COV chose the 'at-grade' version.

If it is to be pursued, COV will need to consult with residents. FS to seek a cost estimate. **ACTION: FS/ MH**

3.5 Update on Previous Items

Contained within 17 December Agenda.

3.6 WALGA Road Safety Report

KC sent in a brief email in her absence to advise that up to 17 December 2018, WA had suffered 151 fatalities (54 metro and 97 regional). This figure is 2 less than last year at the same time, but fatalities are inevitable during the coming holiday season.

4. General Business

4.1 2019 Projects

JH Called for all to consider possible projects for 2019. AW raised Road Safety – look at a general focus and to include more detailed information on possible crash data – road/bike/pedestrian information as well as to consider more Safety Initiatives.

ACTION: All

4.2 Proposed dates

Proposed Dates

21 January 2019	4 February 2019
11 March 2019 (Public Holiday 4 March)	
(ITP focus – 6-8pm)	
15 April 2019	
27 May 2019	
8 July 2019	
19 August 2019	
23 September 2019 (Public Holiday 30 September)	
11 November 2019	
16 December 2019	

Ref: D19/2069



CITY OF VINCENT

INFORMATION BULLETIN

5. Close / Next Meeting

Meeting closed at 7.37pm

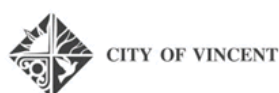
Next meeting: 4th February 2019

These minutes are confirmed as a true and accurate record of the meeting of the Urban Mobility Advisory Group (UMAG) held on 17 December 2018.

Signed: Chairman

Dated this: day of 2019

Ref: D19/2069



INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 29 January 2019
ORDINARY MEETING OF COUNCIL: 5 February 2019

Title:	Parking Infringement Write-Offs Under Delegated Authority – 1 July 2018 to 31 December 2018
Directorate:	Community Engagement

Purpose of Report:

To report parking infringement write-offs under delegated authority for the period 1 July 2018 to 31 December 2018.

Details:

The *Local Government Act 1995* allows Council to delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under the Act except those listed in section 5.43. The City's Delegated Authority Register 2016/17 allows the Chief Executive Officer to sub-delegate the power to waive fees or write-off debts relating to infringements to the Director Community Engagement and Manager Community Safety up to the amount of \$250.

Council Policy No. 3.9.2 – Parking Enforcement and Review/Appeal of Infringement Notices provides a transparent and accountable process for the handling and determination of any request for review/appeal of parking infringement notices, and is the basis upon which the Director Community Engagement and Manager Community Safety may seek to withdraw or reduce a penalty.

During the period 1 July 2018 to 31 December 2018 the following parking infringements were withdrawn:

Reason for Withdrawal		1 July 2017 – 30 June 2018	
		Number	Amount
(1)	Ranger/Administrative Adjustment	486	\$43,420
(2)	Other (Financial Hardship, Disability, Police On-duty, etc.)	139	\$12,455
(3)	Ticket Purchased but not Displayed (Valid Ticket Produced)	154	\$13,845
(4)	Breakdown/Stolen (Proof Produced)	13	\$945
(5)	Details Unknown/Vehicle Mismatched	43	\$3,510
(6)	Interstate or Overseas Driver	281	\$25,335
(7)	Signage Incorrect or Insufficient	8	\$580
(8)	Equipment Faulty (Confirmed by Technicians)	33	\$2,940
(9)	Resident or Visitor Permit issued but not Displayed (Valid permit Produced)	167	\$14,565
(10)	Vehicle licence not current	85	\$6,815
TOTAL		1,409	\$124,410

Table 1 – Parking Infringement Write-Offs 1 July 2018 to 31 December 2018

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Details: (contd)

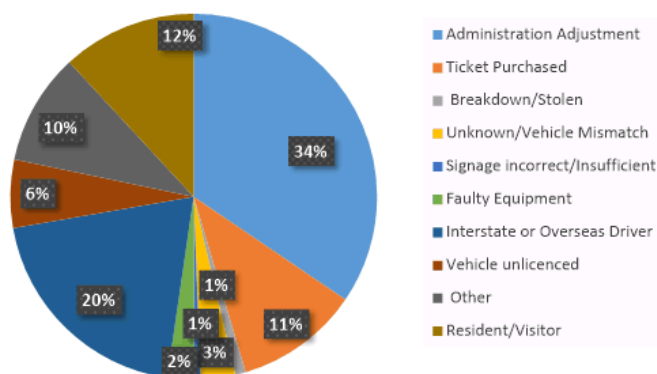


Figure 1 – Parking Infringement Write-Offs 1 July 2018 to 31 December 2018

The specific reasons for withdrawing and subsequently writing-off parking infringements are explained below:

- (1) Where an incorrect clause, street, date or time has been entered or where there has been an error in the entered information the infringement notice is withdrawn. Notably, of the 486 withdrawn for this reason in 113 cases the Ranger identified the problem at the time and re-issued another corrected notice;
- (2) On occasion, an infringement notice is withdrawn on compassionate grounds or where it is clear that the driver was unable to comply with restrictions for a valid reason. The City confirms details prior to withdrawal;
- (3) Where a driver has purchased a ticket and has failed to display it, whether because it had blown off the dash, it was displayed upside down or the driver took it with them, the City's practice has been to withdraw the notice if a valid ticket is produced. While the offence is "Failure to display a valid ticket", it is unlikely that a Magistrate would find in favour of the City should the matter be pursued;
- (4) A withdrawal because of vehicle breakdown must be substantiated by documentary proof in the form of a towage receipt or mechanical repair receipt. Confirmation is obtained from the Police that a vehicle has been reported stolen before it is withdrawn;
- (5) When a notice has not been paid, owner details are requested from the Department of Transport. Where the vehicle has been unregistered for some time it is common for no owner to be supplied and it is then not possible to identify the offender. Occasionally, the make or type of vehicle shown on the Ranger's Report does not match that supplied by the Department of Transport and it is therefore impossible to prove the case in a Court. In both circumstances the notice is withdrawn;
- (6) Where the driver of a vehicle is identified as being from another State or another Country, it is often impractical to pursue the matter. A letter is sent to the address provided but, if it is not paid, the notice is withdrawn;
- (7) Where a driver complains of inadequate or damaged signage, the area is checked and if there can be any doubt cast on the adequacy of the signs, the notice is withdrawn;
- (8) A technician regularly checks ticket machines and any faults are recorded. Where a driver complains of a Faulty Machine the Technician's report is checked and if found to be substantiated the notice is withdrawn;
- (9) Where a resident or visitor parking in a street did not display the appropriate permit the notice is usually withdrawn upon proof of residency. It is envisaged the number of infringements withdrawn in this category will continue to reduce as the City's Policy in respect of Residential and Visitor Parking Permits is more strictly enforced; and
- (10) Where a search is conducted with the Department of Transport with vehicle ownership vehicles not being provided due to the vehicle being unlicensed.

Consultation/Advertising:

Nil.

Legal/Policy:

Section 5.42 of the *Local Government Act 1995* gives power to a Council to delegate to the Chief Executive Officer the exercise of its powers and functions; prescribes those functions and powers which cannot be delegated; allows for a Chief Executive Officer to further delegate to an employee of the City; and states that the Chief Executive Officer is to keep a register of delegations. The delegations are to be reviewed at least once each financial year by the Council and the Officer exercising a delegated power is to keep appropriate records.

Delegation No. 1.15 'Waive Fees, Grant Concessions or Write Off Debts' within the City's 218/2019 Delegation Register notes that a local government may waive or grant concessions in relation to any amount of money or write off any amount of money that is owed to the local government.

Risk Management Implications:

Low: Parking infringements are withdrawn in accordance with the City's 2018/19 Delegation Register and through implementation of Council Policy No. 3.9.2 – Parking Enforcement and Review/Appeal of Infringements Notices.

Strategic Implications:

Effective implementation of Council Policy No. 3.9.2 – Parking Enforcement and Review/Appeal of Infringement Notices and the periodic reporting of parking infringements withdrawals aligns the following themes and outcomes within the City's *Strategic Community Plan 2018 – 2028*:

"Innovative and Accountable

We are open and accountable to an engaged community

Thriving Places

Our town centres and gathering places are safe, easy to use and attractive places where pedestrians have priority."

Sustainability Implications:

Nil.

Financial/Budget Implications:

The \$124,410 write-off amount for the period 1 July 2018 to 31 December 2018 compares to a \$83,565 write-off amount for the previous period 1 July 2017 to 31 December 2017. The 1,409 parking infringement write-offs during the twelve month period equates to 9.8% of all infringements issued throughout the period. Overall, throughout the six month period the City issued \$1,260,595 worth of parking infringements.

Comments:

Enforcement of the City's Parking and Parking Facilities Local Law ensures the availability of parking options within Town Centres and other popular locations and protects amenity for local residents. Adherence to the provisions of this Local Law and Council Policy No. 3.9.2 – parking Enforcement and Review/Appeal of Infringement Notices ensures the effectiveness of parking enforcement and minimises the withdrawal of parking infringements.

Administration takes a pragmatic approach with all parking infringement appeals which are considered on their merits. Both common sense and reasonableness are applied where relevant. The extent of parking infringement withdrawals has remained relatively consistent over the last two financial years.



CITY OF VINCENT

INFORMATION BULLETIN

SUBJECT:	Street Tree Removal Requests
DATE:	17 January 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 22 November 2018 to 17 January 2019.



CITY OF VINCENT

INFORMATION BULLETIN

CITY OF VINCENT - Street Tree Removal Requests to 17 January 2019

Date	Requested By	Location/Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
16/11/2018	Resident	142a Richmond Street, Leederville	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - 2 x <i>Jacaranda mimosaeifolia</i>
21/11/2018	Resident	Claverton Street, near the corner of Leake Street, North Perth	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - TBD
26/11/2018	Resident	103 Raglan Road, Mount Lawley	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is completely dead	Y	Y - <i>Melaleuca viridiflora</i>
26/11/2018	Resident	20 Harwood Place, West Perth	Tree is structurally unsound	<i>Callistemon 'Kings Park Special'</i>	Trunk is split and segments of the tree constantly fall on parked Cars	Y	Y - <i>Melaleuca viridiflora</i>
11/12/2018	Resident	7 Brentham Street, Leederville	Customer alleges the tree is an invasive species (Cotton Palm)	Cotton Palm	Located within reserve on a fence line. Self seeded palm, will be removed	Y	N - in a garden bed, too close to fence to replant
21/12/2018	Parks Officer	3 Doris Street, North Perth	Development application for double crossover	<i>Jacaranda mimosifolia</i>	Recoverable works - approved application for development. Tree will be replaced if sufficient room	Y	Y - TBD
21/12/2018	Parks Officer	71 Dunedin Street, Mount Hawthorn	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>
21/12/2018	Parks Officer	72 Kalgoorlie Street, Mount Hawthorn	Tree is dead	<i>Lophostemon confertus</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>
21/12/2018	Parks Officer	99 Palmerston Street, Northbridge	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>
21/12/2018	Parks Officer	142 Palmerston Street, Northbridge	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>
21/12/2018	Parks Officer	116 Palmerston Street, Northbridge	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>
21/12/2018	Parks Officer	166 Palmerston Street, Northbridge	Tree is dead	<i>Callistemon 'Kings Park Special'</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>
21/12/2018	Parks Officer	60 Clieveden Street, North Perth	Tree is dead	<i>Agonis flexuosa</i>	Tree is confirmed to be completely dead	Y	Y - <i>Agonis flexuosa</i>
21/12/2018	Parks Officer	15 Ruth Street, Perth	Tree is dead	<i>Corymbia ficifolia</i>	Tree is confirmed to be completely dead	Y	Y - <i>Melaleuca viridiflora</i>

Page 2 of

Statistics for Development Applications As at the end of December 2018

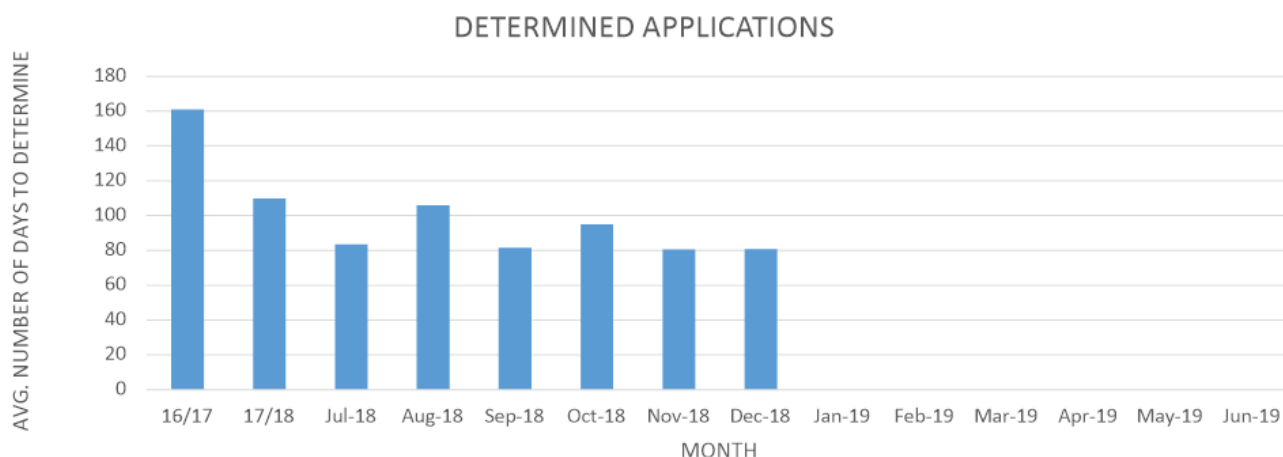


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2018.

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	0	15						
Average	161	110	83.5	106	81.6	95	80.6	80.8						
Maximum	924	647	386	787	494	505	407	216						
DA's Determined			60	46	46	41	50	37						
Value of Determined DA's (in millions)			-	\$24.41	\$9.67	\$17.5	\$15.2	\$31.5						

DEVELOPMENT APPLICATIONS YET TO BE DETERMINED

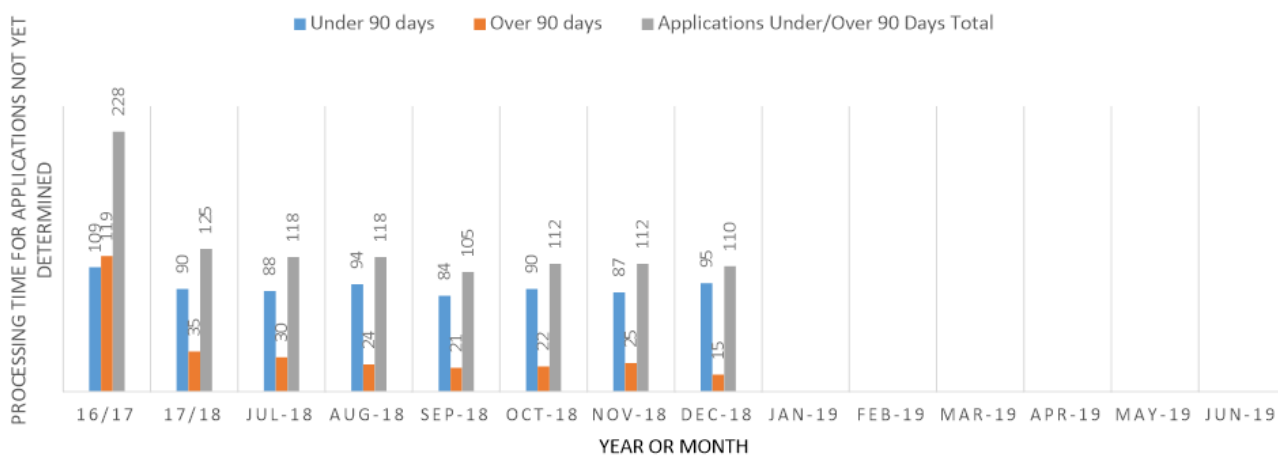


Table 2: No. of DA's to be determined.

	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	53	38						
DA's to be Determined	118	118	105	112	112	110						
Value of DA's to be Determined (in millions)	-	\$69.95	\$80.55	\$79.13	\$62.89	\$59.86						



INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 29 January 2019
ORDINARY MEETING OF COUNCIL: 5 February 2019

Title:	Parking Infringement Write-Offs Under Delegated Authority – 1 July 2018 to 31 December 2018
Directorate:	Community Engagement

Purpose of Report:

To report parking infringement write-offs under delegated authority for the period 1 July 2018 to 31 December 2018.

Details:

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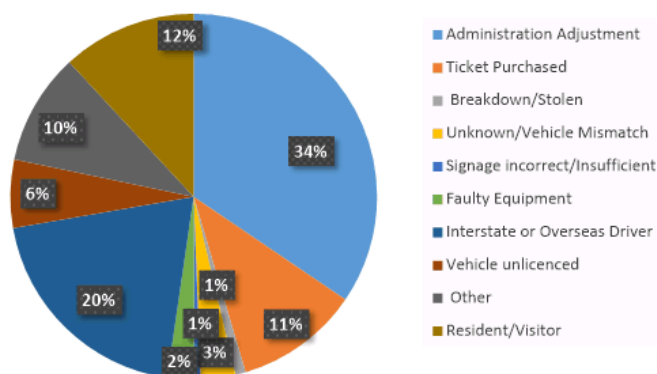


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Consultation/Advertising:

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Legal/Policy:

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Sustainability Implications:

Nil.

Financial/Budget Implications:

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Comments:

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CITY OF VINCENT

INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 29 January 2019
ORDINARY MEETING OF COUNCIL: 5 February 2019

TITLE:	Ranger Statistics for 1 July 2018 to 31 December 2018
DIRECTORATE:	Community Engagement

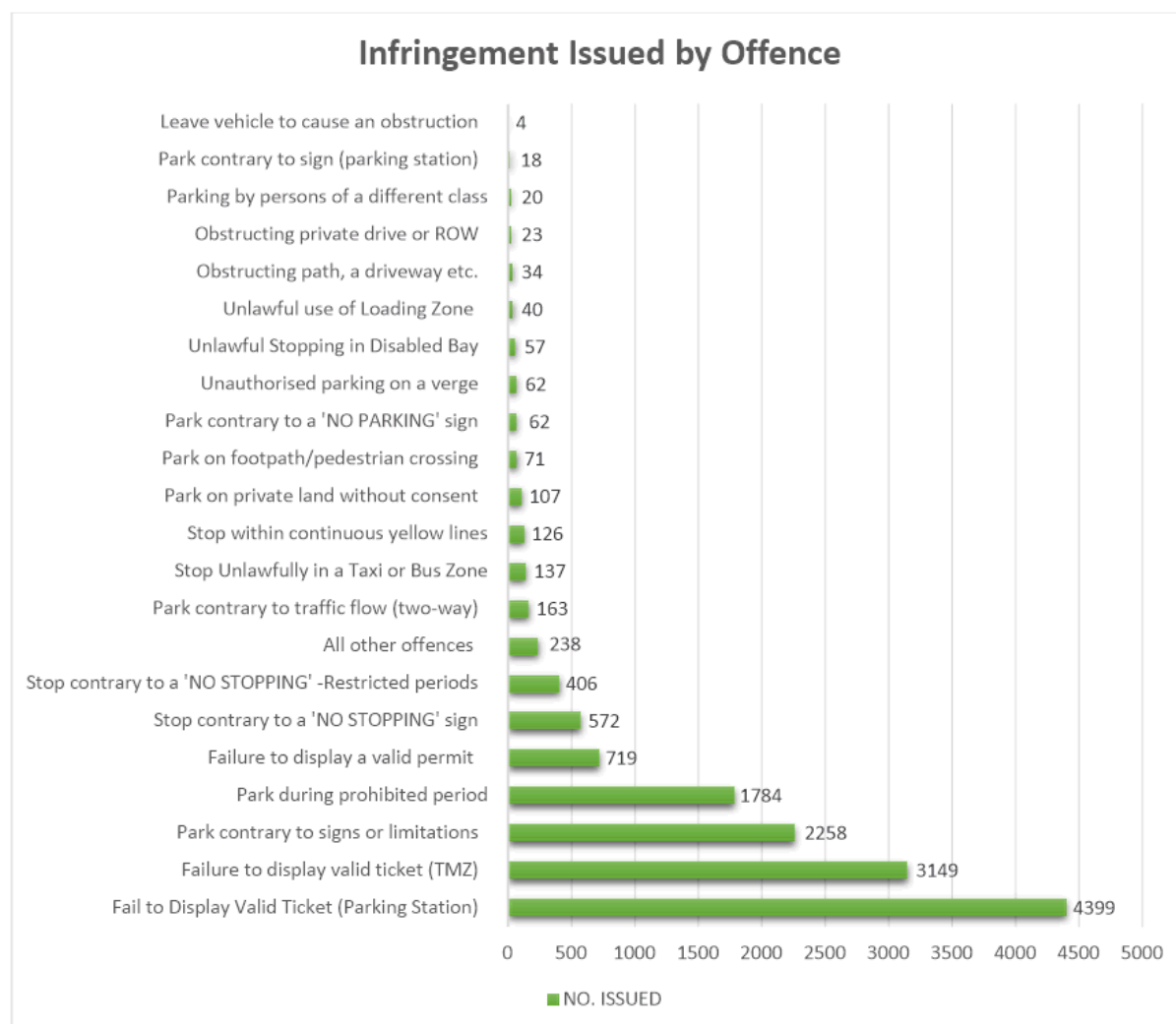
PURPOSE OF REPORT:

To provide Council with key Ranger Services Statistics for the six month period from 1 July 2018 to 31 December 2018.

DETAILS:

Parking

A total of 14,449 parking infringement notices were issued during the period with a summary of offences provided below:



Parking Appeals

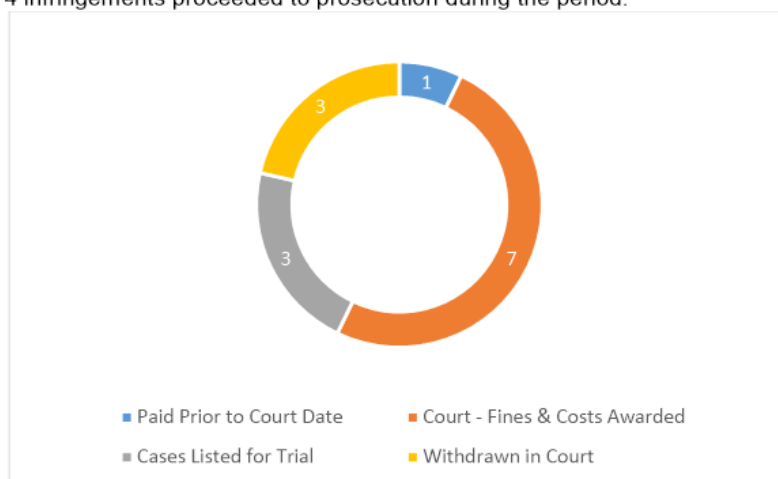
A total of approximately 3,240 letters of appeal were received during the period either disputing or querying parking infringements issued within the City.

Residential Parking Permits

A total of 11,856 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

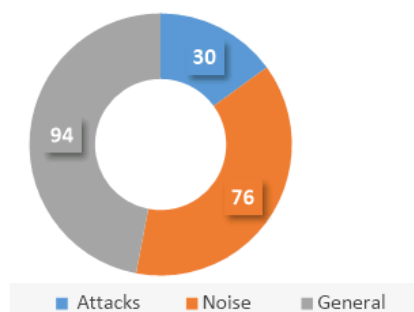
A total of 14 infringements proceeded to prosecution during the period:



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

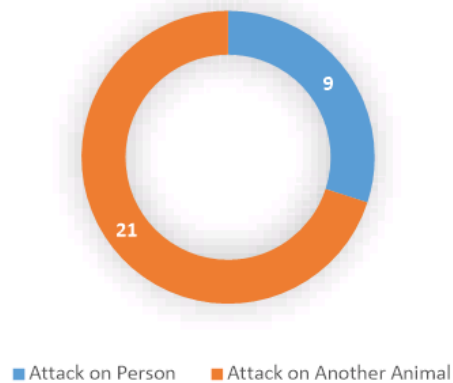
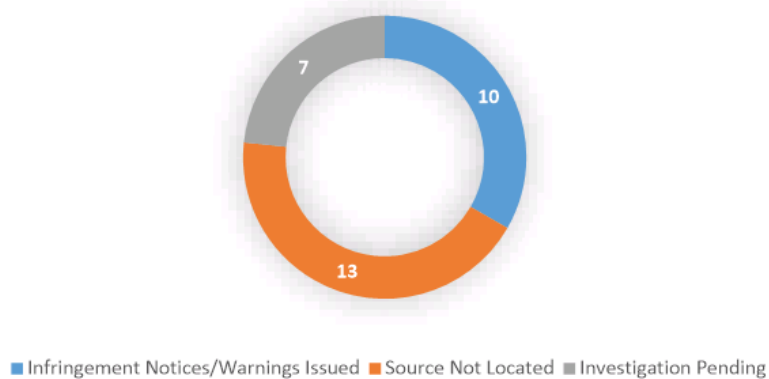
A total of 200 complaints concerning dogs were received during the period:

Dog Complaints

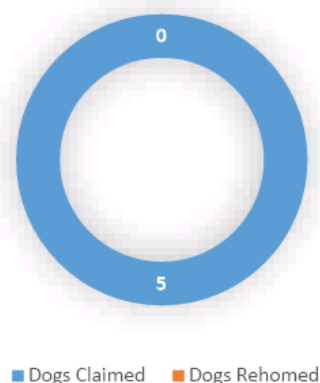
General complaints include a range of matters such as dogs wandering at large, unregistered dogs, dogs off-leash in non-dog exercise areas, inadequate property fencing, dogs left in a vehicle unattended, and failure to pick up dog faeces.

Dog Attacks

A total of 30 dog attacks on people and other animals were reported during the period with 17 of these incidents either resulting in an infringement/caution or with an investigation pending:

**Dog Attack Outcome**Dog Impounding

A total of 5 dogs were impounded during the period. Of the 5 dogs impounded, all were claimed by their owners.



Dog Offences

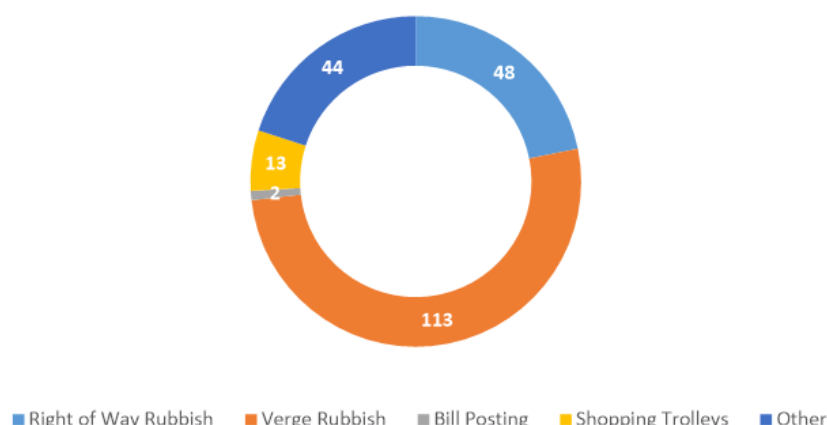
A total of 21 infringement notices and 14 cautions were issued during the period for contravention of the *Dog Act 1976*.

Cats

A total of 13 complaints and enquiries were received in relation to wandering cats, and 9 reports of dead cats were received and subsequently collected by Rangers during this period. There were three (3) other animal and bird complaints received.

LitterLitter Complaints

A total of 220 litter complaints were received and dealt with during the period summarised as follows:



There were 4 *Litter Act* infringement notices and 1 warning notice issued during the period.

Illegal Dumping

There were 163 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 damage to street tree.

Fire Hazard complaints, Burning Off and Smoke Nuisances

Sixteen (16) 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 0 *Bush Fires Act 1954* infringement notices were issued for non-compliance during the period. The next Bushfire season starts on 1 November 2019 and ends on 30 April 2020.

Abandoned Vehicles (Parking and Parking Facilities Local Law)

A total of 205 complaints and enquiries were received during the period and numerous 'Requirement to Remove Notices' were placed on the offending vehicles. 15 vehicles remained 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 all 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 priorities within the City's *Strategic Plan 2018 – 2028* as follows:

"Accessible City

- *We have better integrated all modes of transport and increased services through the City.*

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.*
- *Our community is satisfied with the service we provide.*
- *We are open and accountable to an engaged community."*

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

COMMENTS:

The City's Rangers continue to respond to a wide range of matters as reported by local residents and businesses, and also take a proactive approach through community education and advice rather than simply proceeding with enforcement. The services provided play an important role in maintaining safe neighbourhoods and Town Centres throughout Vincent.

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 JANUARY 2019**

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 was scheduled for a hearing on the 5 and 6 December 2018 however, the parties reached a settlement agreement with amended conditions being endorsed by Council at a Special Council Meeting on Monday 3 December 2018. The amended conditions have been accepted by the SAT and the matter has been finalised.</p> <p>Completed.</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</p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 JANUARY 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				<p>pending the applicant's progress during that period. Mediation Conferences held on 27 April 2018, 11 May 2018 and 23 May 2018 – further adjourned until 26 July 2018. As part of this and following a review of the applicant's progress in removing unauthorised structures on the sites, on 23 May 2018 the applicant was granted an eight week extension to remove the structures from the property and any further action is pending the applicant's progress during that period. 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. At the Hearing on 13 November 2018, the appellant advised of his intention to lodge applications for Development Approval for the existing unauthorised structures, although this has not yet occurred. The trial date was vacated and the matter was listed for a new Directions Hearing on 12 February 2019.</p> <p><i>Representation by: Kott Gunning Lawyers</i></p>
3.	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 was postponed until 20 December 2018 to allow the applicant to engage a planning expert. Hearing was held 20 December 2018. On 9 January 2019, the SAT advised that the appeal was dismissed and Council's refusal was affirmed. Completed.</p> <p><i>Representation by: Altus Planning</i></p>
4.	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. On 11 December 2018, Council resolved to approve the application and the appeal was subsequently withdrawn. Completed.</p> <p><i>Representation by: City of Vincent Administration</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 JANUARY 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
5.	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 22 February 2019. The SAT subsequently issued amended Orders advising the applicant has until 14 December 2018 to submit amended plans and Council will have until 26 March 2019 to reconsider the application. The SAT issued amended orders advising the applicant has until the 1 March 2019 to provide amended plans and Council will have until the 28 May 2019 to reconsider the application.</p> <p><i>Representation by: City of Vincent Administration</i></p>
6.	No. 6 Burt Street, Mount Lawley (DR 223 of 2018)	5 September 2018	Angela Cardaci and Francesco 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 7 December 2018. On 3 December 2018, the JDAP reconsidered the matter and resolved to approve the application. The appeal has been withdrawn. Completed.</p> <p><i>Representation by: JDAP representation</i></p>
7.	No. 48 Egina Street, Mount Hawthorn (DR 274 of 2018)	26 October 2018	Urbanista	<p>Application for review of Council's decision to refuse the application for two grouped dwellings on 16 October 2018.</p> <p>*****</p> <p>The City attended a mediation 14 December 2018. SAT issued orders advising the applicant to provide amended plans and additional information by the 19 December 2019 to enable Council to reconsider the application at its meeting 5 February 2019.</p> <p><i>Representation by: City of Vincent Administration</i></p>
8.	No. 8 Moir Street, Perth (DR 281 of 2018)	9 November 2018	Kogon	<p>Application for review of Council's decision to refuse the application for short term dwelling on 16 October 2018.</p> <p>*****</p> <p>A Directions Hearing was held on 30 November 2018. SAT issued orders advising the applicant to provide amended plans and a management plan by the 31 January 2019 to enable Council to reconsider the application on or before 2 April 2019.</p> <p><i>Representation by: City of Vincent Administration</i></p>

**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 11 JANUARY 2019**

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
9.	No. 3 Bulwer Avenue, Perth (DR 304 of 2018)	30 November 2018	Justin Mortley	Application for review of Council decision to refuse the application for Alterations and Additions to Single House (unauthorised existing development) on 18 September 2018. ***** The City attended a directions hearing 14 December 2018, with the matter scheduled for mediation on 17 January 2019. <i>Representation by: City of Vincent Administration</i>
10.	Nos. 308 – 310 Oxford Street, Leederville	29 November 2018	Urbanista Town Planning	Application for review of JDAP decision to refuse the application for mixed use development on 29 November 2018. ***** Awaiting SAT Orders. <i>Representation by: JDAP</i>
11.	No. 125 Richmond Street, Leederville	4 December 2018	Network PPD	Application for review of JDAP decision to refuse the application for an amendment to the existing approval for Multiple Dwellings on 13 October 2018. ***** Awaiting SAT Orders. <i>Representation by: JDAP</i>

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 11 JANUARY 2019**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	No. 247 Stirling Street, Perth	Applicant: Urbanism	Form 2 – Multiple dwellings – extension of the term to commence development approval	3 July 2018	29 November 2018	The application was approved 29 November 2018 contrary to the officer recommendation. The minutes are available here .
2.	Nos. 139 – 141 Lake Street, Perth	Applicant: Adriano Piviali	Mixed Use Development, incorporating 22 multiple dwellings	11 July 2018	3 December 2018	The application was approved 3 December 2018 consistent with the officer recommendation. The minutes are available here .
3.	Nos. 308 – 310 Oxford Street, Leederville	Applicant: Urbanista Town Planning	Mixed Use Development, incorporating 22 multiple dwellings	8 August 2018	29 November 2018	The application was refused 29 November 2018 consistent with the officer recommendation. The minutes are available here .
5.	No. 636 Newcastle Street, Leederville	Applicant: Megara Developments	Mixed Use Development, incorporating 32 multiple dwellings	14 September 2018	14 December 2018	The application was approved 14 December 2018 consistent with the officer recommendation. The minutes are available here .
6.	No. 338 Bulwer Street, West Perth	Applicant: Planning Solutions	Form 2 – Mixed Use extension of time	8 October 2018	3 December 2018	The application was approved 3 December 2018 consistent with the officer recommendation. The minutes are available here .
7.	No. 394-398 Newcastle Street, West Perth	Applicant: Urbanista	Form 1 – Mixed use development	23 October 2018	To be confirmed	Not yet determined.
8.	No. 187 & 189 Loftus Street, Leederville	Applicant: Allerding and associates	Form 1 – Multiple Dwellings	1 November 2018	To be confirmed	Not yet determined.

**METROWEST DEVELOPMENT ASSESSMENT PANEL (MWDAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 11 JANUARY 2019**

No.	ADDRESS AND DA SERIAL NO.	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
9.	No. 6 Burt Street, Mount Lawley	Applicant: Cardaci Family c/- JCM and Moharich and more	S.31 Reconsideration - Mixed Use Development Comprising Two Multiple Dwellings, Ten Serviced Apartments and Change of Use from Shop to Restaurant/Café	15 October 2018 (Request for reconsideration)	3 December 2018	The application was approved 3 December 2018 contrary to the officer recommendation. The minutes are available here .
	Nos. 80-84 Ellesmere Street and 35 Blackford Street, Mount Hawthorn	Applicant: element	Form 1 – Child Care Premises	9 November 2018	To be confirmed.	Not yet determined.
10.	Nos. 238-246 Oxford Street, Leederville	Applicant: Planning Solutions	Form 2 – Mixed use development (amendment to approval)	12 November 2018	14 January 2019	Not yet determined.
11.	Nos. 66-70 Wright Street, Highgate	Applicant: Momentum Wealth	Form 2 – Multiple Dwellings (amendment to approval)	4 December 2018	To be confirmed	Not yet determined.
12.	No. 14 Florence Street, West Perth	Applicant: Megara	Form 1 – 11 Grouped Dwellings	11 December 2018	To be confirmed	Not yet determined.

**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)
REGISTER OF APPLICATIONS CONSIDERED BY DRP
AS AT 11 JANUARY 2019**

No.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	No. 64 Cleaver Street, West Perth	MW Urban	11 Multiple Dwellings	28/11/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1). No DA lodged.
2.	No. 66 Lindsay Street, Perth	Campion Design Group	Six Multiple Dwellings and Home Office	28/11/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1). No DA Lodged.
3.	No. 391 Lord Street Mount Lawley	Aaron Sice on behalf of Mario Siano	10 Multiple Dwellings	28/11/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1). No DA lodged.
4.	No. 118 Angove Street, North Perth	Chindarsi Architects/ Tiger Development International Pty Ltd ATF	Mixed Use Development	28/11/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1). DA lodged.
5.	Nos. 37 – 43 Stuart Street, Perth	Derek Nash, Maze Architects	Six Storey Mixed Use Development comprising Four Commercial Tenancies, 28 Multiple Dwellings and Associated Car Parking	28/11/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 9 May 2018. No DA lodged.
6.	Nos. 394 – 398 Newcastle Street, West Perth	Vandar Properties Pty, Ltd/Urbanista Town Planning	Vandar Properties Pty, Ltd / Urbanista Town Planning	28/11/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 6 December 2017. DA Lodged.
7.	Nos. 80 – 84 Ellesmere Street and 35 Blackford Street, Mount Hawthorn	David Read, element	Child Care Premises	13/12/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1). DA lodged.
8.	Nos. 187 and 189 Loftus Street, Leederville	Allerding and Associates/ Cambridge Suites Pty Ltd	Four Storey Development comprising of 15 Multiple Dwellings and a Roof Terrace	13/12/18	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy 7.1.1 (LPP 7.1.1). DA lodged.
9.	No. 24 Ellesmere Street, North Perth	Sovereign Building	Four Multiple Dwellings	13/12/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 22 August 2018. DA lodged.
10.	No. 351 Stirling Street, Highgate	Robert Epiro	Seven Multiple Dwellings	13/12/18	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 October 2018. DA lodged.



CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	REGISTER OF PETITIONS – PROGRESS REPORT – FEBRUARY 2019
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.

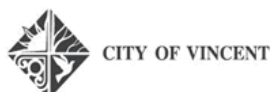
A status report is submitted to Council as an Information Bulletin item on a monthly basis.

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 FEBRUARY 2019



INFORMATION BULLETIN

TITLE:	REGISTER OF NOTICES OF MOTION – PROGRESS REPORT – FEBRUARY 2019
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
13 November 2018 – Submitted by Cr Topelberg		
Policy No. 3.8.12 – Mobile Food Vendor, by 30 April 2019	DDS	Administration will review the Policy in accordance with the Council resolution.
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.
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. Report being presented to Council on 5 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	Administration will communicate proposed amendments to the Property Local Law to Council Members in advance of formally presenting the matter to Council in early 2019.



CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	REGISTER OF REPORTS TO BE ACTIONED – PROGRESS REPORT FEBRUARY 2019
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 – 11 December 2018			
9.6	No. 5 (Lot: 14; D/P: 1149) Scott Street, Leederville - Two Grouped Dwellings	DDS	The applicant has submitted amended plans which will be presented to Council in February 2019.
9.8	Small Business Friendly Local Governments Charter	DDS	Completed. The Charter has been executed and forwarded to the Small Business Development Corporation. Actions arising will be included in the draft Economic Development Strategy.
11.5	Land Exchange – Portion of Lot 75 Brentham Street (Brentham Street Reserve) for Portion of Lot 100 (No 20) Brentham Street (Aranmore Catholic Primary School)	DCorps	Communication plan to be prepared with School and Catholic Education Board, public notice of proposed exchange to be provided in January with submissions presented to 2 April OMC. Plan of subdivision to be prepared and Policy & Place to initiate scheme amendment.
11.6	November 2018 Budget review (including Carry Forwards) [ABSOLUTE MAJORITY DECISION REQUIRED]	DCorps	Completed. 12 December 2018
11.7	Lease of 15 Haynes Street, North Perth to North Perth Playgroup Inc.	DCorps	Lease document currently being prepared.
18.2	Amendment of rates record for period 2013/14 – 2018/19 – rates exemption applications	DCorps	Rates is writing to all affected organisations and amendments will be made based on responses.
Council Meeting – 13 November 2018			
11.1	Licence to Exipnos Pty Ltd for alfresco structure within road reserve – Units 3 & 4 177 Stirling Street, Perth - Brika Bar	DCorps	Advise Exipnos Pty Ltd of decision. Property Leasing Officer to draft licence. Licence to be provided to Exipnos Pty Ltd for review and approval.
11.2	Statutory review of City of Vincent's wards and representation	DCorps	Public Notice to be provided from 17 November 2018 to 19 January 2019. Consultant to review submissions and prepare report.
11.3	Variation of seasonal licences for Charles Veryard Reserve Pavilion (rubbish & recycling bin charges) and write-off of portion of fees	DCorps	Completed. 11 December 2018
12.1	Draft Banks Reserve Master Plan	DCE	Item deferred at Council Meeting held in December 2018 and Community Consultation re-opened until 16 January 2019. A further report on outcomes of submissions proposed to be submitted to Council Meeting in February 2019.

Item	Report Details	Action Officer	Comments
12.2	Draft Public Open Space Strategy	DCE	Completed. The Public Open Space Strategy was advertised for public comment for a period of 14 days and subsequently endorsed by Council in December 2018. The next step is the development of an implementation plan.
12.3	Adoption of Policy No. 3.10.3 – Street Activation	DCE	Policy No. 3.10.3 – Street Activation was adopted and Policy No. 2.2.7 rescinded. Submitters will be advised of the decision in late January 2019.
12.4	Tennis West Proposal for Robertson Park, Fitzgerald Street, Perth	DCE	Community Forums held on 13 December 2018 and 19 January 2019. Further report to be presented to Council in March 2019 following community consultation period.
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.
9.9	Relocation of the Leederville Town Centre Taxi Zone	DDS	Completed. Administration has arranged for new signage to be installed, liaised with the manager of the Leederville Hotel in relation to the outdoor eating area adjacent to the Leederville Hotel and notified submitters of Council's decision.
9.10	Amendment No. 2 to Local Planning Scheme No. 2	DDS	Completed. Amendment 2 was approved by Minister for Planning on 18 December 2018 and published in the Government Gazette on 21 December 2018.
10.1	Proposed 40kph Area Wide Speed zone Trial – South Vincent Progress Report No. 2	DE	Actioning as per Council 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	Funds have been transferred to the clubs. Variation of Leases drafted and sent to Clubs for review.
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 early 2019 to confirm outcomes.
13.1	Adoption of the City of Vincent Strategic Community Plan 2018 – 2028	DCE	Completed.
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 has advertised the three policy amendments in accordance with Council's resolution and has given notice of the proposed amendment to the Built Form Policy to the Western Australian Planning Commission. A report will be presented to Council in 2019 on the results of the consultation.
10.4	Response to Petition – Alma Road and Claverton Streets, North Perth	DE	Being actioned as per Council decision.
11.1	Transfer and dedication of lots as road - Intersection of Charles, Green and Walcott Streets, North Perth	DCorps	Transfer to be signed then lodged at Landgate.
Council Meeting – 21 August 2018			
10.2	Axford Park Upgrade - Concept Design & Implementation of Quick Win Works Items	DE	Quick Wins progressing well. Parks related works completed. Exeloo toilet and plateau at Fairfield Street to be progressed early in the New Year.

Item	Report Details	Action Officer	Comments
<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. Further report to be presented to Council on 5 February 2019.
<u>Council Meeting – 26 June 2018</u>			
9.7	North Perth Common – Concept Design	DDS	Completed. 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 construction tender has been awarded. Construction commenced in early 2019.
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	Right of Ways (ROWs) have been dedicated as road. Administration to respond to public submissions.
<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	DCorpS	Lease with Department for review. Signs acknowledging City's support to be installed.
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	DCorpS	Owners obtaining approval from Department 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	DCorpS	Clubs working with the City's Community Engagement Directorate to resolve some leasing issues.
<u>Council Meeting – 6 March 2018</u>			
11.4	Draft Financial Reserves Policy	DCorpS	Completed. This has been completed as part of the budget process.
<u>Council Meeting – 14 November 2017</u>			
12.1	Loftus Community Centre – request for Waiver and Write-Off of Fees	DCE	Completed. New lease to be negotiated with Loftus Community Centre following the completion of the Leasing Management Framework in 2018/2019.
12.4	Floreat Athena Football Club – Litis Stadium Master Plan	DCE	Administration monitoring progress by Floreat Athena Football Club regarding the stats and conditions of Federal Government funding.
<u>Council Meeting – 17 October 2017</u>			
11.4	Lease to Axicom Pty Ltd for telecommunications purposes – Lot 9023 Marmion Venue, Clarkson (Tamala Park)	DCorpS	City has signed leases. Waiting on signing by other Local Government Authorities.
<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

Item	Report Details	Action Officer	Comments
			recommendations will be presented to Council Members in 2019.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	DDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising of the City's position.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	DCE	Administration continues to liaise with the Department of Planning, Lands and Heritage regarding exercising of the Norwood Community Garden (agreed in principle). Management of the remainder of the Lot to then be handed back to the Department.
<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	Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.
<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	Completed. 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. Letters to the Minister for Transport; Planning; Lands, the Western Australian Planning Commission, Main Roads WA, City of Stirling and City of Bayswater were sent on 7 December 2018.
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. Presentation to Council made at Council Workshop held on 20 November 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 – 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 were presented to the Council Workshop on 20 November 2018. A further report will be presented to Council in early 2019.
<u>Council Meeting – 8 March 2016</u>			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	Office of the CEO	The City 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 a 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	Community and Stakeholder Engagement Strategy discussed at Council Workshop in November 2018. Draft Strategy to be progressed by mid-2019.
<u>Council Meeting – 20 January 2015</u>			
9.3.4	Lease for Margaret Kindergarten – No 45 (Lot 10349 D/P: Swan L), Richmond Street, Leederville (SC351/SC589)	DCorpS	Final wording of lease being negotiated with Department of Education.
<u>Council Meeting – 18 November 2014</u>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	DDS/ DE/ DCE	<p>The option of having parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan.</p> <p>The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy.</p> <p>The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys.</p> <p>The replacement of the CALE ticket machines throughout the City is currently underway and machines are replaced on a periodic basis. This process will continue until all CALE machines are replaced.</p> <p>Paid parking on William Street was approved by Council on 25 July 2017 (Item 10.2), ticket machines have been modified and signs installed 22 August 2017.</p>
<u>Council Meeting – 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	DCorpS	Contacted Department of Lands for update.
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)	DCorpS	Contacted Department of Lands for update.

13.2 INNER CITY COUNCILS - MEMORANDUM OF UNDERSTANDING

TRIM Ref: D18/184642

Author: John Paton, Manager - Office of the CEO

Authoriser: David MacLennan, Chief Executive Officer

Attachments: 1. Attachment 1 - Draft Memorandum of Understanding (MOU) between Inner City Councils - Confidential [↓](#)

RECOMMENDATION:**That Council:**

1. **ENDORSES** in principle the draft Memorandum of Understanding for the Inner City Mayors group, covering the Cities of Perth, South Perth, Subiaco, Vincent and the Town of Victoria Park; and
2. **AUTHORISES** the Mayor and the Chief Executive Officer to negotiate with the other parties on the final terms of the Memorandum of Understanding and for the Mayor to execute the final document on behalf of the City.

PURPOSE OF REPORT:

To consider endorsing a Memorandum of Understanding (MOU) between the Cities of Perth, South Perth, Subiaco, Vincent and the Town of Victoria Park.

BACKGROUND:

A meeting of the Inner City Mayors was held on 13 September 2018. The meeting was attended by the Chair Commissioner from the City of Perth, Mayors from the Cities of South Perth, Subiaco and Vincent and the Mayor from the Town of Victoria Park. The meeting was convened to explore opportunities for regional collaboration on strategic issues impacting on local government.

An outcome from this meeting was a suggestion that a MOU be developed to define the role and expectations from the group. A draft MOU was prepared and circulated to the parties for discussion at a subsequent meeting of the group, including the respective Chief Executive Officers to be held on 12 December 2018. As a result of the discussion, minor amendments were proposed and a subsequent draft MOU circulated (see **Attachment 1**).

DETAILS:

The draft MOU proposes to set out *“the framework for the establishment of a co-operative relationship between the parties”*.

The draft MOU suggests the following strategic objective:

“The Parties strategic objective is to collaborate in multiple areas to enhance the brand, objectives and strategic outcomes of each organisation as innovators in local governments and also to create appealing destinations for local community and industry, as well as inter-state and international visitors and investment.”

The overall intent and draft text of the MOU is sound and presents a valuable opportunity for collaboration between the inner city councils.

The MOU is non-binding. Clause 6 deals with agreements for activities and projects and states:

“Each collaborative activity or project to be initiated under this MoU will be subject to a further agreement between the parties. Such agreements will set out the obligations of the parties, including but not limited to funding, responsibilities, intellectual property ownership and protection, confidentiality, risk allocation and indemnity obligations to be undertaken by each Party in relation to that activity.”

In the event that it is proposed to proceed with an activity or project that warranted entering into an agreement, that agreement would need to be endorsed through the appropriate process.

The draft MOU is proposed to be submitted to each of the participant Councils during February 2019 for formal consideration and endorsement.

We recommend Council approves in principle the draft MOU and authorises the Mayor and CEO to finalise the text for signature by the Mayor on behalf of Council.

CONSULTATION/ADVERTISING:

N/A

LEGAL/POLICY:

The MOU is legally non-binding and does not commit the City to any particular liability or position. There are no legislative or policy positions requiring consideration.

RISK MANAGEMENT IMPLICATIONS:

Low

STRATEGIC IMPLICATIONS:

The nature of the issues likely to be addressed through the MOU could align with all of the priorities identified in the City's 2018 – 2028 Strategic Community Plan and many of the defined outcomes our community expects us to achieve.

SUSTAINABILITY IMPLICATIONS:

N/A

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications directly associated with the MOU. Any future projects or activities initiated under the MOU which have financial implications and would need to be considered on their merits.

COMMENTS:

If endorsed by Council, Administration would provide regular reports and updates on the operation and collaborative activities under the MOU.

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

**15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN
(WITHOUT DISCUSSION)**

Nil

16 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

17 URGENT BUSINESS

Nil

**18 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE
CLOSED**

Nil

19 CLOSURE