



**CITY OF VINCENT**

# **AGENDA**

## **Ordinary Council Meeting 20 August 2019**

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

**David MacLennan**  
**Chief Executive Officer**







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**PROCEDURE FOR PUBLIC SPEAKING TIME**

The City of Vincent Local Law Relating to Meeting Procedures prescribes the procedure for persons to ask questions or make public statements relating to a matter affecting the City, either verbally or in writing, at a Council meeting.

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

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

**RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS**

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



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**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**

4.1        Cr Jonathon Hallett requests a leave of absence for the priod 20-25 October 2019 to travel interstate.

**5        THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS**

**6        CONFIRMATION OF MINUTES**

Ordinary Meeting - 23 July 2019





**7        ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)**

**8        DECLARATIONS OF INTEREST**



**9 PLANNING AND PLACE****9.1 NO. 161 (LOT: 890; D/P: 413584) LOFTUS STREET, LEEDERVILLE - TEN MULTIPLE DWELLINGS (AMENDMENT TO APPROVAL)****TRIM Ref:** D19/105970**Author:** Karsen Reynolds, Urban Planner**Authoriser:** Joslin Colli, Coordinator Planning Services**Ward:** North

**Attachments:**

1. Location Map [↓](#) 
2. Minutes of the 9 September 2014 Council Meeting [↓](#) 
3. Minutes of the 18 December 2016 Council Meeting [↓](#) 
4. Previously Approved Development Plans [↓](#) 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the development application for Ten Multiple Dwellings (amendment to approval) at No. 161 (Lot: 890; D/P: 413584) Loftus Street, subject to the following conditions:

1. All conditions, requirements and advice notes detailed on development approval 5.2014.311.1 and 5.2016.296.1 granted on 9 September 2014 and 13 December 2016 respectively continue to apply to this approval, except as follows:
  - 1.1 Condition 7 of the development approval is deleted and replaced with the following condition:
7. Public Art
  - 7.1 In accordance with City of Vincent Policy 7.5.13 Percent for Art the application is required to make a public art contribution of \$25,000 being one percent of the \$2,500,000 through one of the following options:  
Option 1: Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant  
  
Or  
  
Option 2: Owner/Applicant chooses to pay cash-in-lieu. Owner/Applicants who choose Option 2 would receive a 15 percent discount on the Percent for Art contribution.
  - 7.2 The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Policy No. 7.5.13 – Public Art:
    - (1) Option 1 –  
Within 30 days of development approval, obtain approval for the Public Art Project and associated Artist; and  
  
Within 90 days of development approval, install the approved public art project, and thereafter maintain the art work;  
  
OR
    - (2) Option 2 –  
Within 30 days of development approval pay the above cash-in-lieu contribution amount.



**PURPOSE OF REPORT:**

To consider an application for development approval for an amendment to condition of development approval for ten Multiple Dwellings at No. 161 Loftus Street, Leederville (subject site).

**PROPOSAL:**

The subject site is located at No. 161 Loftus Street, Leederville, as shown on the location plan included as **Attachment 1**.

At its Ordinary Council Meeting held on 9 September 2014, Council approved an application for Demolition of Existing Single House Construction of Three Storey Multiple Dwelling Comprising 10 Multiple Dwellings and Associated Car Parking subject to conditions at the subject site. The Minutes of the 9 September 2014 Ordinary Council Meeting are included as **Attachment 2**.

A condition of the development approval required a public art contribution to be made in accordance with the City's Policy No. 7.5.13 – Percent for Public Art (Percent for Public Art Policy). The City's Percent for Public Art Policy prescribes a minimum of one percent of the total project cost to be allocated to the contribution of public art appurtenant to the development. This equated to a contribution of \$29,568, being one percent of the \$2,956,800 value of the development. On 17 October 2014 the applicant submitted a statutory declaration that advised the applicant had chosen to pay the cash-in-lieu Percent for Public Art contribution.

The development was not substantially commenced within two years of the development approval. A development application for an Extension of the Term of Approval was lodged with the City on 18 July 2016. As part of the application, the applicant advised the City that the cost of development had reduced to \$2,500,000 as a result of a change in contractors.

The extension of the time development application was approved by Council at its Ordinary Council Meeting on 13 December 2016. As part of the approval, the Percent for Public Art contribution condition was not amended to reflect the reduced cost of development. The Minutes of the 13 December 2016 Ordinary Council Meeting are included as **Attachment 3**, and the development plans approved by Council are included as **Attachment 4**.

This development application proposes to amend the existing approval by amending Condition 7 that relates to the Percent for Public Art Contribution to reflect the reduced cost of development.

The application does not propose any changes to the overall design and built form outcome of the development.

**BACKGROUND:**

<b>Landowner:</b>	Patrick Doran-Wu
<b>Applicant:</b>	Patrick Doran-Wu
<b>Date of Application:</b>	1 July 2019
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R60
<b>Built Form Area:</b>	Transit Corridor
<b>Existing Land Use:</b>	Dwelling (Multiple)
<b>Proposed Use Class:</b>	Dwelling (Multiple)
<b>Lot Area:</b>	1011m <sup>2</sup>
<b>Right of Way (ROW):</b>	Yes – 5.0 metres
<b>Heritage List:</b>	No

The subject site is bound by Loftus Street to the east, Gawley Street to the north, a ROW to the west, and residential development to the south. A location plan is included in **Attachment 1**.

The subject site and adjoining northern, western and southern properties are zoned Residential R60 under the City's Local Planning Scheme No. 2 (LPS2) and are located within the Transit Corridor built form area under the City's Policy No. 7.1.1 – Built Form. The adjoining properties to the west of the subject site are zoned Residential R40 under LPS2 and are within the Residential built form area.



The construction of the ten multiple dwellings was completed in April 2019. The applicant has satisfied all other conditions of approval, and the occupancy permit was approved in May 2019.

**DETAILS:**

Not applicable.

**CONSULTATION/ADVERTISING:**

The application has been reviewed against the City's Policy No. 4.1.5 – Community Consultation (Community Consultation Policy) and it was determined that the proposal did not require advertising for the following reasons:

- There is no external changes to the built form of the existing multiple dwelling development previously approved by Council; and
- The proposed amendment would not have a significant impact on the community, or the economy, lifestyle, amenity and/or environment of any member of the community or community group.

**Design Review Panel (DRP):**

Referred to DRP: No

The amended development application was not referred to the DRP for comment as the amendments do not result in any built form changes.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.5.13 – Percent for Public Art.

Should Council refuse the application for development approval, the applicant would have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

**Delegation to Determine Applications:**

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development approval that was 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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

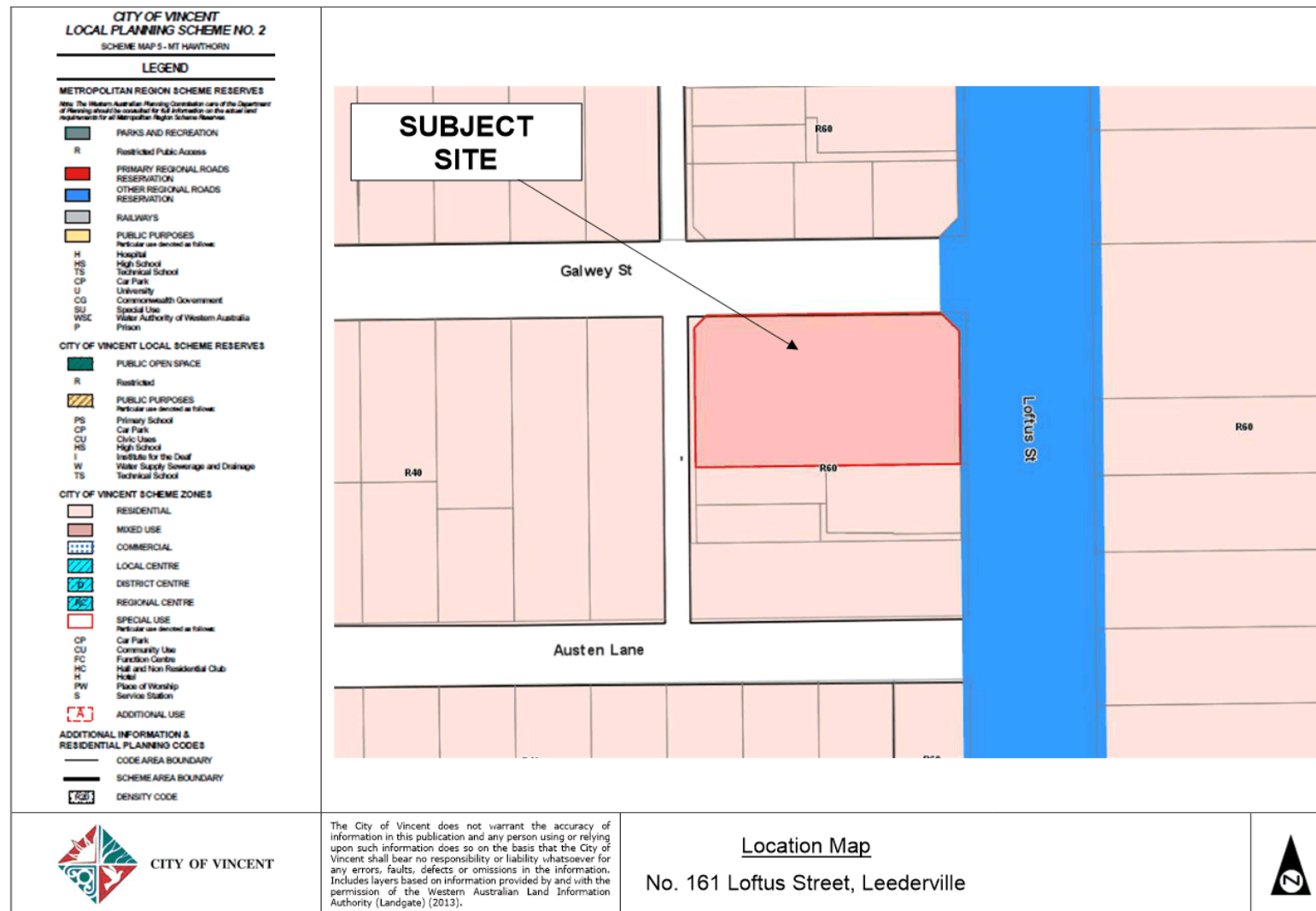


**COMMENTS:**

The proposal to amend the condition of approval relating to Public Art Contribution is consistent with the reduced cost of development. If approved, the percent for public art contribution would be reduced from \$29,568 to \$25,000, being 1 percent of the estimated total cost of the development of \$2,500,000. The applicant has indicated that they wish to proceed with Option 2 (cash-in-lieu option). This option permits a 15 percent discount to be applied to the amount of \$25,000 in accordance with the Percent for Public Art Policy. The resultant cash-in-lieu contribution would be \$21,250. The amended condition however allows for either Option 1 or Option 2 of the Percent for Public Art Policy to be chosen by the applicant.

The proposal does not result in any external changes or increase to the existing building footprint. The amendment would not have any impact on the surrounding area. It is recommended that Council approves this amended development application.











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**9.1.3 No. 161 (Lots: 14 & 15 D/P: 1509) Loftus Street, Leederville – Proposed Demolition of Existing Single House Construction of Three Storey Multiple Dwelling Comprising Ten (10) Multiple Dwellings and Associated Car Parking**

Ward:	North	Date:	29 August 2014
Precinct:	Leederville ; P3	File Ref:	PRO6241; 5.2014.311.1
Attachments:	001 – Property Information Report and Development Application Plans		
Tabled Items	Nil		
Reporting Officer:	P Stuart, Planning Officer (Statutory)		
Responsible Officer:	P Mrdja, Acting Director Planning Services		

**OFFICER RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, **APPROVES** the application submitted by GDD Design Group on behalf of the owner Patrick Doran-Wu, for the Proposed Demolition of an Existing Single House and Construction of a Three (3) Storey Multiple Dwelling Development Comprising Ten (10) Multiple Dwellings and Associated Car Parking at No. 161 (Lots 14 & 15; D/P 1509) Loftus Street, Leederville and as shown on amended plans date-stamped received 19 August 2014, included as Attachment 001, subject to the following conditions:

1. **Boundary Wall**

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 159 Loftus Street, Leederville in a good and clean condition. The finish of the walls is to be fully rendered or face brickwork to the City's satisfaction;

2. **Car Parking and Accessways**

2.1 A minimum of ten (10) residential car bays and two (2) visitor bays, are to be provided on site for the development;

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

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

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

4. All the privacy screening shown on the floor and elevations plans shall comply with the requirements of the Residential Design Codes WA 2013;

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



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6. **PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City;**

6.1 **Landscape and Reticulation Plan**

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

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

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

The Council encourages landscaping methods and species selection which do not rely on reticulation;

6.2 **Acoustic Report**

An Acoustic Report shall be prepared and submitted to the City for approval, in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation. The recommended measures of the acoustic report shall be implemented and certification from an acoustic consultant that the measures have been undertaken, prior to the first occupation of the development;

6.3 **Construction Management Plan**

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

6.4 **Sustainability**

An ARCActive Abode report shall be prepared and submitted demonstrating the following sustainability performance outcomes:

- 6.4.1 That the final design achieves a minimum 8 Star ARCActive rating for Energy;
- 6.4.2 That the final design achieves a minimum 4 Star ARCActive rating for Water and incorporates the highest efficiency WELS rated tap ware, toilets, showers and fixed appliances throughout; and
- 6.4.3 That the final design achieves a minimum 5 Star ARCActive rating for Liveability.

The ARCActive report is to list the design features and sustainability measures incorporated into the final design in order to achieve the above ARCActive star ratings; and



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**6.5 Underground Power**

In keeping with the City's Policy No. 2.2.2 relating to Undergrounding of Power, the power lines along the Loftus Street frontage of the development shall be placed underground at the Developer's full cost. The developer is required to liaise with both the City and Western Power to comply with their respective requirements;

**7. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:**

**7.1 Percent for Public Art**

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

7.1.1 Elect to either obtain approval from the City for an Artist to undertake a Public Art Project (Option 1) or pay the Cash in Lieu Percent for Public Art Contribution, of \$29,568 \$300,000 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development \$2,956,800 \$30,000,000; and

**8. PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be completed to the satisfaction of the City;**

**8.1 Clothes Drying Facility**

Each multiple dwelling shall be provided with a clothes drying facility to be incorporated into the development in accordance with the City's Policy No. 7.4.8 relating to Development Guidelines for Multiple Dwellings or the Residential Design Codes of WA 2013;

**8.2 Car Parking**

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

**8.3 Residential Bicycle Bays**

A minimum of three (3) residential bicycle bays and one (1) visitor bay to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

**8.4 Management Plan-Vehicular Entry Gates**

Any proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the City;

MINUTES OF MEETING HELD ON 9 SEPTEMBER 2014

(TO BE CONFIRMED ON 23 SEPTEMBER 2014)



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**8.5     Landscaping**

With regard to condition 6.1, all works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s); and

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

A notification shall be lodged on the Certificate(s) of Title under Section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

8.6.1    The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units. The on-site car parking accords with the requirements of the Residential Design Codes of WA 2013 and the City's Policy No. 7.7.1 relating to Parking and Access;

9.        A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and
10.      The development is to comply with all Building, Health and Engineering Services conditions and requirements to the satisfaction of the City.

**ADVICE NOTES:**

1.        With regard 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; and
2.        A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate.
3.        With reference to condition 6.2 an acoustic report must satisfy all provisions of the relevant State Planning Policy.

*Note: The above Officer Recommendation was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.*

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Moved Cr Topelberg, Seconded Cr Cole

That the recommendation be adopted.

*Debate ensued.*

**AMENDMENT**

Moved Cr Buckels, Seconded Cr Harley

That Condition 6.5 be deleted as follows:

**"6.5     Underground Power**

~~In keeping with the City's Policy No. 2.2.2 relating to Undergrounding of Power, the power lines along the Loftus Street frontage of the development shall be placed underground at the Developer's full cost. The developer is required to liaise with both the City and Western Power to comply with their respective requirements;"~~

**AMENDMENT PUT AND CARRIED UNANIMOUSLY (7-0)**

(Cr Pintabona and Cr McDonald were on approved leave of absence.)

**MOTION AS AMENDED PUT AND CARRIED UNANIMOUSLY (7-0)**

(Cr Pintabona and Cr McDonald were on approved leave of absence.)

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MINUTES OF MEETING HELD ON 9 SEPTEMBER 2014

(TO BE CONFIRMED ON 23 SEPTEMBER 2014)



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### COUNCIL DECISION ITEM 9.1.3

That Council:

in accordance with the provisions of the City of Vincent Town Planning Scheme No. 1 and the Metropolitan Region Scheme, APPROVES the application submitted by GDD Design Group on behalf of the owner Patrick Doran-Wu, for the Proposed Demolition of an Existing Single House and Construction of a Three (3) Storey Multiple Dwelling Development Comprising Ten (10) Multiple Dwellings and Associated Car Parking at No. 161 (Lots 14 & 15; D/P 1509) Loftus Street, Leederville and as shown on amended plans date-stamped received 19 August 2014, included as Attachment 001, subject to the following conditions:

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4. All the privacy screening shown on the floor and elevations plans shall comply with the requirements of the Residential Design Codes WA 2013;

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

6. PRIOR TO THE SUBMISSION OF A BUILDING PERMIT APPLICATION, the following shall be submitted to and approved by the City;

6.1 Landscape and Reticulation Plan

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

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

6.1.1 The location and type of existing and proposed trees and plants;

6.1.2 All vegetation including lawns;

6.1.3 Areas to be irrigated or reticulated;

6.1.4 Proposed watering system to ensure the establishment of species and their survival during the hot and dry months; and

6.1.5 Separate soft and hard landscaping plans (indicating details of plant species and materials to be used);

The Council encourages landscaping methods and species selection which do not rely on reticulation;



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**6.2 Acoustic Report**

An Acoustic Report shall be prepared and submitted to the City for approval, in accordance with the City's Policy No. 7.5.21 relating to Sound Attenuation. The recommended measures of the acoustic report shall be implemented and certification from an acoustic consultant that the measures have been undertaken, prior to the first occupation of the development;

**6.3 Construction Management Plan**

A Construction Management Plan, detailing how the construction of the development will be managed to minimise the impact on the surrounding area, shall be submitted to and approved by the City, in accordance with the requirements of the City's Policy No. 7.5.23 relating to Construction Management Plans, and Construction Management Plan Guidelines and Construction Management Plan Application for approval Proforma;

**6.4 Sustainability**

An ARCActive Abode report shall be prepared and submitted demonstrating the following sustainability performance outcomes:

6.4.1 That the final design achieves a minimum 8 Star ARCActive rating for Energy;

6.4.2 That the final design achieves a minimum 4 Star ARCActive rating for Water and incorporates the highest efficiency WELS rated tap ware, toilets, showers and fixed appliances throughout; and

6.4.3 That the final design achieves a minimum 5 Star ARCActive rating for Liveability.

The ARCActive report is to list the design features and sustainability measures incorporated into the final design in order to achieve the above ARCActive star ratings; and

**7. WITHIN TWENTY-EIGHT (28) DAYS OF THE ISSUE DATE OF THIS 'APPROVAL TO COMMENCE DEVELOPMENT', the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:**

**7.1 Percent for Public Art**

The owner(s), or the applicant on behalf of the owner(s), shall comply with the City of Vincent Percent for Public Art Policy No. 7.5.13 and the Percent for Public Art Guidelines for Developers, including:

7.1.1 Elect to either obtain approval from the City for an Artist to undertake a Public Art Project (Option 1) or pay the Cash in Lieu Percent for Public Art Contribution, of \$29,568 (Option 2), for the equivalent value of one per cent (1%) of the estimated total cost of the development \$2,956,800; and

**8. PRIOR TO THE SUBMISSION OF AN OCCUPANCY PERMIT, the following shall be completed to the satisfaction of the City;**

**8.1 Clothes Drying Facility**

Each multiple dwelling shall be provided with a clothes drying facility to be incorporated into the development in accordance with the City's Policy No. 7.4.8 relating to Development Guidelines for Multiple Dwellings or the Residential Design Codes of WA 2013;



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**8.2 Car Parking**

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

**8.3 Residential Bicycle Bays**

A minimum of three (3) residential bicycle bays and one (1) visitor bay to be provided on-site. Bicycle bays must be provided at a location convenient to the entrance, publically accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3;

**8.4 Management Plan-Vehicular Entry Gates**

Any proposed vehicular entry gates to the car parking area shall have a minimum 50 per cent visual permeability and shall be either open at all times or a plan detailing management measures for the operation of the vehicular entry gates, to ensure access is readily available for residents/visitors to the residential and commercial units at all times, shall be submitted to and approved by the City;

**8.5 Landscaping**

With regard to condition 6.1, all works shall be undertaken in accordance with the approved plans prior to the first occupation of the development, and maintained thereafter by the owner(s)/occupier(s); and

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

A notification shall be lodged on the Certificate(s) of Title under Section 70A of the Transfer of Land Act notifying proprietors and/or (prospective) purchasers of the property of the following:

8.6.1 The City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units. The on-site car parking accords with the requirements of the Residential Design Codes of WA 2013 and the City's Policy No. 7.7.1 relating to Parking and Access;

9. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site; and
10. The development is to comply with all Building, Health and Engineering Services conditions and requirements to the satisfaction of the City.

**ADVICE NOTES:**

1. With regard 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; and
2. A bin store is required to be provided, of sufficient size to accommodate the City's maximum bin requirement, as assessed by the City's Technical Services Directorate.
3. With reference to condition 6.2 an acoustic report must satisfy all provisions of the relevant State Planning Policy.



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<b>Ward:</b>	North	<b>Date:</b>	30 November 2016
<b>Precinct:</b>	Precinct 3 – Leederville	<b>File Ref:</b>	5.2016.296.1
<b>Attachments:</b>	<a href="#">1</a> – Consultation and Location Map <a href="#">2</a> – Previous Approval and Plans <a href="#">3</a> – Summary of Submissions		
<b>Tabled Items:</b>	Nil		
<b>Reporting Officer:</b>	A Groom, Statutory Planning Officer		
<b>Responsible Officer:</b>	J Corbellini, Director Development Services		

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Town Planning Scheme No.1 and the Metropolitan Region Scheme, **APPROVES** the application to extend the period within which the development approval 5.2014.311.1 granted on 9 September 2014 for a Three Storey Multiple Dwelling Development consisting of 10 multiple dwellings and associated car parking at No. 161 (Lots: 14 and 15; D/P: 1509) Loftus Street, Leederville, must be substantially commenced, subject to the following conditions:

1. All conditions and advice notes detailed on development approval 5.2014.311.1 granted on 9 September 2014 and included in Attachment 2 continue to apply to this approval, except as follows:
  - a) Condition 6.1 of the development approval is deleted and replaced with the following condition:
 

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

    - 6.1.1 The location and type of existing and proposed trees and plants;
    - 6.1.2 A minimum of 7 mature trees (minimum 500 litres) are to be provided onsite;
    - 6.1.3 Areas to be irrigated or reticulated;
    - 6.1.4 The removal of redundant crossovers; and
    - 6.1.5 Deep Soil Zones;

**6.2 All works shown in the plans as identified in Condition 6.1 above shall be undertaken in accordance with the approved plans to the City’s satisfaction, prior to occupation or use of the development and maintained thereafter to the satisfaction of the City;”**
2. Additional condition 6.5 is included on the development approval as follows:
 

**“6.5 Amalgamation**

**Lots 14 and 15 shall be amalgamated into one lot on a certificate of Title to the satisfaction of the City prior to the occupation or use of the development;”**
3. Additional condition 11 is included on the development approval as follows:
 

**“11. The development must be substantially commenced within two years from the date of this approval;” and**



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4. Additional condition 12 is included on the development approval as follows:

- “12. Prior to the occupation of the dwelling, a screening device be installed to the balcony of Unit 10 to the satisfaction of the City, to accord with the requirements of the State Planning Policy 3.1: Residential Design Codes.

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**COUNCIL DECISION ITEM 9.1.6**

**Moved Cr Loden , Seconded Cr Cole**

That the recommendation be adopted.

**MOTION PUT AND CARRIED (8-0)**









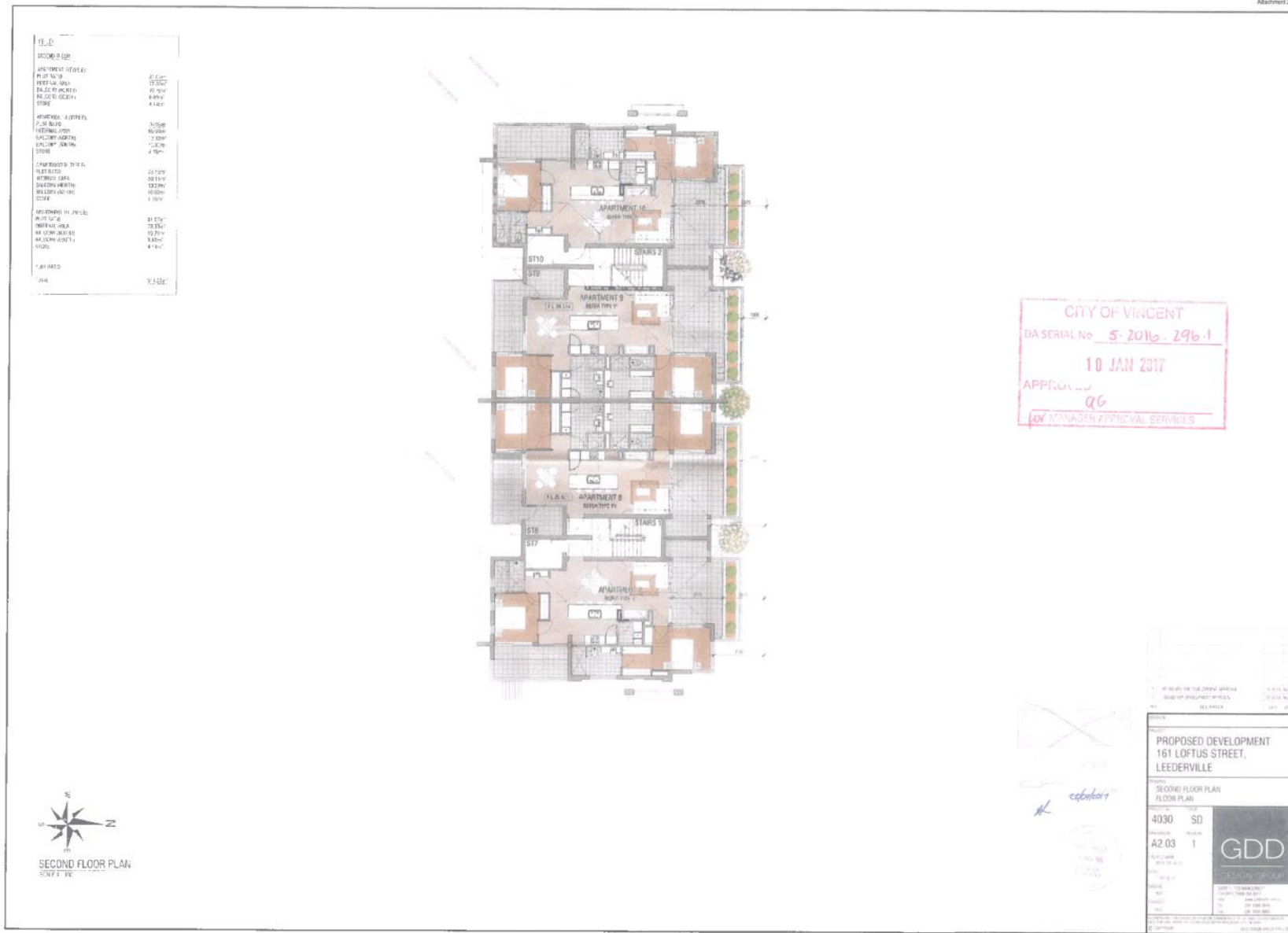




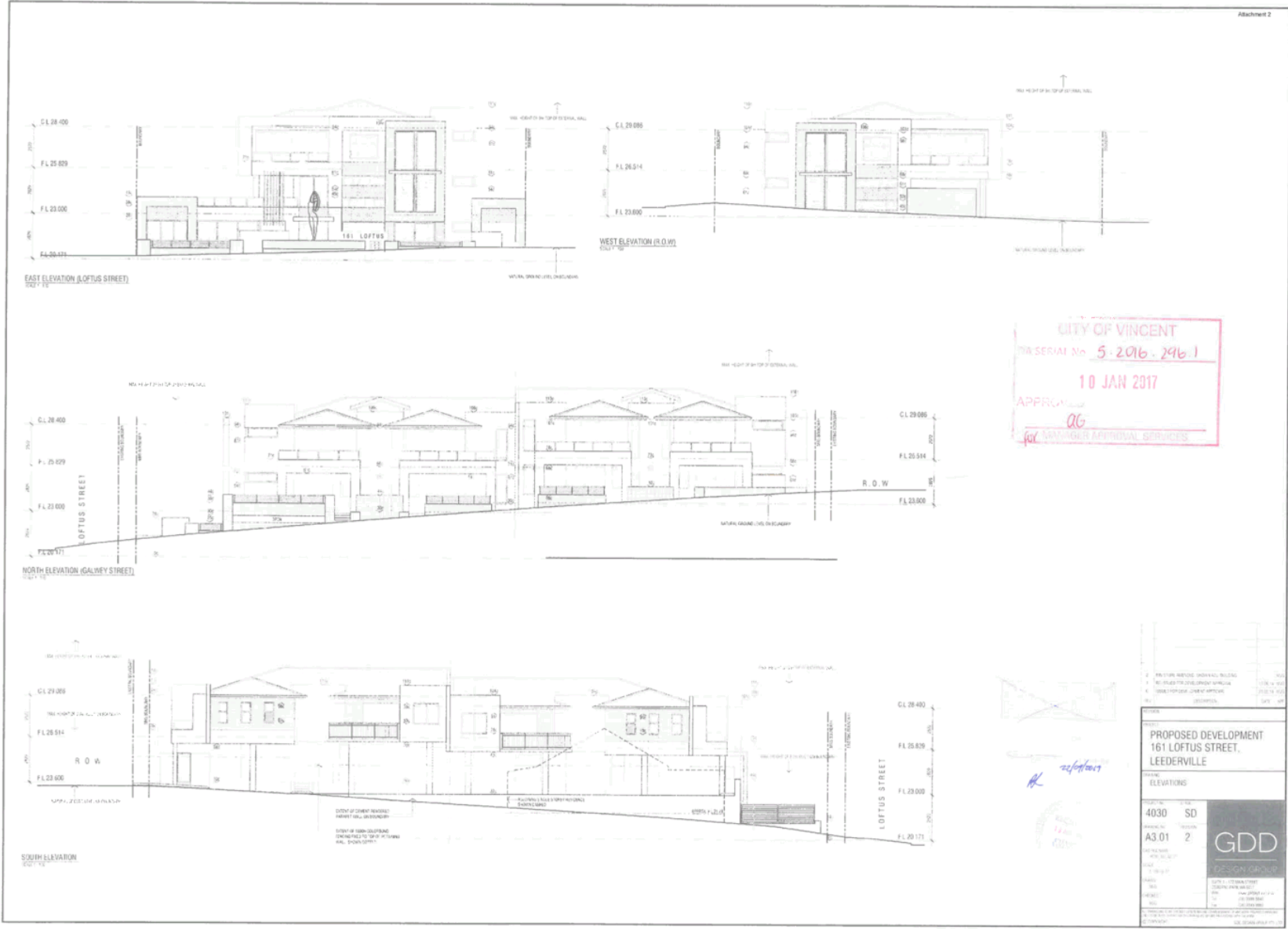



















**9.2 NO. 12 (LOT: 4, S/P: 78266) NOVA LANE, NORTH PERTH - SINGLE DWELLING**

**TRIM Ref:** D19/94233  
**Author:** Natasha Trefry, Urban Planning Advisor  
**Authoriser:** Joslin Colli, Coordinator Planning Services  
**Ward:** North  
**Attachments:**

1. Consultation and Location Plan [↓](#) 
2. Development Plans [↓](#) 
3. Streetscape Analysis [↓](#) 
4. Applicant Justification [↓](#) 
5. Determination Advice Notes [↓](#) 

**RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES**, the development application for Single Dwelling at No. 12 (Lot: 4; S/P: 78266) Nova Lane, North Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated advice notes in Attachment 5:

**1. Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary walls facing No. 12A Nova Lane and No. 10A Nova Lane in a good and clean condition prior to the practical completion of the development and thereafter maintained to the satisfaction of the City. The finish of the walls are to be fully rendered or facebrick to the satisfaction of the City;

**2. Landscaping Plan**

**2.1** 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 lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:

- The location and type of proposed trees and plants;
- Areas to be irrigated or reticulated;
- The provision of 15 percent of the site area as deep soil zone and 30 percent canopy cover at maturity; and

**2.2** All works shown in the plans as identified in Condition 2.1 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;

**3. Sight Lines**

No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

- 3.1** walls, letterboxes or fences adjoin vehicular access points to the site; or
- 3.2** a driveway meets a public street; or
- 3.3** two streets intersect; unless otherwise approved by the City of Vincent;



**4. Stormwater**

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

**5. Car Parking and Access**

5.1 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;

5.2 Vehicle access points are required to match into existing right of way levels; and

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

**6. Visual Privacy**

Prior to occupancy or use of the development, all windows from the Master Suite, Kitchen and Family/Dining area shall be glazed in an obscure material and permanently fixed to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed-to-comply provisions, to the satisfaction of the City;

**7. External Fixtures**

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

**8. Detailed 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.

**PURPOSE OF REPORT:**

To consider an application for development approval for a single dwelling at 12 Nova Lane, North Perth (subject site).

**PROPOSAL:**

The application proposes a three storey dwelling to a vacant survey strata lot which has been subdivided. The third storey element of the dwelling comprises a covered stairwell and bathroom, as well as a centrally located terrace with a pergola.

**BACKGROUND:**

<b>Landowner:</b>	Graeme and Janice Davis
<b>Applicant:</b>	Dorian Morelli
<b>Date of Application:</b>	12 April 2019
<b>Zoning:</b>	MRS: Urban LPS2: Residential R30/40 R Code: R30/40
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Vacant Land
<b>Proposed Use Class:</b>	Single Dwelling
<b>Lot Area:</b>	241m <sup>2</sup>
<b>Right of Way (ROW):</b>	Yes Nova Lane to the south – 6.8 metre wide, drained and sealed
<b>Heritage List:</b>	No



The subject site is bound by Nova Lane to the south, a single storey single house to the north, a two storey dwelling to the east and a vacant lot to the west. Administration notes an application for a three storey dwelling has been submitted for No. 12A Nova Lane (western property) which forms part of the parent lot and is currently vacant. A location plan is included as **Attachment 1**.

The subject site is zoned Residential R30/40 and is affected by Clause 26(1) of City's Local Planning Scheme No. 2 (LPS2) which states: *development will only be permitted to R40 standards where the existing house is retained*. The subject site was created through a survey strata subdivision which retained the existing house at No. 11 Mabel Street, North Perth. The application has been assessed against the development requirements of R40.

The subject site and surrounding properties are zoned Residential R30/40. The subject site forms part of the Residential Built Form area in accordance with the City's Policy No. 7.7.1 – Built Form.

The application proposes a three storey dwelling, inclusive of an open roof terrace, which addresses Nova Lane. The development plans have been included as **Attachment 2**. A streetscape analysis of the adjacent and neighbouring dwellings is included, as **Attachment 3**.

## DETAILS:

### Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the City's Policy No. 7.1.1 – Built Form and the 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	✓	
Front Fence	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys		✓
Roof Form	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping	✓	
Privacy	✓	
Parking & Access		✓
Solar Access	✓	
Site Works/Retaining Walls	✓	
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

### Detailed Assessment

The deemed-to-comply assessment of the elements that require the discretion of Council are as follows:

Lot Boundary Setbacks	
Deemed-to-Comply Standard	Proposal
<b>Clause 5.3 of Built Form Policy</b>  Roof Terrace (East): 1.4m  <u>Lot Boundary Walls</u> Maximum Height – 3.5m Average Height – 3.0m Permitted Length – 15.2m	Roof Terrace (East): 1.3m  <u>Lot Boundary Walls (East)</u> Maximum Height – 6.9m Average Height – 6.6m Proposed Length – 9.9m (2 storey boundary wall proposed)



	<u>Lot Boundary Walls (West)</u> <i>Garage</i> Maximum Height – 3.9m Average Height – 3.8m Proposed Length – 6.2m  <i>Bed 2 – Bed 3</i> Maximum Height – 3.6m Average Height – 2.65m Proposed Length – 9.9m <i>Western boundary total length: 16.1m</i>
Building Height	
Deemed-to-Comply Standard	Proposal
<b>Clause 5.6 of Built Form Policy</b>	
Permitted Concealed Roof: 7.0 metres	Proposed Concealed Roof: 9.0 metres
Setback Garages & Carports	
Deemed-to-Comply Standard	Proposal
<b>Clause 5.7 of Built Form Policy</b>	
Garage 0.5m behind building line of dwelling	Garage 0.3m forward of building line of the dwelling

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 28 June 2019 – 12 July 2019. Community consultation was undertaken by means of written notifications with 18 letters sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website. At the conclusion of the community consultation period, no submissions were received from the adjacent dwellings who were consulted regarding the proposal.

It is noted a variation to the street setback was advertised in error during the 14 day consultation period. Following the advertising period the applicant amended the development proposal by modifying the design and materials of the façade, reducing the size of the roof terrace and providing additional landscaping. The additional justification provided with the amended plans in regards to the visual privacy from the roof terrace are noted in **Attachment 4**.

#### Design Review Panel (DRP):

Referred to DRP: Yes

As the proposal sought variations to building height, the proposal was referred to the Chair of the DRP for comment. The comments received in regards to the proposal noted:

- The proposed design would be suitable, in the context of the surrounding streetscape providing the top level terrace would either:
  - Have open flat pergola (or a louvered/ operable flat pergola);
  - Have a flat (max 3 degrees) translucent roof;
- Once the terrace roof and portion of stair enclosure (above 1m balustrade level) are treated in any of the above manners, the design and form would be consistent with the adjacent properties.

The open nature of the pergola and its flat (concealed) roof form, are measures employed in the design of the third storey element which mitigate bulk and scale in accordance with the DRP Chair comments above and facilitate a built form outcome which is cognisant of the existing streetscape.



**LEGAL/POLICY:**

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

**Delegation to Determine Applications:**

The matter is being referred to Council as the application proposes a height of three storeys or more, which does not meet the deemed-to-comply building height.

**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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**Lot Boundary Setbacks*Eastern Boundary*

The application proposes a 1.3 metre setback to the eastern boundary of the roof terrace in lieu of the 1.4 metre deemed-to-comply standard.

The proposed eastern setback is considered to satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is considered acceptable for the following reasons:

- The third storey component of the dwelling is located centrally, and stepped away from the parapet wall to the ground and first floor of the dwelling. The stepped approach reduces the vertical massing of the eastern elevation and alleviates the visual impact of the third storey element of the proposal to the abutting eastern property.
- The eastern elevation incorporates white render, facebrick detailing and a contrasting grey Colorbond roof to ameliorate the actual and perceived bulk of the roof terrace and third storey element. The large glazed openings on the ground floor and the obscured openings to the kitchen and dining on the first floor presents as an open and interactive elevation void of blank solid walls, further assisting reducing the bulk and scale impacts to the eastern lot boundary.
- The favourable orientation of the site results in no overshadowing and subsequent loss of direct sunlight to the adjacent dwellings.
- The development does not result in any departures from the deemed-to-comply visual privacy requirements of the R Codes in relation to visual privacy for the adjacent property.
- The departure to the lot boundary setback is considered very minor in nature and does not impact on the adjacent neighbouring properties in terms of bulk and scale given the scale of the terrace element.



- Landscaping via canopy and deep soil areas, is incorporated to the roof terrace of the property which helps to soften the building edge when viewed from adjacent properties and Nova Lane.

#### *Lot Boundary Walls*

The application proposes boundary walls to two side boundaries of the lot. The deemed-to-comply provisions permits a boundary wall length of 15.2 metres for the subject lot with an average height of 3 metres and a maximum height of 3.5 metres.

The following boundary walls are proposed:

#### *Western Boundary*

The proposal incorporates two sections of boundary wall on the western boundary that are 16.1 metres in lieu of the deemed-to-comply 15.2 metres. The first portion of boundary wall being the garage proposes departures to the average wall height of 3.8 metres in lieu of the deemed-to-comply 3.0 metre average wall height, and a 3.9-metre maximum wall height in lieu of the deemed-to-comply 3.5 metres. The second portion of the boundary wall bed 2 to bed 3 seeks variations to the maximum wall height 3.6 metres in lieu of the 3.5 metres.

The lot boundary walls proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The proposed boundary wall is located behind the street setback line of the dwelling, with a large concentration of the boundary bulk located to the rear of the site, not visible from the street. The boundary walls are of a single storey nature and do not generate or exacerbate mass from the street or adjacent properties.
- The proposed walls located on the western boundary do not compromise access to direct sunlight for the subject dwelling and do not adversely impact adjoining properties with respect to overshadowing
- The boundary wall does not incorporate major openings and would not result in overlooking to the adjoining site.
- Two storey boundary walls are a prevalent built form outcome within the Nova Lane established streetscape. The scale and materials of the boundary walls – face brick and render finish are consistent with colours and materials of other dwellings within the established street. As visible from the streetscape analysis in **Attachment 3**.
- The remainder of the dwelling is articulated and incorporates varying materials, to reduce the bulk of the development to the adjacent property.

#### *Eastern boundary*

The application proposes a 9.9 metre lot boundary wall with a maximum height of 6.9 metres and an average maximum height of 6.6 metres in lieu of the deemed to comply 3.5 metres and 3 metres respectively.

The lot boundary walls proposed satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and are acceptable for the following reasons:

- The two storey boundary wall is setback 3 metres from the ROW on the eastern boundary and abuts a boundary wall on No. 10A Nova Lane which is setback 2 metres from the ROW is 6.9 metres in length and 4 metres in height.
- The proposed boundary wall would largely screen the existing blank boundary wall at No. 10A Nova Lane with the proposed wall reducing the impact of bulk on the streetscape and providing a better amenity outcome for the occupants of proposed dwelling.
- The boundary wall extends 3.3 metres longer than the abutting existing parapet wall of No. 10A Nova Lane. The additional length abuts a paved access leg along the boundary of the property with a swimming pool located adjacent to the access leg. The proposed boundary wall does not incorporate any major openings and would not disrupt or diminish the amenity of the neighbouring property.
- The proposed boundary when viewed from the street would largely be obscured by the existing double storey dwelling with a boundary wall at No. 10A Nova Lane.
- The proposed boundary wall is proposed to be constructed of a facebrick material, consistent with built form outcomes of the Nova Lane streetscape, and blends in well with the brick finish of the existing boundary wall.
- The development meets the solar access deemed-to-comply requirements.



- The remainder of the eastern boundary incorporates a large number of obscured openings which reduces the scale of blank and solid walls to adjacent properties.

### Building Height

The application proposes a height of three storeys with a maximum height of 9.0 metres to the top of the concealed roof in lieu of the two storey and maximum concealed roof height of 7.0 metres set as a deemed-to-comply standard in the City's Built Form Policy.

The building height departure relates only to the centrally located stairwell on the third floor of the dwelling. The building height proposed satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is acceptable for the following reasons:

- The third storey and maximum height of 9 metres relates only to the centrally located stairwell roof, which provides access to the roof terrace.
- The central location of the stairwell means that the portion of the stairwell roof is largely not visible from neighbouring properties or adjacent Nova Lane and does not result in additional bulk to the development.
- The third storey element of the dwelling is setback 5.2 metres from Nova Lane, resulting in a built form that is generally not visible from the street.
- Screening to the western side of the third storey roof terrace area ensures that development meets the visual privacy deemed-to-comply aspects of the proposal. This screening provides a level of privacy and amenity to the subject site, as well as the neighbouring properties.
- The slope of the lot from north to south (front to rear) means the proposed dwelling to the rear sits lower than the retained dwelling and does not impact on the established character of the Mabel Street streetscape.
- The central location of the stairwell means that this third storey does not result in additional overshadowing of adjoining properties. The overshadowing proposed meets the deemed-to-comply standards of the R Codes.
- The finished floor levels proposed have been stepped in line with the natural ground levels of the site, to ensure a reduced overall height for the building. The development considers and responds to the natural slope with minimal fill and excavation required.

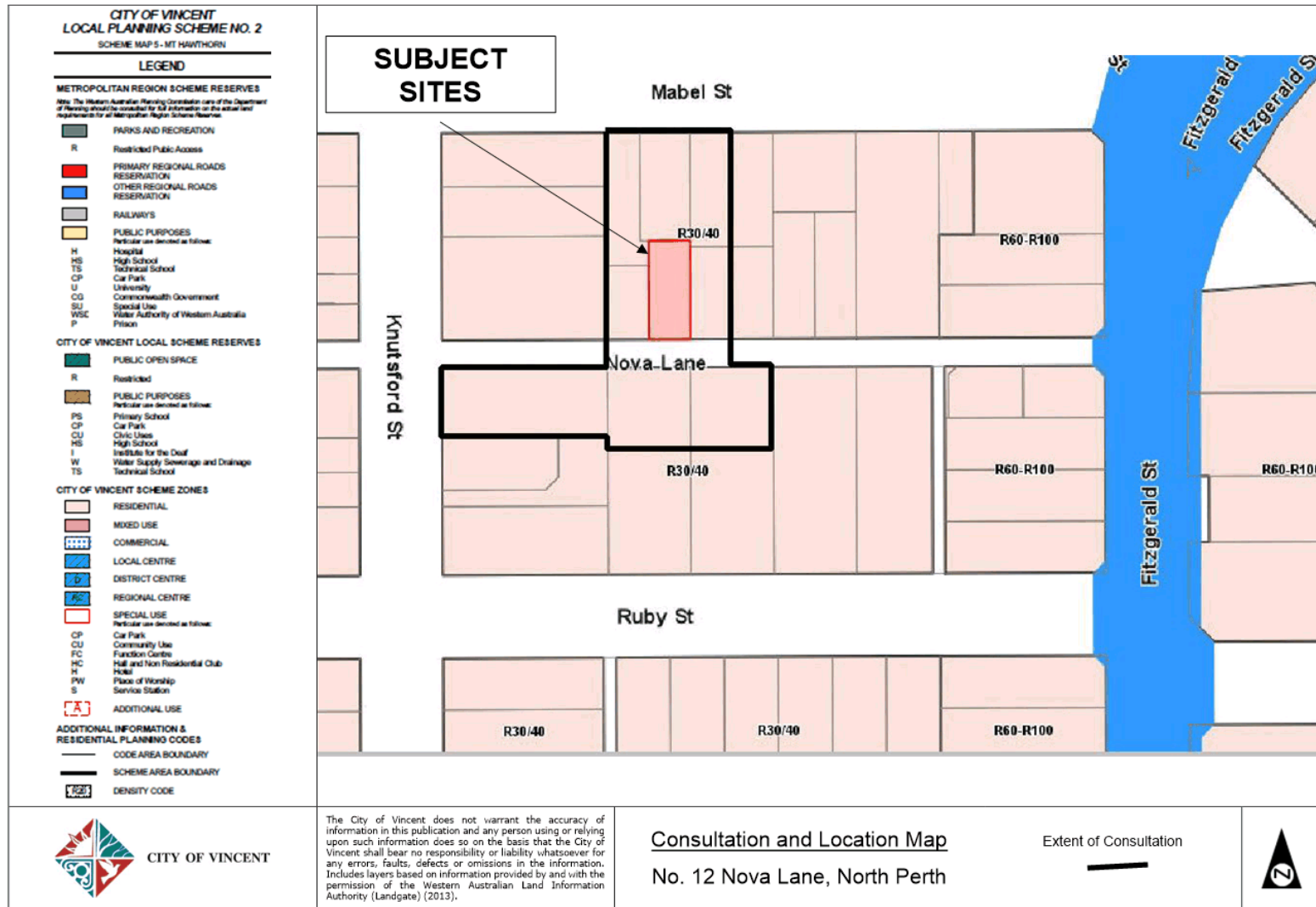
### Setback of Garages and Carports

The application proposes a garage 300 millimetres (0.3 metres) set forward of the main building line of the dwelling in lieu of 500mm (0.5 metres) setback behind the main dwelling line, as per the deemed-to-comply requirements of the Built Form Policy.

The proposed garage setback is considered to satisfy the relevant design principles and local housing objectives of the R Codes and Built Form Policy and is considered acceptable for the following reasons:

- The proposal meets the deemed-to-comply requirements in regards to sight lines, and the projection of the garage forward of the main building line does not obscure views.
- The dwelling provides a clear delineation and visibility of the entrance to the dwelling, which is considered to mitigate the impacts of the garage.
- The façade of the dwelling incorporates mixed materials – cladding, render and facebrick – as well as articulations to break up the scale and bulk of the proposal.
- The garage does not obstruct views of dwellings from the street and vice versa.
- Carports and garages forward of the main dwelling is a common built form outcome to the adjacent properties. As a result the minor projection of the garage is not considered to exacerbate the built form outcome and its presentation to the street.

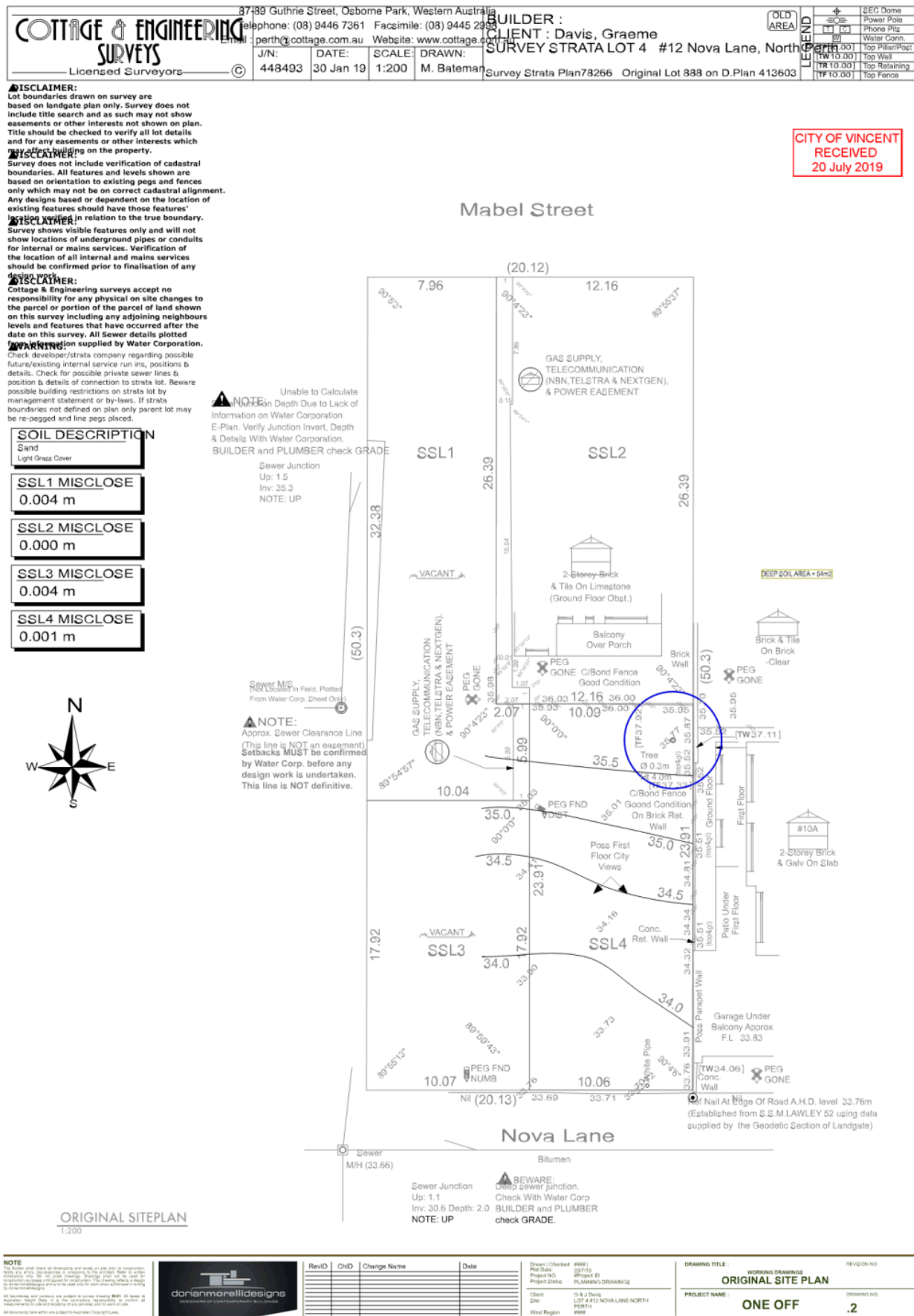














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**NOTE:**  
Approx. Sewer Clearance Line  
(This line is NOT an easement)  
Setbacks **MUST** be confirmed  
by Water Corp. before any  
design work is undertaken.  
This line is NOT definitive.



**BEWARE:**  
Deep sewer junction.  
Check With Water Corp  
BUILDER and PLUMBER  
check **GRADE**

DRAWING TITLE :	REVISION NO.
WORKING DRAWINGS <b>SITEPLAN UPPER FLOOR</b>	
PROJECT NAME :	DRAWING NO.
<b>ONE OFF</b>	<b>6</b>



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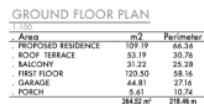
DRAWING TITLE: WORKING DRAWINGS  
**SITEPLAN ROOF TERRACE**

PROJECT NAME: **ONE OFF**

REV/CON NO: **7**

DRAWING NO:





The **Builder** sheet must be submitted and sealed on-site prior to construction. It contains drawings, calculations and information that will be used to determine if the job meets the design. Drawings that fall far below the required purpose will speed the construction. The drawing, which is a by-product of the design, and is to be used only for work when authorized by the contractor's design.

**Project Partners**  
Below is a listing of the associations whose directors are also project partners:

- **Design** - **distinction** in the space
- **Cost Engineer** - **2000**
- **Architectural Engineer** - **2000**
- **Construction** - **2000**
- **Mechanical Engineer** - **2000**
- **Planning Consultant** - **2000**
- **Service** - **2000**
- **Structural Engineer** - **2000**
- **Contractor** - **2000**



Drawn   Checked	8888
Plot Date:	14/8/10
Project NO.	8Project ID
Project Status	PLANNING DRAINING
Client	G & J Davis
Site:	LOT 4 812 NOWA LANE NORTH PERTH
Address Location	PERTH

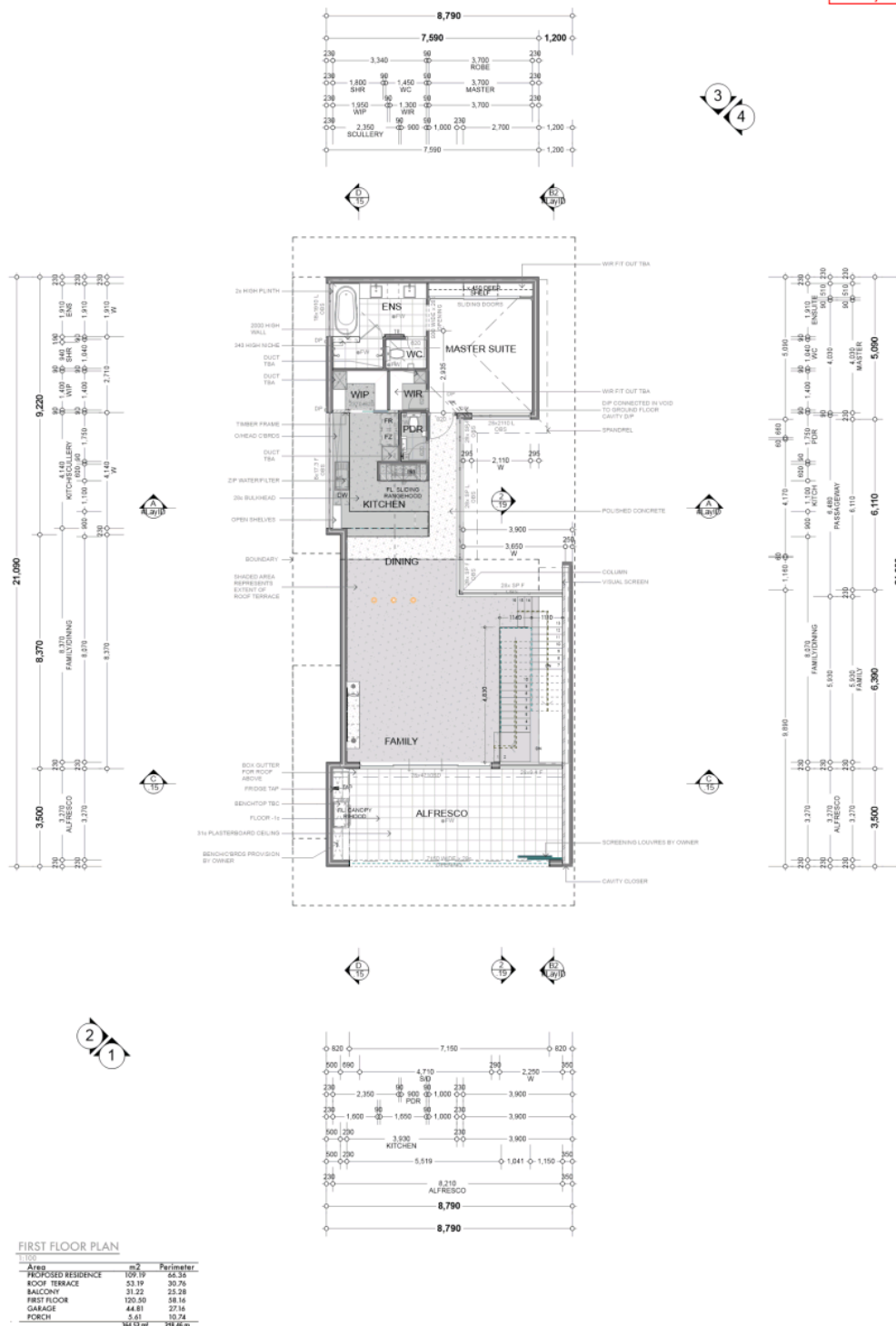
DRAWING TITLE : WORKING DRAWINGS  
**GROUND FLOOR PLAN**

PROJECT NAME : **ONE OFF**

REVISION NO.  
DRAWING NO.  
**.10**



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**NOTE**  
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**Project Partners**  
Project Manager: [Name]  
Project Engineer: [Name]  
Project Designer: [Name]  
Project Drafter: [Name]  
Project Checker: [Name]  
Project Approver: [Name]



Drawn / Checked: [Name]  
Proj Date: 20/11/18  
Project No: [Number]  
Project Status: PLANNING DRAWINGS  
Client: [Name]  
Site: [Address]  
Wind Region: [Region]

**DRAWING TITLE:**  
**WORKING DRAWINGS**  
**FIRST FLOOR PLAN**  
**PROJECT NAME:**  
**ONE OFF**

PROVISION NO.  
[Number]  
DATE: 20/11/18  
BY: [Name]

11





The Reader shall check all drawings and books on site prior to finally any work commencing, and in compliance with the provisions, the drawings shall be checked and approved. Drawings shall not be modified without the written approval of the Engineer. The drawing shall be checked and approved, and it is to be used only for work when authorized by the Engineer.

### Project Partners

Refer to [www.ahs.com](http://www.ahs.com) for universities whose directors:

- Director - [ahs@ahs.com](mailto:ahs@ahs.com)
- Civil Engineer - [ce@ahs.com](mailto:ce@ahs.com)
- Hydraulic Engineer - [he@ahs.com](mailto:he@ahs.com)
- Laboratory Supervisor - [ls@ahs.com](mailto:ls@ahs.com)
- Mechanical Engineer - [me@ahs.com](mailto:me@ahs.com)
- Planning Coordinator - [pc@ahs.com](mailto:pc@ahs.com)
- Service - [sv@ahs.com](mailto:sv@ahs.com)
- Structural Engineer - [se@ahs.com](mailto:se@ahs.com)
- Student - [st@ahs.com](mailto:st@ahs.com)



1. DRAWING TITLE \_\_\_\_\_

WORKING DRAWINGS  
**ROOF TERRACE**

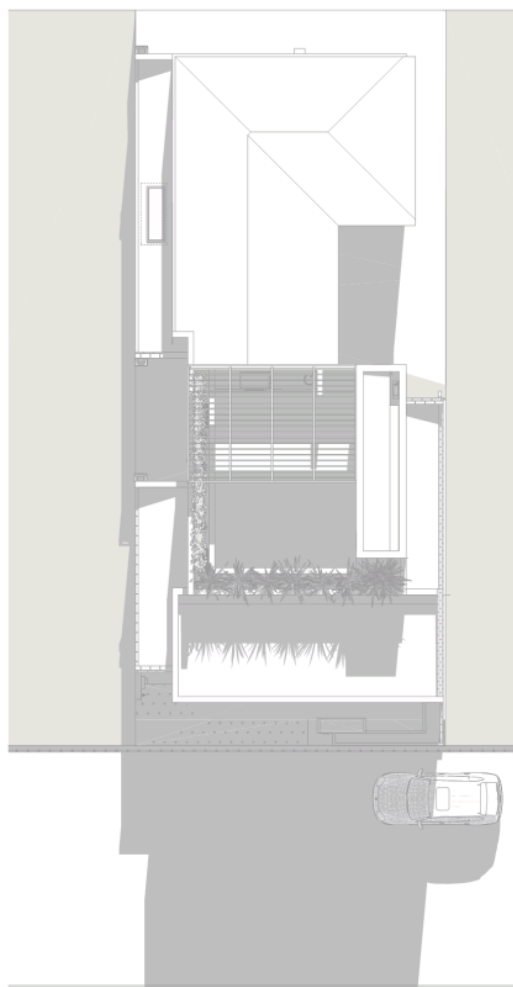
PROJECT NAME : **ONE OFF**

1. **REVISIONS AND**

DRAWING NO.  
**.11**



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Sun study 21st of June 12pm  
1:100

## NOTE

This drawing is a preliminary design and is not to be used for construction purposes. It is intended to provide a visual representation of the proposed design and is not to be used for any other purpose. All dimensions and materials are subject to change without notice. The client is responsible for ensuring that the design meets all relevant standards and regulations. The designer is not responsible for any errors or omissions in this drawing.

## Project Partners

Architect: **donismorelidesigns**

Client: **donismorelidesigns**

Project No: **donismorelidesigns**

Project Name: **donismorelidesigns**

Project Date: **donismorelidesigns**

Project Status: **donismorelidesigns**

Project Location: **donismorelidesigns**

Project Contact: **donismorelidesigns**

Project Email: **donismorelidesigns**

Project Phone: **donismorelidesigns**

Project Website: **donismorelidesigns**

Project Address: **donismorelidesigns**

Project Postcode: **donismorelidesigns**

Project Country: **donismorelidesigns**

Project State: **donismorelidesigns**

Project City: **donismorelidesigns**

Project Suburb: **donismorelidesigns**

Project Street: **donismorelidesigns**

Project Landmark: **donismorelidesigns**

Project Features: **donismorelidesigns**

Project Amenities: **donismorelidesigns**

Project Surroundings: **donismorelidesigns**

Project Views: **donismorelidesigns**

Project Sounds: **donismorelidesigns**

Project Smells: **donismorelidesigns**

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Project Touches: **donismorelidesigns**

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Project Thoughts: **donismorelidesigns**

Project Emotions: **donismorelidesigns**

Project Behaviors: **donismorelidesigns**

Project Attitudes: **donismorelidesigns**

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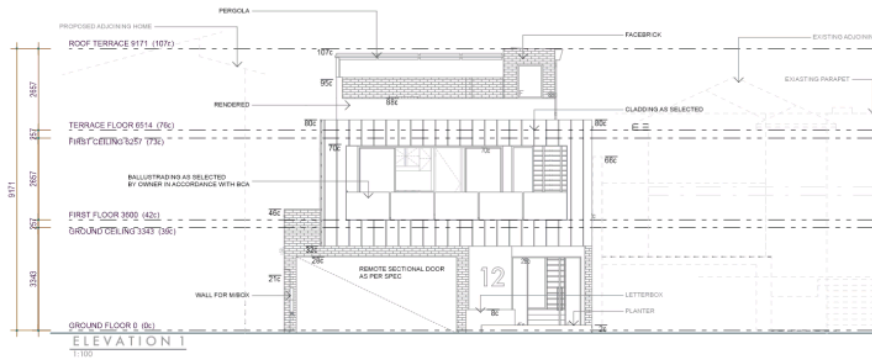
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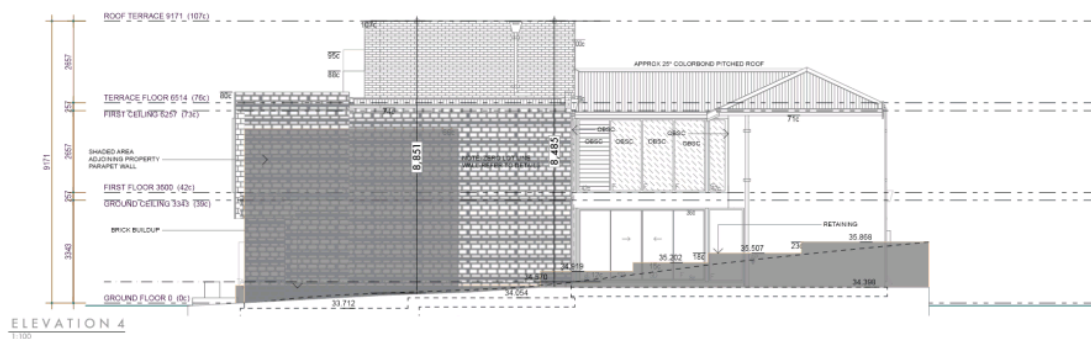
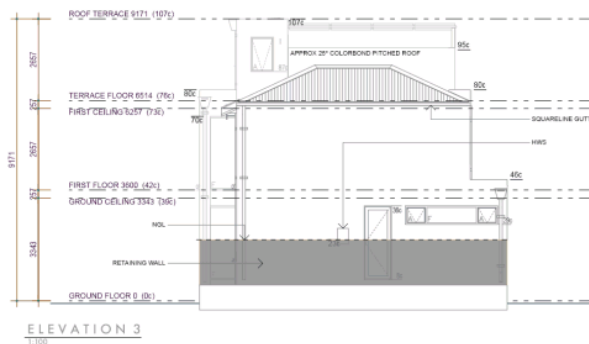
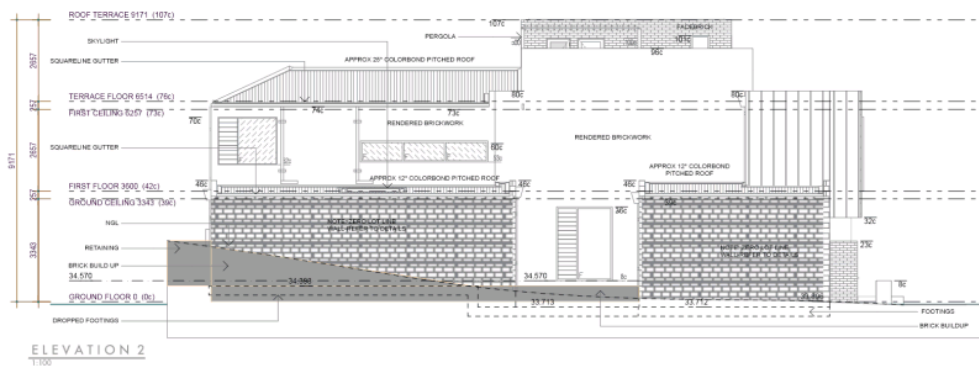
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## NOTE

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## Project Partners

Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects  
Doni & Morelli Architects



Drawn / Checked: 00001  
Prelim Date: 05/18  
Project No: 00001  
Project Status: PLANNING DRAWINGS  
Client: B. S. 12000  
Site: LOT 4/12 NOLA LANE NORTH  
Region: 00001

## DRAWING TITLE:

WORKING DRAWINGS  
ELEVATIONS














## PROJECT NAME:

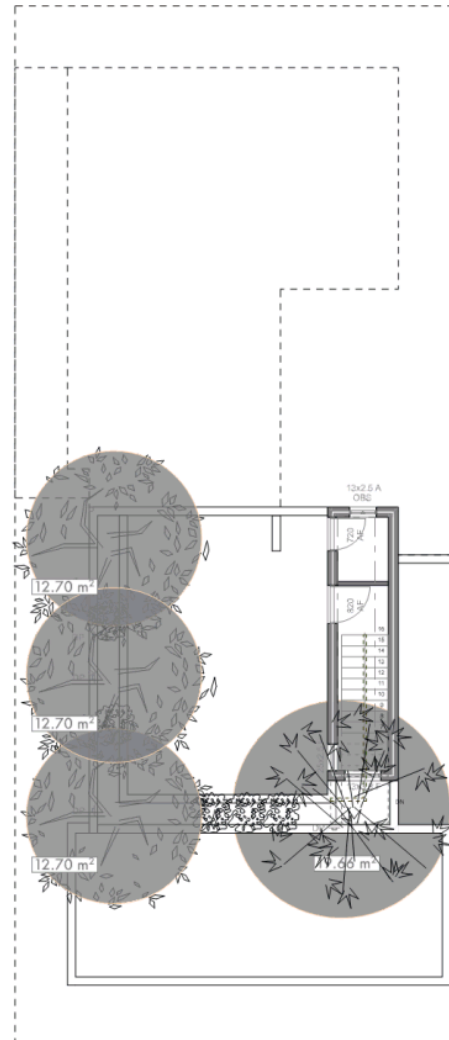
ONE OFF

## PROVISION NO.

00001  
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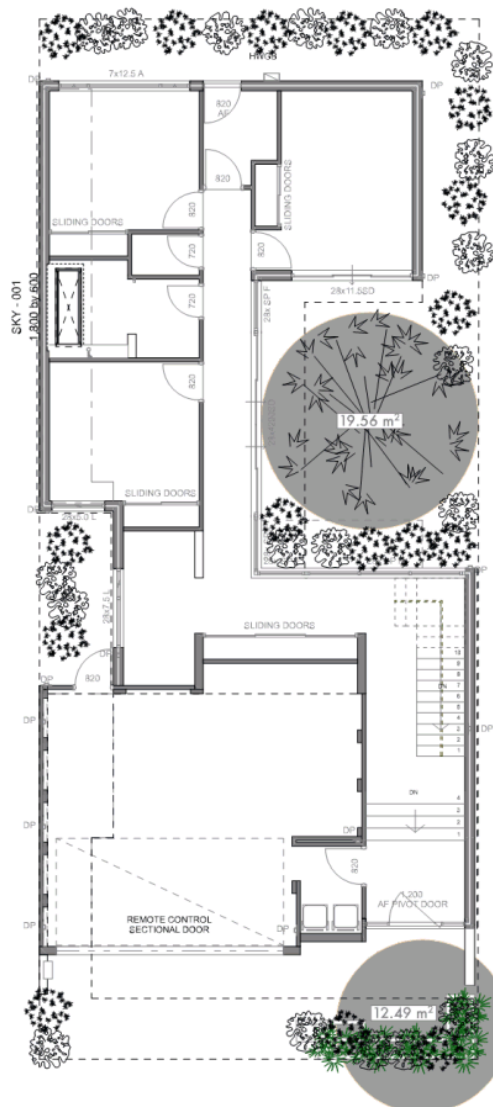
PLANT LEGEND	
GROUND COVERS (0 - 1m) SPACINGS 1 - 2m	
	DIANELLA LITTLE REV
	GREVILLEA CRITHMIFOLIA
LOW SHRUBS (1 - 2m) SPACINGS 2m	
	DRYANDRA PRAEMORSA
	AGONIS FLEXUOSA "NANA"
	MELALEUCA HUEGELII
	BEAUFORTIA SQUARROSA
TREES	
	CORAL GUM
	RED FLOWERING GUM
	CALLISTEMON KINGS PARK SPECIAL
TREES	
	DRYANDRA PRAEMORSA
	AGONIS FLEXUOSA "NANA"
MEDIUM - TALL TREES	
	JUDAS TREE (CERCIS SILIQUASTUM)
	HONEY LOCUST (GLEDITSIA TRICANTHOS)

[illegible]



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20 July 2019

PLANT LEGEND	
GROUND COVERS (Ø - 1m) SPACINGS 1 - 2m	
	DIANELLA LITTLE REV
	GREVILLEA CRITHMIFOLIA
LOW SHRUBS (1 - 2m) SPACINGS 2m	
	DRYANDRA PRAEMORSA
	AGONIS FLEXUOSA 'NANA'
	MELALEUCA HUEGELII
	BEAUFORTIA SQUARROSA
TREES	
	CORAL GUM
	RED FLOWERING GUM
	CALLISTEMON KINGS PARK SPECIAL
TREES	
	DRYANDRA PRAEMORSA
	AGONIS FLEXUOSA 'NANA'
MEDIUM - TALL TREES	
	JUDAS TREE (CERCIS SILIQUASTUM)
	HONEY LOCUST (GLEDTISIA TRICANTHOS)



#### 0. GROUND FLOOR LANDSCAPING PLAN

1:100

#### NOTE

This plan shall check all dimensions and levels on site prior to construction. All dimensions shall be taken from the centre of the building footprint to the centre of the planting. All dimensions shall be taken from the centre of the building footprint to the centre of the planting. All dimensions shall be taken from the centre of the building footprint to the centre of the planting.

All dimensions and levels are subject to change. All dimensions and levels are subject to change. All dimensions and levels are subject to change. All dimensions and levels are subject to change.

All documents here within are subject to Australian Copyright Laws.



RevID	ChID	Change Name	Date


Drawn / Checked: 8888  
 Plot Title: 00000  
 Project NO: PLANNING DRAWINGS  
 Project Status: 8888  
 Client: 75 & J Davis  
 DR: LOT 4 410 NOVA LANE NORTH  
 PERTH  
 West Region: 8888

DRAWING TITLE: WORKING DRAWINGS  
 Landscaping Terrace  
 PROJECT NAME: ONE OFF  
 REVISION NO: .4



DA 5.2019.138.1

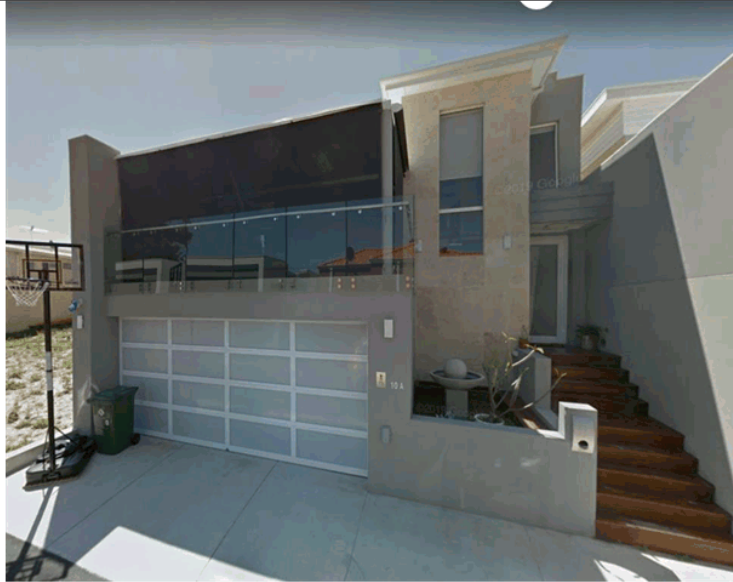
12 Nova Lane – Streetscape Analysis

<i>Site Photo</i>	<i>Address and Comments</i>
	<p><u>10A Nova Lane (adjacent property)</u></p> <ul style="list-style-type: none"><li>• Garage and stepped 2 storey dwelling</li><li>• 2 storey parapet wall</li><li>• Red brick and tiled pitch roof dwelling</li></ul> <p><u>11 Mabel Street (rear)</u></p> <ul style="list-style-type: none"><li>• 2 storey development addresses Mabel Street</li><li>• Former dwelling and lot subdivided to create subject lot</li><li>• Brick and render finish</li><li>• Pitch roof and gable details</li></ul>



DA 5.2019.138.1

12 Nova Lane – Streetscape Analysis





DA 5.2019.138.1  
12 Nova Lane – Streetscape Analysis



- 18 Knutsford Street
- Two storey dwelling
  - Render detail with limited articulation to street and secondary street (Nova Lane)
  - Pitch Roof



DA 5.2019.138.1

12 Nova Lane – Streetscape Analysis

14A, 14B Nova Lane

- Grouped dwellings
- Double Carports in front setback area (Colorbond)
- Dwelling setback from street
- Skillion roof form
- Yellow render detail



DA 5.2019.138.1  
12 Nova Lane – Streetscape Analysis




9 Nova Lane

- 4 grouped dwellings
- 2 storey dwellings
- Upper floor (balcony) slightly articulated to street
- Grey render details and finish
- Concealed roof form



DA 5.2019.138.1  
12 Nova Lane – Streetscape Analysis

		<p><u>10B Nova Lane</u></p> <ul style="list-style-type: none"><li>• 2 storey dwelling</li><li>• Limited articulation to street</li><li>• Highlight windows to street</li><li>• Frontage dominated by carport</li></ul>
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DA 5.2019.138.1

12 Nova Lane – Streetscape Analysis



8B Nova Lane

- 2 storey dwelling
- Limited articulation to street
- Highlight windows to street
- Frontage dominated by carport
- Render and limestone façade
- Shallow pitch roof



Outlined below are justifications for the residential design codes and on areas that do not comply strictly with the relevant policies / guidelines deemed to satisfy.  
Defined below are strong justifications that highlight how the new proposed residence will complement the existing streetscape.

**Justification:**

Due to the minimal size of the property, the required setbacks as per the Build form policy/R-codes, and the amenities that the client requires we are providing justification on **7.1.1, 5.3, 5.1.4, 5.6, 5.1.4, 5.4.4, 5.3.7**, of the “**Built form policy/Residential Design Codes**”

**7.1.1 Built Form Policy**

*The plans have now been amended slightly to help achieve the required averaging, the proposed residence is and has always been in keeping with the general setback, and does not inhibit reversing sight or surveillance lines along the lane and more than preserves the visual character of the existing laneway appearance.*

**5.3 Lot boundary Setbacks**

The design has been carefully designed as not to overshadow the adjoining property from solar access and to maintain privacy for the effected adjoining lots. The adjoining neighbour on the Eastern side has a 66c parapet wall, which would be classified as a “double storey parapet” (a double parapet would be a min of 58c) so the fact that our application has been held up due to the same r code variation, is unreasonable, and furthermore as the included pictures show, the majority of properties within 100m of the property in question have all double storey parapets that are in fact higher than our proposed wall. In addition, and as an example of a precedent set within the same street, the boundary wall on #10 Nova Lane has been approved at a greater height than the existing boundary wall on the boundary of #8a Nova Lane. The wall does extend further forward of the existing boundary wall and is 14c higher, but it does not impact on the access to Northern light or privacy and in fact provides better privacy to the neighbour’s pool area which is located behind the proposed parapet wall.

**Clause 5.14 Landscaping**

The plans have been updated to indicate approx. 40m2 of canopy, and this does not include plants that are not on your list but will be planted on the terrace which will provide another 10-20m2 of canopy. In addition, my client will be sourcing the most mature plants possible.

Considering that the existing properties cover at least 70% of the site (minimum) it is unfair to impose such a large percentage of landscaping for the last two remaining sites on the laneway.

Even though we are proposing the above m2 of landscaping my clients should not be penalised for building last on the Laneway.

**Clause 5.6 Building Height**

As discussed at our meeting we have amended the Terrace in question to remove the concealed roof and only provide a Pergola, also as per the perspective provided, the Terrace cannot be seen from the Laneway, and does not reduce any access to natural light to the adjoining property.

Also, the Terrace is only 1.6m higher than the allowed 7m, 2 storey requirement rather than 2.1m, measured from the natural ground level.

**Clause 5.1.4 Open Space**

The Vergola, Terrace, Garage and Store have now been amended, to increase the open space and now comply with the codes.

**Clause 5.4.4 Utilities and Facilities**

The Bin store has now been indicated on the plan.

**Clause 5.3.7 Clause 5.3.8 Retaining walls and Site Works**

As discussed at our meeting the retaining has been shown correctly on the plans and is within the R-code requirements, as we are below the natural ground level.

If you require any further justifications or detailed information on the proposed carport, please don't hesitate to contact the below.

Regards

- W: dorianmorelidesigns.com.au

Page



**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. 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.
3. With reference to Condition 2, the City encourages landscaping methods and species selection which do not rely on reticulation.
4. 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.
5. With reference to Condition 5, all new crossovers to the development site are subject to a separate application to be approved by the City.
6. In reference to condition 6, visually impermeable refers to screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking to any adjoining property.
7. 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.
8. 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.
9. Any additional property numbering to the abovementioned address which results from this application will be allocated by the City of Vincent. The applicant is requested to liaise with the City in this regard during the building permit process.



<b>9.3</b>	<b>NOS. 17-39 (LOT: 38-44; D/P: 613) ROBINSON AVENUE, PERTH - ALTERATIONS AND ADDITIONS TO HOTEL (AMENDMENT TO APPROVED - UNAUTHORISED EXISTING DEVELOPMENT)</b>
------------	--




TRIM Ref: D19/104296

Author: Mitchell Hoad, Senior Urban Planner

Authoriser: Joslin Colli, Coordinator Planning Services

Ward: South

Attachments:

1. Location Map [↓](#) 
2. Development Plans [↓](#) 
3. Minutes of the 28 June 2016 Council Meeting [↓](#) 
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 Alterations and Additions to Hotel (Amendment to Approved - Unauthorised Existing Development) at Nos. 17-39 (Lot: 38-44; D/P: 613) Robinson Avenue, Perth, in accordance with the plans shown in Attachment 2 dated 22 July 2019, subject to the following conditions and Advice Notes contained in Attachment 4:

#### Conditions

1. This approval is for Alterations and Additions to Hotel (Amendment to Approved – Unauthorised Existing Development) as shown on the plans dated 22 July 2019. No other development forms part of this approval; and
2. All conditions and advice notes detailed on development approval 5.2016.86.1 granted on 28 June 2016 continue to apply to this approval.

#### PURPOSE OF REPORT:

To consider an application for an amendment to a previous development approval for alterations and additions to a Hotel (unauthorised existing development) at Nos. 17-39 Robinson Avenue, Perth (the subject site). A location plan is included in **Attachment 1**.

#### PROPOSAL:

The application seeks approval for modifications to the existing Hotel to increase the number of rooms from 121 rooms to 127 rooms. The modifications to the Hotel to accommodate the additional six rooms includes:

- The conversion of the Night Manager room on the ground floor into one additional room (Suite 213);
- The conversion of a family suite on the ground floor into two separate rooms, resulting in one additional room (Suite 214); and
- The conversion of the Maids Room on the first floor into four additional rooms.

Plans of the development with the additional rooms indicated are included in **Attachment 2**. The modifications are internal only and do not result in any external changes to the existing façade of the Hotel.



**BACKGROUND:**

<b>Landowner:</b>	GPR Hotels Pty Ltd
<b>Applicant:</b>	Michael Dryka Architects
<b>Date of Application:</b>	26 June 2019
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Mixed Use R Code: R80
<b>Built Form Area:</b>	Mixed Use
<b>Existing Land Use:</b>	Hotel
<b>Proposed Use Class:</b>	Hotel
<b>Lot Area:</b>	3,106m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	No

The subject site is bound by Robinson Avenue to the north-east, single storey commercial development to the north-west, single and two-storey residential development to the south-west and two storey residential development to the south-east.

The subject site and surrounding land is zoned Mixed Use R80 under the City's Local Planning Scheme No. 2 (LPS2) and is located within the Mixed Use built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy), with the exception of the land to the north-west. This land is zoned District Centre under LPS2 and is within the Town Centre built form area.

The subject site currently consists of the Great Southern Hotel, which is two to three-storeys in height and has 25 parking bays located on site. The Hotel was approved by Council at its Ordinary Meeting on 9 May 2001. The most recent amendment to the Hotel was approved by Council at its Ordinary Meeting on 28 June 2016. This approval increased the number of rooms from 94 rooms to 121 rooms, and included some modifications to the external façade. The Minutes from this Ordinary Council Meeting, including a copy of the determination notice and plans, are included in **Attachment 3**.

The applicant submitted a request for a Section 40 Certificate of land use approval which is required by the Department of Racing Gaming and Liquor to accompany a Liquor License application. This request included plans which proposed to increase the licensed area from 94 rooms to 127 as shown in the plans in **Attachment 2**. Administration advised the applicant that approval only exists for 121 rooms on the subject site in accordance with the previous determination by Council, and an amended development application seeking approval for the additional rooms was required to be submitted. Should the development application be approved, the applicant would also be required to submit an application for a retrospective Occupancy Permit with the City for the unauthorised works.

**DETAILS:****Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, Built Form Policy and the City's policies. 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	Previously approved	Requires further Discretion
<b>Land Use (only where required)</b>		✓	
<b>Car Parking</b>	✓		

**CONSULTATION/ADVERTISING:**

Community Consultation was undertaken by the City for a period of 14 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* from 18 July 2019 to 1 August 2019. The method of advertising included a sign being erected on-site, a newspaper advertisement and a notice on the City's website in accordance with the City's Policy No. 4.1.5 – Community Consultation.



At the conclusion of the consultation period, no submissions were received.

**Design Review Panel (DRP):**

Referred to DRP: No

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.7.1 – Non-Residential Development Parking Requirements.

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

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 would have the right to apply to the State Administrative Tribunal for a review of the Council's determination.

**Delegation to Determine Applications:**

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development approval that was 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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**

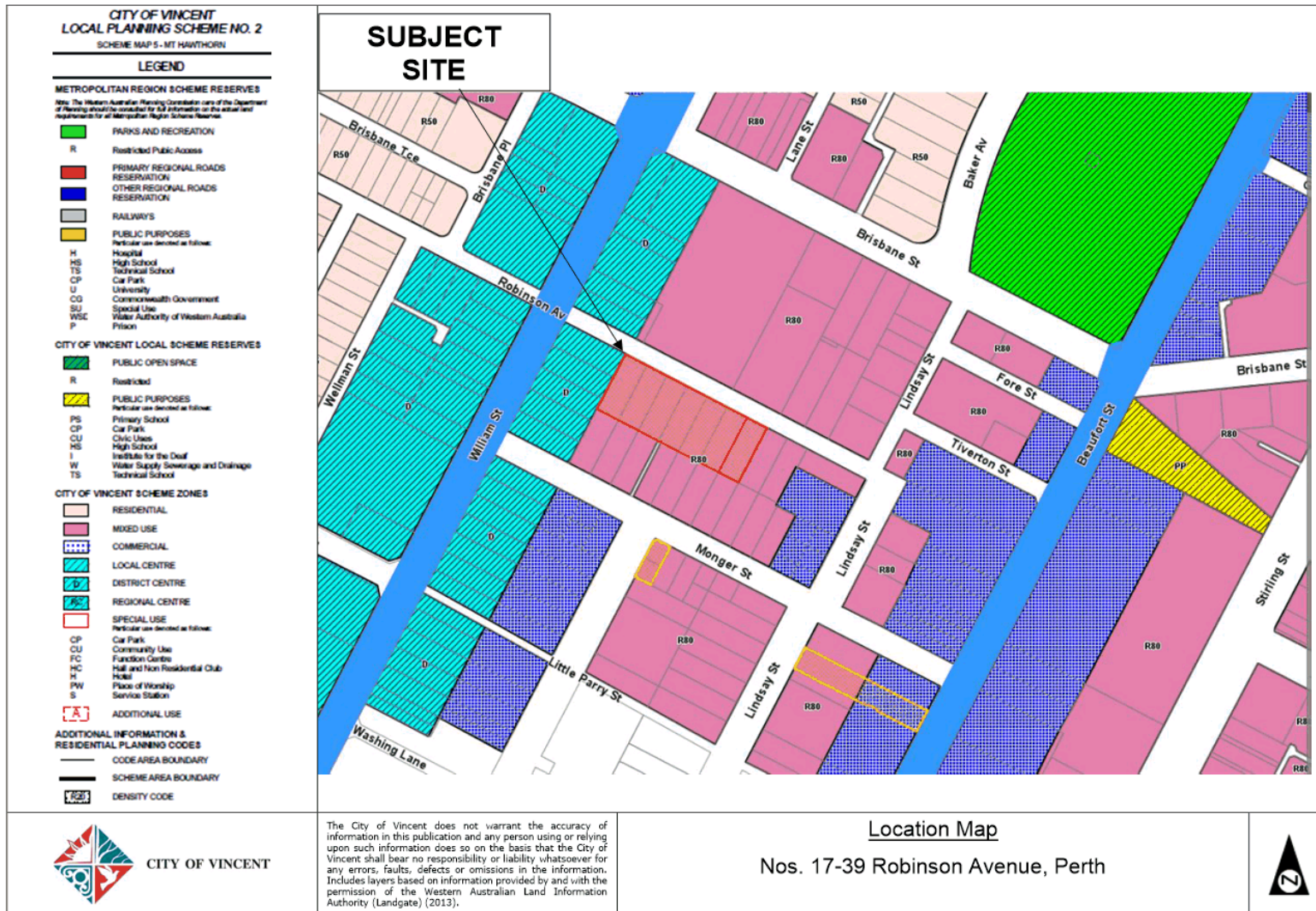
The application for alterations and additions to the existing Hotel proposes the conversion of existing internal spaces to create an additional six rooms. This increases the total number of rooms from 121 previously approved by Council at its Ordinary Meeting on 28 June 2016 to 127. The proposal does not result in any external changes or increase to the existing building footprint. There are no exemptions for this type of development.



The existing Hotel currently has 25 on-site parking bays. The most recent application approved by Council in 2016 required 21.08 bays, resulting in a surplus of 3.95 bays. Under the current Policy No. 7.7.1 – Non-Residential Development Parking Requirements (Parking Policy), the subject application requires three parking bays for the six additional rooms proposed, at a rate of 0.5 bays per room. This results in a surplus of 0.95 parking bays on the subject site.

As a result of there being no external changes to the existing building and car parking satisfying the requirements of the Parking Policy, the proposal will not have any impact on the surrounding area. The proposal will continue to contribute towards the supply of tourist accommodation within Perth. It is recommended that Council approves this development application.











CITY OF VINCENT  
RECEIVED  
22 July 2019

Rooms added in 2016



① 01\_Ground Floor Full  
1 : 200

Additional rooms the subject of this application



② 02\_First Floor Full  
1 : 200

GENERAL NOTES  
THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS AND LEVELS ON THE SITE PRIOR TO COMMENCEMENT OF ANY WORK OR PREPARATION OF SHOP DRAWINGS  
WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS  
LARGER SCALE DIMENSIONS SHALL TAKE PREFERENCE OVER SMALLER SCALED DIMENSIONS  
PLS ARE TAKEN FROM TOP OF STRUCTURE IN TOP OF SLAB

DATE	REV	DESCRIPTION	BY

CLIENT  
**GPR HOTELS Pty Ltd**

PROJECT  
Great Southern Hotel, Robinson Ave Northbridge  
Designer  
LIQUOR LICENSING ACT, NOTICES OF INTERNAL AMENDMENTS

Michael Dryka  
architects  
project managers  
interior designers  
Suite 8/11 Crown Street  
West Perth W.A. 6005  
MOBILE: 08 9258 1517 FAX: 08 9258 1518  
DATE: 04/20/17 SCALE: DRAWING NO: **E101**  
DRAWN: GD APPROVED: MD  
CHECKED: JS JOB NO: 1512 REV: E

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ORDINARY MEETING OF COUNCIL  
28 June 2016

22

CITY OF VINCENT  
MINUTES

**9.1.7 Nos. 17-39 (Lot: 40; D/P 613) Robinson Avenue, Perth – Amendment to Existing Approval: Alterations and Additions to Existing Hotel**

<b>Ward:</b>	South	<b>Date:</b>	10 June 2016
<b>Precinct:</b>	Precinct 13 – Beaufort	<b>File Ref:</b>	PR25159; 5.2016.86.1
<b>Attachments:</b>	<a href="#">1</a> – Consultation Map <a href="#">2</a> – Development Application Plans <a href="#">3</a> – Management Plan <a href="#">4</a> – Applicant's Response <a href="#">5</a> – Car Parking and Bicycle Tables <a href="#">6</a> – Copy of Original Planning Approval and Plans granted on 20 November 2001		
<b>Tabled Items:</b>	Nil		
<b>Reporting Officer:</b>	R Narroo, Senior Statutory Planning Officer		
<b>Responsible Officer:</b>	G Poezyn, Director Development Services		

**RECOMMENDATION:**

That Council, in accordance with Schedule 2, Part 9, Clause 77(4)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, APPROVES the application to amend the existing planning approval granted on 20 November 2001 numbered 00/33/0727 for proposed alterations and additions to existing hotel at Nos. 17-39 (Lot: 40; D/P: 613) Robinson Avenue, Perth in accordance with plans date stamped 8 June 2016, as shown on Attachment 2, subject to the following conditions:

1. **Management Plan**

The hotel shall operate in accordance with the approved Management Plan submitted with this application, dated 8 June 2016;

2. **External Fixtures**

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

3. **Interactive Front**

Windows, doors and adjacent areas fronting Robinson Street shall maintain an active and interactive relationship with the street;

4. **Verge Trees**

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

5. Within 28 days of the issue date of this approval, the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

5.1 **Percent for Public Art**

Advise the City how the proposed development will comply with the City's Policy No. 7.5.13 – Public Art. A value of \$18,000 being the equivalent value of 1% of the estimated total cost of the development (\$1,800,000), is to be allocated towards the public art;



ORDINARY MEETING OF COUNCIL  
28 June 2016

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CITY OF VINCENT  
MINUTES

6. The following is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development:

6.1 Construction Management Plan

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

6.2 Waste Management

6.2.1 A Waste Management Plan prepared to the satisfaction of the City detailing:

- (a) that waste collection is taken from the Monger Street at the rear of the property; and
- (b) an increase of the number of bins to accommodate the City's specified bin requirement; and

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

7. Prior to occupancy or use of the development, the following shall be completed to the satisfaction of the City:

7.1 Stormwater

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

7.2 Installation of Public Art

With reference to Condition 5.1, the approved public art work shall be installed and thereafter maintained by the owner/occupiers. All costs associated with this condition shall be borne by the applicant/owners; and

8. Where any of the above 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.

ADVICE NOTES:

- 1. All pedestrian access and vehicle driveway/crossover levels shall match into the existing verge, footpath and road levels to the satisfaction of the City;
- 2. A Road and Verge security bond for the sum of \$3,000 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;



ORDINARY MEETING OF COUNCIL  
28 June 2016

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MINUTES

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 7.1, 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;
5. With reference to Condition 5.1 relating to Public Art the applicant has the following options:
  - 5.1 Option 1

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

Provide cash-in-lieu of an art project. This option allows for a 15% reduction in the required payment. The payment must be made prior to the submission of a Building Permit for the development or a date agreed with the City;
6. A demolition permit shall be obtained from the City prior to commencement of any demolition works onsite;
7. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted and approved prior to the erection of the signage; and
8. An Occupancy Permit is required prior to the occupation of the building.

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**COUNCIL DECISION ITEM 9.1.7**

**Moved Cr Topelberg, Seconded Cr Buckels**

**That the recommendation be adopted.**

**MOTION PUT AND CARRIED UNANIMOUSLY (9-0)**

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*Planning and Development Act 2005*

City of Vincent

**Notice of determination on application for development approval**

Location: No. 17-39 Robinson Avenue, PERTH

Lot, Plan/Diagram: Lot: 40 D/P: 613

Vol. No: 1755

Folio No: 453

Application date: 23 February 2016

Received on: 9 March 2016

Serial No: 5.2016.86.1

Description of proposed development: Amendment to Existing Approval: Alterations and Additions to Existing Hotel

Plans dated: 8 June 2016

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

1. Management Plan

The hotel shall operate in accordance with the approved Management Plan submitted with this application, dated 8 June 2016;

2. External Fixtures

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

3. Interactive Front

Windows, doors and adjacent areas fronting Robinson Street shall maintain an active and interactive relationship with the street;

4. Verge Trees

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

5. Within 28 days of the issue date of this approval, the owner(s) or the applicant on behalf of the owner(s) shall comply with the following requirements:

5.1 Percent for Public Art

Advise the City how the proposed development will comply with the City's Policy No. 7.5.13 – Public Art. A value of \$18,000 being the equivalent value of 1% of the estimated total cost of the development (\$1,800,000), is to be allocated towards the public art;



- 3 -

6. The following is to form part of the application for a Building Permit and shall be approved by the City prior to commencement of the development:
- 6.1 Construction Management Plan
- A Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area in accordance with the requirements of the City's Policy No. 7.5.23 – Construction Management Plans. Construction on and management of the site shall thereafter comply with the approved Construction Management Plan;
- 6.2 Waste Management
- 6.2.1 A Waste Management Plan prepared to the satisfaction of the City detailing:
- (a) that waste collection is taken from the Monger Street at the rear of the property; and
  - (b) an increase of the number of bins to accommodate the City's specified bin requirement; and
- 6.2.2 Waste management for the development shall thereafter comply with the approved Waste Management Plan;
7. Prior to occupancy or use of the development, the following shall be completed to the satisfaction of the City:
- 7.1 Stormwater
- All storm water collected on the subject land shall be retained onsite, by suitable means to the satisfaction of the City; and
- 7.2 Installation of Public Art
- With reference to Condition 5.1, the approved public art work shall be installed and thereafter maintained by the owner/occupiers. All costs associated with this condition shall be borne by the applicant/owners; and
8. Where any of the above 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.

ADVICE NOTES:

1. All pedestrian access and vehicle driveway/crossover levels shall match into the existing verge, footpath and road levels to the satisfaction of the City;
2. A Road and Verge security bond for the sum of \$3,000 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



- 4 -

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 7.1, 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;
5. With reference to Condition 5.1 relating to Public Art the applicant has the following options:
  - 5.1 Option 1  
Prior to the issue of a Building Permit for the development, obtain approval for the Public Art Project and associated Artist; or
  - 5.2 Option 2  
Provide cash-in-lieu of an art project. This option allows for a 15% reduction in the required payment. The payment must be made prior to the submission of a Building Permit for the development or a date agreed with the City;
6. A demolition permit shall be obtained from the City prior to commencement of any demolition works onsite;
7. All signage that does not comply with the City's Policy No. 7.5.2 – Signs and Advertising shall be subject to a separate Planning Application and all signage shall be subject to a separate Planning Application, and all signage shall be subject to a separate Building Permit application, being submitted and approved prior to the erection of the signage; and
8. An Occupancy Permit is required prior to the occupation of the building.

NOTES:

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

Date of determination: - 28 June 2016

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.



- 5 -

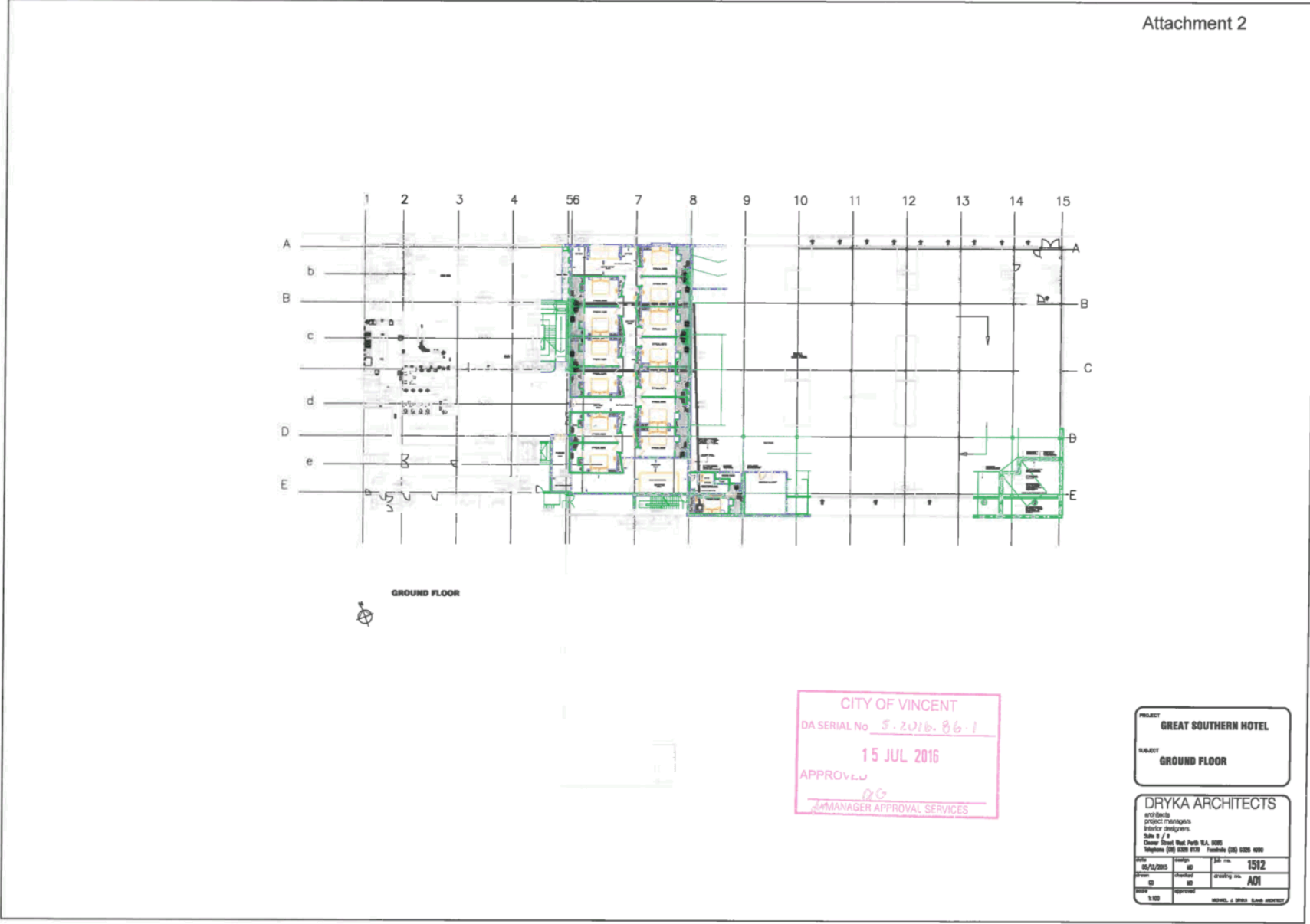
Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed: AGroom Dated: 15/07/16

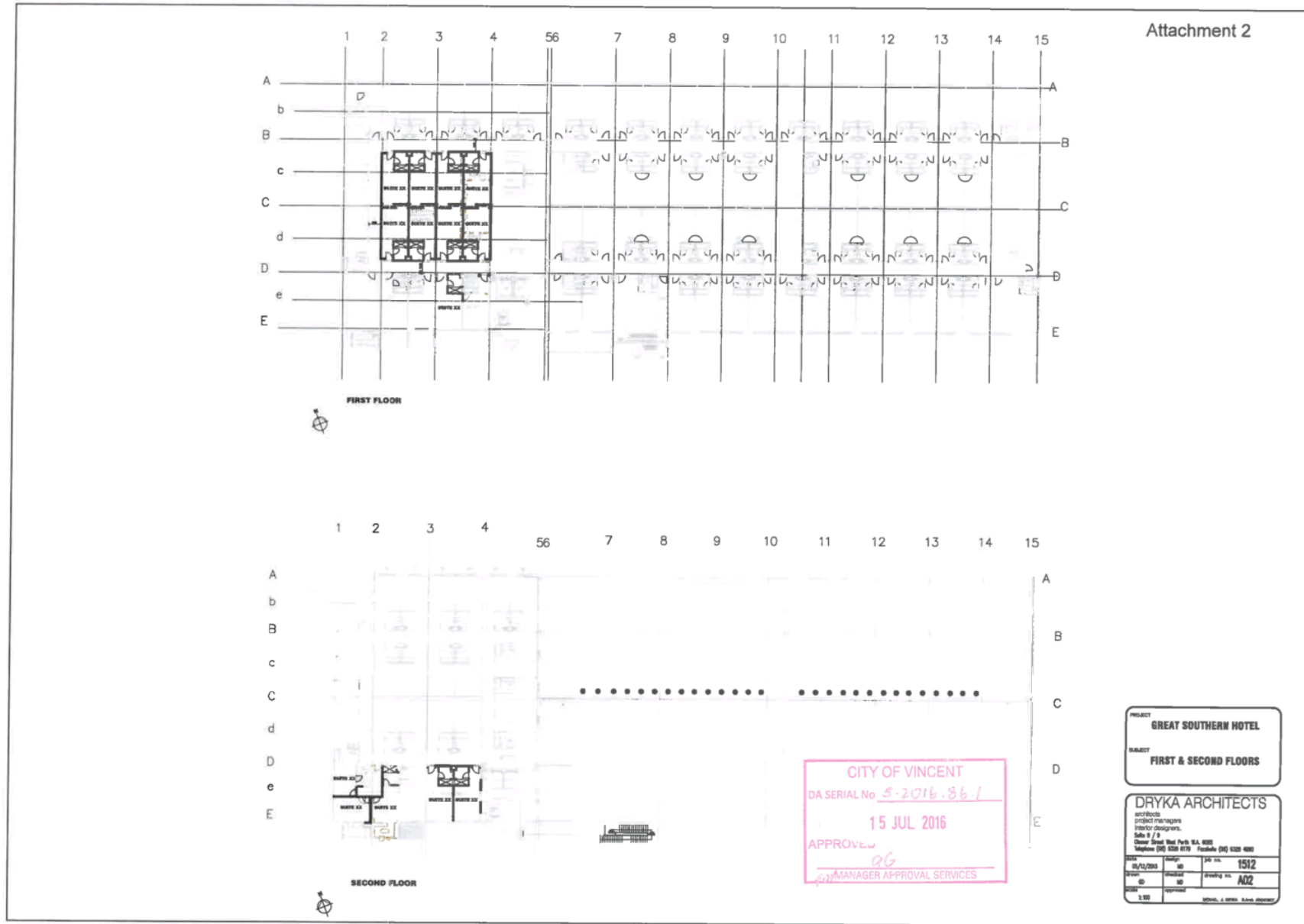
for Paola Di Perna  
**MANAGER APPROVAL SERVICES**

for and on behalf of the City of Vincent

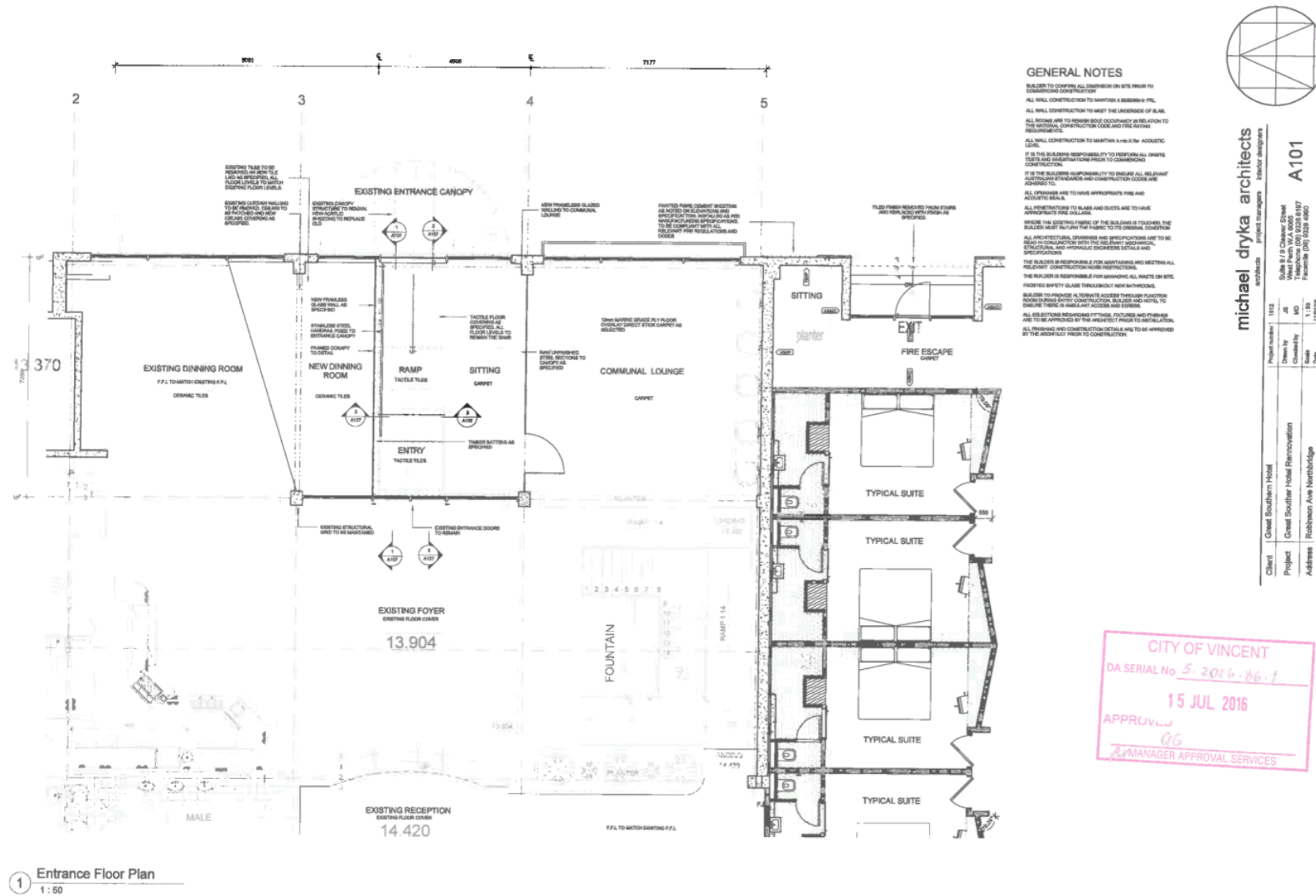




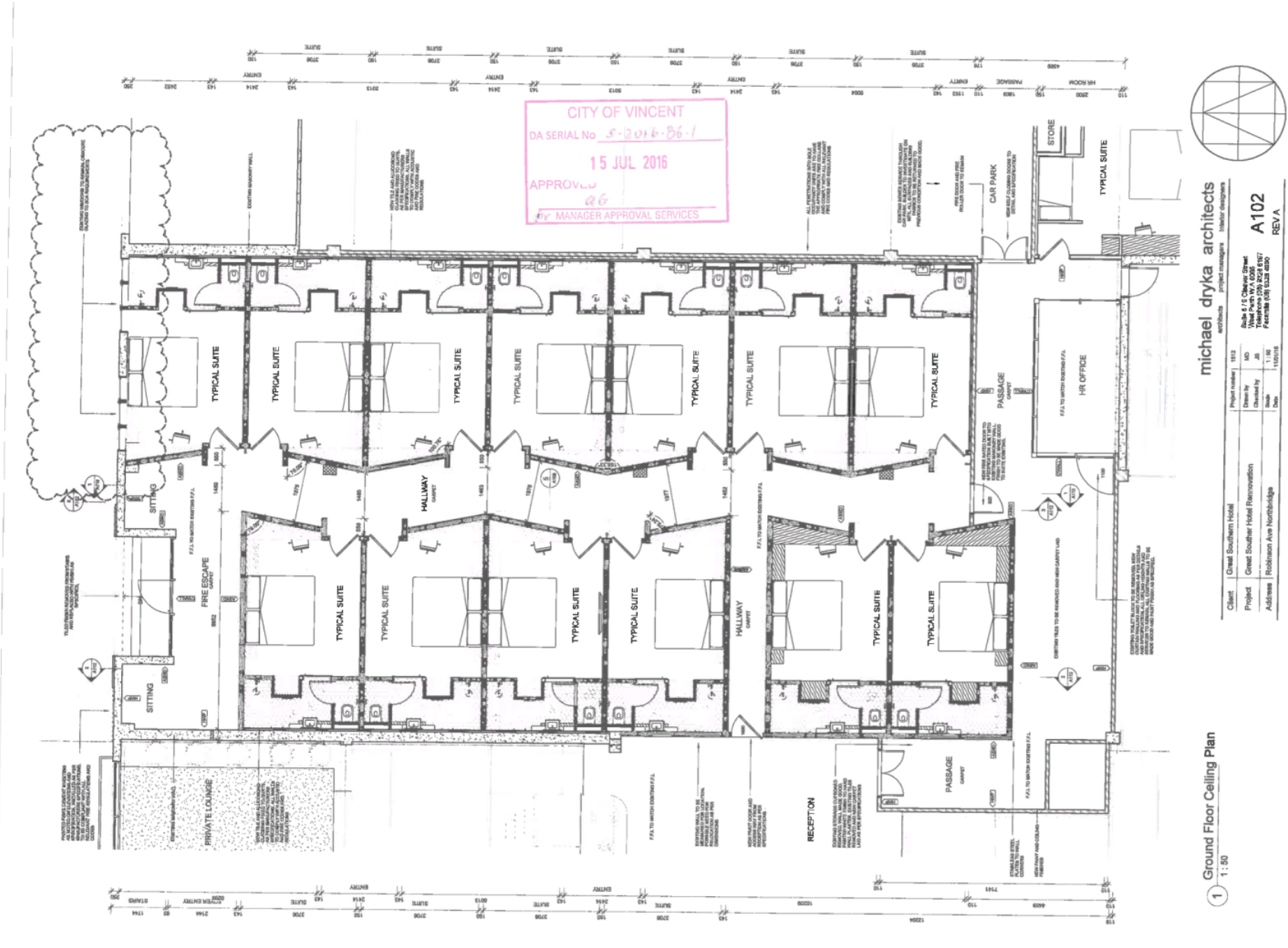








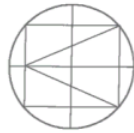




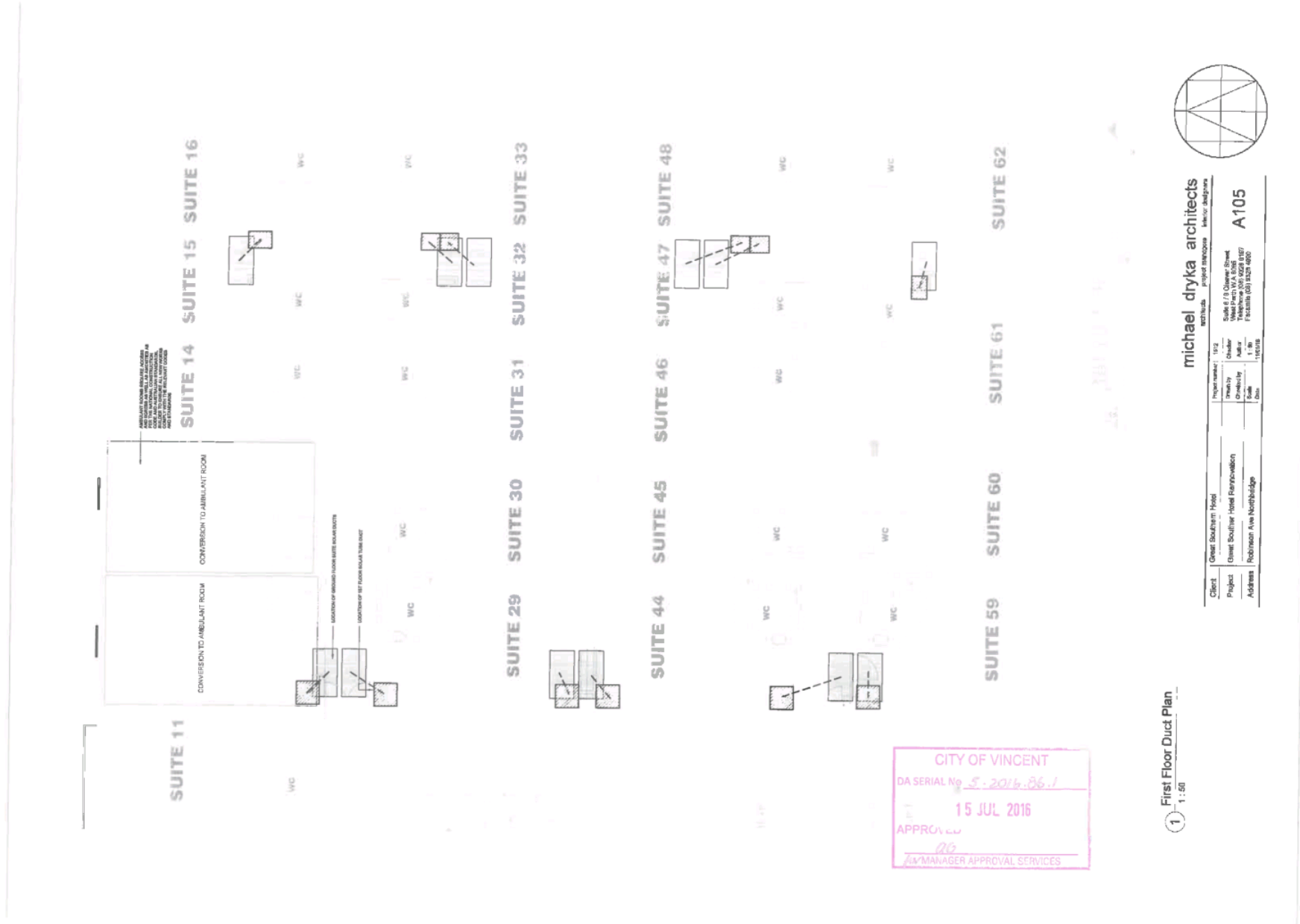




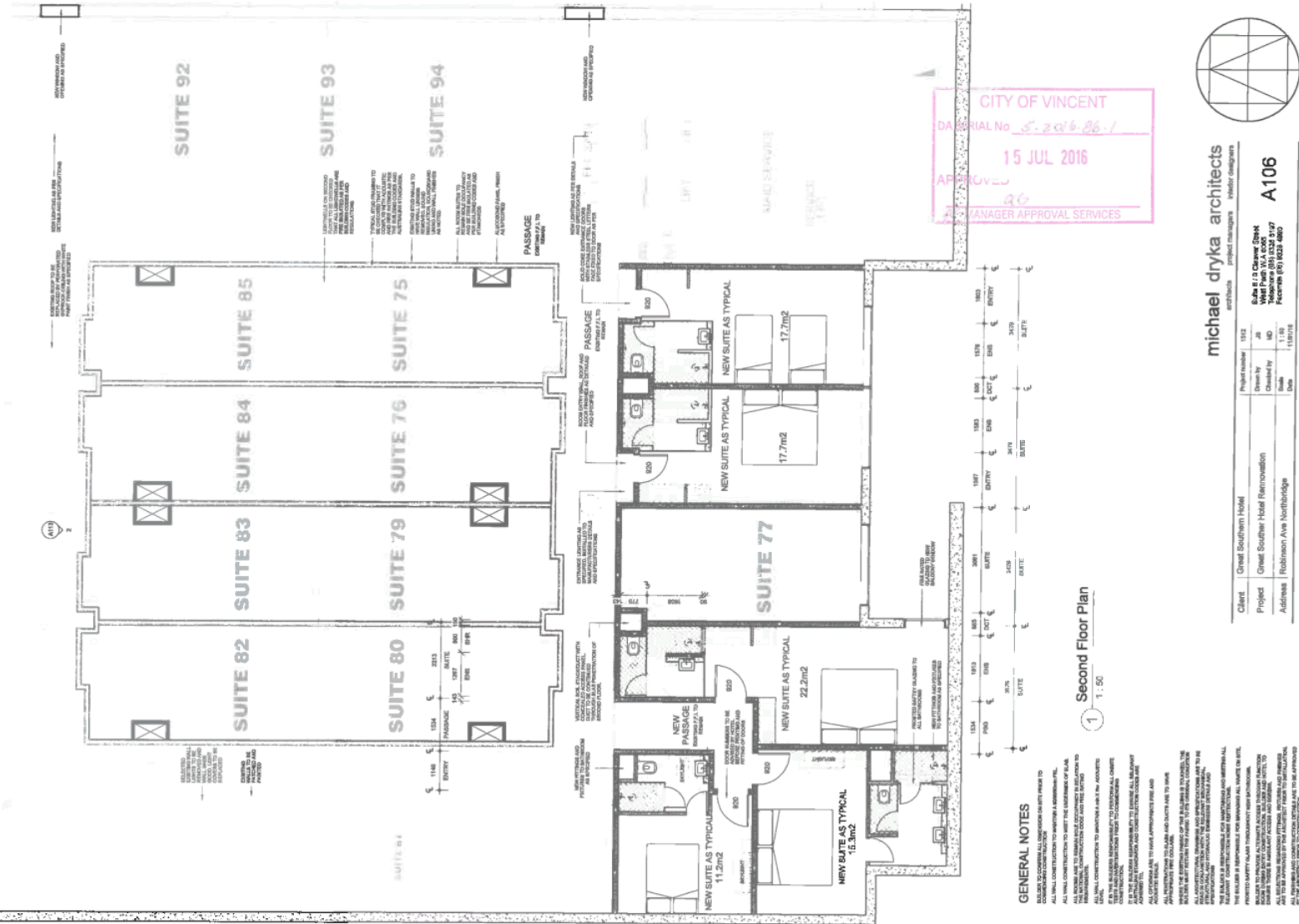




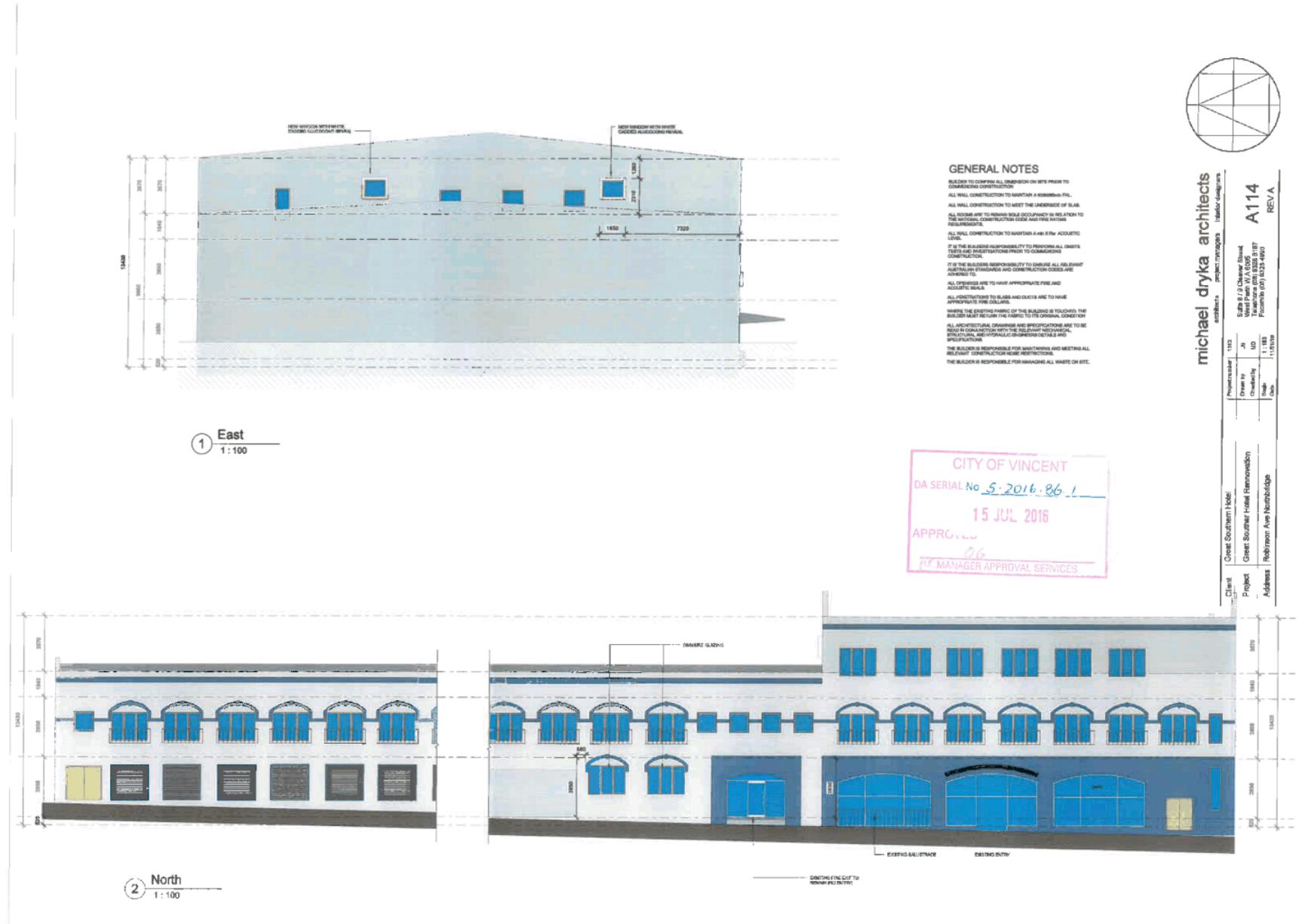














**Determination Advice Notes:**

1. Within 30 days of the Development Approval the applicant/landowner is required to submit an Application for Occupancy Permit (BA9). A Certificate of Building Compliance (BA18) must accompany this application and must be certified by a Private Independent Registered Building Surveyor. Should alterations be required to achieve structural integrity or compliance with the BCA, a subsequent building permit application will also be required to be submitted.



**9.4 NO. 377 (LOT: 162; D/P: 2630) WALCOTT STREET, COOLBINIA - PROPOSED FOUR MULTIPLE DWELLINGS (AMENDMENT TO APPROVED)**















**TRIM Ref:** D19/100058

**Author:** Dan McCluggage, Urban Planner

**Authoriser:** Joslin Colli, Coordinator Planning Services

**Ward:** North

**Attachments:**

1. [Location and Consultation Plan](#)  
2. [Previously Approved Development Plans](#)  
3. [Minutes of 30 April 2019 Council Meeting](#)  
4. [Proposed Development Plans](#)  
5. [Summary of Submissions - Administration's Comments](#)  
6. [Summary of Submissions - Applicant's Response](#)  
7. [Determination Advice Notes](#)  

#### RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application to amend a development approval for Four Multiple Dwellings at No. 377 (Lot: 162; D/P: 2630) Walcott Street, Coolbinia, in accordance with the plans shown in Attachment 4 dated 30 May 2019, subject to the following condition and Advice Notes contained in Attachment 7:

1. All conditions and advice notes detailed on the development approval 5.2018.423.1 granted on 30 April 2019 continue to apply to this approval, except as follows:

A new Condition 14 is inserted to read as follows:

14. Prior to occupancy or use of the development, privacy screening with a minimum height of 1.6 metres above the finished floor level of the terrace shall be installed around the perimeter of the roof terrace, in accordance with the plans dated 30 May 2019.

#### PURPOSE OF REPORT:

To consider an application for development approval for an amendment to the previous approval for four Multiple Dwellings at No. 377 Walcott Street, Coolbinia (subject site).

#### PROPOSAL:

Council at its Ordinary Council Meeting 30 April 2019, approved a development application for four Multiple Dwellings subject to conditions at the subject site. The development plans approved by Council are included as **Attachment 2**.

The current application proposes to make the following amendments to the previously approved development plans:

- A communal roof terrace area has been added. This roof terrace would be universally accessible from the lift and provided with a 1.6 metre high privacy screen on all sides;
- The lift roof height has been increased from 10.1 metres to 10.3 metres to cater for the lift head mechanical access. The proposed building height remains compliant with the 11.2 metre deemed-to-comply standards of the City's Policy No. 7.1.1 – Built Form (Built Form Policy);
- The setback of the lift wall to the north western lot boundary has been reduced by 0.2 metres;
- The ground floor Unit 1 and upper floor Unit 4 kitchen wall lengths have been reduced by 0.2 metres;
- Two windows on the north western elevation have increased in size. These windows remain obscured and fixed and would not result in any departures from visual privacy standards; and



- One additional tree has been added to unit 1 and the proposed tree species has been changed from Bradford Pear to WA Weeping Peppermint in order to satisfy Condition 2 of the previous development approval.

The proposed development plans are included as **Attachment 4**.

#### BACKGROUND:

<b>Landowner:</b>	Building Development Group Pty Ltd
<b>Applicant:</b>	Building Development Group Pty Ltd
<b>Date of Application:</b>	30 May 2019
<b>Zoning:</b>	MRS: Urban/Other Regional Roads LPS2: Zone: Residential R Code: R60
<b>Built Form Area:</b>	Transit Corridor
<b>Existing Land Use:</b>	Single House
<b>Proposed Use Class:</b>	Multiple Dwellings
<b>Lot Area:</b>	455m <sup>2</sup>
<b>Right of Way (ROW):</b>	Yes, 5.0 metres wide, drained and sealed
<b>Heritage List:</b>	No

The subject site is located at No. 377 Walcott Street, Coolbinia, as shown on the location plan included as **Attachment 1**. There is an existing Single House on the subject site.

The subject site has frontages to Walcott Street to the north-east and a right of way (ROW) to the southwest. The site is adjoining a Single House to the south-east and a Single House to the north-west. The property to the north-west has a current development approval for the construction of a two-storey Grouped Dwelling. The broader area is generally characterised by single storey Single Dwellings.

The subject site is zoned Residential with a density coding of R60 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and adjoining properties along Walcott Street are within the Transit Corridor built form area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). Walcott Street is reserved as an Other Regional Road (ORR) under the Metropolitan Region Scheme (MRS). The subject site is affected by 1.5 metres of road widening to Walcott Street as per the Department of Planning, Lands and Heritage (DPLH) Land Requirement Plan. The subject site is also subject to the City's requirement for 0.5 metres of ROW widening.

#### DETAILS:

##### Summary Assessment

The previous development application was assessed against the standards of the City's Built Form Policy and Part 6 of State Planning Policy 3.1: Residential Design Codes (R Codes). The previous development application was approved with departures to the plot ratio, lot boundary setbacks and sight line standards set out under Part 6 of State Planning Policy 3.1 Residential Design Codes.

On 18 February 2019, the Western Australian Planning Commission (WAPC) released the documentation for Design WA including State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments (R Codes Volume 2 - Apartments) which replaced Part 6 of the former R Codes on 24 May 2019. Whilst the R Codes Volume 2 - Apartments did not come into effect until after the previous approval was granted on 30 April 2019, this policy was given due regard during the assessment of the previously approved plans in accordance with clause 67(b) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

##### *Consideration of Element Objectives and Acceptable Outcomes*

The R Codes Volume 2 – Apartments includes Element Objectives and Acceptable Outcomes for each design element. Proposals are required to demonstrate that the design achieves the Element Objectives for each design element. While addressing the Acceptable Outcomes is likely to achieve the relevant Element Objectives, they are not a deemed-to-comply pathway and the proposal is still to be assessed against the relevant Element Objectives. Where Acceptable Outcomes are not met, proposals may still satisfy the Element Objective via alternative means or solutions.



The Element Objectives and/or Acceptable Outcomes that are not achieved in the proposal are as follows:

Lot Boundary Setback	
Acceptable Outcome	Proposal
<b>R Codes Volume 2 – Clause 2.4 Side and Rear Setbacks</b>	
<b>A 2.4.1</b> Minimum Side Setback – 3.0m	<p><u>Previously Approved</u></p> <ul style="list-style-type: none"> <li>Proposed roof common store/lift wall minimum setback of 3.0m to the north western lot boundary.</li> </ul> <p><u>Proposed</u></p> <ul style="list-style-type: none"> <li>Proposed roof common store/lift wall minimum setback of 2.8m to the north western lot boundary.</li> </ul>

An assessment of how the proposal meets the Element Objectives of the R Codes Volume 2 – Apartments 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 09 July 2019 and concluding on 23 July 2019. The method of consultation being 11 letters mailed to all owners and occupiers immediately adjacent to the subject site (as shown in **Attachment 1**) and a notice on the City's website, in accordance with the City's Policy No. 4.1.5 – Community Consultation.

At the conclusion of the consultation period, a total of four submissions were received, all in objection to the proposal. The submissions received raised a number of objections relating to aspects of the development which were previously approved and are not proposed to be changed under the current application. The main objections raised in the submissions which were not addressed though the previous application relate to the following matters:

- The impact of the proposed roof terrace on the amenity of the adjoining properties with regard to visual privacy and noise;
- The visual impact of the proposed roof terrace;
- Overdevelopment and building size;
- Parking;
- Landscaping; and
- Management of the Communal Roof Terrace.

A summary of the submissions received and Administration's comment is provided in **Attachment 5**. The applicant's response to the summary of submissions is provided in **Attachment 6**.

#### Design Review Panel (DRP):

Referred to DRP: No

The previous application was referred to the DRP prior to lodgement and referred to the DRP Chairperson after lodgement. The current application was not referred to the DRP as the proposed changes to the previously approved plans would not result in a fundamental change to the building design.

#### 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 7.3 – Residential Design Codes Volume 2 - Apartments;
- Policy No. 4.1.5 – Community Consultation; and
- Policy No. 7.1.1 – Built Form Policy.



Should Council refuse the application for development approval, the applicant would have the right to have the decision reviewed in accordance with Part 14 of the *Planning and Development Act 2005*.

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R Codes Volume 2 – Apartments)

The R Codes Volume 2 – Apartments provides comprehensive guidance for the development of multiple dwellings and mixed use development and focuses on improved design outcomes for apartments that are responsive and appropriate to the context and character of the site and locality. This is a performance based assessment and applicants are required to demonstrate that the design achieves the objectives of each design element as well as the overall objectives of the R Codes Volume 2 – Apartments.

**Delegation to Determine Applications:**

This matter has been referred to Council in accordance with the City's Delegated Authority Register as the application is an amendment to a development approval that was 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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**

Setback to the North Western Side Boundary

The previous application was approved with departures to the R Codes standards in relation to lot boundary setbacks to the north western and south eastern side boundaries. The Acceptable Outcomes of the R Codes Volume 2 – Apartments Clause 2.4 sets a minimum side setback of 3.0 metres.

The previous development approval plans provided a 3.0 metre minimum setback from the roof lift/lobby wall to the north western lot boundary. The current proposal would reduce the minimum setback of this wall from the north western lot boundary to 2.8 metres.

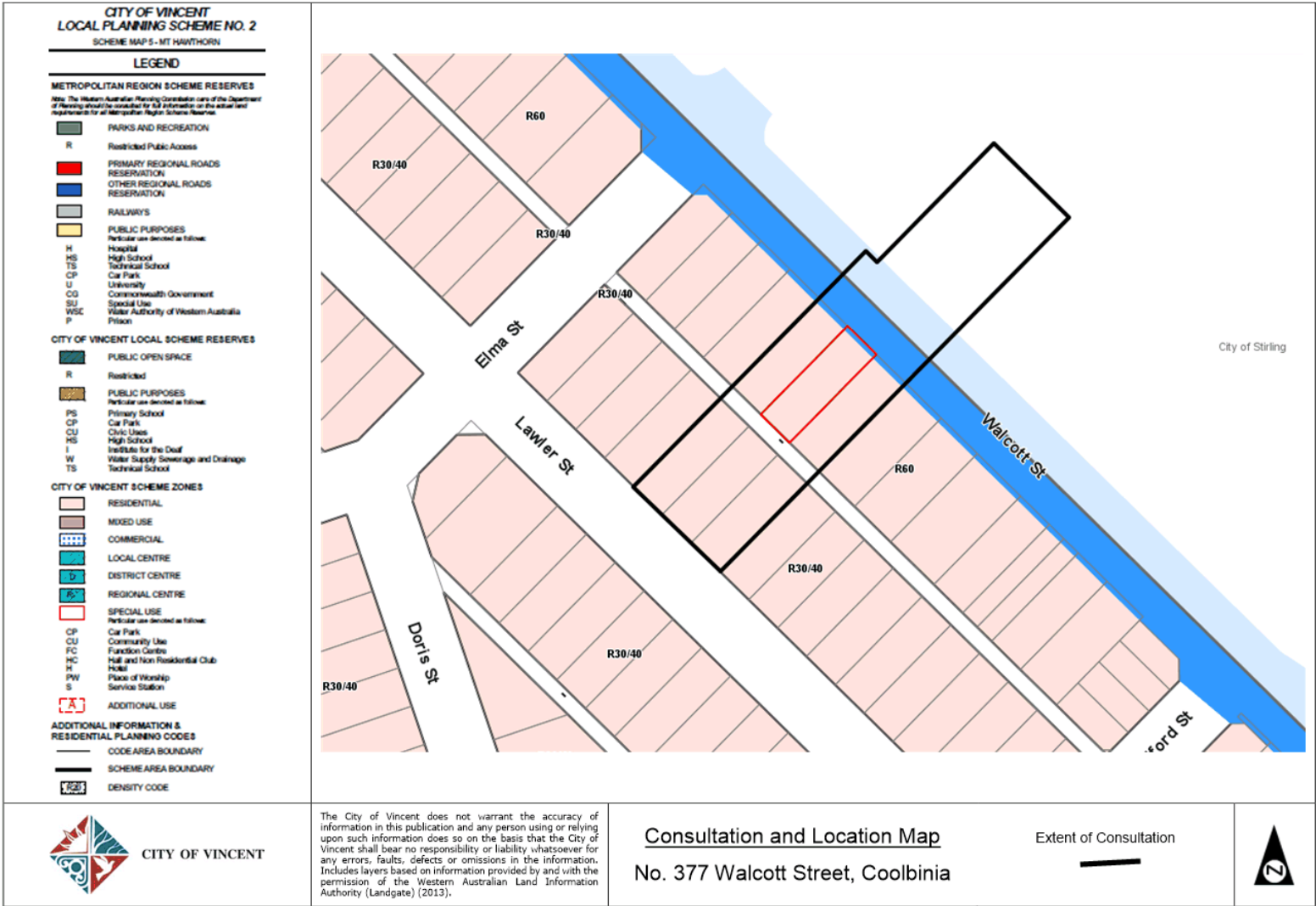
The proposed setbacks to the north western side boundary would be consistent with the Element Objectives of the R Codes Volume 2 – Apartments Clause 2.4 Side and Rear Setbacks and would remain acceptable for the following reasons:

- The proposed change to the minimum side setback would not result in a substantive change to the overall aesthetic or appearance of the development.
- The 2.8 metre setback of the lift/lobby wall to the north western lot boundary would still provide adequate separation between the development and the neighbouring property;
- The development would still provide adequate articulation in the building façade through stepping in sections of the building in order to reduce the overall bulk of the development as viewed from the adjoining property to the north west and from the street;



- The development would provide deep soil areas and canopy coverage in accordance with the City's Built Form Policy; and
- The proposed roof/lobby wall would be setback 1.9 metres from the north western edge of the roof and would sit centrally within the overall building envelope.











## PROPOSED 4 x MULTIPLE DWELLINGS

### LOT 162 (#377) WALCOTT STREET COOLBINIA

**ROOF SHEETING - COLOUR:**  
COLORBOND BASALT

**ALTERNATIVE RENDER - COLOUR:**  
TAURMANG STUFFING

**MAIN RENDER - COLOUR:**  
TO MATCH CURPHMET

**COFFIT - COLOUR:**  
TO MATCH SURPHMET

**ROOF RARGE AND FLASHING - COLOUR:**  
TO MATCH MONUMENT

**SCREENING POSTS - TIMBER OR STEEL - PAINTED:**  
TAURMANG TAMPICO BROWN

**230x110x75 FACE BRICKWORK - MIDLAND BRICK 'BUGSET RED' WITH CREAM MORTAR**

**ALTERNATIVE RENDER - COLOUR:**  
TAURMANG STUFFING

**MAIN RENDER - COLOUR:**  
TO MATCH CURPHMET

**GATE - TIMBER OR STEEL - PAINTED:**  
TAURMANG TAMPICO BROWN

**FENCE INFILLS - COLOUR:**  
TO MATCH CHARCOAL LUSTRE

**WINDOW FRAMES - COLOUR:**  
CHARCOAL LUSTRE

**MAIN RENDER - COLOUR:**  
TO MATCH SURPHMET

**CITY OF VINCENT**  
**DA No. 52018.423**

**OMC 30 April 2019**

**APPROVED**  
**Refer to Decision Notice**

**A/Coordinator Planning Services**

**NOTE:**  
MATERIAL SHOWN ARE INDICATIVE ONLY. REFER TO MATERIALS SCHEDULE PROVIDED AS PER DAC APPLICATION

DRAWINGS LIST	
A-00	COVER (MATERIAL SELECTIONS)
A-01	EXISTING SITE PLAN (AHD LEVELS)
A-02	UNDERCROFT SITE
A-03	SITE
A-04	LANDSCAPE PLAN
A-05	CANOPY COVER
A-06	UNDERCROFT
A-07	GROUND FLOOR
A-08	FIRST FLOOR
A-09	ROOF PLAN
A-10	ELEVATION 1
A-11	ELEVATION 2
A-12	ELEVATION 3
A-13	ELEVATION 4
A-14	SECTION A-A (UNDERCROFT NGL)
A-15	SECTION A-A CONT.
A-16	3D VIEWS
A-17	SECTION (VIEW FROM FOOTPATH)

**Amended Plan**

**CITY OF VINCENT**  
**RECEIVED**  
**4 April 2019**


project name:

## PROPOSED 4 x MULTIPLE DWELLINGS

address:


### LOT 162 (#377) WALCOTT STREET COOLBINIA

SCALE BAR



REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19

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**Building Development Group Pty Ltd**  
 Suite 5, 19-22 Ripleley St.  
 Adelaide, WA, 6153  
 P: 08 9364 9550  
 E: bdgwa@westnet.com.au

title: **COVER (MATERIAL SELECTIONS)**

date drawn: **4/04/2019**

scale: **A3**

sheet size: **A3**

drawing no: **A-00**

revision: **REV01**

file path: P:\p\_377\_walcott st coolbinia\14\_BDG Drafting\Working\REV 01\377 Walcott St Coolbinia WD v05.dwg



**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landscape 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.

**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.

**DISCLAIMER:**  
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.

**COTTAGE & ENGINEERING SURVEYS**  
Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia  
Telephone: (08) 9446 7261 Facsimile: (08) 9446 2998  
Email: [pepp@cottage.com.au](mailto:pepp@cottage.com.au) Website: [www.cottage.com.au](http://www.cottage.com.au)

J/N: 429751 DATE: 09 Jan 18 SCALE: 1:200 DRAWN: M. Miatko-Waro

Builder : Building Development Group Constructions  
CLIENT :  
LOT 162 #377 Walcott Street, Coolbinia

Plan2630

**LOT MISCLOSE**  
0.000 m

**SOIL DESCRIPTION**  
Sand  
Refer to Survey

**LEGEND**

SEC Dome
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Water Conn.
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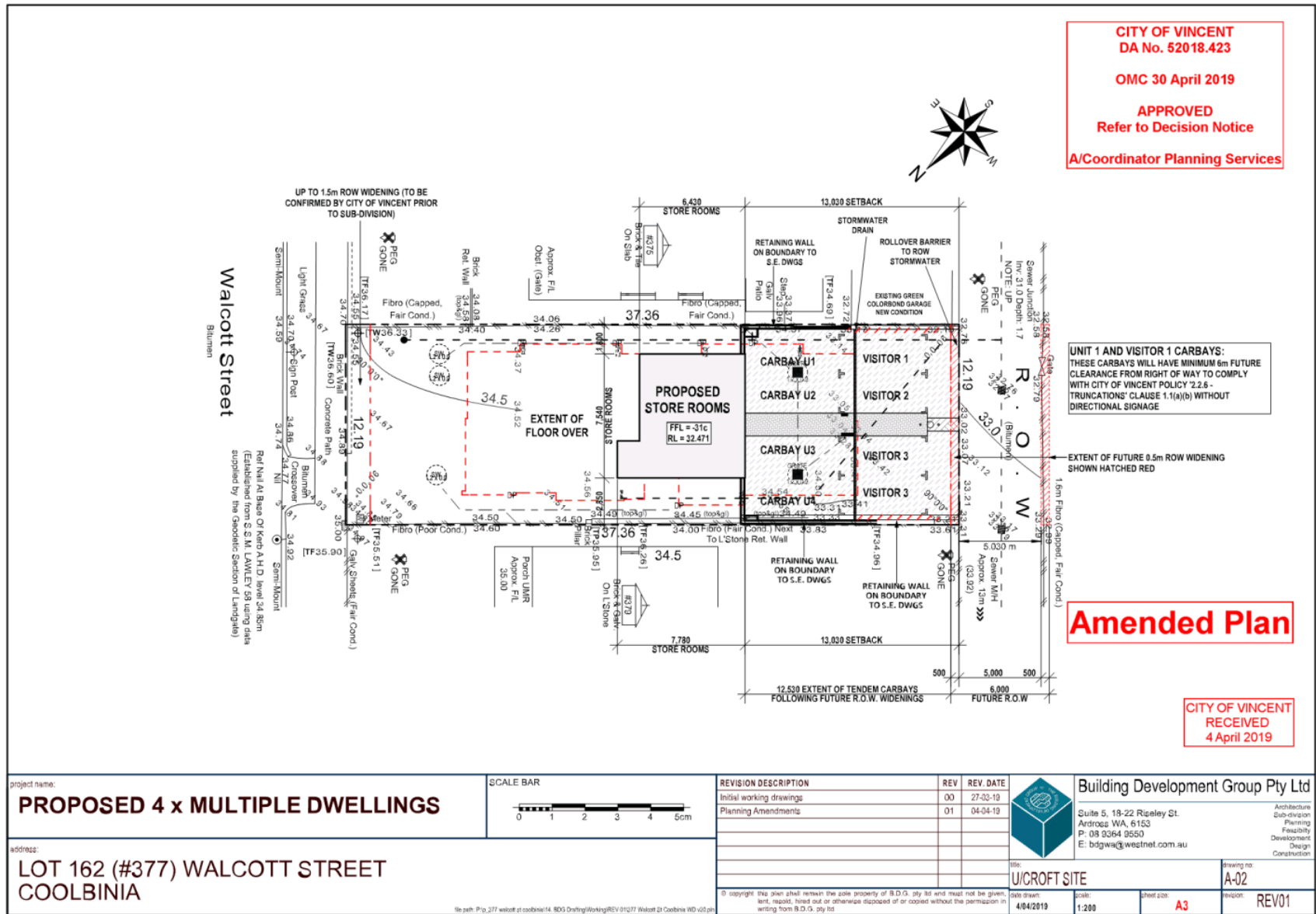
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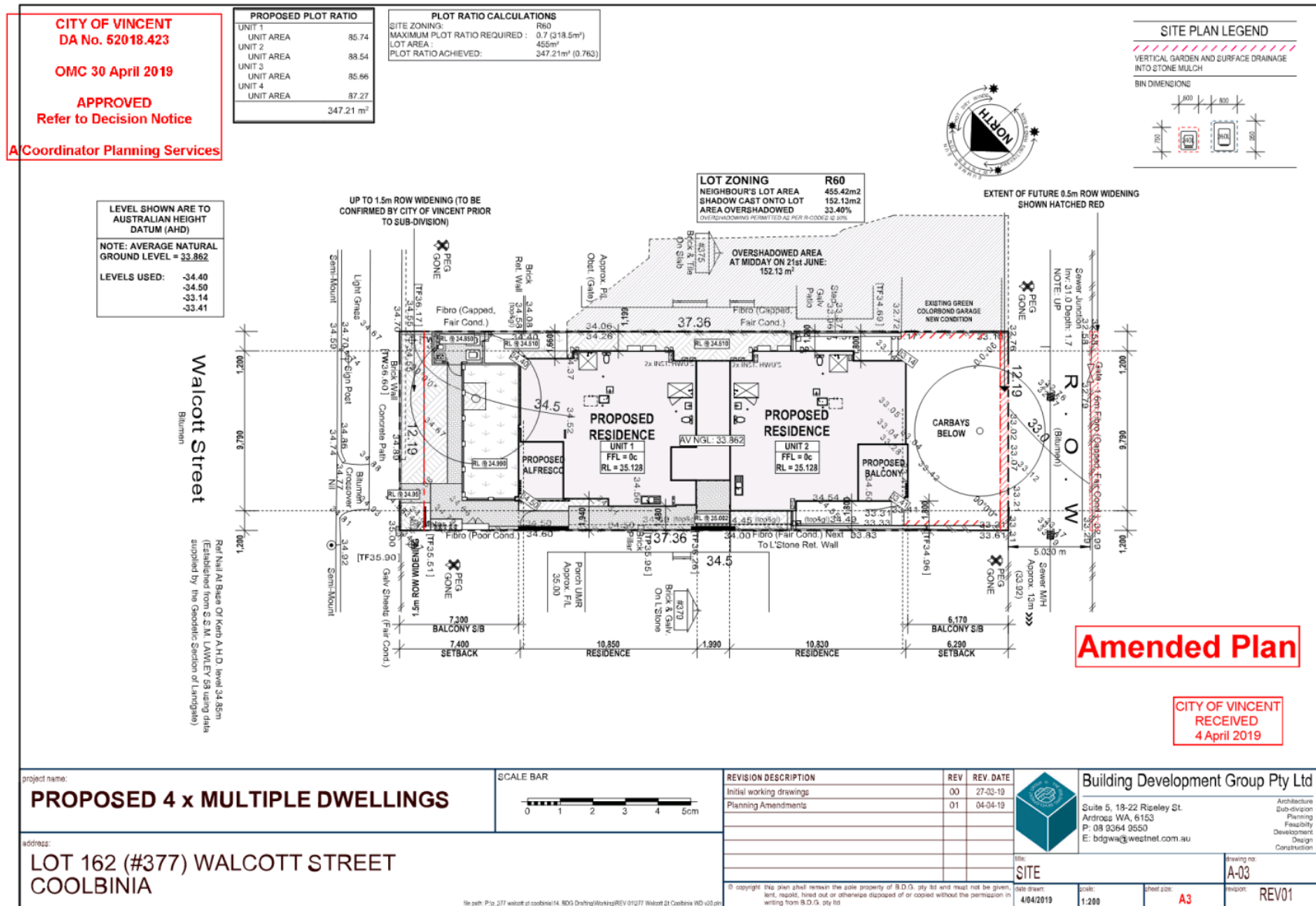
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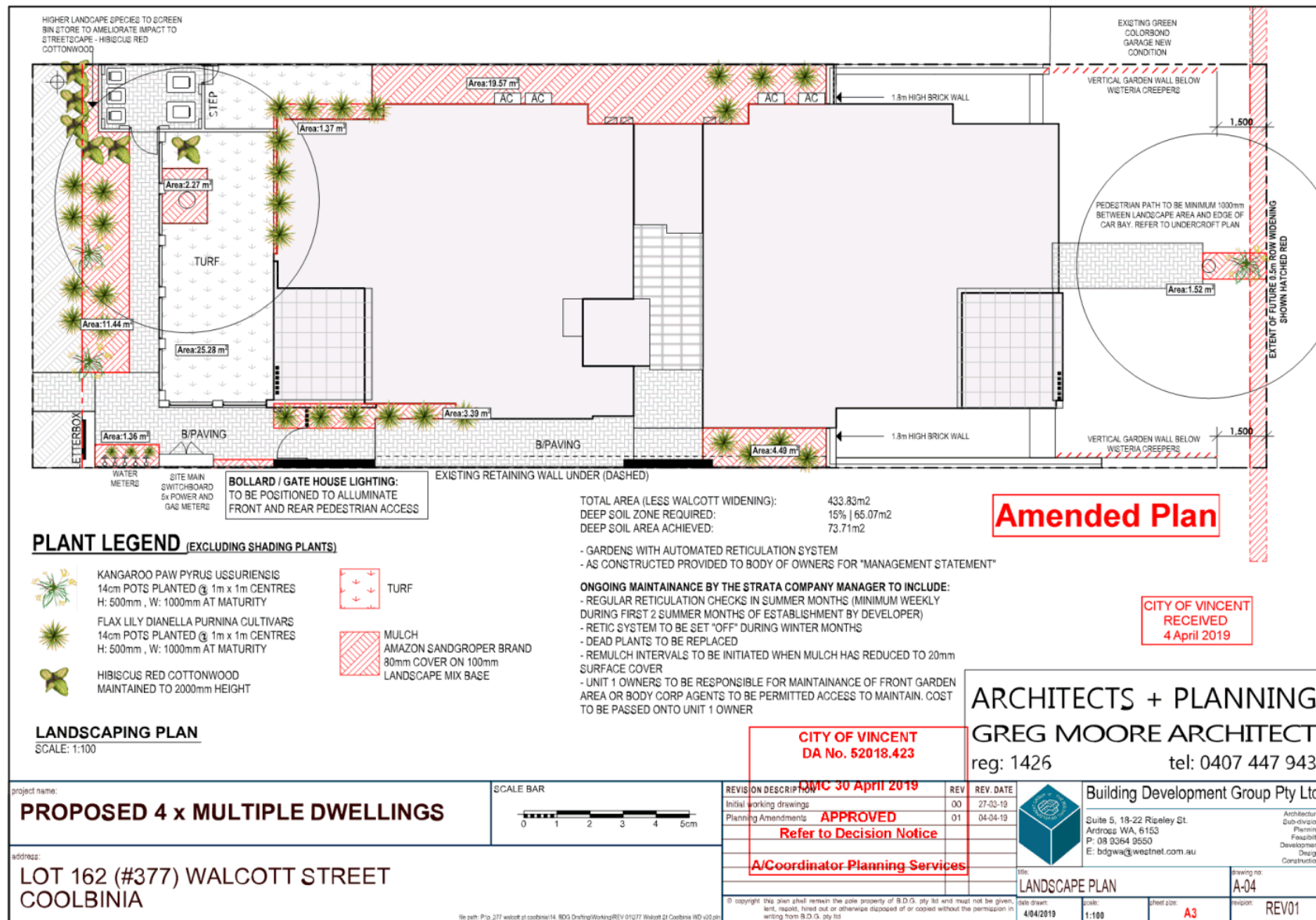




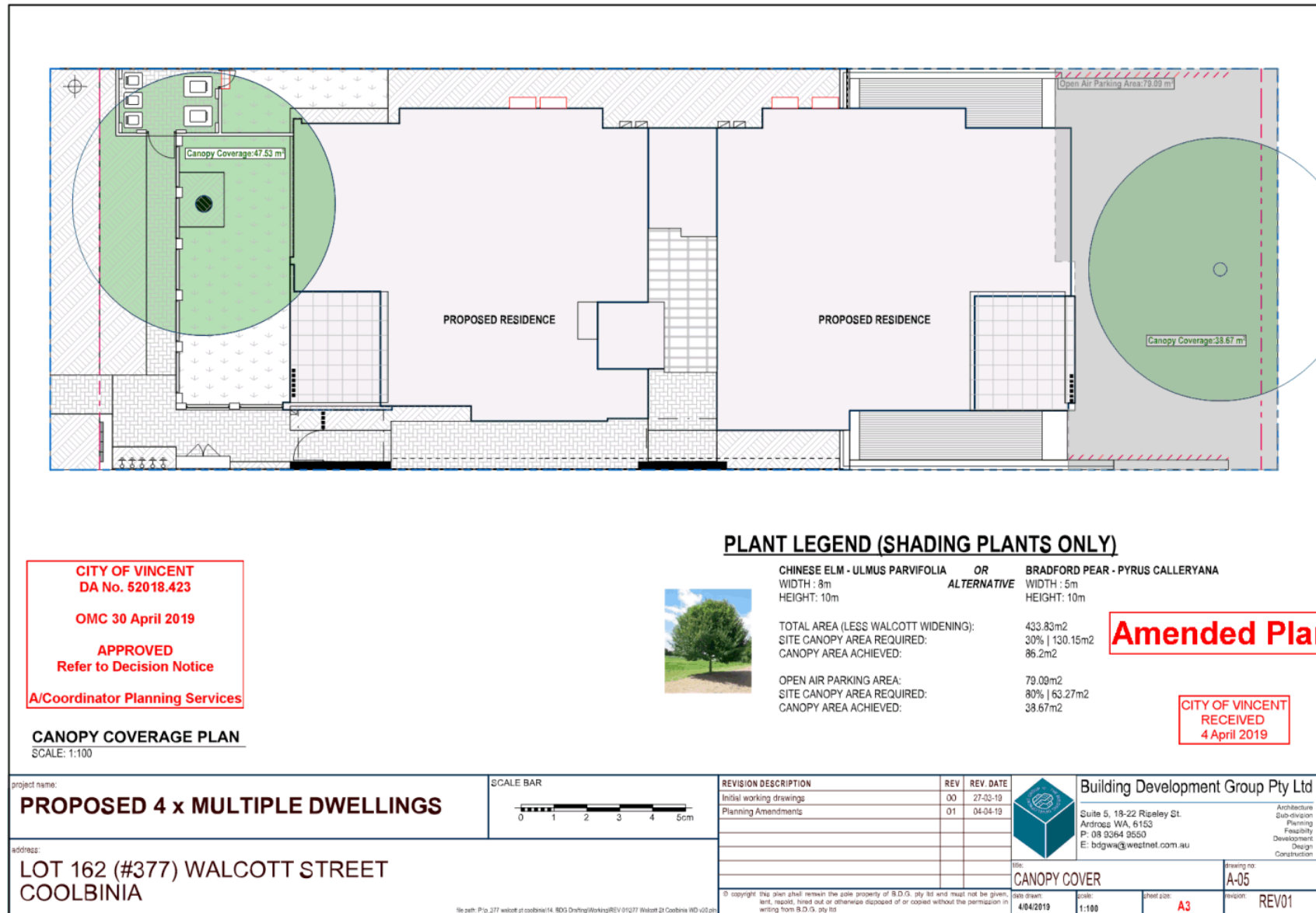




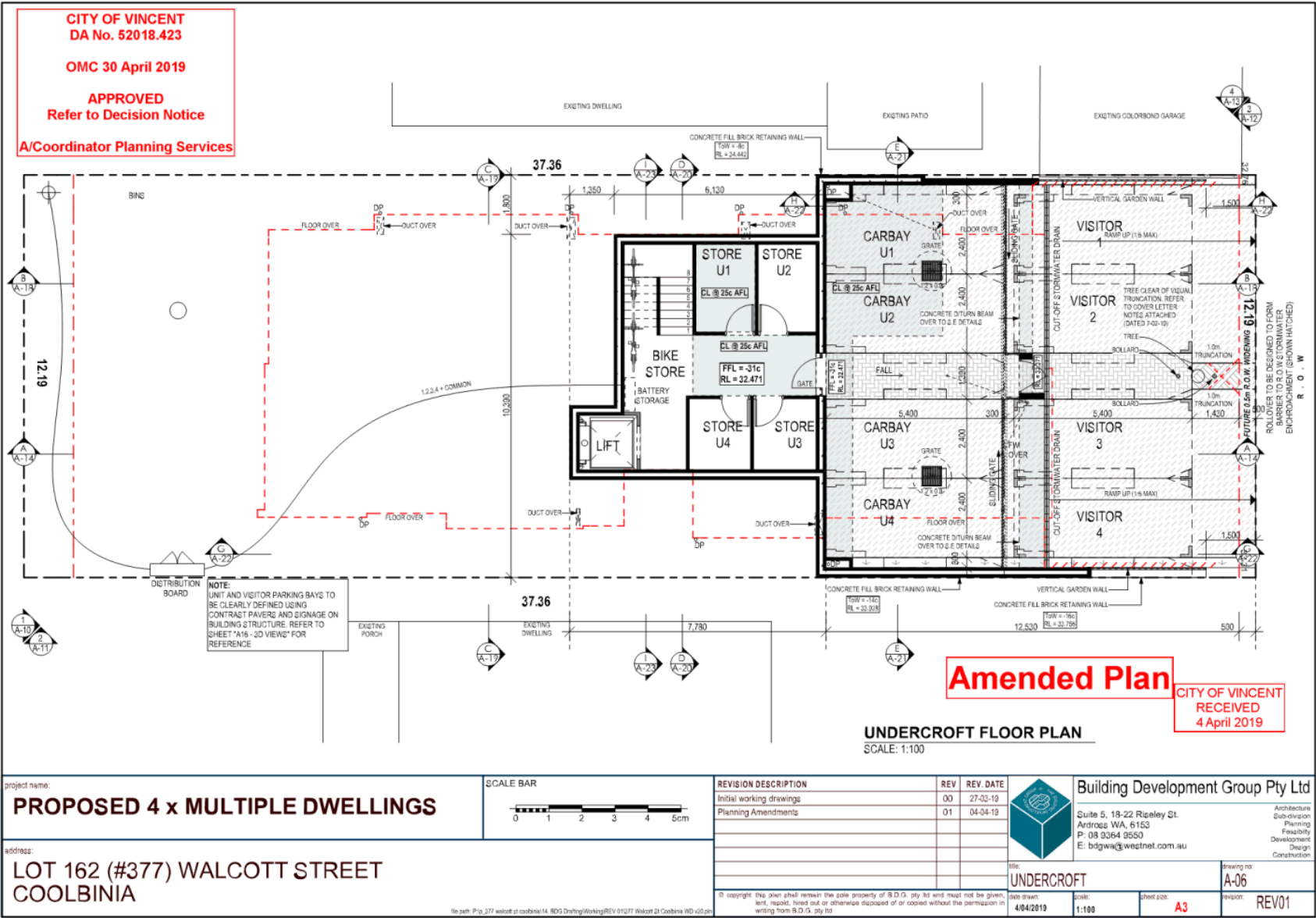




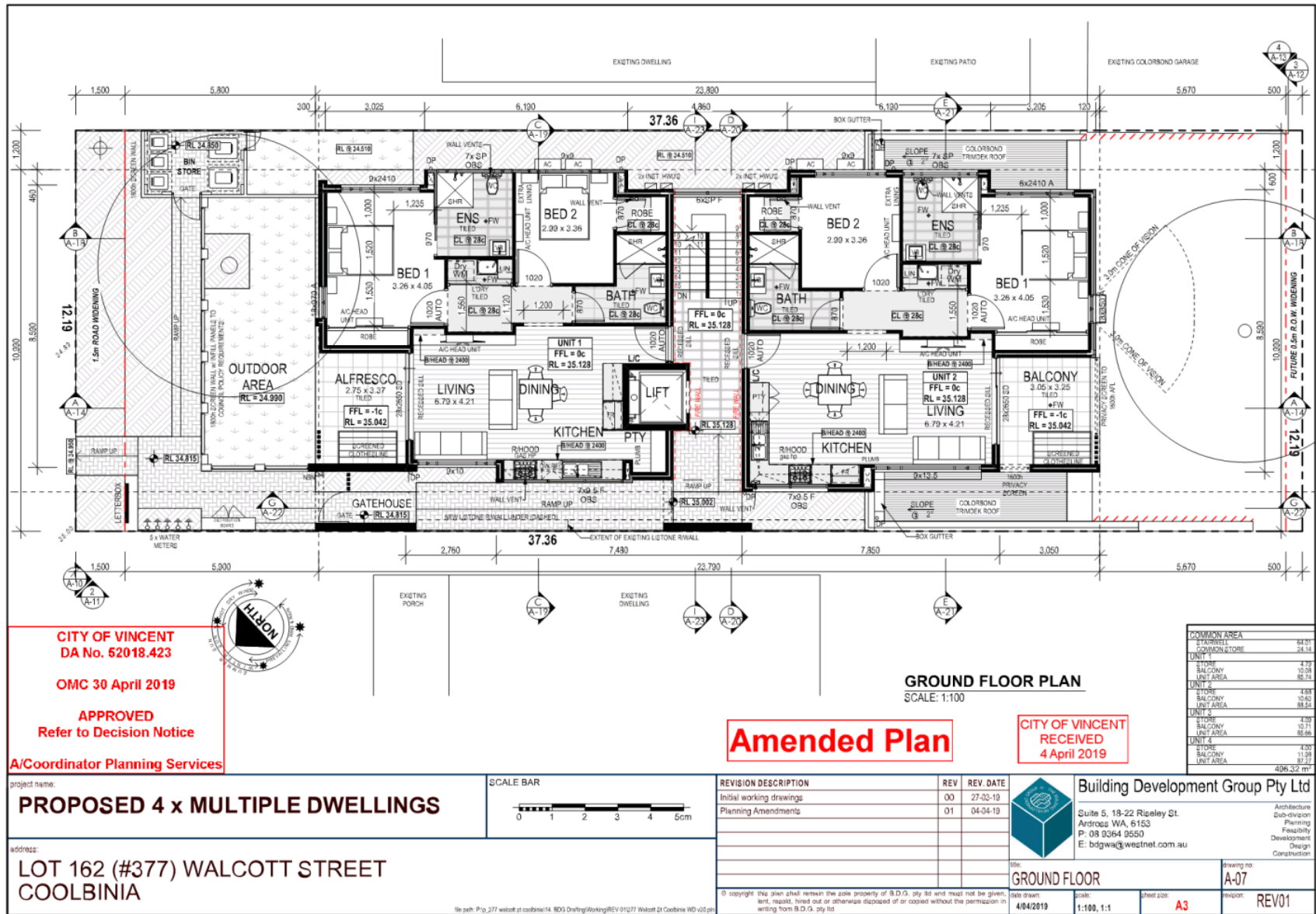




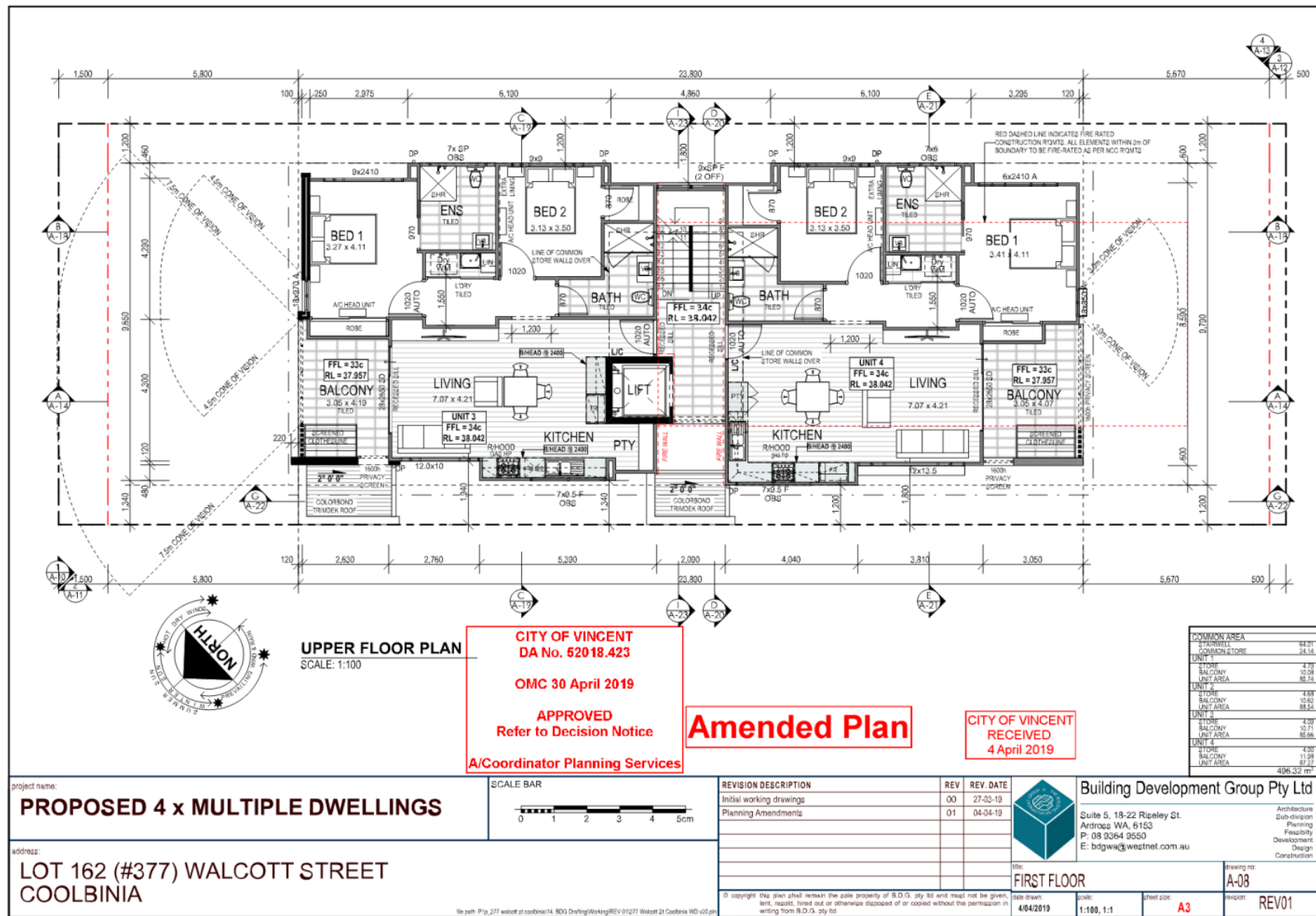




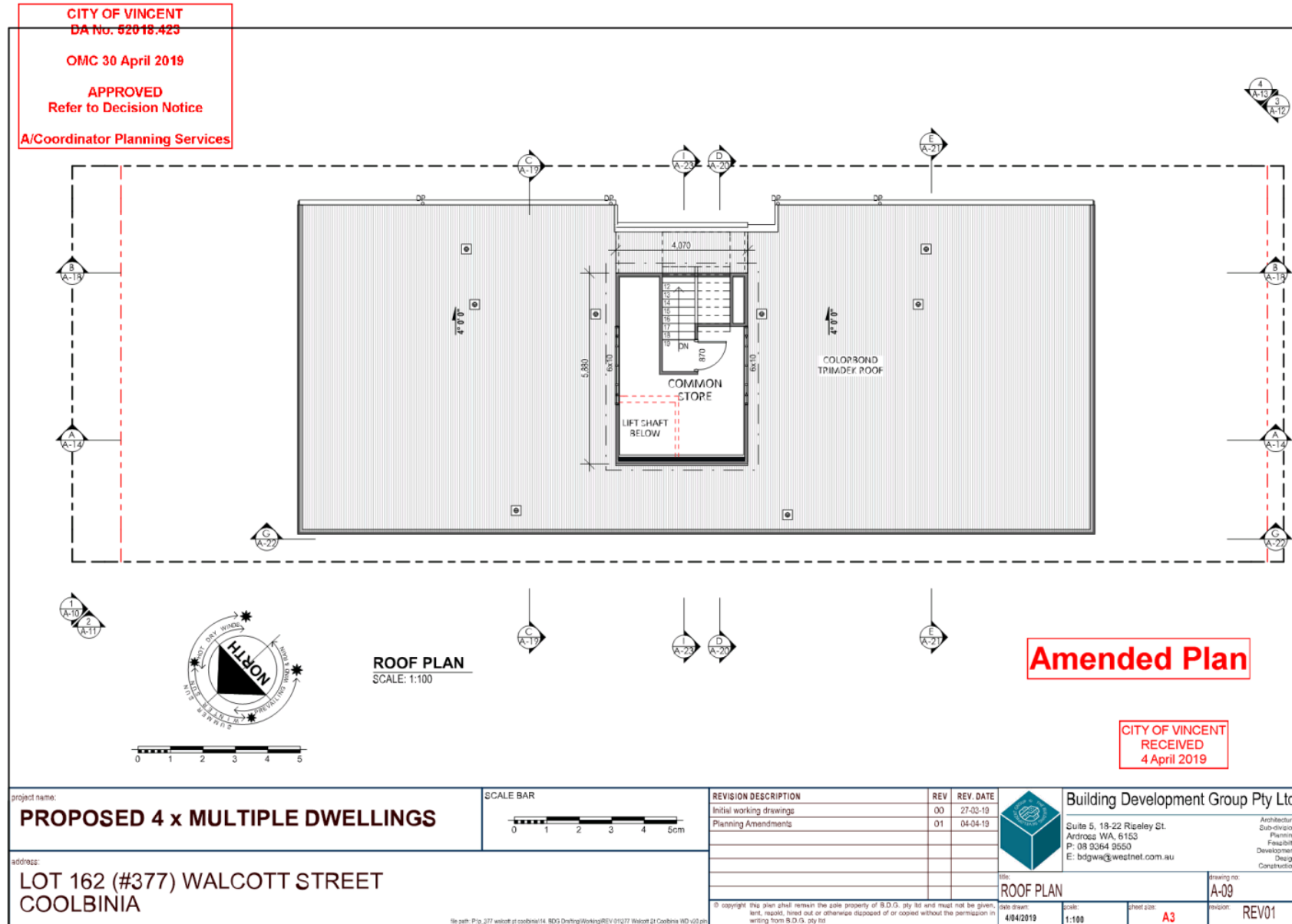














**CITY OF VINCENT**  
DA No. 52018.423

OMC 30 April 2019

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**NOTE:**  
GLAZING - 5.38mm LAMINATED  
GLASS. ACOUSTIC REPORT WILL BE  
COMMISSIONED FOLLOWING  
PLANNING APPROVAL AND PRIOR  
TO BUILDING PERMIT.

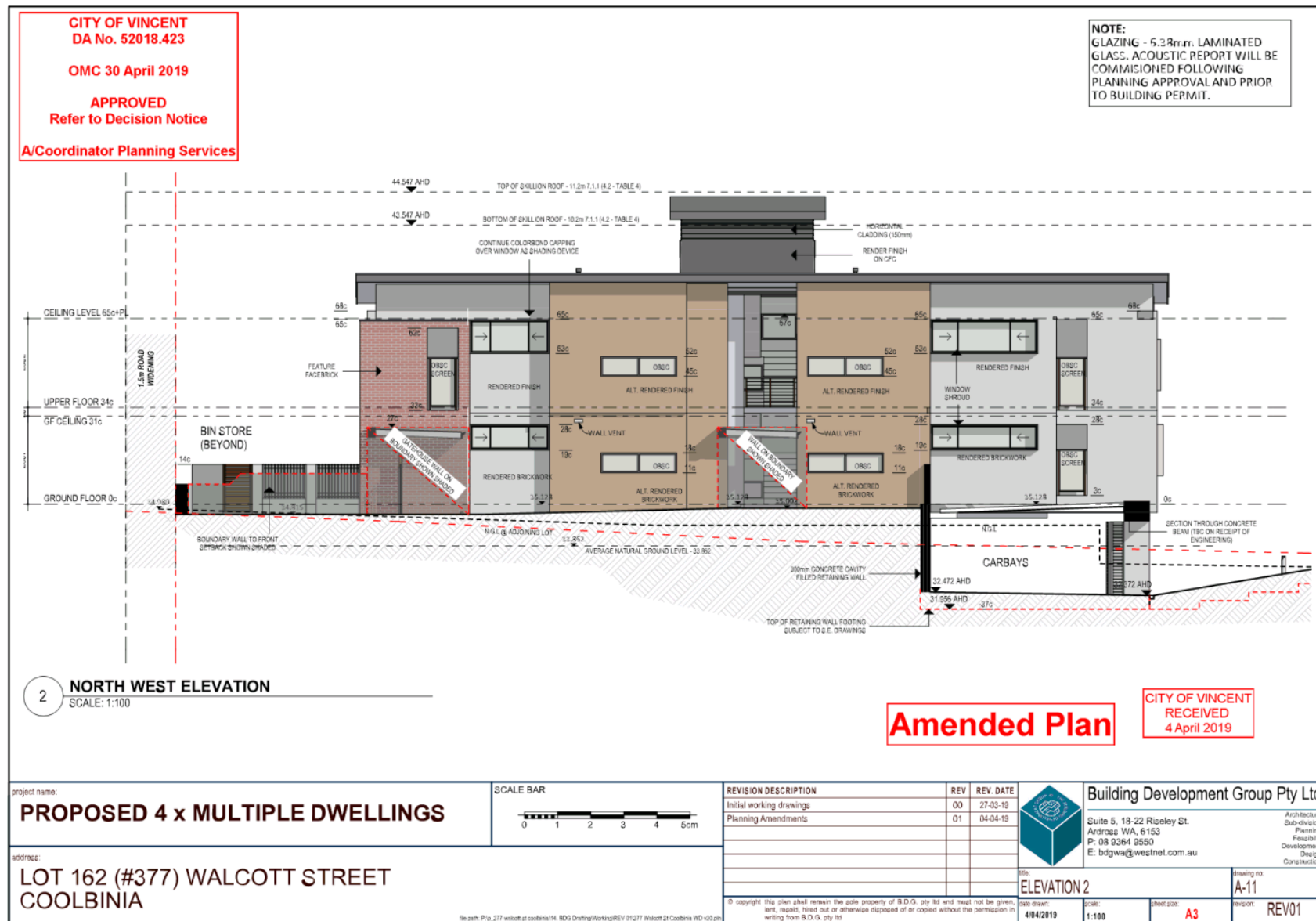
**1 WALCOTT STREET / NORTH EAST ELEVATION**  
SCALE: 1:100

**Amended Plan**

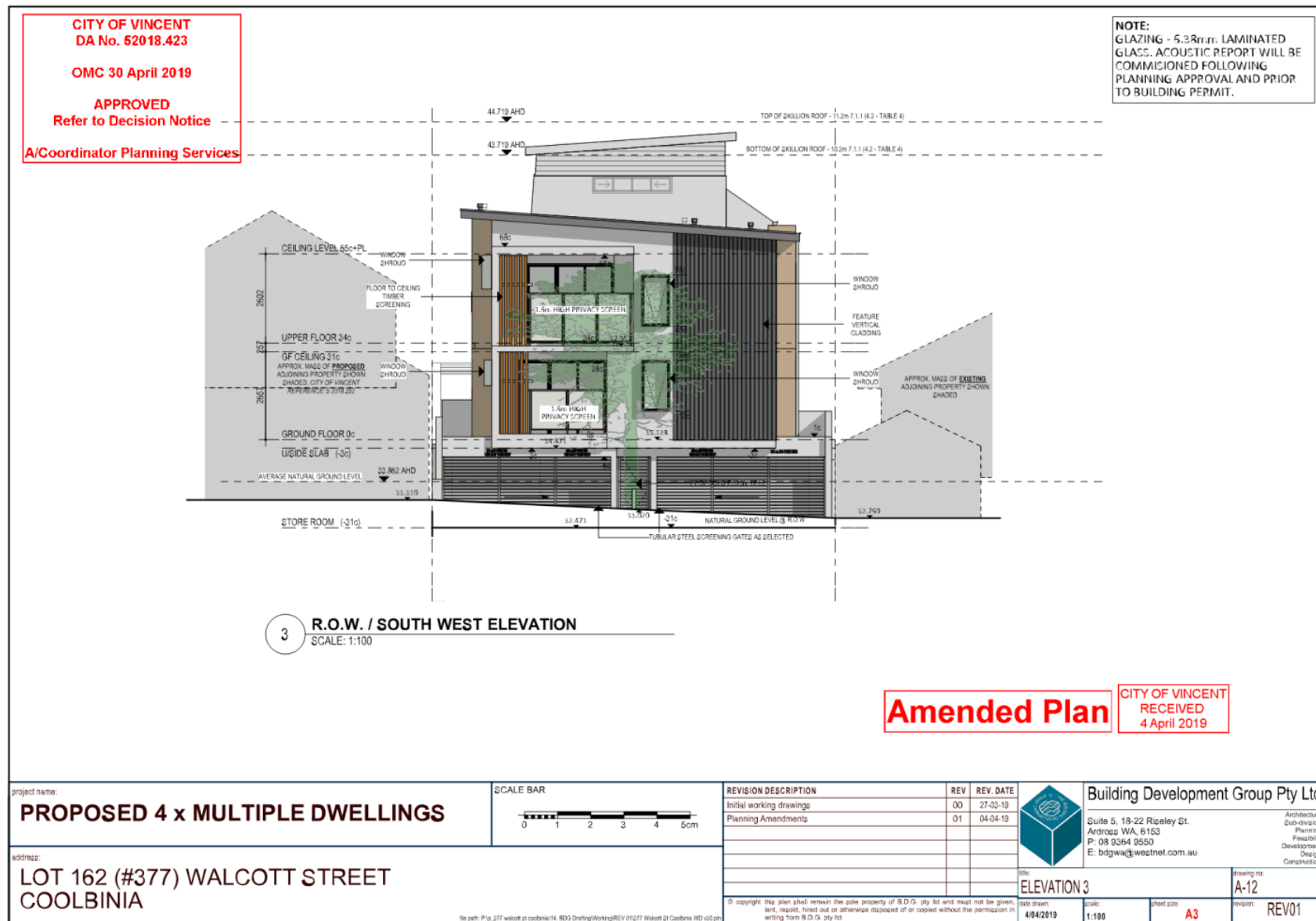
**CITY OF VINCENT  
RECEIVED  
4 April 2019**

<p>project name:</p> <p><b>PROPOSED 4 x MULTIPLE DWELLINGS</b></p> <p>address:</p> <p><b>LOT 162 (#377) WALCOTT STREET COOLBINIA</b></p>	<p>SCALE BAR</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION DESCRIPTION</th> <th>REV</th> <th>REV. DATE</th> </tr> </thead> <tbody> <tr> <td>Initial working drawings</td> <td>00</td> <td>27-03-19</td> </tr> <tr> <td>Planning Amendments</td> <td>01</td> <td>04-04-19</td> </tr> </tbody> </table>	REVISION DESCRIPTION	REV	REV. DATE	Initial working drawings	00	27-03-19	Planning Amendments	01	04-04-19		<p><b>Building Development Group Pty Ltd</b></p> <p>Suite 5, 18-22 Riseley St. Armadale WA, 6153 P: 08 9364 9550 E: bdgwa@westnet.com.au</p>
REVISION DESCRIPTION	REV	REV. DATE											
Initial working drawings	00	27-03-19											
Planning Amendments	01	04-04-19											
<p>© copyright this plan shall remain the sole property of B.D.G. Pty Ltd and must not be given, lent, copied, hired out or otherwise disposed of or copied without the permission in writing from B.D.G. Pty Ltd</p>			<p>File: <b>ELEVATION 1</b></p> <p>Scale: 1:100</p> <p>Sheet size: <b>A3</b></p>	<p>Drawing no: <b>A-10</b></p> <p>Revision: <b>REV01</b></p>									

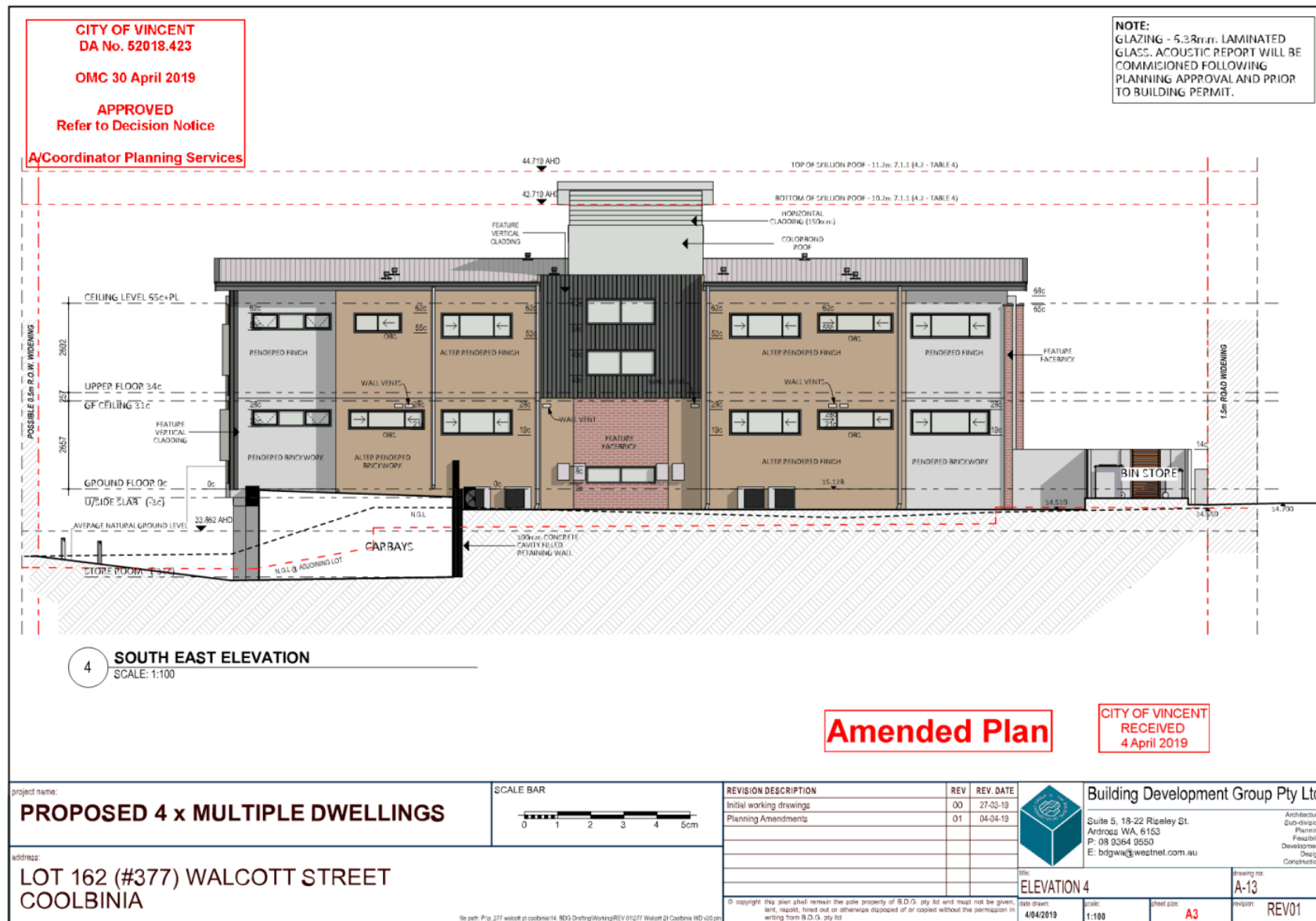




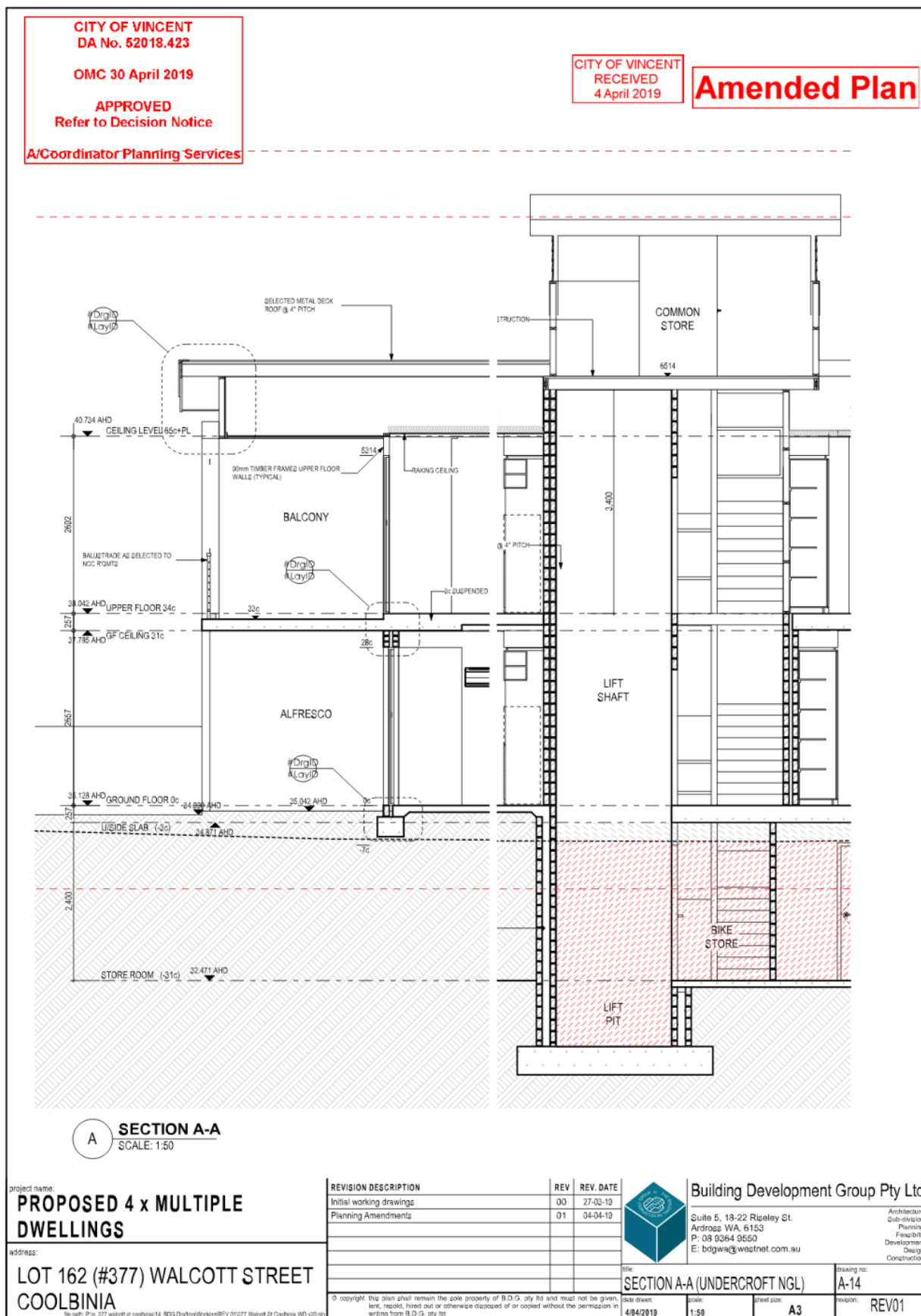




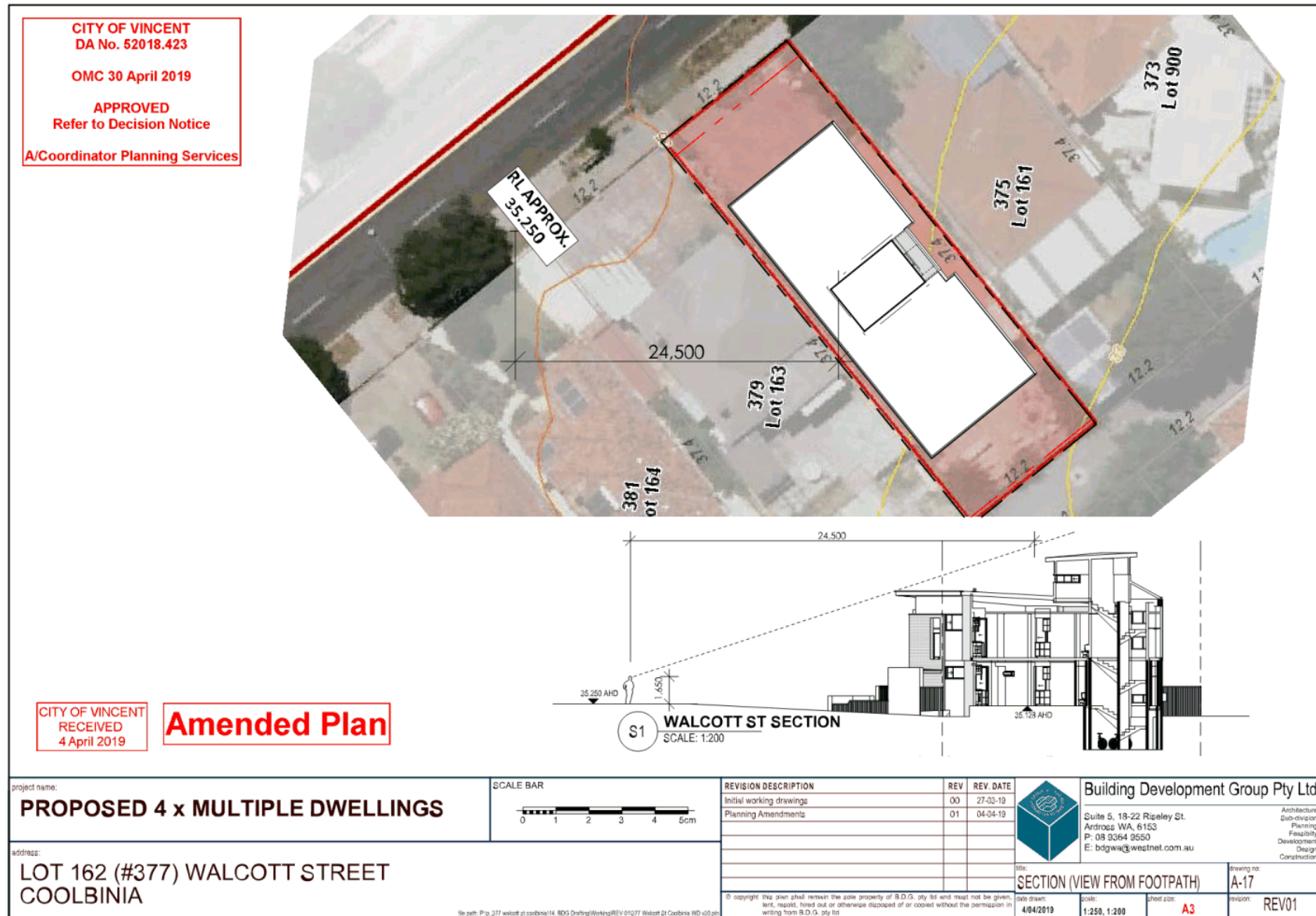
















FOR ILLUSTRATION PURPOSES ONLY | WALCOTT STREET / FRONT ELEVATION



FOR ILLUSTRATION PURPOSES ONLY | WALCOTT STREET / FRONT ELEVATION



FOR ILLUSTRATION PURPOSES ONLY | RIGHT OF WAY ELEVATION



FOR ILLUSTRATION PURPOSES ONLY | RIGHT OF WAY ELEVATION

project name:  
**PROPOSED 4 x MULTIPLE DWELLINGS**

address:  
**LOT 162 (#377) WALCOTT STREET  
COOLBINIA**

SCALE BAR



**CITY OF VINCENT  
DA No. 52018.423**

**OMC 30 April 2019**

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4 April 2019**

**Building Development Group Pty Ltd**

Suite 5, 19-22 Ruseley St.  
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E: bdgwa@westnet.com.au

Architecture  
Sub-division  
Planning  
Feasibility  
Development  
Design  
Construction

3D VIEWS

date drawn: 4/04/2019

scale: A3

sheet size: A3

revision: REV01

drawing no: A-16

file path: P:\p\_377\_walcott.ctb\dwg\16\_1603\_Drawing\Working\REV 01\377\_Walcott CT Coolbinia WD v03.dwg



## ORDINARY COUNCIL MEETING MINUTES

30 APRIL 2019








## 9.4 NO. 377 (LOT: 162; D/P: 2630) WALCOTT STREET, COOLBINIA - FOUR MULTIPLE DWELLINGS

TRIM Ref: D19/40444

Author: Stephanie Norgaard, Urban Planner

Authoriser: John Corbellini, Executive Director Development Services

Ward: North

- Attachments:
1. Attachment 1 - Location and Consultation Plan 
  2. Attachment 2 - Development Plans 5 March OCM 
  3. Attachment 3 - Revised Development Plans 
  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 Response to Design Review Minutes 
  7. Attachment 7 - Determination Advice Notes 

## RECOMMENDATION:

That 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 deemed refusal and APPROVES the application for development approval for four Multiple Dwellings at No. 377 (Lot: 162; D/P: 2630) Walcott Street, Coolbinia in accordance with the plans shown in Attachment 3, subject to the following conditions, with the associated determination advice notes in Attachment 7:

## 1. Development Plans

The screening provided to the balcony of Unit 1 and Unit 3 shall restrict views into the adjoining property within the 7.5 metre cone of vision in accordance with State Planning Policy 3.1: Residential Design Codes. Screening shall be a minimum height of 1.6 metres from the finished floor level, permanently affixed and a minimum of 75 percent obscure;

## 2. Landscaping

2.1 A detailed landscape and reticulation plan for the development site and adjoining road verge to the City's satisfaction 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;
- A total of 16 percent of the site area as deep soil zone; and
- The location of canopy cover at maturity equating to no less than 30 percent of the site and no less than two medium trees;

2.2 All works shown in the plans as identified in Condition 2.1 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;

## 3. Boundary Walls

The owners of the subject land shall finish and maintain the surface of the boundary walls in a good and clean condition prior to the occupation or use of the development and thereafter to the satisfaction of the City;

## 4. Schedule of External Finishes

Page 11



## ORDINARY COUNCIL MEETING MINUTES

30 APRIL 2019

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;

5. Stormwater

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

6. 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;

7. External Fixtures

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

8. Waste Management Plan

8.1 A waste management plan to the satisfaction of the City shall be submitted to, and approved by the City prior to the commencement of development;

8.2 The bin storage area shall be provided as set out in the approved waste management plan; and

8.3 Waste Management for the development shall be undertaken in accordance with the approved waste management plan for the duration of the development;

9. Car Parking and Vehicle Access

The car parking and access areas (including ramp grading) shall comply with the requirements of AS2890.1;

10. Bicycle Parking

A minimum of two bicycle bays are to be provided and installed to the satisfaction of the City in accordance with AS2890.3;

11. Construction Management Plan

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

12. Right of Way Widening

A 0.5 metre section of land shall be provided for right-of-way widening at the time of subdivision, in accordance with the approved development plan. The land required for right of way widening shall be transferred from the land owner to the Crown free of cost for the purpose of widening; and



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ORDINARY COUNCIL MEETING MINUTES30 APRIL 2019

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## 13. Road Widening (Walcott Street)

- 13.1 The landowner agrees to remove any landscaping, development or other works at the time when the reserved land is required for the upgrading of Walcott Street at their own expense, if required; and
- 13.2 The landowner agrees that any improvements made to or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by Council or the Western Australian Planning Commission at such time as the land is required.

**COUNCIL DECISION ITEM 9.4****Moved:** Cr Castle, **Seconded:** Cr Hallett

That the recommendation be adopted.

**CARRIED UNANIMOUSLY "EN BLOC" (8-0)**

(Cr Harley was an apology.)



## PROPOSED 4 x MULTIPLE DWELLINGS

### LOT 162 (#377) WALCOTT STREET COOLBINIA

**ROOF SHEETING - COLOUR:**  
COLORBOND BASALT

**ALTERNATIVE RENDER - COLOUR:**  
TAUBMANS STUFFING

**MAIN RENDER - COLOUR:**  
TO MATCH SURFMIST

**SOFFIT - COLOUR:**  
TO MATCH SURFMIST

**ROOF BARGE AND FLASHING - COLOUR:**  
TO MATCH MONUMENT

**NOTE:**  
MATERIAL SHOWN ARE INDICATIVE ONLY. REFER TO MATERIALS SCHEDULE PROVIDED AS PER DAC APPLICATION

**MAIN RENDER - COLOUR:**  
TO MATCH SURFMIST

**SCREENING POSTS - TIMBER OR STEEL - PAINTED:**  
TAUBMANS TAMPICO BROWN

**230x110x76 FACE BRICKWORK - MIDLAND BRICK 'RUSSET RED' WITH CREAM MORTAR**

**ALTERNATIVE RENDER - COLOUR:**  
TAUBMANS STUFFING

**MAIN RENDER - COLOUR:**  
TO MATCH SURFMIST

DRAWINGS LIST	
A-00	COVER (MATERIAL SELECTIONS)
A-01	EXISTING SITE PLAN (AHD LEVELS)
A-02	U/CROFT SITE
A-03	SITE
A-04	LANDSCAPE PLAN
A-05	CANOPY COVER @ MATURITY
A-06	UNDERCROFT
A-07	GROUND FLOOR
A-08	FIRST FLOOR
A-09	ROOF/TERRACE PLAN
A-10	ELEVATION 1
A-11	ELEVATION 2
A-12	ELEVATION 3
A-13	ELEVATION 4
A-14	SECTION A-A (UNDERCROFT NGL)
A-15	SECTION A-A CONT.
A-16	SECTION B-B
A-17	SECTION C-C

**377 WALCOTT STREET**

**GATE - TIMBER OR STEEL - PAINTED:**  
TAUBMANS TAMPICO BROWN

**FENCE INFILLS - COLOUR:**  
TO MATCH CHARCOAL LUSTRE

**WINDOW FRAMES - COLOUR:**  
CHARCOAL LUSTRE

**MAIN RENDER - COLOUR:**  
TO MATCH SURFMIST

**project name:**  
**PROPOSED 4 x MULTIPLE DWELLINGS**

**address:**  
**LOT 162 (#377) WALCOTT STREET  
COOLBINIA**

**SCALE BAR**  
0 1 2 3 4 5cm

REVISION DESCRIPTION	REV	REV. DATE
Initial working drawings	00	27-03-19
Planning Amendments	01	04-04-19
Tree Canopy Change	02	03-05-19
Roof Terrace added	03	22-05-19

**Building Development Group Pty Ltd**  
Suite 5, 18-22 Riseley St.  
Ardress WA, 6153  
P: 08 9364 9550  
E: bdgwa@westnet.com.au

**COVER (MATERIAL SELECTIONS)**

**drawing no:**  
A-00

**revision:**  
REV03

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file path: P:\a\lot162 coolbinia 37714 BDG Drafting\working\377 Walcott St Coolbinia ROOF TERRACE OPT WD 0204

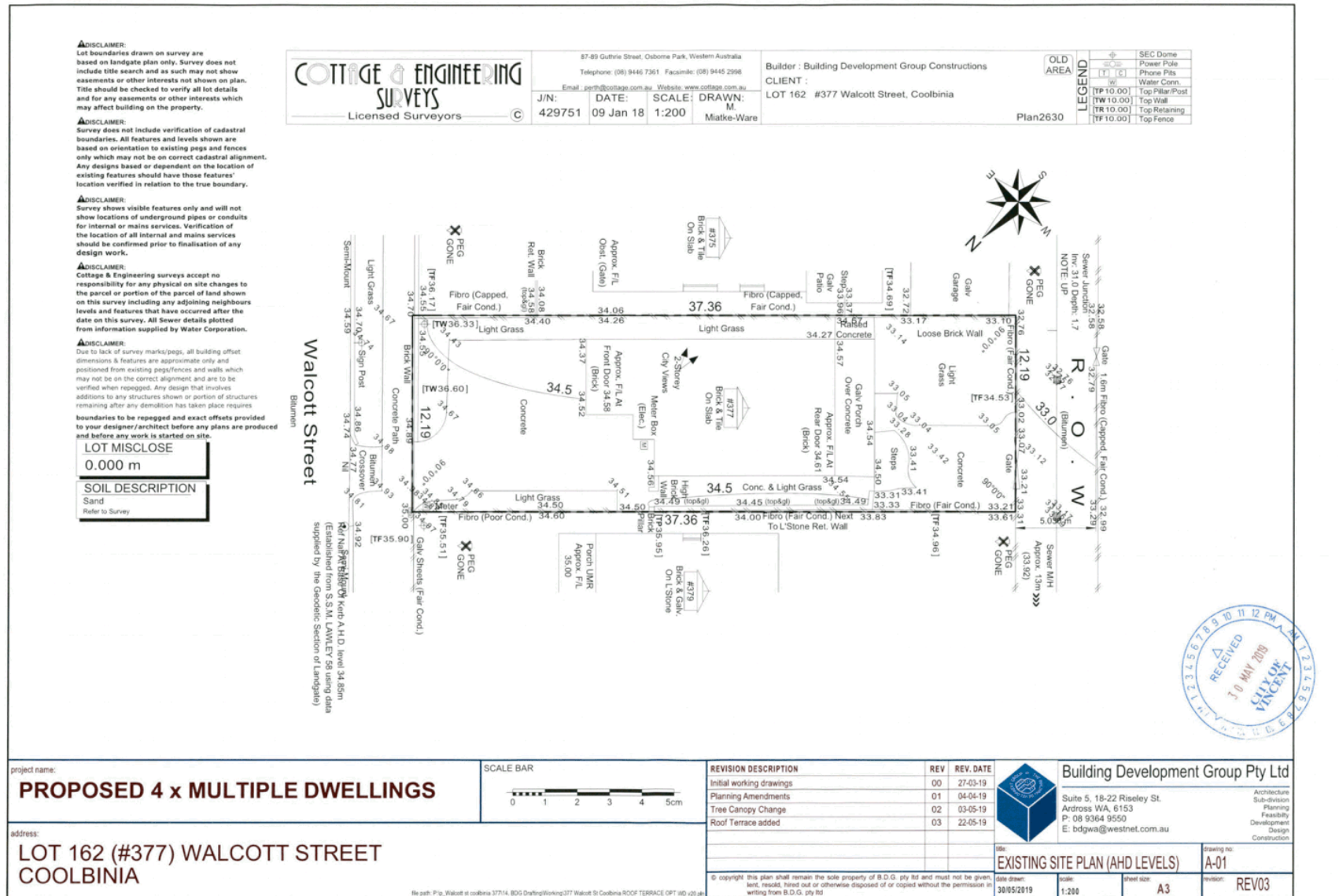
date drawn: 30/05/2019

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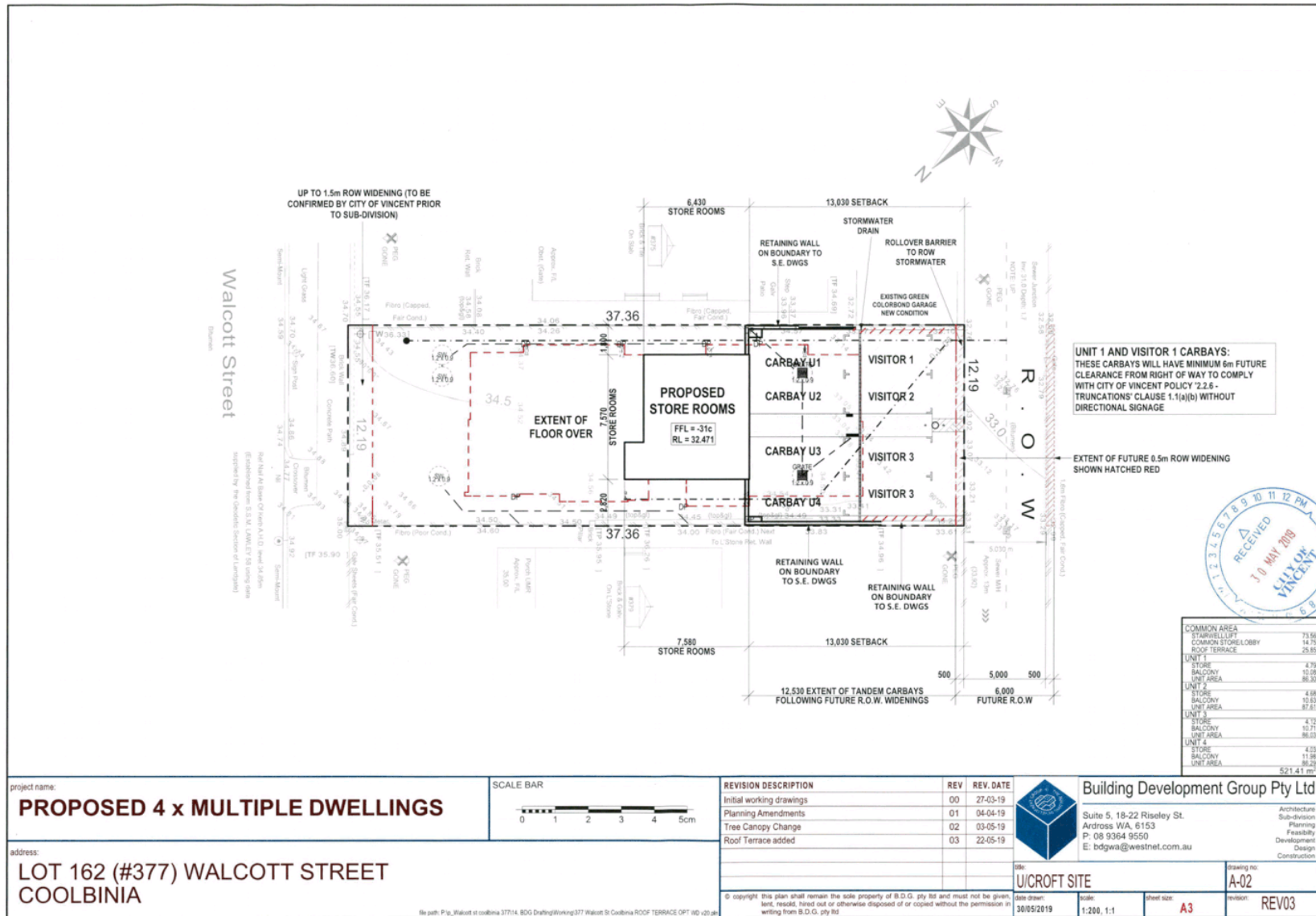
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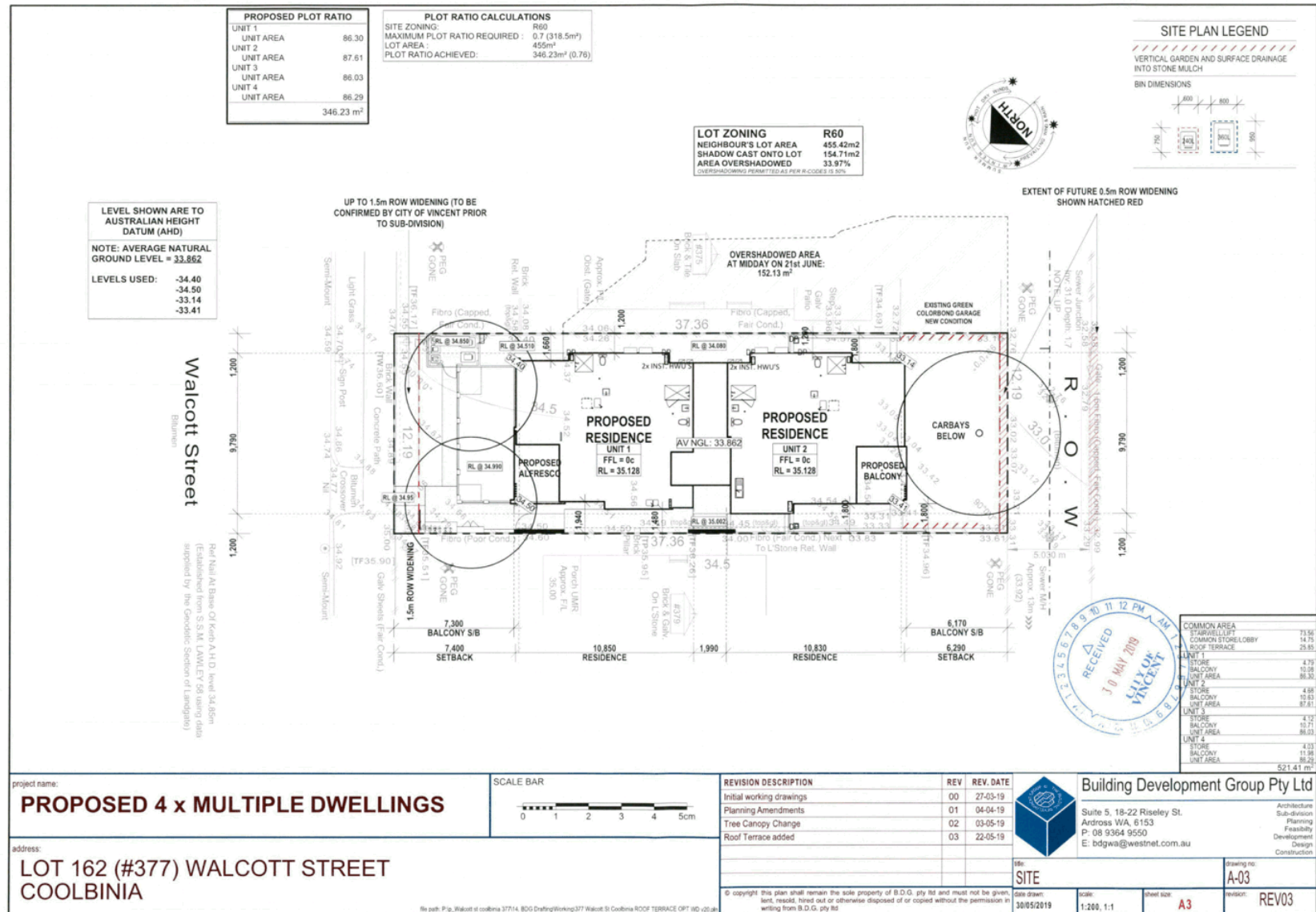




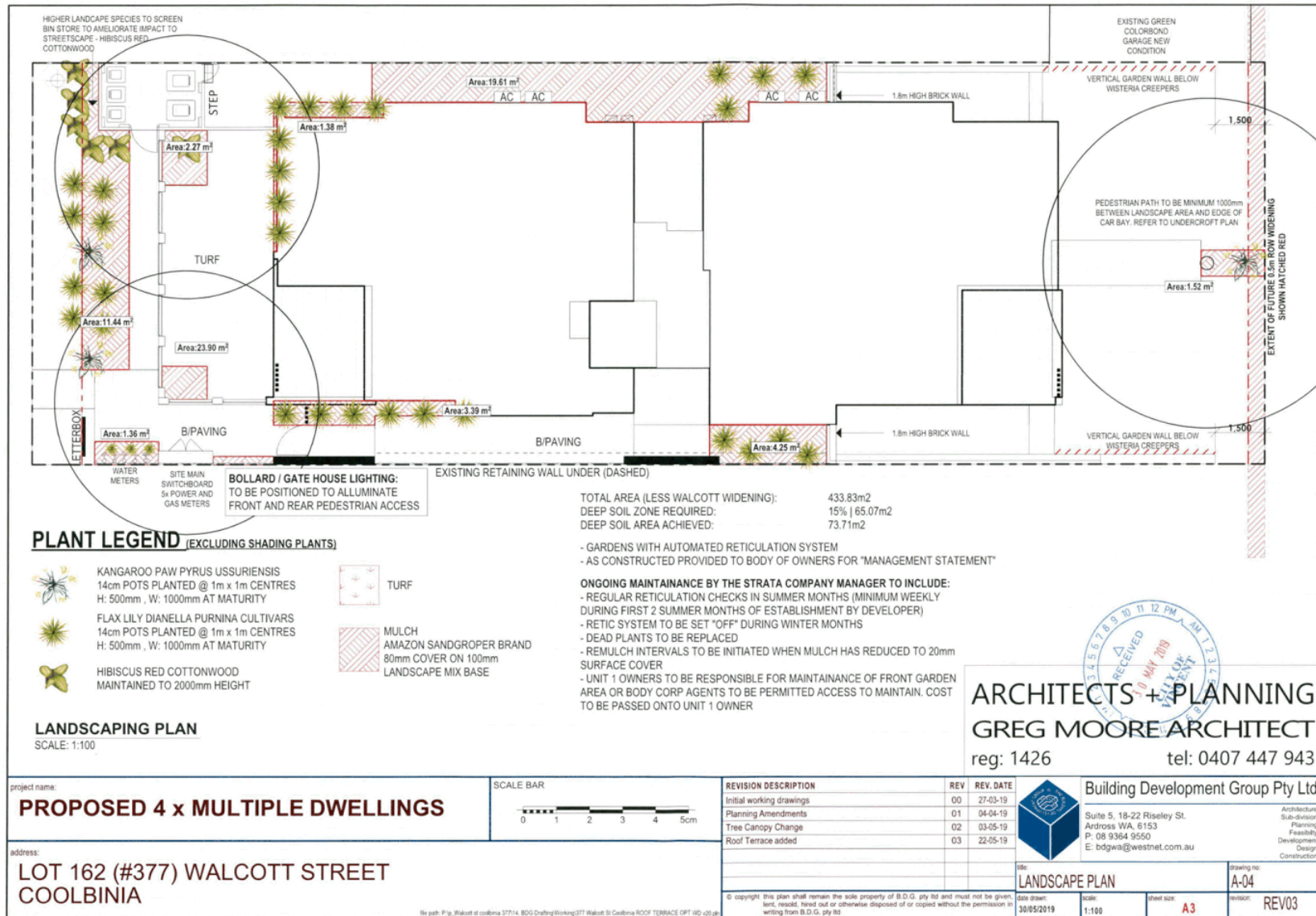




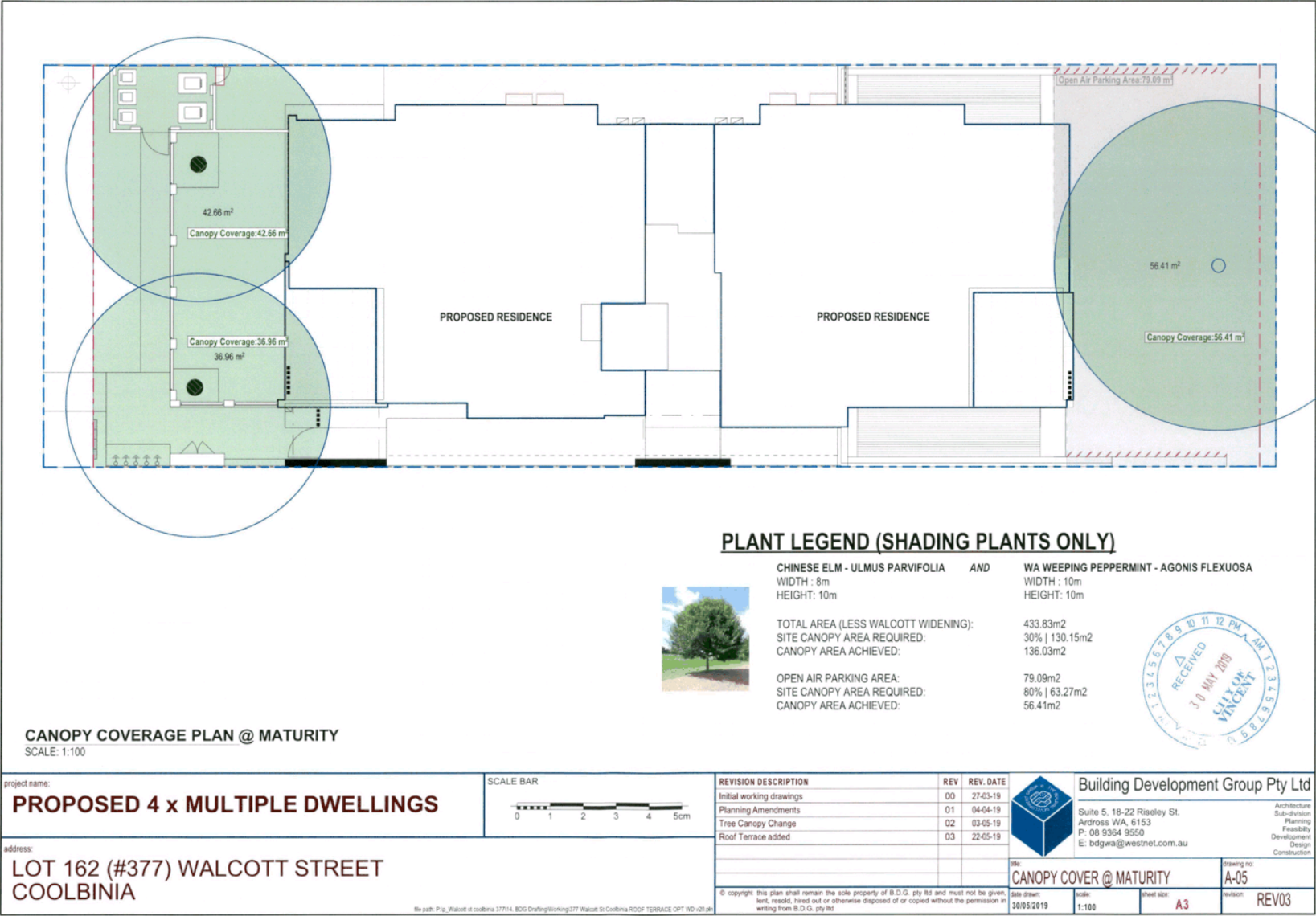




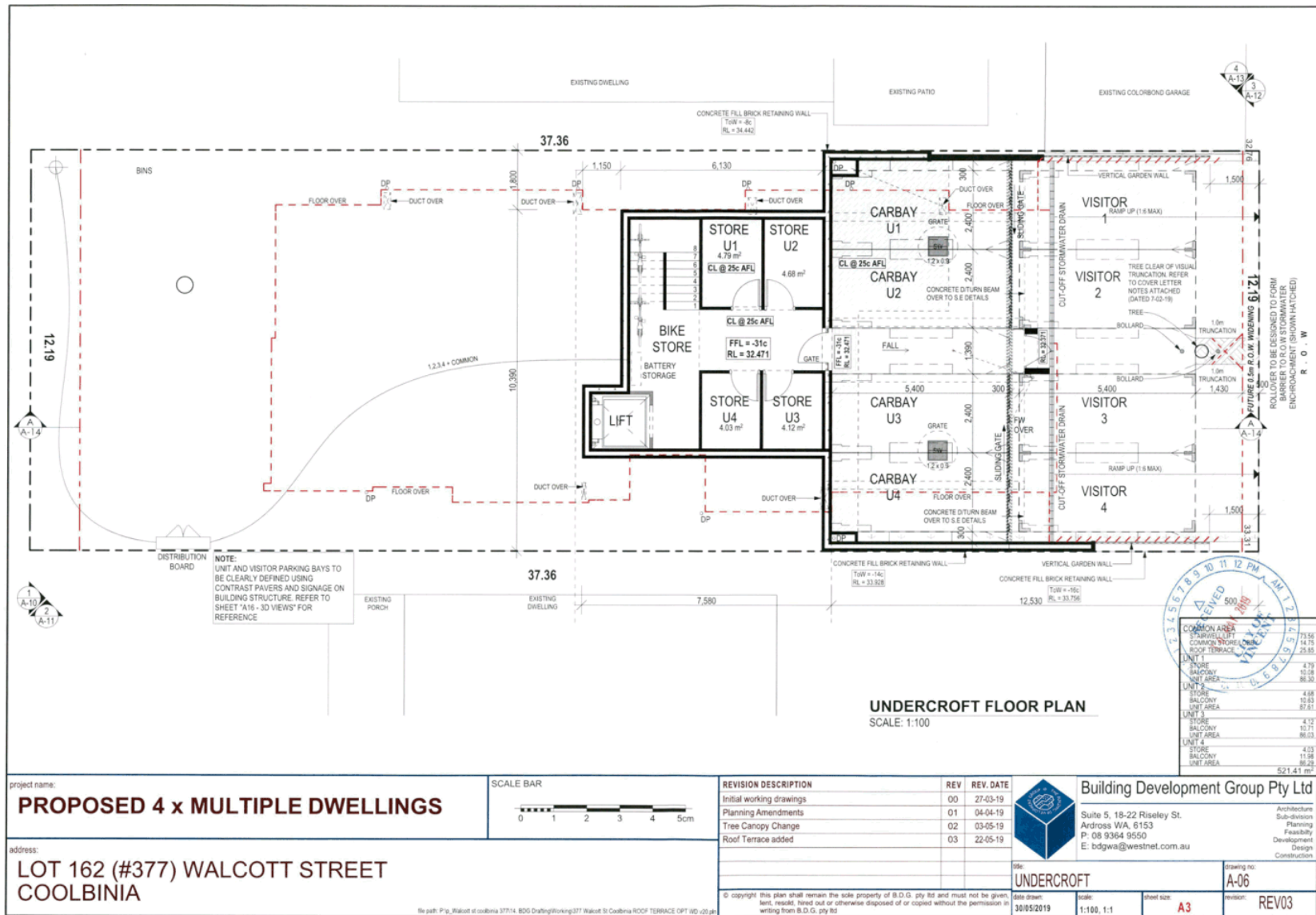




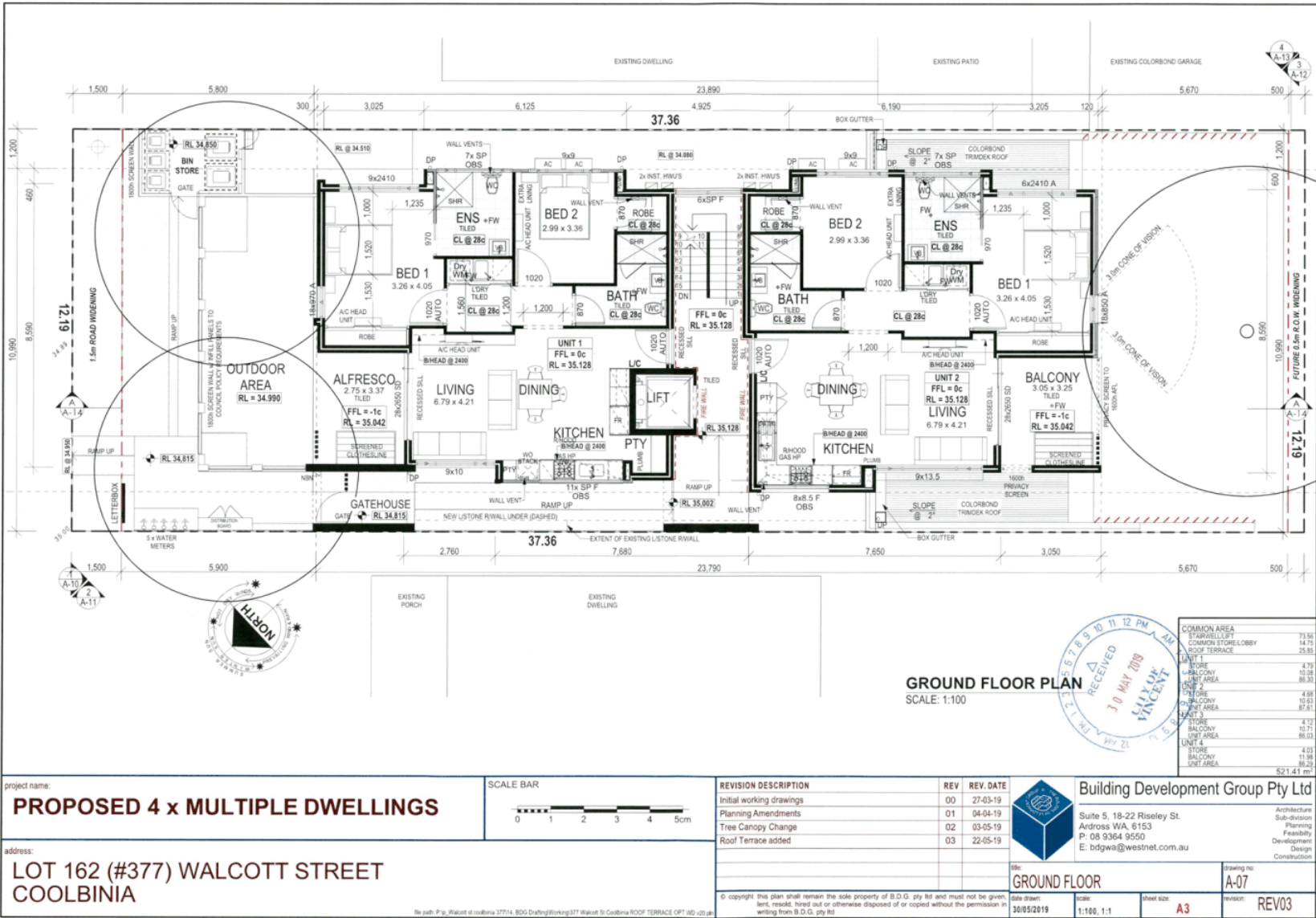




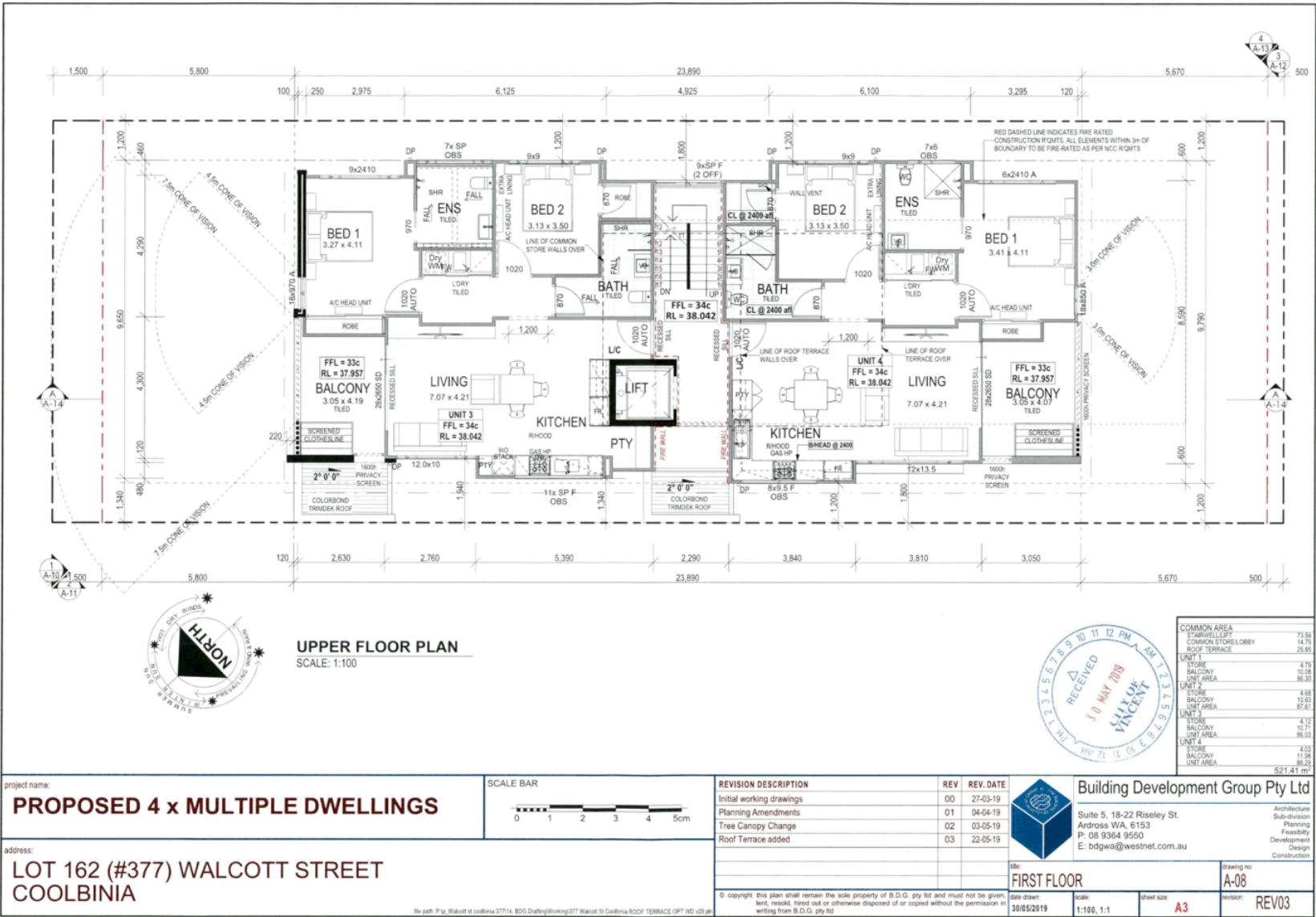




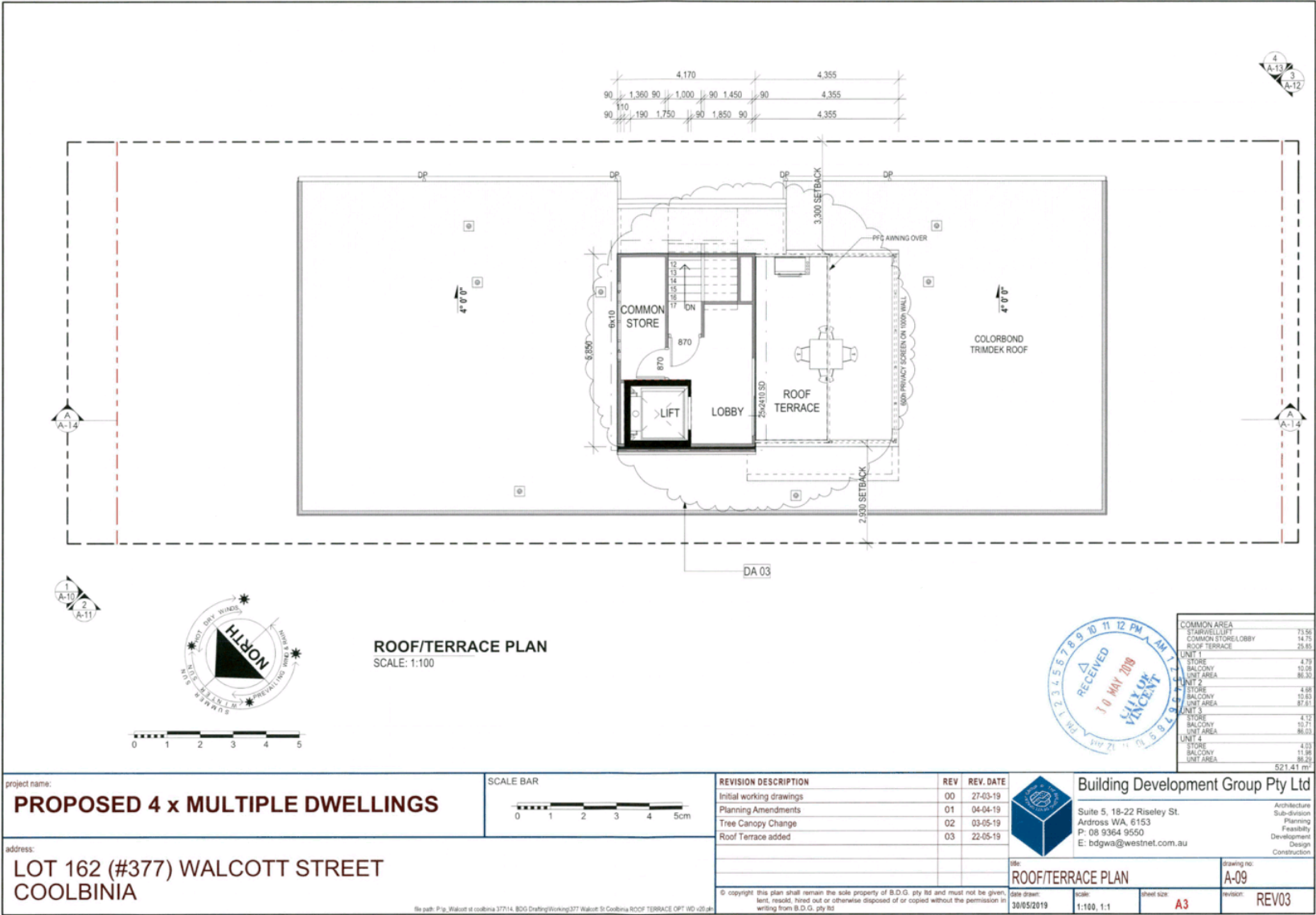




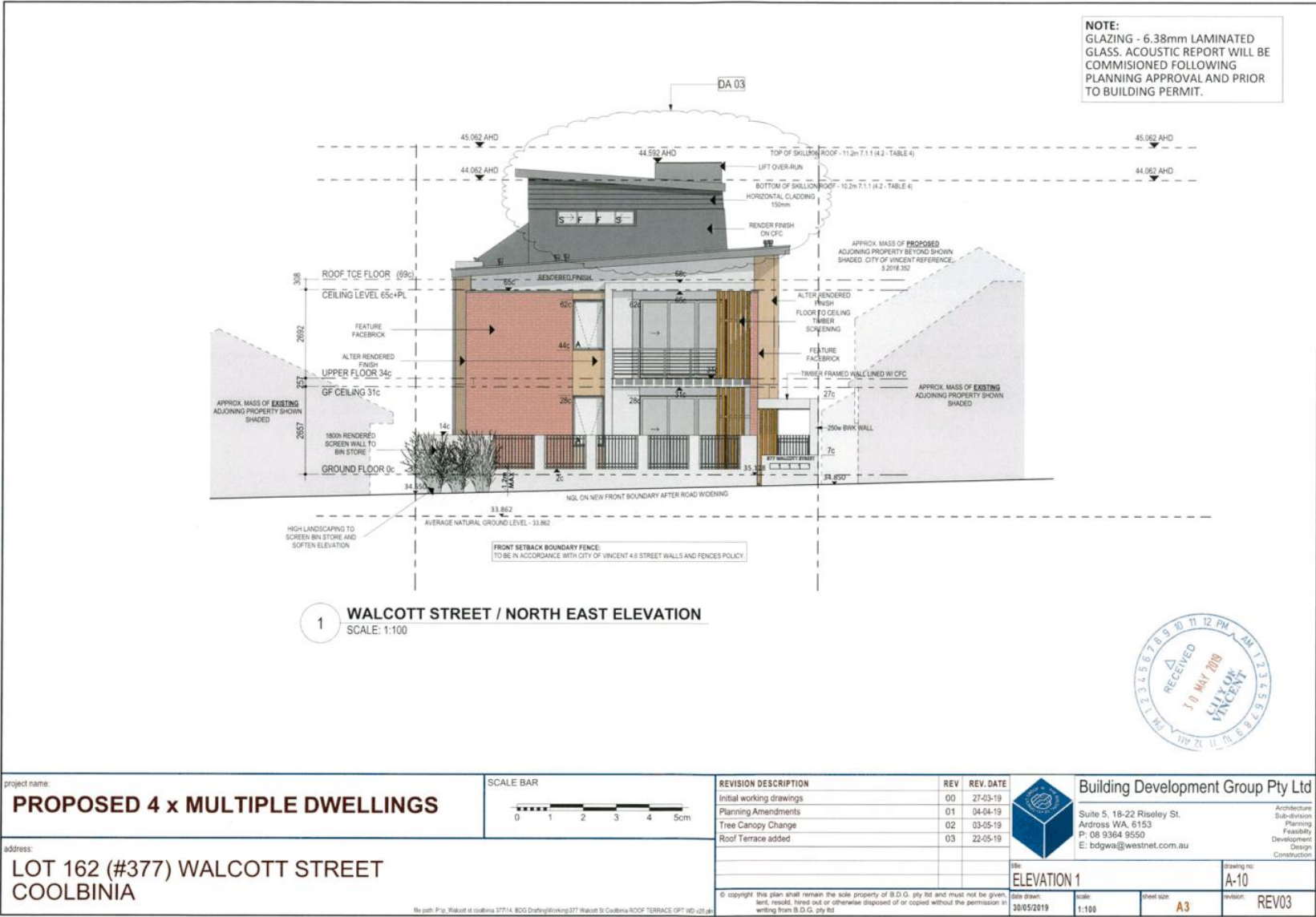




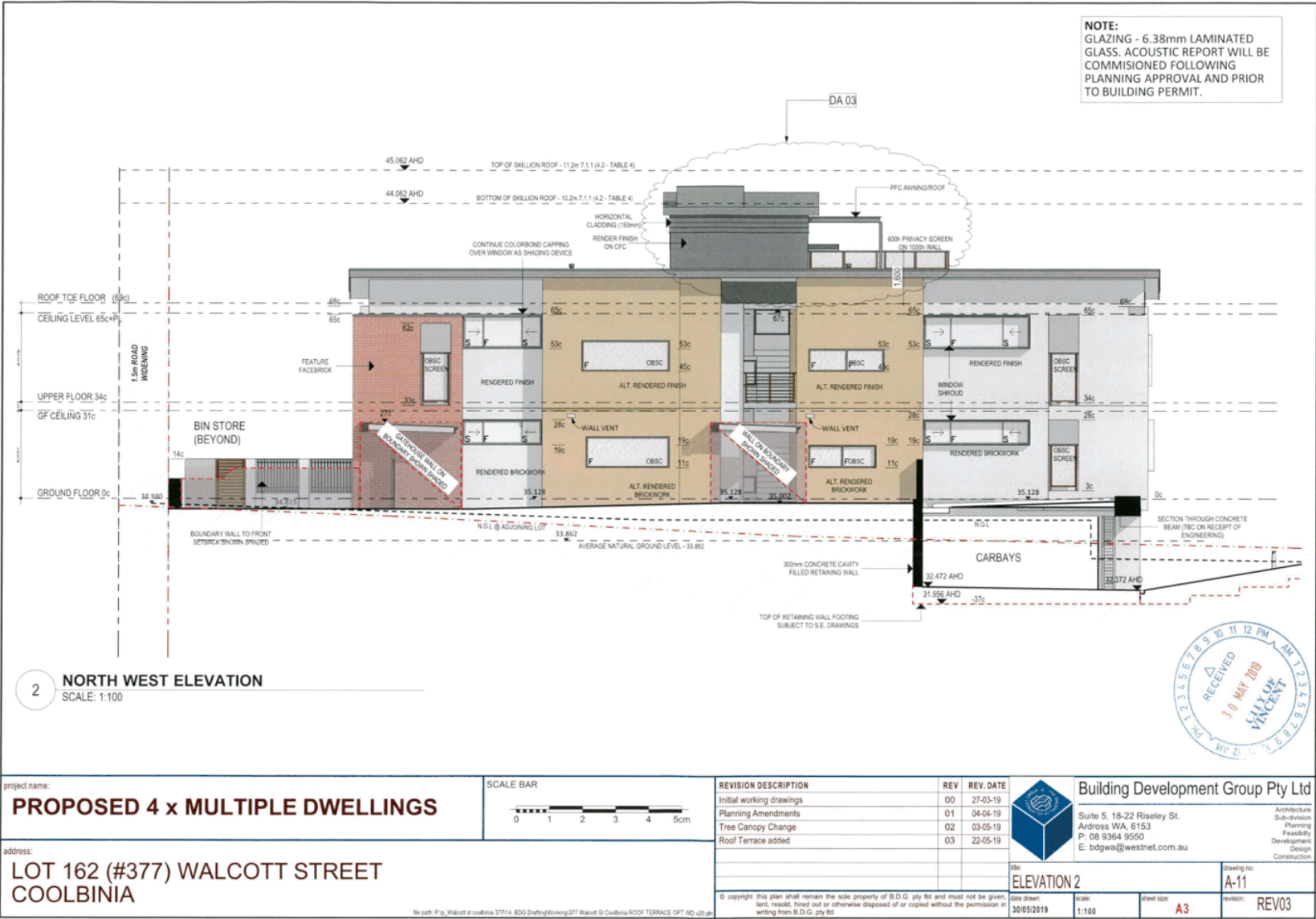




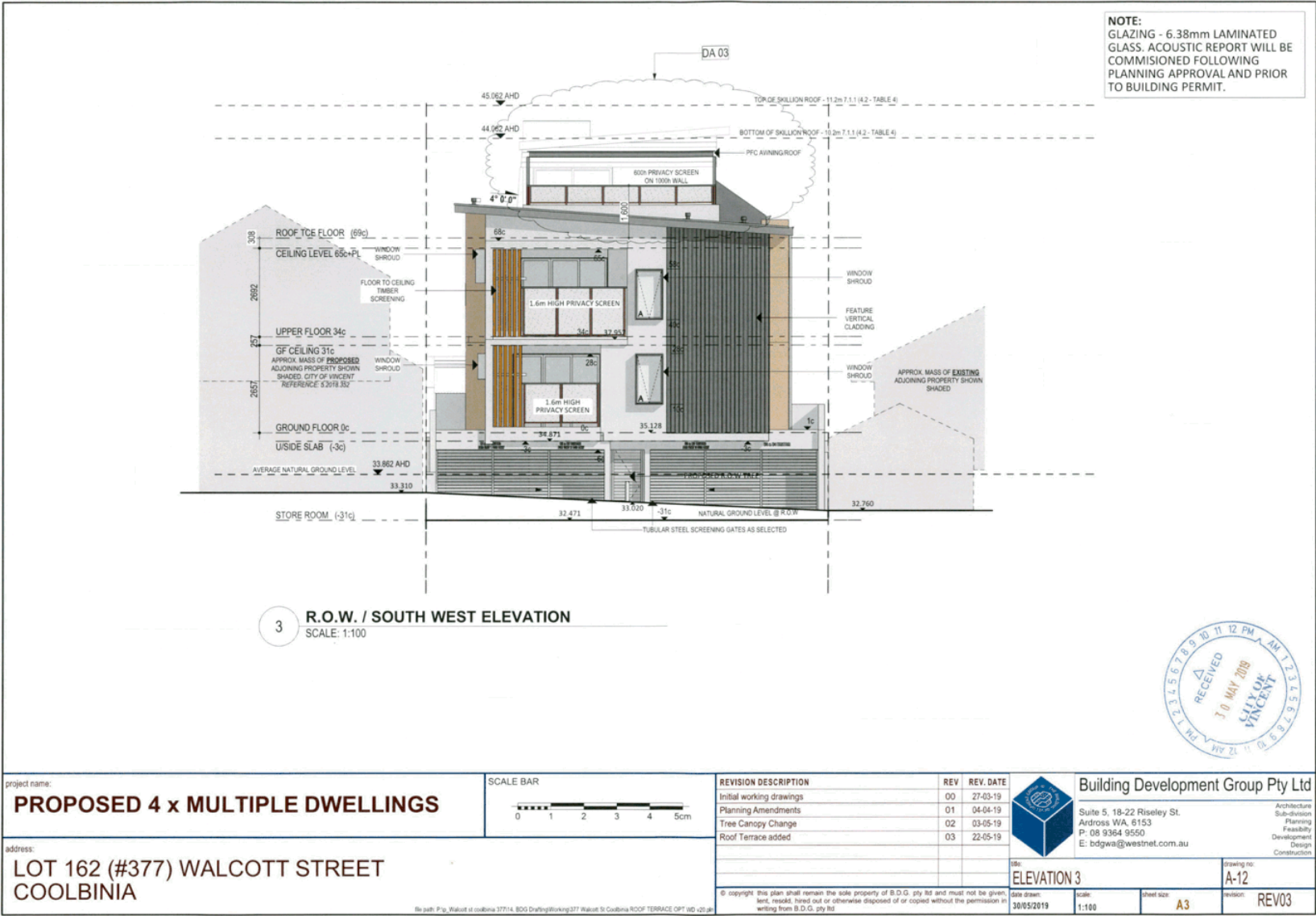




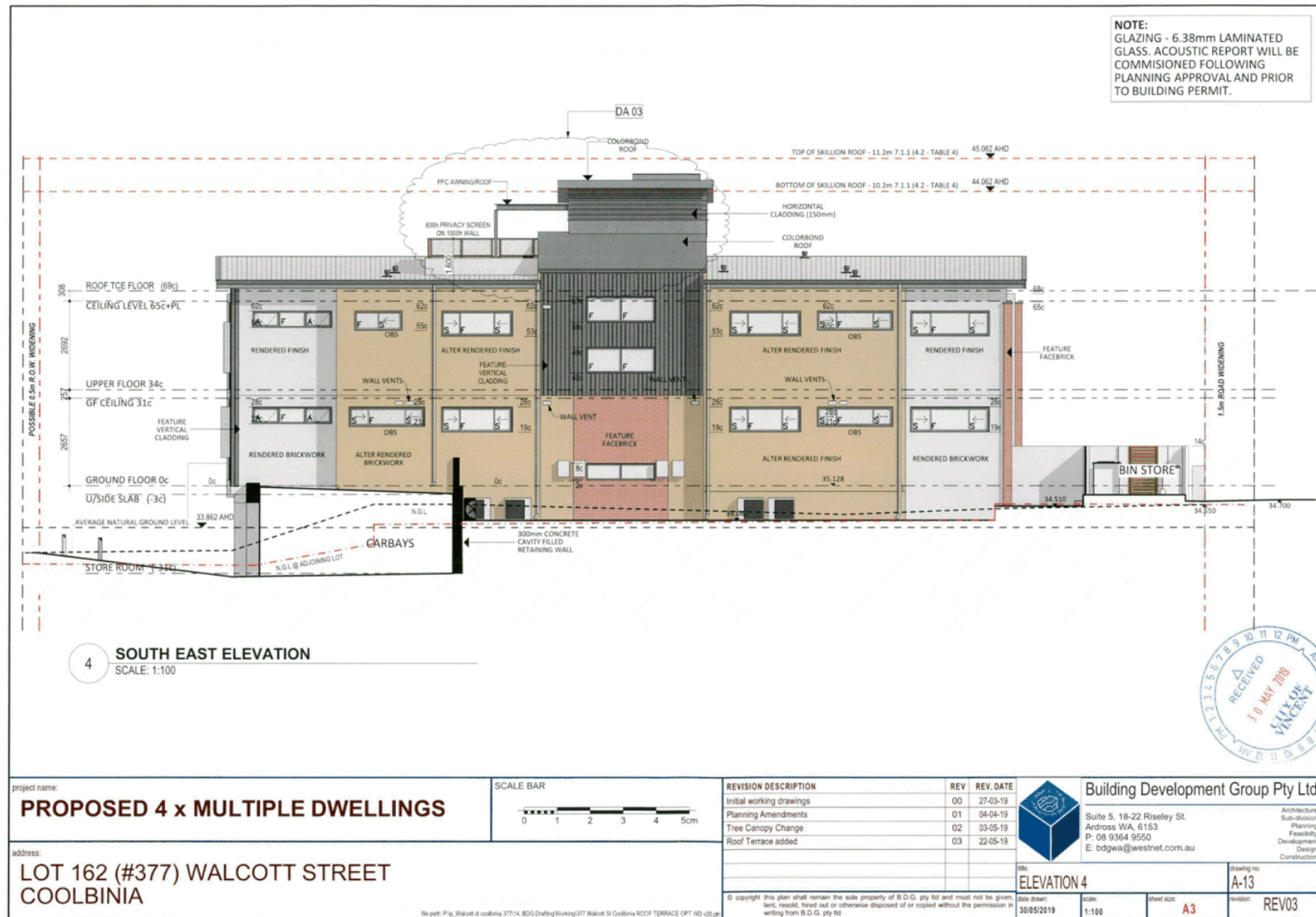




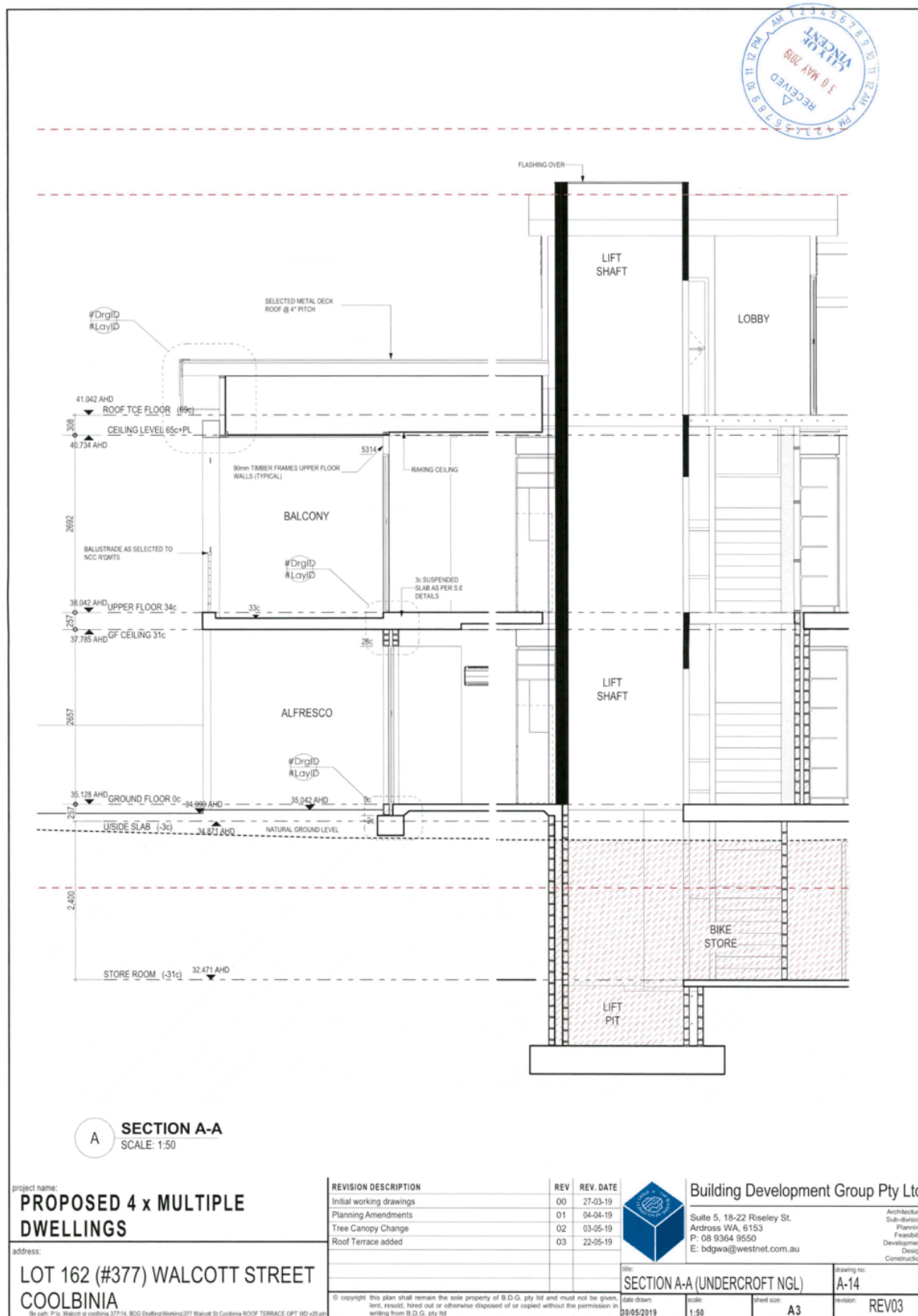




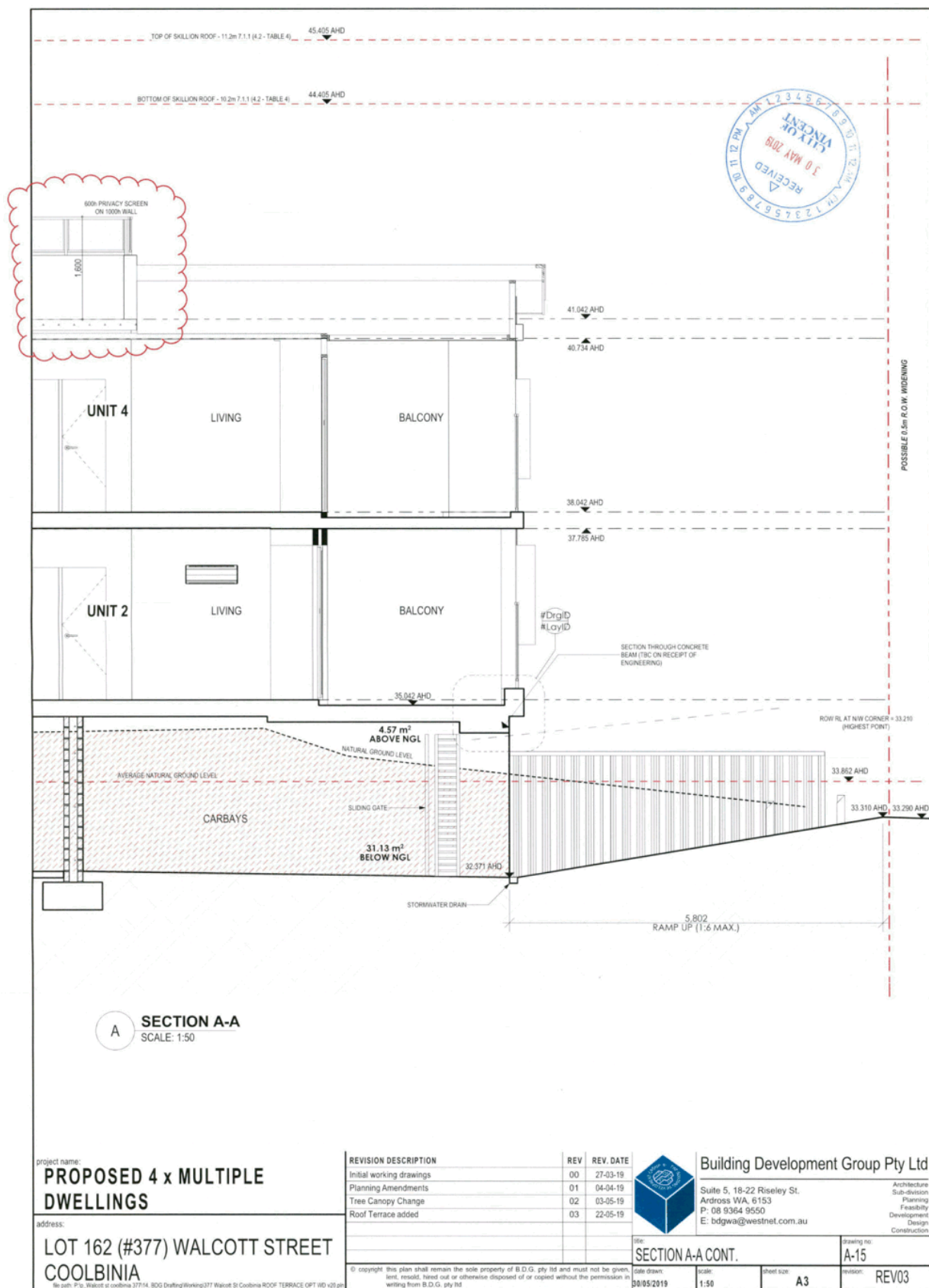














**Summary of Submissions:**

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

<b>Comments Received in Objection:</b>	<b>Officer Technical Comment:</b>
<u>Privacy</u>  The proposed roof terrace would result in privacy issues for adjoining residential properties.	The roof terrace is proposed to be provided with 1.6 metre high privacy screening on all sides, would be situated centrally within the overall building envelope and would satisfy the Element Objective and Acceptable Outcomes of the R Codes Volume 2 – Apartments Clause 3.5 Visual Privacy.
<u>Visual Impact of Roof Terrace</u>  The addition of the roof terrace would have an unacceptable visual impact for the surrounding residential properties.	The proposed roof terrace would be situated centrally within the overall building envelope and would not have an adverse visual impact on the adjoining residential properties based on the angle of view.
<u>Noise</u>  The proposed roof terrace would result in noise issues for adjoining residential properties.	Future occupants of the proposed development would be required to comply with the requirements of the <i>Environmental Protection (Noise) Regulations 1997</i> .  The application has been reviewed by the City's Health Services and no concerns have been raised in relation to noise from the proposed roof terrace.
<u>Building Size</u>  <ul style="list-style-type: none"> <li>The proposed development would be an overdevelopment of the site.</li> <li>Concerns raised regarding the proposed building height.</li> </ul>	The overall building envelope remains consistent with the building envelope that has been previously approved and the addition of the proposed roof terrace would not substantially change the intensity of the development or result in an overdevelopment of the site with regard to the relevant planning framework.  The building height would be consistent with the building height that has been previously approved with the exception of the increase to the lift roof height. The proposed development remains within the building height limits permitted under the City's Built Form Policy and would be acceptable.
<u>Parking</u>  Parking appears to have been manipulated in the latest submission.	Administration has reviewed the proposed plans against the current approved development plans and it has been confirmed that the on-site parking configuration remains unchanged from the current approval.



**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<u>Landscaping</u>  The changes to the proposed landscaping plan have compromised the canopy coverage at the rear of the property.	Administration has reviewed the proposed plans against the current approved development plans and it has been confirmed that the WA Weeping Peppermint tree that is proposed would result in an increase from the previously approved canopy coverage at the rear of the property.  The amended landscaping plan would also provide an additional tree within the primary street setback area.
<u>Management of the Communal Roof Terrace</u>  Who would be responsible for ensuring that the communal roof terrace is managed appropriately?	Noise associated with the use of this space is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> . Use of the space by tenants is a civil matter for the future residents of the site.

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



**Summary of Submissions:**

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

<b>Comments Received in Objection:</b>	<b>Applicant's Response</b>
<u>Privacy</u> <ul style="list-style-type: none"> <li>The proposed roof terrace would result in privacy issues for adjoining residential properties.</li> </ul>	Visual Privacy protection is given with the use of fixed screening as shown on the plan with a total height as required by the Residential Design Codes.
<u>Visual Impact of Roof Terrace</u> <ul style="list-style-type: none"> <li>The addition of the roof terrace would have an unacceptable visual impact for the surrounding residential properties.</li> </ul>	<p>The Roof Terrace now added fits centrally and sits partly into the roof space (Up to ~900 mm) and the screening used is considered architecturally appealing.</p> <p>The aspect seen from the ground levels adjacent will not see the terrace balustrade as the roof will screen this view.</p>
<u>Noise</u> <ul style="list-style-type: none"> <li>The proposed roof terrace would result in noise issues for adjoining residential properties.</li> </ul>	The occupants using all residential properties must maintain compliance with the noise regulations as regulated by local government as is with any residence.
<u>Building Size</u> <ul style="list-style-type: none"> <li>The proposed development would be an overdevelopment of the site.</li> <li>Concerns raised regarding the proposed building height.</li> </ul>	Building size with the addition of communal terrace offers no overdevelopment in terms of the R Codes or plot ratio. From a design point of view the roof top garden terrace is considered a universal improvement to the Built Form principles in the City's Built Form Policy and the R Codes.
<u>Parking</u> <ul style="list-style-type: none"> <li>Parking appears to have been manipulated in the latest submission.</li> </ul>	Parking has not been changed in the latest proposal.
<u>Landscaping</u> <ul style="list-style-type: none"> <li>The changes to the proposed landscaping plan have compromised the canopy coverage at the rear of the property.</li> </ul>	There is no change in the proposed landscaping other than what was required and approved during the previous development application.
<u>Management of the Communal Roof Terrace</u> <ul style="list-style-type: none"> <li>Who would be responsible for ensuring that the communal roof terrace is managed appropriately?</li> </ul>	The roof terrace common property proposed as for any grouped housing will have maintenance responsibilities. Behaviour of occupants is no different to any other property types and will be within the confines of the law.

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



**Determination Advice Notes:**

1. With reference to Condition 14, the Residential Design Codes: Volume 2 – Apartments defines 'screening' as being *"permanently perforated panels or trellises composed of solid or obscured translucent panels."*











**9.5 NO. 11 (LOT: 1; D/P: 12979) BUXTON STREET, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE**

**TRIM Ref:** D19/83695

**Author:** Natasha Trefry, Urban Planning Advisor

**Authoriser:** Jay Naidoo, Manager Development & Design

**Ward:** North

- Attachments:**
1. Consultation and Location Map [!\[\]\(f2fdbbba686c1099e6b2b8779766e2d3\_img.jpg\)](#) 
  2. Development Plans (received 19 March 2019) [!\[\]\(4f8bc95274d4d489592709b569351eb7\_img.jpg\)](#) 
  3. Development Plans (received 10 July 2019) [!\[\]\(3bbb1d3234ca5d7e3145ce1334035a2b\_img.jpg\)](#) 
  4. Development Plans (received 31 July 2019) [!\[\]\(512e72ee2012521f6855ce44b3a4527a\_img.jpg\)](#) 
  5. Summary of Submissions - Administration's Response (Consultation 1) [!\[\]\(4deedb1beb4d178572e8d64b13d058da\_img.jpg\)](#) 
  6. Justification from Applicant [!\[\]\(90becc52ed519572c39380fe9bef9037\_img.jpg\)](#) 
  7. Summary of Submissions - Administrations Response (Consultation 2) [!\[\]\(d2f7038bd1ffc0f3001004db65917cfe\_img.jpg\)](#) 
  8. Determination Advice Notes [!\[\]\(a21df1e67300aefce1338523ff45960e\_img.jpg\)](#) 

#### **RECOMMENDATION:**

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the development application for Single Dwelling at No. 11 (Lot: 1; D/P: 12979) Buxton Street, Mount Hawthorn in accordance with the plans in Attachment 4, subject to the following conditions, with the associated advice noted in Attachment 8:

#### **1. External Fixtures**

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

#### **2. Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary wall facing 9 Buxton Street in a good and clean condition prior to the practical completion of the development and thereafter maintained to the satisfaction of the City. The finish of the walls are to be fully rendered or facebrick to the satisfaction of the City;

#### **3. Landscaping Plan**

**3.1** 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 lodgement of a Building Permit. 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 and 30 percent canopy, as defined by the City's Policy No. 7.1.1 – Built Form; and
- The provision of trees contributing towards canopy coverage within deep soil areas provided and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list;

**3.2** All works shown in the plans as identified in Condition 3.1 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;

**4. Visual Privacy**

Prior to occupancy or use of the development, all privacy screening to the balcony shall be visually impermeable and is to comply in all respects with the requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed-to-comply provisions, to the satisfaction of the City;

**5. Sight Lines**

No walls, letterboxes or fences above 0.75 metres in height to be constructed within the 1.5 metre of where:

5.1 walls, letterboxes or fences adjoin vehicular access points to the site; or

5.2 a driveway meets a public street; or

5.3 two streets intersect; unless otherwise approved by the City of Vincent;

**6. Stormwater**

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

**7. Right of Way (ROW) Widening**

7.1 The landowner shall remove any landscaping, development or other works and shall seal, drain and grade to match the existing right of way the area within 0.5 metres of the northern boundary of the lot, within 0.5 metres of the western boundary of the lot and the 2.0 metre by 2.0 metre truncation area between the northern and western areas at the time these portions of land are ceded to the City. Any costs associated with the above are the responsibility of the owner/applicant; and

7.2 The 0.5 metre setback to the northern ROW, 0.5 metre setback to the western ROW and 2.0 metre by 2.0 metre truncation setback between the northern and western ROW setback areas referred to in condition 7.1 above, shall be ceded free of cost to the City on subdivision or amalgamation of the land, including Built Strata subdivision;

**8. Outbuildings**

The retained outbuilding shall only be used for domestic purposes, associated with the property and not for human habitation;

**9. Crossovers**

Prior to the first occupation of the development, redundant or “blind” crossovers shall be removed and the verge and kerb made good to the satisfaction of the City’s Engineering Directorate, at the applicant/owner(s) full expense; and

**10. Colours and Materials Schedule**

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.



**PURPOSE OF REPORT:**

To consider an application for development approval for a single house at No. 11 Buxton Street, Mount Hawthorn (subject site).

**PROPOSAL:**

The application proposes a two storey single house which addresses Buxton Street.

**BACKGROUND:**

<b>Landowner:</b>	Louise Black
<b>Applicant:</b>	Design Better Buildings
<b>Date of Application:</b>	19 March 2019
<b>Zoning:</b>	MRS: Urban LPS2: Residential R Code: Residential R30
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Vacant lot (with existing outbuilding)
<b>Proposed Use Class:</b>	Dwelling (single)
<b>Lot Area:</b>	637m <sup>2</sup>
<b>Right of Way (ROW):</b>	North: 5.03 metre width West: 5.03 metre width
<b>Heritage List:</b>	N/A

The subject site is bound by Buxton Street to the east, a two storey dwelling under construction to the south, and ROW's to the north and west. A location plan is included as **Attachment 1**.

The surrounding residential developments to Buxton Street and the adjacent ROW are single-storey and two storey single houses. In January 2019, a demolition permit was issued for the subject site with the demolition works undertaken April 2019. The site is now vacant and cleared, aside from an existing outbuilding, located in the south west corner of the site that has been retained and does not form part of the current application. The site is zoned Residential with a density coding of R30. This means that the site has the potential to be subdivided in future.

A Character Retention Area nomination has been received for the portion of Buxton Street from Anzac Road to Britannia Road, which includes the subject site. Buxton Street forms part of a broader Mount Hawthorn character retention area (inclusive of portions of The Boulevarde, Kalgoorlie Street and Buxton Street) and was referred to Council at its 30 April 2019 Ordinary Meeting to present the potential area. Administration is engaging with the community to understand the streetscape issues and working collaboratively with the community to discuss potential solutions.

The development plans for the proposed dwelling have been included as **Attachment 4**.

**DETAILS:****Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2), the City's Policy No. 7.1.1 – Built Form and the State Government's Residential Design Codes Volume 1 (R Codes). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.



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

### 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
<b>Clause 5.2 of Built Form Policy</b>  Average street setback: 7.3 metres	<u>Ground Floor:</u> 5.2 metres to master suite  <u>Upper Floor:</u> 5.5 metres to Balcony 6.3 metres to Bed 2
Building Setbacks/Boundary Wall	
Deemed-to-Comply Standard	Proposal
<b>Clause 5.1.3 of the R Codes</b>  Average height: 3.0 metres	Average height: 3.15 metres
Building Height	
Deemed-to-Comply Standard	Proposal
<b>Clause 5.6 of Built Form Policy</b>  Wall height: 6.0 metres	Wall height: 6.07 metres
Parking and Access	
Deemed-to-Comply Standard	Proposal
<b>Clause 5.3.5 of the R Codes</b>  Access to on-site car parking spaces to be provided where available from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street.	Vehicle access to primary street (Buxton Street)

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



**CONSULTATION/ADVERTISING:**

Community Consultation was undertaken in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*, for a period of 14 days commencing on 9 May to 23 May 2019. Community consultation was undertaken by means of written notifications being sent to surrounding landowners, as shown in **Attachment 1** and a notice on the City's website.

At the conclusion of the community consultation period, 10 submissions were received, nine of which objected to the proposal and one which was in support. The issues raised as part of the consultation relate to the following:

- Proposed street setback does not preserve or enhance the existing streetscape;
- Two storey scale of the development is exacerbated by the variations to building height;
- Perceived overshadowing to adjacent properties and solar panels;
- Bulk and scale of the development when viewed from the street;
- Visual privacy from the balcony to neighbouring properties and the street; and
- Development not being consistent with Character Retention Area nomination for this portion of Buxton Street.

The plans that were advertised are included as **Attachment 1**. A summary of the submissions and Administration's comments on each issue is included as **Attachment 5**, with the applicant's response to the submissions included in justification as **Attachment 6**.

The applicant made changes to the proposal following the advertising period. These changes included:

- Increasing the setback of the upper floor from 5.0 metres to a 5.5 metre balcony setback, 6.2 metres setback to Bed 2 and 6.7 metres for the remainder of the upper floor;
- Articulating the ground and upper floors. The original plans proposed the ground and upper floors of the dwelling to the same 5.0 metre setback. The ground and upper floors of the proposal were articulated to create a stepped approach;
- Revising window size and design on the upper floor to the front façade to improve interaction with the street;
- Incorporating additional mix of colours and materials including contrasting render colours and facebrick detail to the façade; and
- Revising the roof form from a skillion to pitched roof.

A copy of these amended plans are included within **Attachment 3** and justification from the applicant in regards to the street setback proposed is included as **Attachment 6**.

The amended plans were advertised to properties that has previously provided submissions and adjacent properties that require consultation under the City's Policy No. 4.1.5 - Community Consultation. This consultation period was for a period of seven days, commencing on 18 July 2019 to 25 July 2019. Seven submissions were received for the revised proposal including four in objection, one with concerns and two in support. The issues raised during this consultation period related to the following:

- Proposed street setback does not preserve or enhance the existing streetscape;
- Vehicle safety from the subject lot to the street;
- Colours and materials of the dwelling; and
- Surveillance and interaction of the dwelling with the street and neighbouring properties.

A summary of the submissions and Administration's comments for the second round of community consultation is included as **Attachment 7**.

**Design Review Panel (DRP):**

Referred to DRP: Yes



The application was referred to the City's DRP Chair for comments following the conclusion of the first round of advertising of the proposal. Comments were sought from the DRP Chair with respect to the appropriateness of the proposed built form outcome in the streetscape context and any opportunities for the applicant to improve the design of the dwelling from this regard. Administration sought written comments from the DRP Chair and also facilitated a meeting with the DRP Chair and the applicant present.

The DRP Chair noted the following comments in regards to the proposal:

- The skillion roof design element of the original proposal is removed and replaced with a pitched roof. Together with the detailing of the facades, the windows, roof, colour of walls, the dwelling appears to reflect that of No. 14 Buxton Street and adjacent properties;
- Increase the vertical and horizontal articulation of the dwelling as a whole to reduce mass and scale;
- Introduce mixed materials to the front facade which reflect the streetscape;
- Increase the setback of the upper floor to provide perceived single storey element and scale to dwelling; and
- The balcony over the garage provides a level of visual relief to the setback.

Amended plans were prepared and submitted to the City in response to the DRP Chair comments. A copy of these amended plans are included as **Attachment 3**. These plans and modifications were then referred back to the DRP Chair for further consideration. The DRP Chair provided the following comments in respect to the revised plans:

- The majority of the upper level floor plate has been recessed by 1.5 metres from the ground level floor plate, providing a 6.7 metre setback from the front boundary (the ground level remains at 5.2 metres setback from the front boundary);
- The applicant has also articulated the roof scape, producing a stepping effect away from the street. The more traditional articulation of the roofs is in line with many of the older properties within the surrounding area;
- These two modifications to the upper floor plan and the roof have broken down the mass and scale;
- The vernacular architectural expression would not have a detrimental impact on the streetscape;
- The current colour pallet is uncoordinated. The brick wall facing the street should either be increased in area to extend to the entry of the portico, or the applicant could render and paint this section of the building as per the main walls – with only the entry highlighted in a different colour;
- The colour palette of the development is neutral which aids in consistency with the streetscape. Colours and materials to the side and rear of the building are best left neutral; and
- In relation to the rear of the building, the upper level is well setback and the lower roof assists with breaking down the mass. What could assist is to make the roof eave overhang the upper level rear wall to soften the rear elevation.

In response to the comments from the DRP Chair, the applicant provided amended plans to address the recommendations regarding colours and materials, and the rear elevation of the proposal. The changes include:

- Incorporating highlight windows to the rear of the upper floor;
- Extending the eaves on the upper floor to the rear; and
- Facebrick finish to the porch.

A copy of these amended plans are included as **Attachment 4**. This is the development proposal the applicant is seeking approval for.

#### 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 7.3 – Residential Design Codes Volume 1;
- Policy No. 4.1.5 – Community Consultation;
- Policy No. 7.1.1 – Built Form Policy; and
- Policy No. 7.5.15 – Character Retention and Heritage Areas.



**Delegation to Determine Applications:**

The matter is being referred to Council as the application received more than five objections during community consultation.

**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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**Street Setback

The development proposes a street setback of 5.2 metres to 6.0 metre articulated setback on the ground floor and 5.5 metre to 6.7 metre setback on the upper floor, in lieu of the deemed-to-comply requirement of 7.3 metres. The application was advertised with a 7.92 metre average street setback requirement, this included an additional property in the averaging calculation and was done in error. The correct average street setback requirement of 7.3 metres was confirmed after the conclusion of the first advertising period and was specified in the advertising material for the second community consultation.

The City received submissions which raised concerns with the street setback of the development during community consultation regarding preservation of the streetscape, and the dominance of the development at a reduced street setback and interaction of the dwelling with the street.

The applicant's justification for the street setback is summarised as follows:

- Street setback of dwelling has been increased to reflect that of the directly adjacent properties;
- The lot is capable of subdivision and the large area of open space to the rear of the property provides sufficient areas for outdoor recreation;
- The current front setback area reduces the extent of lawn and garden to assist in water conservation; and
- The articulation and use of contrasting materials enhance the streetscape.

The proposed setback satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy, and is acceptable for the following reasons:

- The development is well articulated by way of the following:
  - The site is located within the Residential built form area under the Built Form Policy and permits two storey building heights. The dwelling provides vertical separation with the upper floor being setback behind the ground floor. The dwelling also provides horizontal articulation with varied setbacks of the dwelling along the ground floor and upper floor. This reduces the mass and scale of the development as it presents to the street;



- The dwelling incorporates a stepped approach in order to provide depth. This includes major openings to reduce blank and solid walls, minor projections from the porch and balcony, eaves and ancillary roof forms. This provides additional design elements to ameliorate the impacts of building bulk;
- The proposal incorporates multiple major openings to the upper floor of the dwelling from the balcony/sitting room, bed 2, bed 3 and bed 4. The balcony, which projects over the garage on the ground floor and that extends for the majority of the garage door width, assists to reduce the appearance and dominance of the garage as viewed from the street. The balcony projection also provides a greater level of passive street surveillance which consequently allows for a greater level of street interaction; and
- The dwelling includes varying materials, finishes and colours, such as render, red brick and white window trim details. This provides visual breaks and clearly distinguishes one part of the dwelling from another. The positioning of windows and balconies on the ground and upper floor of the dwelling also ensures that areas of the building façade that present as blank solid walls are minimised. These design approaches create visual interest and further assist to reduce the impact of building bulk of the development on the streetscape;
- The proposal incorporates a range of materials and finishes including elements of render, red brick and white window trim details. The City's Built Form Policy does not provide prescriptive guidelines in regards to roof and wall colours of dwellings in Residential built form areas. The streetscape is variable, the proposed grey render finish, white colorbond pitch roof and red brick accents are building characteristics that are common in the immediate locality and have been reinterpreted in the development. The dwelling incorporates features, colours and materials found in the streetscape in order to contribute a contemporary two-storey development that maintains and enhances the visual elements of the street. This results in a two storey scale development that is not a dominant built form outcome in this portion of Buxton Street, acknowledging that two storey dwellings are permitted within the locality. The design is sympathetic to and compatible with the area, and preserves and enhances the visual character of the existing streetscape and broader locality;
- The proposal is compliant with the landscaping requirements of the Built Form Policy and incorporates deep soil and canopy within the front setback area, which includes an Olive Tree and Chinese Tallow tree, in addition to the existing street tree (Jacaranda tree). The provision of landscaping within the front setback area provides some screening to the development as well as ameliorates the bulk and scale of the development as viewed from the street. This landscaping would soften the appearance of the dwelling and would contribute to the amenity of the street;
- The portion of Buxton Street that this proposal sits within contains a mix of dwelling styles that have been constructed at different periods of time. The proposed dwelling and street setback are appropriate and consistent with the adjacent properties given the stepped nature of the dwelling, pitched roof form, upper floor setbacks and incorporation of landscaping within the front setback area. The streetscape character of Buxton Street is further detailed under the 'Character Retention Area Nomination' section below;
- Neighbouring properties within the Buxton Street streetscape incorporate structures within the street setback area including street walls and fences, and carports. The proposed dwelling does not propose these structures within the street setback which facilitates an open street setback area with landscaping; and
- The revised development plans submitted by the applicant incorporates the DRP Chair's comments to reduce the massing and bulk of the dwelling, and to incorporate materials that are characteristics of the Buxton Street established streetscape.

#### Lot Boundary Setbacks (Lot Boundary Walls)

The average height of the southern lot boundary wall to the garage is proposed at 3.15 metres in lieu of the deemed-to-comply 3.0 metre average.

The City received submissions raising concerns with the southern lot boundary wall to the garage, in regards to the visibility and impact of the boundary wall to the streetscape and the wall appearing unattractive to the street.



The applicant's justification for the lot boundary wall is summarised below:

- The scale of the lot boundary wall has been reduced from that initially proposed. The maximum wall height has been reduced from 3.7 metres to 3.3 metres, while the average wall height is also reduced from 3.5 metres to 3.15 metres.
- The boundary wall only seeks a variation due to the natural slope of the site which is at its lowest on the southern boundary, where the garage boundary wall is located.

The lot boundary wall satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy, and is acceptable for the following reasons:

- The proposed wall meets the deemed-to-comply requirements for the length of the wall. The length of wall proposed is 6.9 metres in lieu of the permitted 17.7 metres. This assists with reducing the scale and impact of the boundary wall as viewed from the adjacent property and street;
- The garage wall abutting the neighbouring southern property is to an area of open space and an access leg to the rear and side boundaries of the site; and
- The proposed wall is located on the southern boundary and does not compromise access to direct sunlight for the subject dwelling and does not adversely impact adjoining properties with respect to overshadowing as the deemed-to-comply solar access requirement is met.

#### Building Height

The wall height of the dwelling to the south-eastern portion is proposed to 6.07 metres in lieu of the 6.0 metre deemed-to-comply requirement.

Concerns were raised in submissions regarding the height of the building, including its consistency with the existing streetscape in terms of scale and roof form, concerns over access to light and ventilation for adjacent properties, as well as the impact of the second storey element to the streetscape. The application was submitted with departures to deemed-to-comply requirements of both wall height and roof height of the dwelling. The applicant has since revised the proposal to meet the roof height deemed-to-comply requirements and reduce the wall height.

The applicant's justification for the building height is summarised below.

- The initial building height was noted against the levels of the street boundary. The revised levels of the site reduce the building height scale and impacts;
- Building bulk has been greatly reduced with the skillion roof replaced with a pitched roof; and
- Variations to building height for the remainder of the dwelling have been eliminated in revised plans for the proposal.

The proposed building height satisfies the relevant design principles and local housing objectives of the R Codes and Built Form Policy, and is acceptable for the following reasons:

- The 0.07 metre departure to the deemed-to-comply requirement applies only to a portion of the development, being the south-east of the front façade. This is as a result of the natural slope of the site, with the natural ground level of the site sloping down from approximately 11.5 at the north-western portion of the proposed building to 10.5 at the south-eastern portion of the proposed building. The remainder of the dwelling meets the deemed-to-comply building height requirements and does not result in height departures across the site;
- The proposal satisfies the deemed-to-comply requirements for roof height of the dwelling;
- The southern boundary of the dwelling is articulated and stepped from the boundary to mitigate bulk and scale to adjacent properties and the streetscape;
- The dwelling meets the visual privacy and solar access deemed-to-comply requirements;
- The wall height of the dwelling is in response to the site level affecting the south-eastern portion of the lot. Limited fill is proposed and the site works deemed-to-comply requirements are satisfied; and
- The dwelling is located within a two-storey built form area and the proposed dwelling is consistent with this permitted built form outcome.



### Parking and Access

The application proposes vehicle access from the primary street, Buxton Street, in lieu of from the right of way. The proposed vehicle access to the site satisfies the relevant design principles of the R Codes and is acceptable for the following reasons:

- The vehicle access to the site is the same location as the previous dwelling on the lot.
- The proposed access point from Buxton Street would not be out of character with the existing streetscape which includes a number of garages and carports such as those at No. 9 Buxton Street and No. 14 Buxton Street to the south and east of the subject site. These garages are setback 6.0 metres and 6.1 metres from the lot boundary respectively, consistent with the 6.0 metres that is proposed in the subject application. It is also noted carports are located within the front setback of lots in the locality. This includes No. 7 Buxton Street, a double carport which is setback approximately 1.5 metres from the street boundary;
- Buxton Street is identified as an 'access road' which is the lowest category road under the Main Roads road hierarchy. The R Codes permit vehicle access from access roads and the proposed vehicle access for the subject development would not result in an unsafe access arrangement for ingress and egress from the site;
- The vehicle access ensures pedestrian and vehicle access safety, as the proposal meets the deemed-to-comply requirements in regards to sight lines, with no structures greater than 0.75 metres located within the 1.5 metre truncation area;
- The 5.0 metre driveway width at the lot boundary is less than the 6 metre width allowable under the deemed-to-comply requirements of the R Codes. The design of the driveway reduces the width of access points on the streetscape. The reduced driveway width also allows for additional landscaping within the front setback area, consequently reducing the hardstand areas;
- The tapered driveway to the southern boundary provides a 0.6 metre to 0.8 metre side boundary setback to meet the deemed-to-comply requirements of the R Codes and assist in the reduction of vehicle access points; and
- The proposed vehicle access width allows for the provision of deep soil areas and trees that would contribute to mature canopy coverage within the street setback area. This would contribute positively to the streetscape and reduce the impact of vehicle access points.

### Landscaping

In addition to the deemed-to-comply standards of the R Codes, the application has also been assessed against the landscaping provisions of the Built Form Policy that sets out additional deemed-to-comply standards. The deemed-to-comply landscaping standards set out in the Built Form Policy have not yet been approved by the WAPC and as such, these provisions are given due regard in the assessment of the application.

The Built Form Policy requires 15 percent of the site to be provided as deep soil zone and 30 percent of the site provided as canopy coverage at maturity. The application proposes 15.9 percent deep soil zone and 31.3 percent canopy coverage at maturity. In relation to landscaping:

- The application proposes trees within the rear setback area abutting the northern lot boundary which would soften the appearance of the development from the adjoining property;
- The application proposes two trees with large canopy coverage – Chinese Tallow and Olive Tree within the street setback area, which would soften the appearance of the development from the street;
- The proposal retains the existing mature Jacaranda tree in the verge area abutting the proposed development. The retained tree contributes to canopy cover in the area;
- The proposed landscaping includes portions of canopy which extend outside of the lot boundaries, contributing to the provision of landscaping within the broader area;
- The proposed landscaping would provide increased amenity for the future occupants of the site and the surrounding area;
- The application proposes ground cover landscaping along the street boundaries in conjunction with the mature canopy coverage within the street setback areas; and
- The proposed landscaping does not negatively impact the use and activation of the ROW as would not impede surveillance between the subject dwelling, Buxton Street and the abutting ROW's.



### ROW Widening

The subject site is bordered by ROW's to the northern and western boundaries of the lot. Both ROW's are 5.03 metres in width and are in the ownership of the City.

The 6.0 metre ROW width standard included in the Western Australian Planning Commission's (WAPC) Planning Bulletin 33 (PB33) would require a widening of 0.5 metres to be provided along the northern and western boundaries of the lot. The widening does not impact on any active open space and can be accommodated within the currently proposed development. PB33 notes widening is to facilitate sufficient vehicle manoeuvring of 6.0 metres for vehicles to enter and exit a lot.

The applicant is aware of the need for ROW widening in the future should the lot be subdivided. At this time, the City would review the proposed subdivision and seek to cede the 0.5 metre ROW widening portions to the western and northern boundaries of the subject lot.

### Character Retention Area Nomination

The City has received a Character Retention Area nomination for the portion of Buxton Street from Anzac Road to Britannia Road, Mount Hawthorn. This area includes a total of 13 dwellings. The nomination has been amalgamated with other precincts within the Mount Hawthorn area to provide a collective of character retention precincts. While the Character Retention nomination has not been presented to Council, Administration has given due regard to the objectives of Policy No. 7.5.15 – Character Retention and Heritage Areas (Character Retention Policy) in the assessment of the subject proposal.

The Character Retention Policy notes that the characteristics of streetscapes can encompass, but are not limited to *“architectural style, built form, building materials, front fencing and vegetation and includes the non-physical elements including front setback distances, the spacing of dwellings (side setbacks), and how these elements relate to the area”*.

The application is consistent with the objectives of the Character Retention Policy in terms of the dwelling's built form, presentation to the street and the impact of development on the neighbouring properties. The applicant has amended the design of the proposal to reflect the identifiable and key streetscape character of Buxton Street. The changes undertaken include:

#### Roof Form

- The proposal has been amended from a skillion roof to a pitched roof. The roof form of the dwelling is consistent with not only the adjacent properties but the streetscape as a whole; and
- All dwellings within the established Buxton Street streetscape have pitched roof forms, and the pitch roof form of the subject property provides a level of consistency and continuity which aids in the preservation and enhancement of the streetscape.

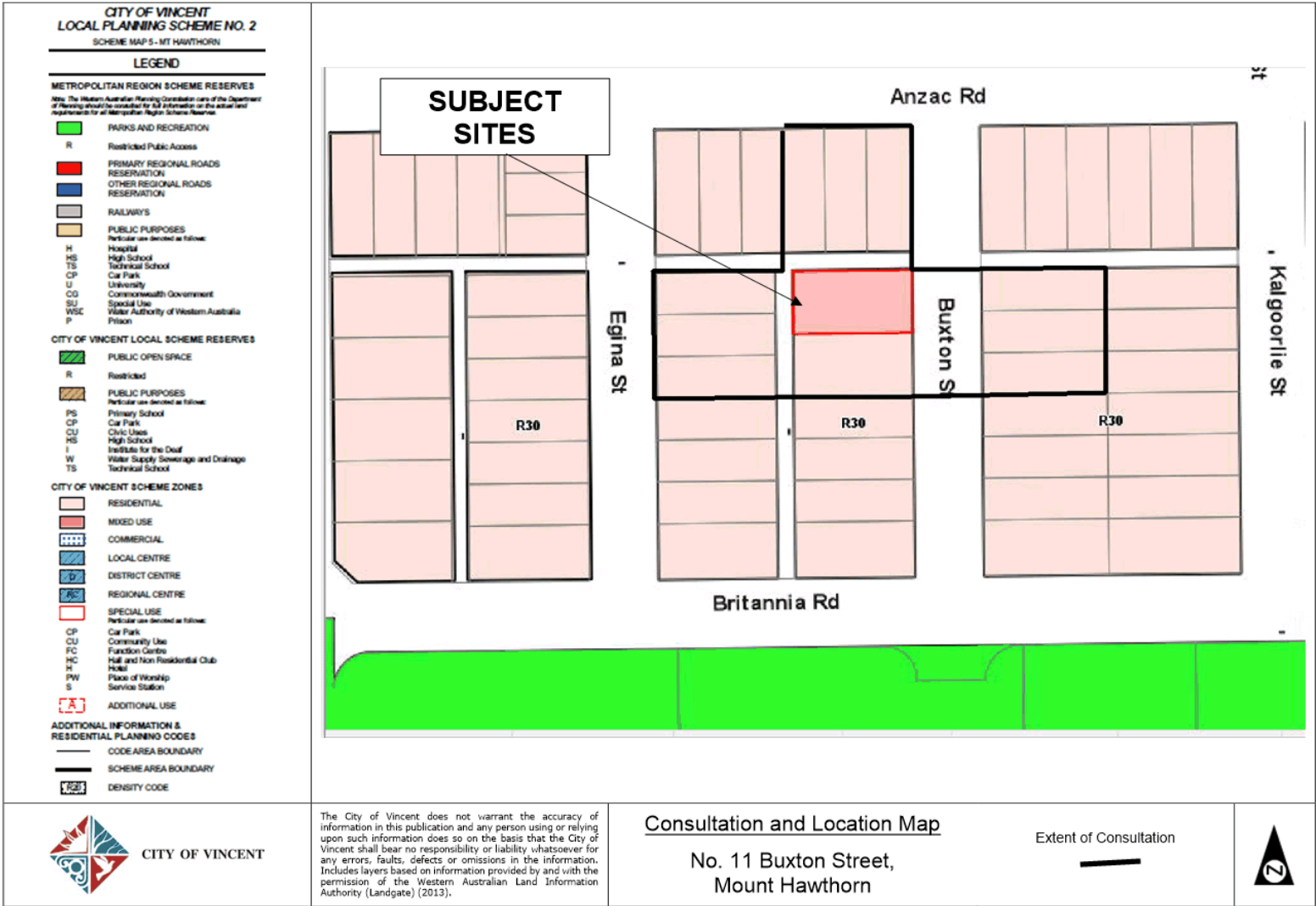
#### Colours and Materials

The dwelling incorporates a mix of materials which are characteristic of and are consistent with the established Buxton Street streetscape. The dwelling incorporates red brick as well as grey and white render detailing. These materials are consistent with the older dwellings, more recent developments, as well as alterations and additions such as street walls and fences which have been undertaken to adjacent dwellings.

#### Building Bulk and Scale

- The application has set back the upper floor of the dwelling to create a stepped approach which creates depth and separation of the upper floor from the ground floor. Vertical and horizontal separation of the ground and upper floors of the dwelling through the incorporation of major openings to reduce blank and solid walls, minor projections from the porch and balcony, eaves and ancillary roof forms, reduces the mass and scale of the development as it presents to the street. In addition, the dwelling incorporates varying materials, finishes and colours, such as render, red brick and white window trim details to create visual interest and further assist to reduce the impact of building bulk and scale of the development on the streetscape; and
- The minor projection of the balcony over the garage on the ground floor extends for the majority of the garage door width, which assists in the reduction of garage dominance as viewed from the street. The balcony projection also provides a greater level of passive street surveillance which consequently allows for a greater level of street interaction.








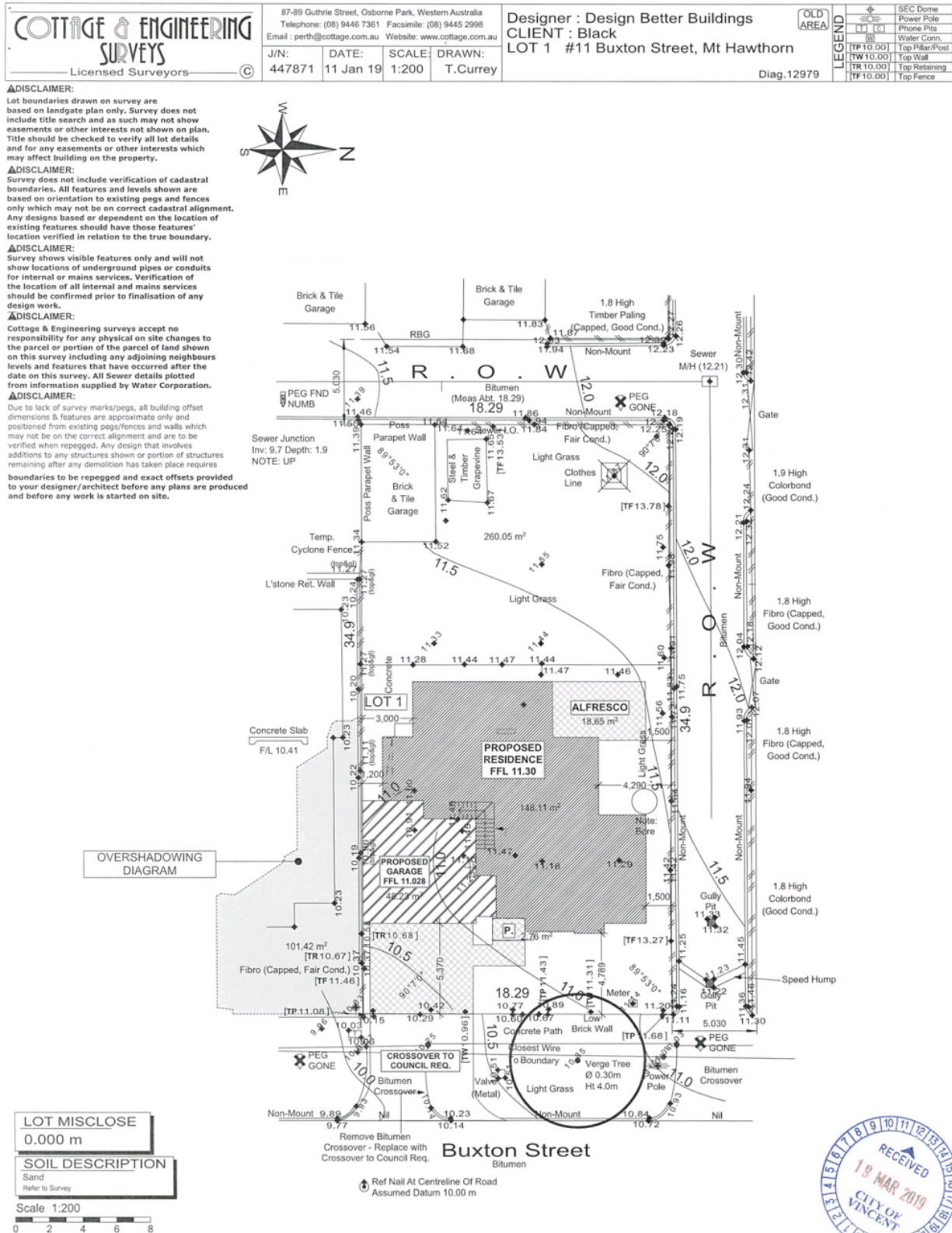




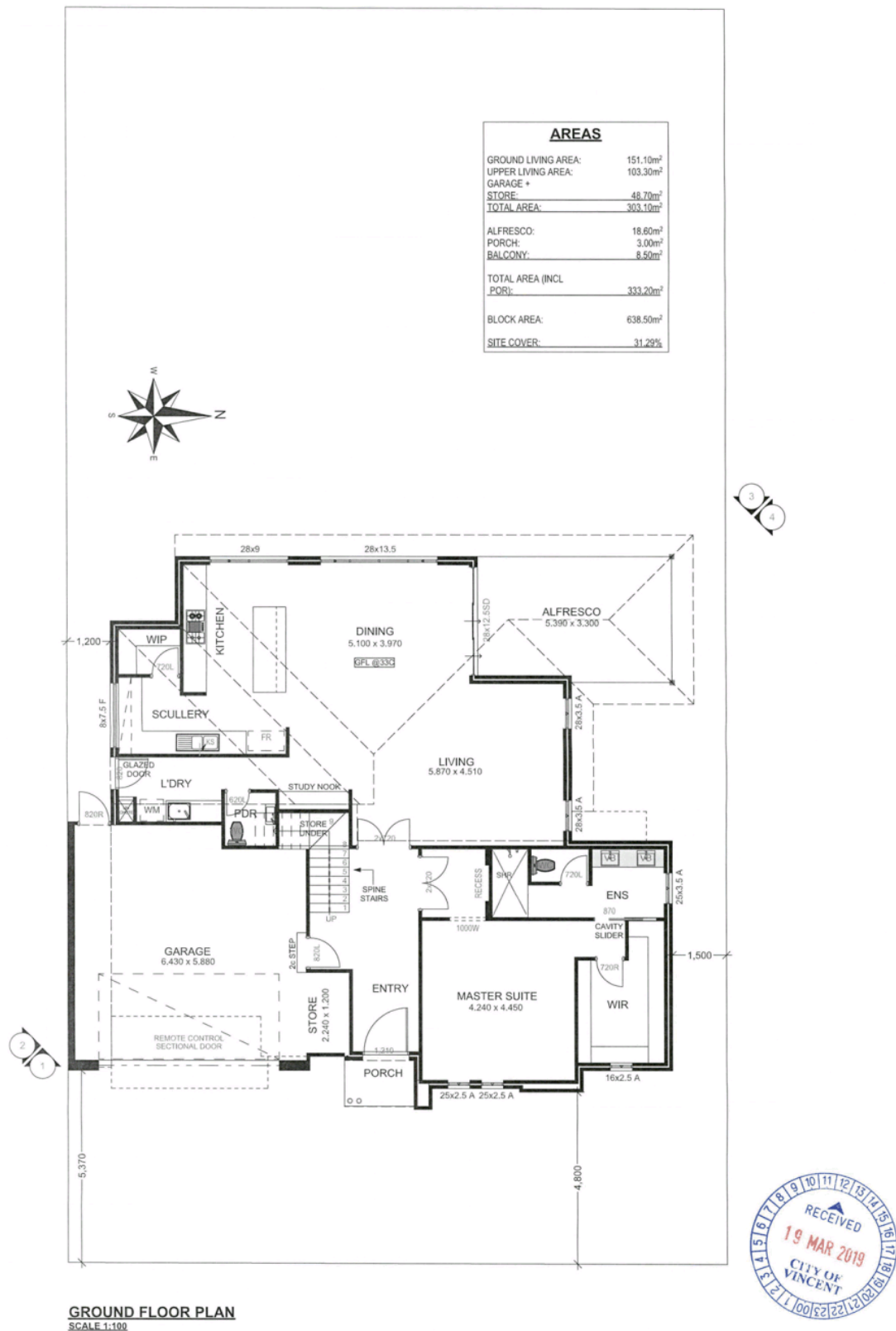
A circular blue ink stamp from the City of Vincent. The outer ring contains numbers 1 through 24. The center text reads "RECEIVED" at the top, "19 MAR 2019" in the middle, and "CITY OF VINCENT" at the bottom. A small blue arrow points to the number 12 on the ring.


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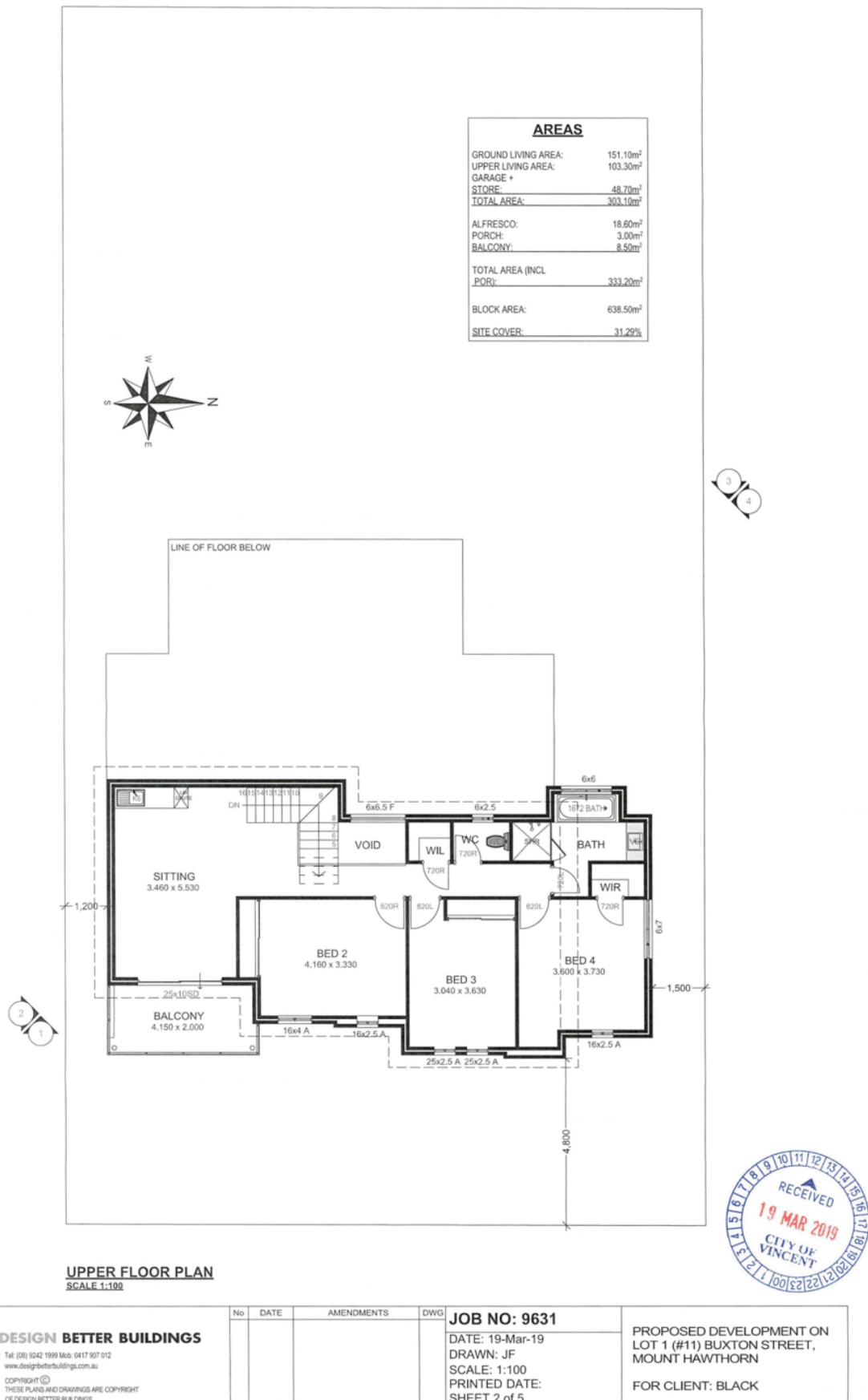




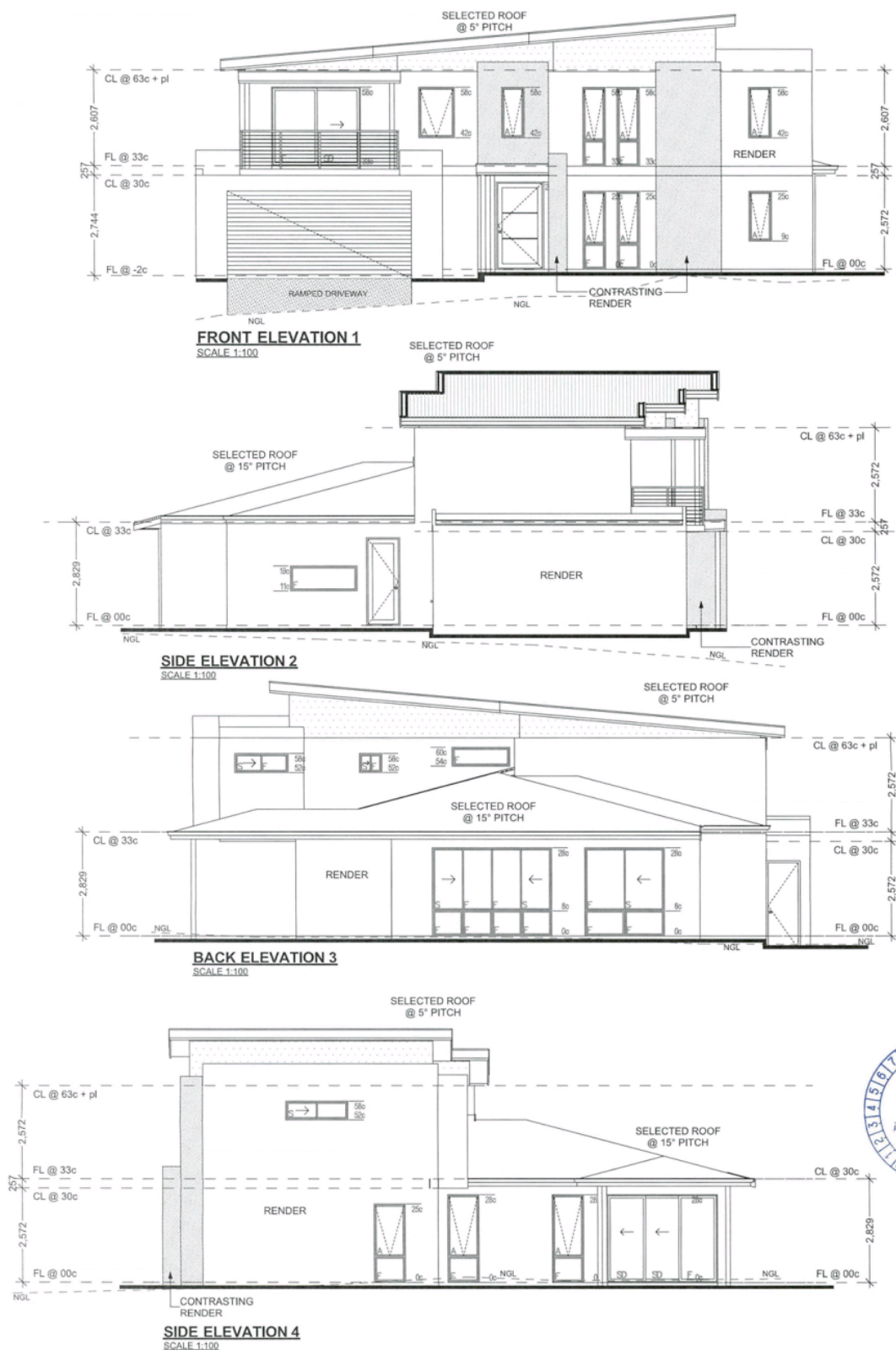



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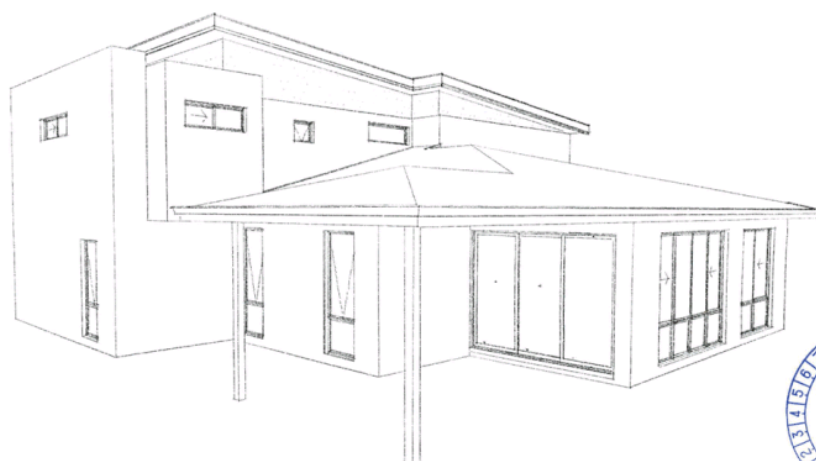







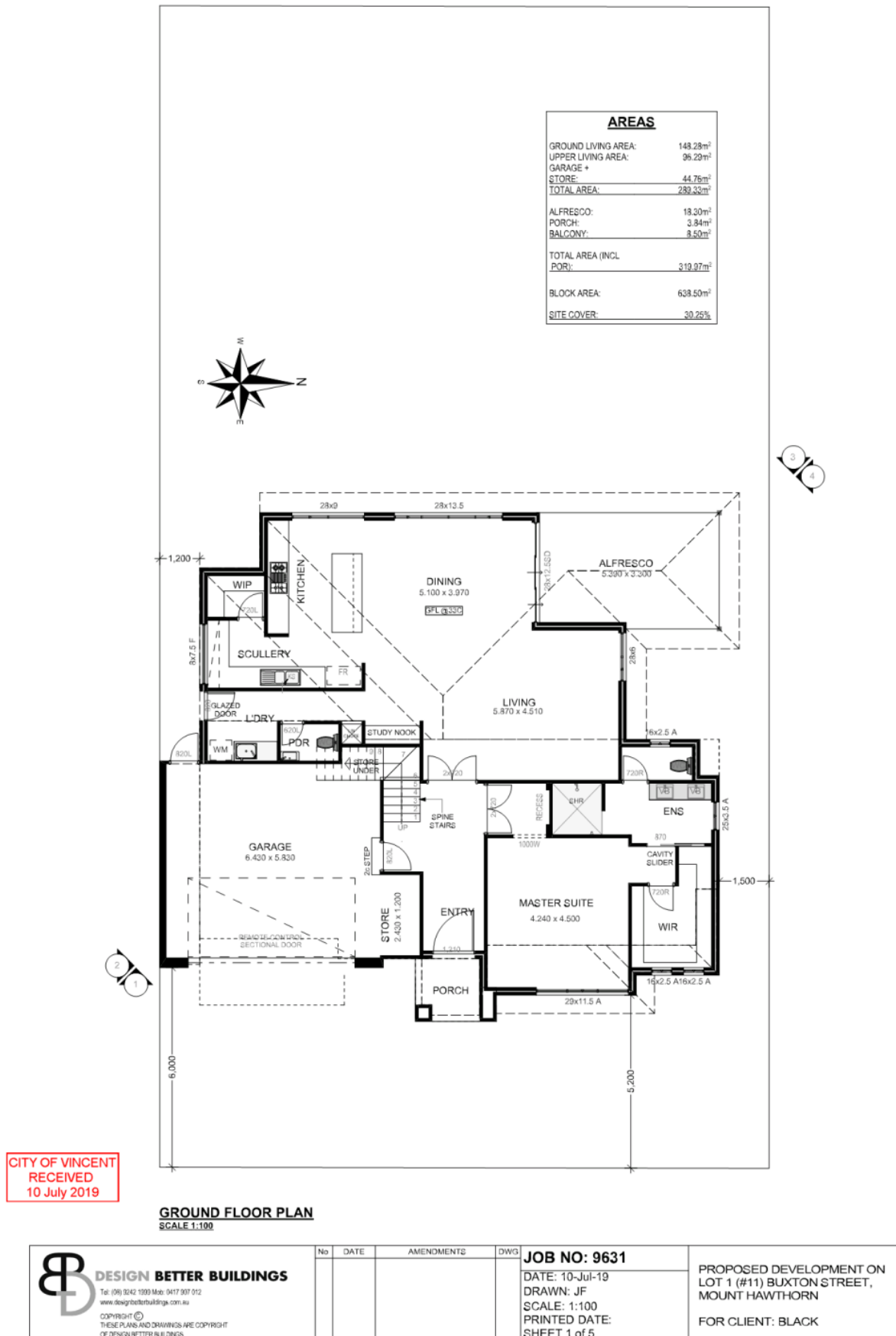
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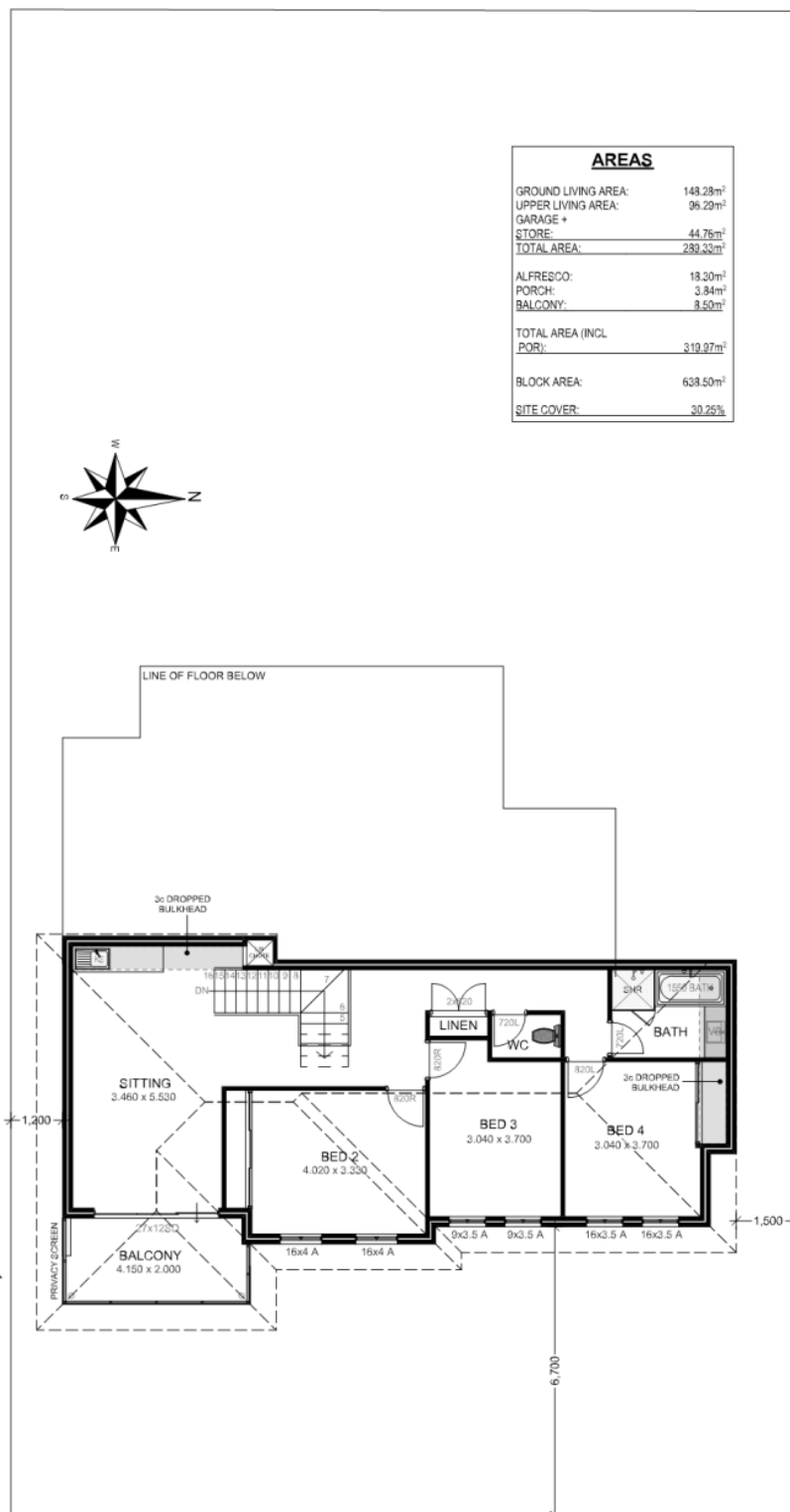




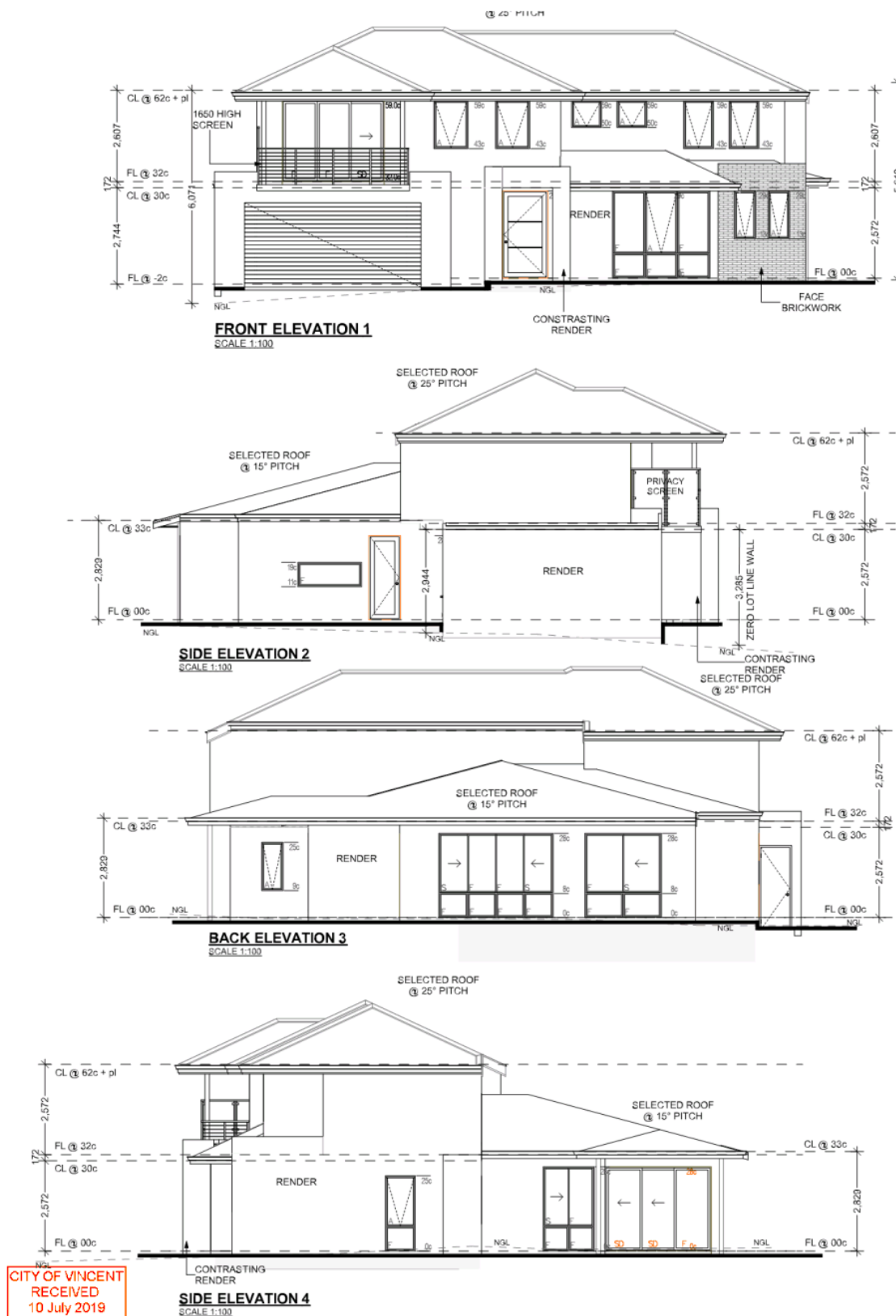
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**UPPER FLOOR PLAN**  
SCALE 1:100

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				DATE: 10-Jul-19 DRAWN: JF SCALE: 1:100 PRINTED DATE: SHEET 3 of 5	FOR CLIENT: BLACK



<b>COTTAGE &amp; ENGINEERING SURVEYS</b> 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		Designer : Design Better Buildings CLIENT : Black LOT 1 #11 Buxton Street, Mt Hawthorn		OLD AREA LEGEND SEC Dome Power Pole Phone Pit Water Conn. Top Pillar/Post Top Wall Top Raising Top Fence
J/N:	DATE:	SCALE:	DRAWN:	Diag. 12979		
447871	11 Jan 19	1:200	T.Currey			

**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:**

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**DISCLAIMER:**

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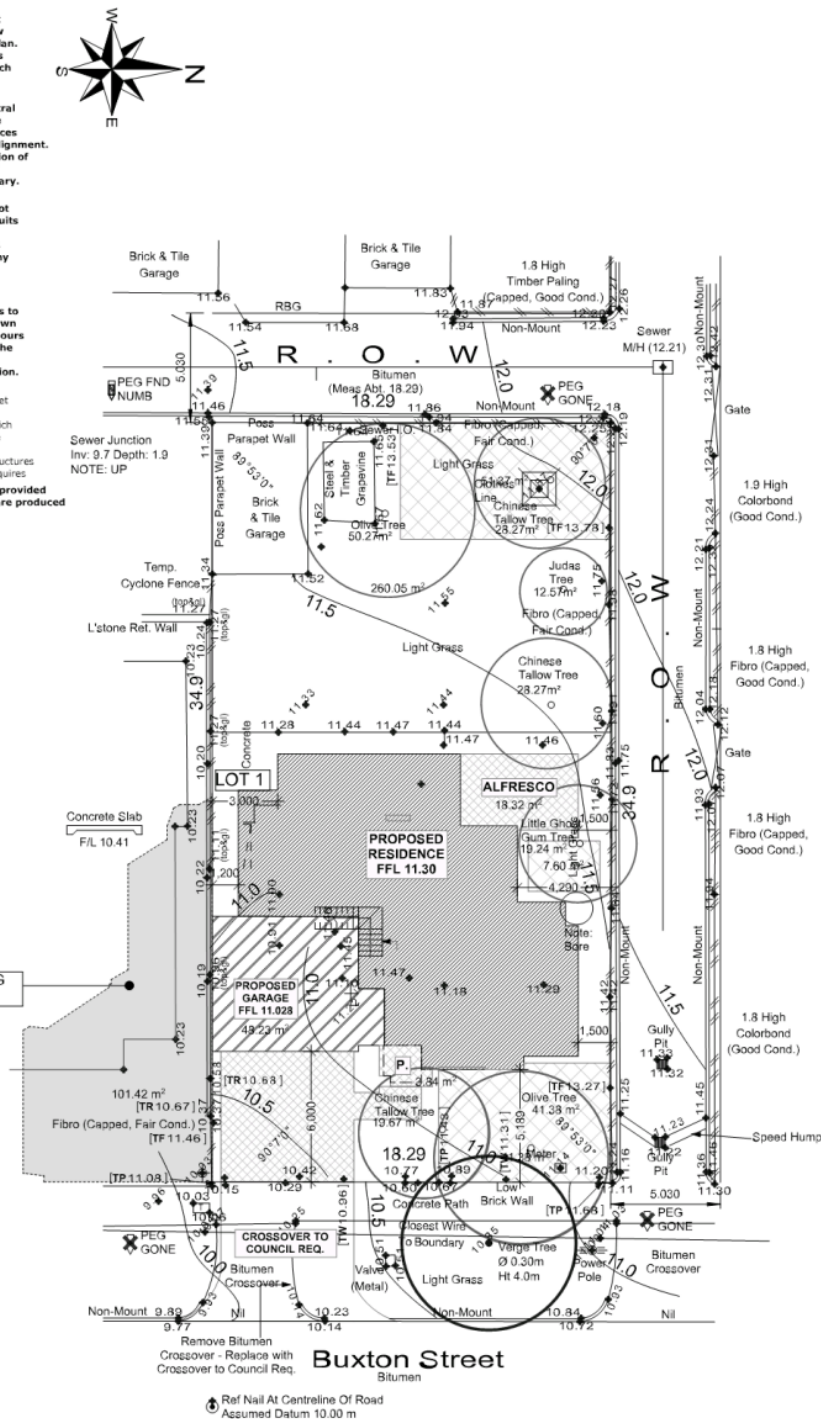
**DISCLAIMER:**

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.

DENOTES TOTAL OF 191.3m<sup>2</sup> OF SOIL FOR MATURE TREES  
 TOTAL OF 199.67m<sup>2</sup> CANOPY PROVISION

CITY OF VINCENT  
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LOT MISCLOSE  
 0.000 m  
 SOIL DESCRIPTION  
 Sand  
 Refer to Survey  
 Scale 1:200



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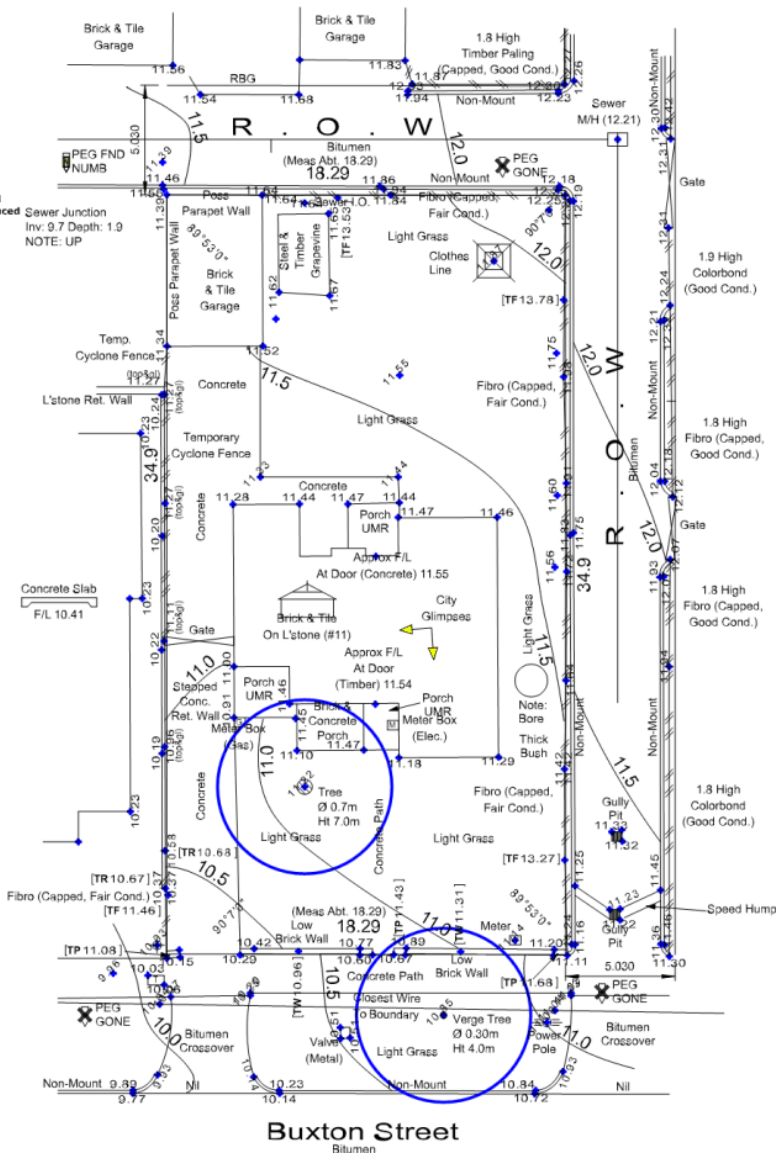
<b>COTTAGE &amp; ENGINEERING SURVEYS</b> Licensed Surveyors		37/39 Guthrie Street, Osborne Park, Western Australia Telephone: (08) 9446 7361 Facsimile: (08) 9445 2999 Email: perth@cottage.com.au Website: www.cottage.com.au J/N: 447871 DATE: 11 Jan 19 SCALE: 1:200 T.Currey		Designer : Design Better Buildings CLIENT : Black LOT 1 #11 Buxton Street, Mt Hawthorn Drawn: JF Diag. 12979		OLD AREA LEGEND <table border="1"> <tr><td>+</td><td>SEG Dome</td></tr> <tr><td>+</td><td>Power Pole</td></tr> <tr><td>+</td><td>Phone Pole</td></tr> <tr><td>+</td><td>Water Conn.</td></tr> <tr><td>+</td><td>Top Pillar/Post</td></tr> <tr><td>+</td><td>Top Wall</td></tr> <tr><td>+</td><td>Top Retaining</td></tr> <tr><td>+</td><td>Top Fence</td></tr> </table>	+	SEG Dome	+	Power Pole	+	Phone Pole	+	Water Conn.	+	Top Pillar/Post	+	Top Wall	+	Top Retaining	+	Top Fence
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**DISCLAIMER:**  
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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 boundaries to be rechecked and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.









**ADISCLAIMER:** Lot boundaries drawn on survey are based on landgate plan only. Survey does not include verification of any 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 be affecting the property.

**ADISCLAIMER:** Survey does not include verification of cadastral features. All features and level shown are based on orientation to existing pegs and fence, only which may not be on correct cadastral alignment.

**ADISCLAIMER:** Any designs based or dependent on the location of cadastral features should be checked against the latest plan issued in relation to the true boundary.

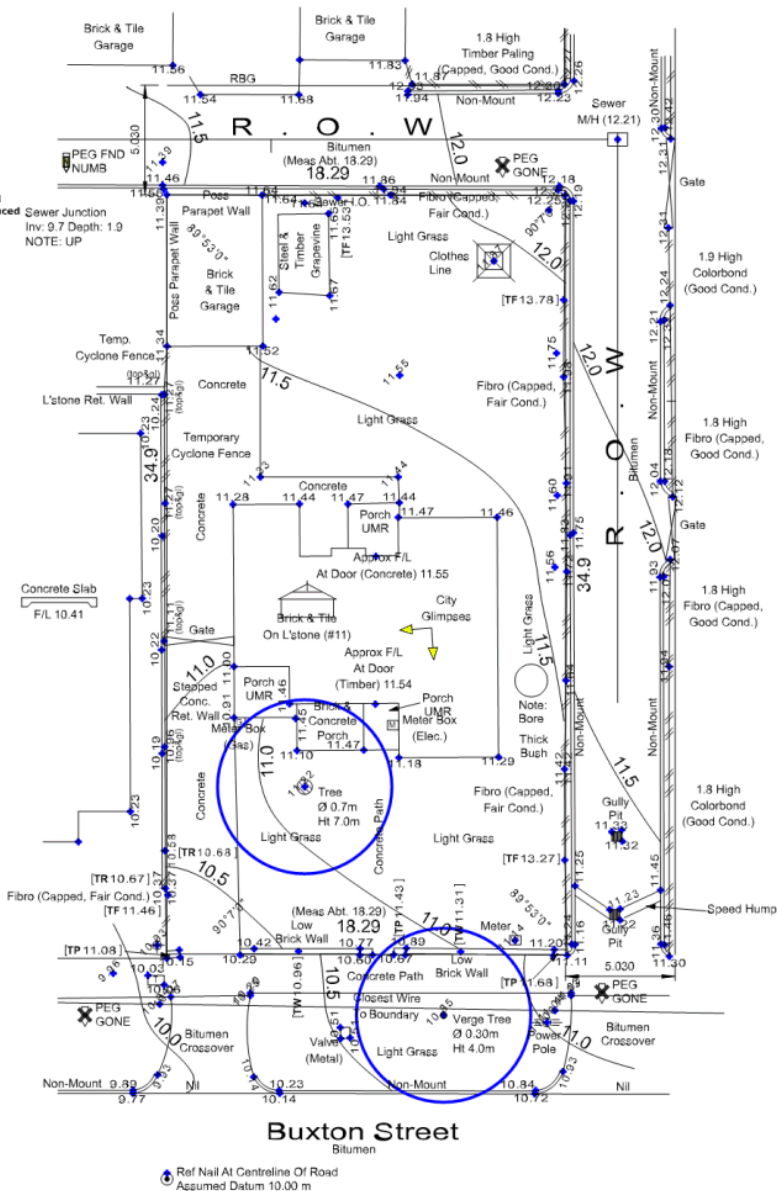
**ADISCLAIMER:** Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design.

**ADISCLAIMER:** 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 level. All that has occurred since the date on this survey. All Sewer details plotted on this survey are supplied by Water Corporation.

**ADISCLAIMER:** Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and please be aware that pegs and markers which may not be on the correct alignment are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures boundaries to be pegged and exact offsets provided to the owner or the relevant Council plans are produced and before any work is started on site.



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31 July 2019



<b>LOT MISCLOSE</b> 0.000 m
<b>SOIL DESCRIPTION</b> Sand Refer to Survey

**DB** **DESIGN BETTER BUILDINGS**  
Tel: (08) 9242 1909 Mob: 0417 907 012  
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No	DATE	AMENDMENTS	DWG	<b>JOB NO: 9631</b>	PROPOSED DEVELOPMENT ON LOT 1 (#11) BUXTON STREET, MOUNT HAWTHORN
				DATE: 31/07/2019 DRAWN: JF SCALE: 1:200 PRINTED DATE: SHEET 5 of 5	FOR CLIENT: BLACK



<b>COTTAGE &amp; ENGINEERING SURVEYS</b> 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		Designer : Design Better Buildings CLIENT : Black LOT 1 #11 Buxton Street, Mt Hawthorn		OLD AREA LEGEND SEC Dome Power Pole Phone Pit Water Conn. TP 10.50 Top Pillar/Pole TW 10.50 Top Wall TR 10.50 Top Retaining TF 10.50 Top Fence
J/N:	DATE:	SCALE:	DRAWN:	Diag. 12979		
447871	11 Jan 19	1:200	T.Currey			

**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:**

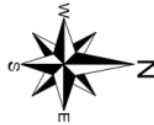
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**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.

**DISCLAIMER:**

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.

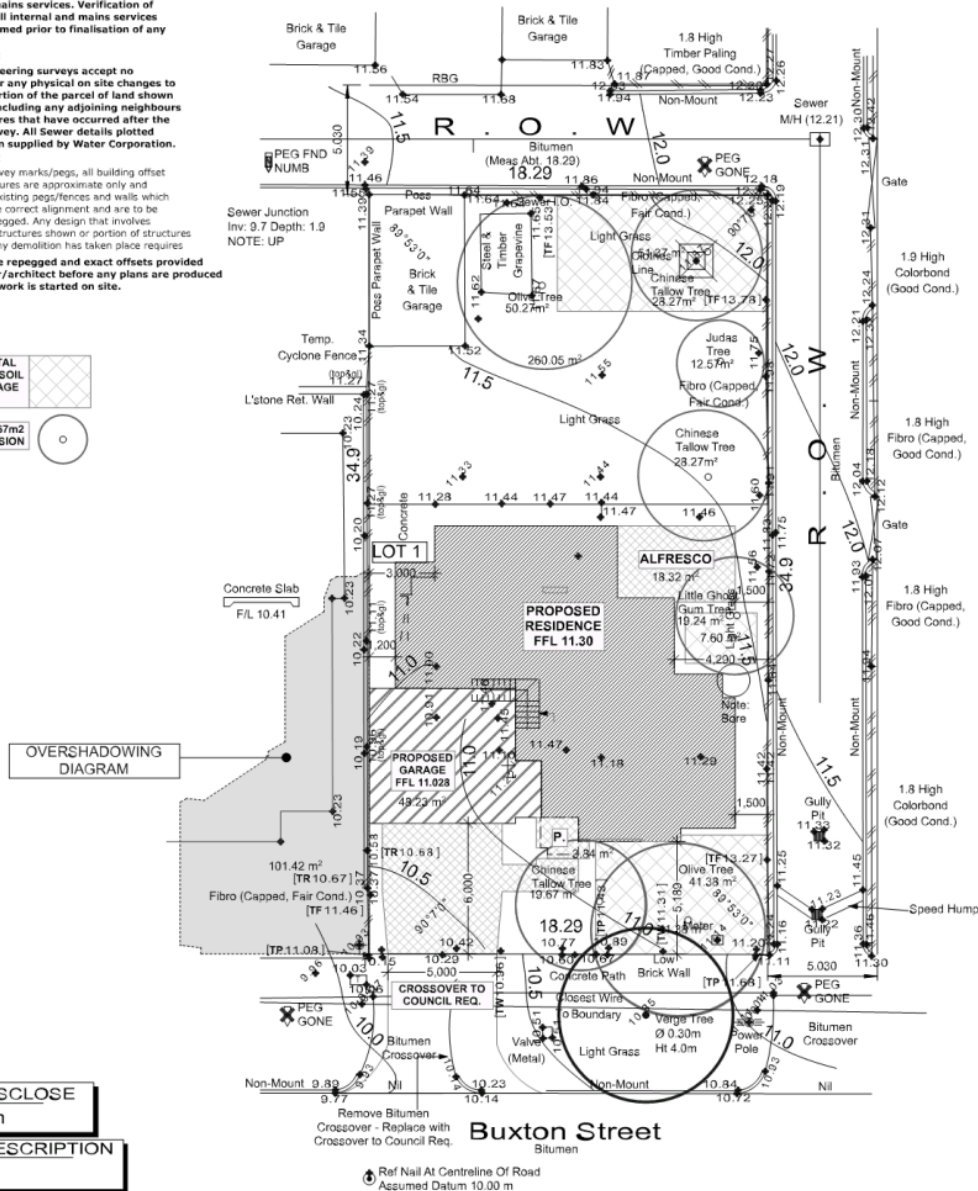


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DENOTES TOTAL OF 191.3m<sup>2</sup> OF SOIL FOR MATURE TREES  
 TOTAL OF 199.67m<sup>2</sup> CANOPY PROVISION

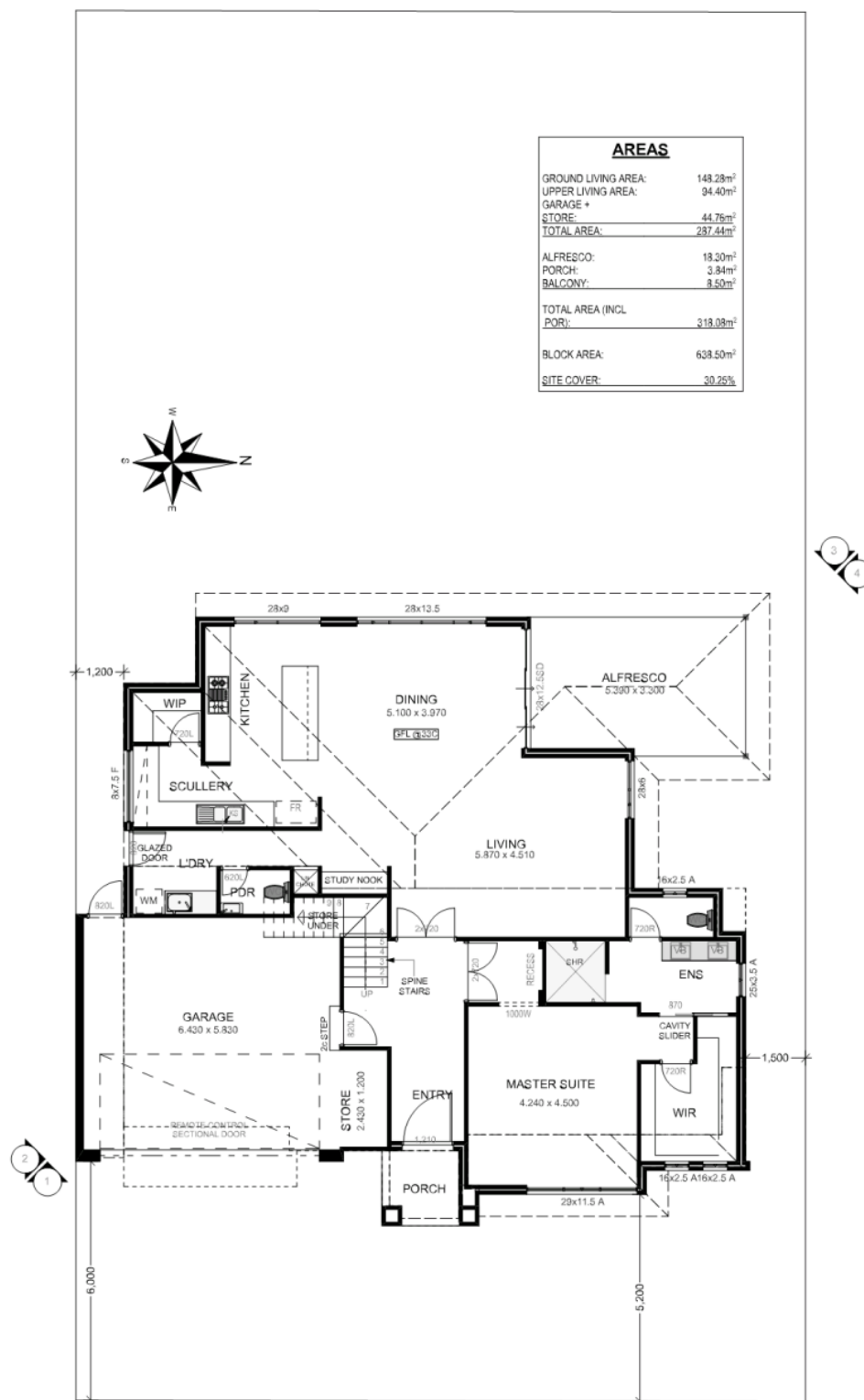
LOT MISCLOSE  
 0.000 m  
 SOIL DESCRIPTION  
 Sand  
 Refer to Survey  
 Scale 1:200

0 2 4 6 8




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					DATE: 31/07/2019 DRAWN: JF SCALE: 1:200 PRINTED DATE: SHEET 4 of 5	

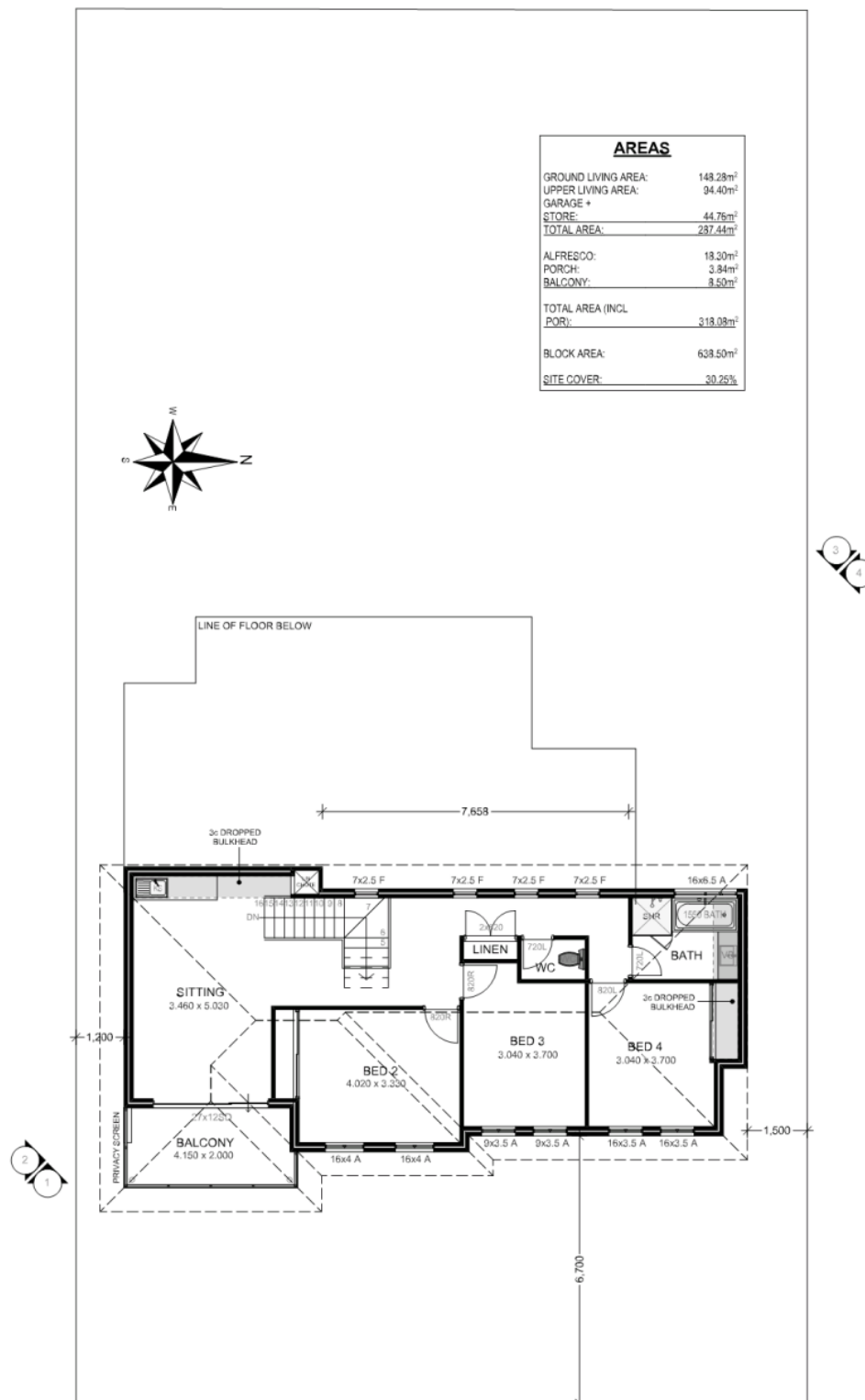




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					DATE: 31/07/2019 DRAWN: JF SCALE: 1:100 PRINTED DATE: SHEET 1 of 5	






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AREAS	
GROUND LIVING AREA:	148.28m <sup>2</sup>
UPPER LIVING AREA:	94.40m <sup>2</sup>
GARAGE +	
STORE:	44.76m <sup>2</sup>
TOTAL AREA:	287.44m <sup>2</sup>
ALFRESCO:	18.20m <sup>2</sup>
PORCH:	3.84m <sup>2</sup>
BALCONY:	8.50m <sup>2</sup>
TOTAL AREA (INCL POR):	318.08m <sup>2</sup>
BLOCK AREA:	638.50m <sup>2</sup>
SITE COVER:	30.25%

**UPPER FLOOR PLAN**  
SCALE 1:100

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					DATE: 31/07/2019 DRAWN: JF SCALE: 1:100 PRINTED DATE: SHEET 2 of 5	











**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.

<b><u>Support</u></b>	
Support proposal.	Support noted.
<b><u>Street Setback</u></b>	
<ul style="list-style-type: none"> <li>The remainder of the street has the required, if not more than the required 7.92 metres, this will in no way "preserve nor enhance", it is not "consistent with the established streetscape", nor does "use appropriate minor projections that do not detract from the character of the streetscape" or indeed "positively contribute to the prevailing development context and streetscape". Not sympathetic to the streetscape and won't preserve the character of the established homes. The building will dominate the street.</li> </ul>	<ul style="list-style-type: none"> <li>The dwelling is articulated on the ground floor to reduce the mass and scale of the dwelling. The stepped approach for the dwelling frontage – inclusive of major openings, minor projections, eaves and ancillary roof forms – provide elements which assist in ameliorating the imposition of perceived and actual bulk. This is consistent with the objectives of the Built Form Policy, as outlined in the report.</li> </ul> <p>Although the City's policies do not provide prescriptive guidelines in regards to roof and wall colours of dwellings, the grey render finish, white colorbond pitched roof and red brick accents are elements from the development style which currently exist in the established streetscape and are reinterpreted on the subject dwelling. The design is sympathetic to the area, and preserve and enhance the visual character of the existing streetscape. The revised development plans submitted by the applicant incorporates the DRP Chair's comments to reduce the massing and bulk of the dwelling and incorporate materials which are characteristics of the Buxton Street established streetscape. The positioning of major openings and balconies to the ground and upper floor of the dwelling ensures minimal areas of blank and solid walls to the façade of the dwelling, and facilitates a greater level of passive surveillance and interaction to the street.</p> <p>The subject portion of Buxton Street contains dwellings of a mixed age and built form outcome. The proposed dwelling and setback are deemed to be appropriate and consistent with the adjacent properties given the stepped nature of the dwelling, pitched roof form, upper floor setbacks and incorporation of landscaping within the front setback area, and as a result the proposal positively contributes to the prevailing streetscape.</p>



**Summary of Submissions:**

<ul style="list-style-type: none"> <li>One of the main characteristics of this section of Buxton Street is the large setbacks. The large setback results in increased openness of the streetscape and allows for non-paved grassed areas or landscaping to reduce urban heat. The large setback also allows for increased street side land use which, together with low level dividing fences, increases the likelihood of neighbourhood-oriented environment in this portion of Buxton Street.</li> <li>Reduced safety for vehicles when reversing out of the garage space.</li> <li>Large setbacks improve the openness of the streetscape and is more environmentally friendly. This also creates a closer-knit community for interaction and noticing suspicious behaviours in the area.</li> </ul>	<ul style="list-style-type: none"> <li>The applicant has revised the proposal to increase the setback of the upper floor of the dwelling and to create greater articulation. The proposal would result in a reduced street setback than the deemed to comply requirement set out in the Built Form Policy. The development would result in open space in the front setback area to accommodate deep soil and canopy coverage. The proposal meets the landscaping deemed to comply requirements of the Built Form, with canopy and deep soil incorporated into the front setback area of the dwelling. The existing mature Jacaranda verge tree is also being retained which contributes to open space and landscaping to the front of the dwelling. The dwelling incorporates major openings and a balcony to Buxton Street which allows for passive surveillance and interaction with the street.</li> <li>The proposed vehicle access from the dwelling satisfies the deemed to comply requirements of Clause 5.2.5 – Sightlines of the R Codes ensuring that safe vehicle access is provided.</li> <li>The dwelling incorporates major openings and articulated entry points to provide passive surveillance to the dwelling and satisfy the street surveillance deemed to comply requirements of the R Codes.</li> </ul>
<p><b><u>Building Height</u></b></p> <ul style="list-style-type: none"> <li>Proposed wall height is 600 millimetres above the permitted height which is also based on the south end of the block being subjected to a 1.1 metre site elevation to cater for the sloping nature of the block. The skillion roof extends some 300 millimetres higher than the planning recommendations designed to “respond and contribute to neighbourhood context and streetscape character and do not overwhelm or dominate existing development” and “preserves and enhances the visual character of the existing streetscape by considering building bulk and scale”.</li> <li>The wall and skillion heights are significantly larger than the deemed to comply provisions. Even if compliant, the building itself would not comply with the design principles. The second storey of the dwelling extends right to the front, creating a building which is not sympathetic to the streetscape, creates unnecessary visual bulk and will dominate the streetscape. Consideration should be given to setting the second storey back to lessen the visual bulk from the street and be more sympathetic to the surrounding buildings.</li> </ul>	<ul style="list-style-type: none"> <li>The applicant has amended the plans to incorporate a pitched roof form. The revised roof form of the dwelling meets the deemed to comply building height requirement. The applicant is seeking a 0.07 metre variation to wall height, however this does not impose bulk to the streetscape for the reasons outlined in the report.</li> <li>The dwelling has been amended to a pitched roof form in lieu of the skillion roof. The dwelling's roof height meets the deemed to comply requirements in regards to building height. The upper floor of the dwelling is setback and articulated from the ground floor and incorporates major openings and habitable outdoor spaces (balconies) as well as mixed materials, to mitigate streetscape bulk.</li> </ul>



**Summary of Submissions:**

<ul style="list-style-type: none"> <li>• The wall and unusual skillion heights are significantly higher than the 'deemed to comply provisions' and are of grave concern to neighbours. The second storey of the building extends right to the front of the block, creating a large house which is not sympathetic to the streetscape. This design is visually and unnecessarily dominant with its anterior "bulk" and will dominate the streetscape. The development is not complimentary to any of the existing dwellings, with no modern buildings on this lower section of Buxton Street and no features inherent in the design to reflect the local character or history.</li> <li>• Lacks materials used in keeping with our streetscape – too modern.</li> <li>• The second storey being so set forward the design looks more like a boundary wall with windows than a house design which doesn't at all tie in with the existing streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>• The application has been revised to demonstrate a pitched roof form, which is consistent with the established streetscape. The elevations and street façade of the dwelling now incorporates mixed materials, including red brick, to reflect the established and prevailing character of Buxton Street. The applicant has amended the proposal to provide an increased setback to the upper floor, which assists in reducing massing of the dwelling.</li> <li>• The dwelling incorporates additional materials – red brick, render and white detailing – to provide a dwelling which is sympathetic to the built form identity and appearance of dwellings in this portion of Buxton Street, as well as the surrounding Mount Hawthorn context.</li> <li>• The application has provided revised plans which set back the upper floor from the street and ground floor. Additional colours and materials and revisions to the roof form have been made to create a dwelling which is more consistent with the Buxton Street streetscape. The upper floor of the dwelling is articulated and provides a number of major openings which facilitate street surveillance and reduce solid, blank walls to the street.</li> </ul>
<p><u>Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> <li>• The visual dominance of the lot boundary wall forming the external wall to the proposed two car garage is not in keeping with the existing streetscape. The wall visible from the street will dominate and overwhelm the landscape with its substantial visual bulk. The visual dominance of this wall is quite imposing with no real attractiveness or tie in with the existing streetscape. This is more so emphasised by the minimal street setback.</li> <li>• The buildings with a balcony will impact the privacy of the other houses.</li> </ul>	<ul style="list-style-type: none"> <li>• The height of the boundary wall has been reduced, seeking a minor variation of 0.15 metres to the 3.0 metre average wall height requirement. The departure from the deemed to comply requirements is minor in nature and would meet the design principles. The impact of the southern lot boundary wall to the garage would be reduced as viewed from the street because it would be behind the front of neighbouring southern dwelling.</li> <li>• The balcony meets the visual privacy deemed to comply requirements.</li> </ul>



**Summary of Submissions:**

<b>Site Works and Retaining</b>	
<ul style="list-style-type: none"> <li>Retaining wall at the front of the property significantly exceeds the maximum allowed, and does not consider that natural fall of the street. The 1.1 metre high retaining wall will significantly add to the building height and visual bulk and will dominate the streetscape. The building and its level should be adjusted to reflect the natural fall of the street and be more sympathetic to its surroundings.</li> <li>The front retaining wall significantly exceeds the maximum permitted and levels should be adjusted to reflect the natural fall of the street. The 1.1m high retaining wall will significantly add to the buildings height and visual bulk and will dominate the streetscape. This will be additive to the unnecessary excessive height and forward placement of the second story and high skillion roof.</li> <li>Other than breaching the code, this adds visual dominance of the imposing structure by adding height.</li> </ul>	<ul style="list-style-type: none"> <li>No retaining is proposed to the dwelling. 1.1 metres of fill was shown to a portion of the southern elevation of the dwelling, as advertised. This incorrectly shows the amount of fill compared to the ground level as measured at the street. The applicant has revised the proposal to correctly show the 0.5 metres of fill required for a portion of the southern elevation of the dwelling as measured from natural ground level. This is compliant with the deemed to comply requirements of the R Codes.</li> <li>The proposed fill to a portion of the lot ensures a better pedestrian and vehicle access point and grade to the dwelling, which is also responsive to the natural slope of the site. No retaining walls are proposed. The proposed fill does not impact on the height of the dwelling, which the applicant has now amended the site works to meet the deemed to comply requirements of the R Codes.</li> <li>The proposed fill does not impact on the overall height of the dwelling, which the applicant has amended to meet the deemed to comply requirements of the R Codes in regards to roof height. The application is seeking a minor (0.07 metre) variation to wall height, however this is not considered to impose bulk to the streetscape.</li> </ul>
<b><u>Visual Privacy</u></b>  No attempt appears to have been made in the development to reduce the impact of visual privacy to the side of the property or neighbouring dwellings privacy from the balcony area in form of orientation, layout or screening.	The applicant has provided 1.6 metre screening to the southern elevation of balcony. The screening provided satisfies the visual privacy deemed to comply requirements of the R Codes.
<b><u>Character Retention Nomination</u></b>  This section of Buxton St has been nominated to be a "Character Retention Area" as it has a unique character & charm, with its modest, traditional, single storied homes, many which are restored war service homes, which have front porches & which adhere to the setback laws. Residents have tried hard to preserve the visual character of the street & the large setbacks for alterations and additions undertaken as well as incorporated landscaping and open space.	Administration's consideration of the application gives due consideration to the Character Retention Area nomination currently submitted to the City. This nomination has not substantially progressed and will be prepared by Administration for advertising. The applicant has modified the scale and façade of the dwelling to demonstrate a built form outcome that addresses the Character Retention Policy objectives and provides for a development sympathetic to the established streetscape. The dwelling meets the deemed to comply open space and landscaping requirements of the R Codes. The dwelling incorporates deep soil and canopy within the street setback area, consistent with neighbouring properties.



**Summary of Submissions:**

<p><u>Solar Access</u></p> <p>The excessive height will create shadows, reduce sunlight to the adjacent homes &amp; impact on their solar panels.</p>	<p>The development satisfies Clause 5.4.2 – Solar Access of the R Codes which permits 35% overshadowing to adjacent properties. The overshadowing proposed is 17.3%.</p>
<p><u>Other Comments</u></p> <ul style="list-style-type: none"> <li>Attractiveness of a building is clearly subjective, the Built Form Policy provides clear guidance for residential developments. The development does not meet two of the four contextual Policy Objectives as follows:             <ul style="list-style-type: none"> <li>Policy Objective 2 – Development must be “<i>respectful of local and historical context</i>”. The proposed development with the skillion roof and both storeys projecting to the front of the property with minimal street setback, presents as overly large and dominating. The homes in Mount Hawthorn are generally modest, traditional character homes with an appealing style and timeless charm. There are many war service homes in the area and the historic Anzac Cottage is less than 300m from our street. Many of the homes in the area have been restored and extended retaining the original portion of the home. The proposal is in complete contrast to the local environment and devoid of any historical context typically associated with Mount Hawthorn.</li> <li>Policy Objective 3 – Development must “<i>preserve and interpret established built form and social character</i>”. Homes in Mount Hawthorn are generally modest and traditional in style, and often use natural face brick, limestone foundations, timber window frames, and front porches or verandas. The proposed development has none of these features. The development is not sensitive to the character of the established homes in the street and in Mount Hawthorn as a whole. The minimal setback and imposing nature will dominate the street and will not retain a human scale necessary for high quality neighbourhood interactions.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The applicant has amended the plans to demonstrate a built form outcome that is more consistent with the existing streetscape. The skillion roof has been replaced with a pitched roof, in line with the general character and appearance of Buxton Street. A reduced street setback than the deemed to comply standard of the Built Form Policy is proposed. The street setback area provides for deep soil and canopy cover, while the dwelling incorporates vertical and horizontal separation of the ground and upper floors of the dwelling through the incorporation of major openings to reduce blank and solid walls, minor projections from the porch and balcony, eaves and ancillary roof forms that assists in reducing the mass and scale of the development as it presents to the street. In addition, the dwelling incorporates varying materials, finishes and colours found in the streetscape, such as render, red brick and white window trim.</li> </ul> <p>The development’s proximity to the Anzac Cottage is noted, however, does not explicitly form part of a deemed to comply provision considered in the planning assessment of the application.</p> <ul style="list-style-type: none"> <li>The dwelling incorporates colours and materials that are reflective of the existing dwellings as well as alterations and additions undertaken to adjacent properties. A contemporary design has been proposed that is not prohibited under the policy framework, and that incorporates the use of red facebrick, render and a defined entry/porch to the dwelling are consistent with existing development. The articulation of the dwelling, landscaping within the front setback area as well as major openings which address the street, facilitate development consistent with the design principles and built form outcomes that the policy framework contemplates for this area.</li> </ul>

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



CITY OF VINCENT RECEIVED 10 April 2019
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April 10, 2019

City of Vincent  
Attn: Natasha Trefry  
Planning Department  
244 Vincent Street  
LEEDERVILLE WA 6007

Dear Natasha

**RE – Letter of justification for issues raised for proposed res to no 11 Buxton St Mount Hawthorn WA**

The following letter outlines justifications for the above proposed development, and is based on email received on the 2<sup>nd</sup> of April.

**Built form policy 5.2 street setback**

- We've increased setback from 4.8m to 5.2m to reflect the setback of the immediately surrounding properties.
- Although the proposed setbacks do not meet street average, they are in keeping with the surrounding properties, as noted below.
  - Number 7 Buxton St having a setback of 5.4m
  - Number 9 Buxton St having setback of 5.0m
  - Although not on the same street, secondary street setback back for 171 and 165 Anzac is approx 1.5m both being in close proximity to no 11 Buxton.
- Although the street is predominantly single storey, the area is also zoned R30 and as such the site in question can be subdivided into two blocks, the owners are not planning to subdivide the property as they have young children and would like to enjoy the back yard, but they would like to have the ability to be able to subdivide in the future, if we use the average to determine front setback for the property, then this will not be possible.
- Allowing a reduced front setback will also reduce area of lawn and garden which intern will help with water conservation.



CITY OF VINCENT RECEIVED 10 April 2019
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- Although we have a reduced setback and a two storey facade, the articulation, and use of contrasting materials including render, face brick and or stone, within the elevation will enhance the streetscape.

Clause 5.7 setback of garage, & Residential design codes Clause 5.3.5 Vehicular access

- We've increased setback from the current 5.38m to 5.5m to reduce impact of garage.
- We have made every effort to reduce the impact of the garage by insuring that the garage sits behind the main building, and the inclusion of a balcony above.
- We are not adding a crossover, we are only proposing to replace the exist paving with new paving.
- Although the R-codes state that we are to use ROW for vehicular parking areas, we believe that having the garage facing the main street will, not only help with community interaction but will also reduce congestion on the street as any visitors to the property will have space to park vehicles on the driveway, as opposed to the street.
- Having garage facing street will also reduce potential future congestion in the ROW, as most of the street will eventually redevelop and will need to utilize the ROW for access to parking.

Clause 5.14 Landscaping

- As requested we have nominated 15% of deep soil zones as per attached plans.

Clause 5.31 Development on right of way

- Existing garage on ROW will be retained and renovated.

We hope the submission of the above justifications satisfy the requirements of the City of Vincent, however should you have any further comments please contact us on 9242 1999 or 0417907012.

Sincerely,

Mario Figliomeni



CITY OF VINCENT RECEIVED 07 June 2019
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June 07, 2019

City of Vincent  
Attn: Natasha Trefry  
Planning Department  
244 Vincent Street  
LEEDERVILLE WA 6007

Dear Natasha

**RE – Letter of justification for issues raised for proposed res to no 11 Buxton St Mount Hawthorn WA**

The following letter outlines justifications for the above proposed development, and is based on email received on the 7<sup>th</sup> of June.

**Built form policy 5.2 street setback**

- The proposed setback of 5.2m for the main building and 5.5m for the garage are setback further then the property being constructed on the southern side, and the existing home on the opposite side of the St(Eastern side).
- Although the proposed setbacks do not meet street average, they are in keeping with the surrounding properties, as noted below.
  - Number 9 Buxton St having setback of 5.0m
  - Number 14 Buxton St having setback of 4.5
  - Although not on the same street, secondary street setback back for 171 and 165 Anzac is approx 1.5m both being in close proximity to no 11 Buxton.
  - Numerous dwellings with reduced setbacks on Egina St Mt Hawthorn which is the next st over.(West) from Buxton
- Although the street is predominantly single storey, the area is also zoned R30 and as such the site in question can be subdivided into two lots, the owners are not planning to subdivide the property as they have a young family and would like to enjoy the back yard, but they would like the ability to subdivide in the future, if we use the average to determine front setback for the property, then this will not be possible.
- Allowing the setback variation will also reduce area of lawn and garden which intern will help with water conservation.



CITY OF VINCENT RECEIVED 07 June 2019
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- Although we have a reduced setback and a two storey facade, the articulation, and use of contrasting materials including render, face brick and or stone, within the elevation will enhance the streetscape.

#### Building Height

- Original ground lines have been corrected as the heights were based off the levels at the front boundary, and wall height has been reduced from the 6600mm down to 6071mm, this is now quite minor variation, and all other over height issues have been eliminated.

#### Building bulk

- Building bulk has been greatly reduced due to the skillion roof being changed to a conventionally pitched roof.
- Although the elevation is contemporary, we've added feature face brickwork in order to better fit into the current street scape.

#### Lot boundary setbacks(Lot Boundary Walls)

- Maximum wall height has been reduced from 3700mm down to 3287mm and average height has been reduced from 3500mm down to 3115mm.
- The boundary wall would comfortably meet the average and maximum, and is only over height due to the ground level dropping sharply where the garage is situated.

#### Site works and retaining

- Levels have been updated and noted on plans and elevations.

#### Visual Privacy

- Screen 1650 high has been added to the Southern side of balcony.

#### Right of Way Widening

- We currently propose a 1.5m setback from the current boundary. Which would allow for 1.0m setback to the building once future lane widening is taken into account.

#### Landscaping

- As requested we have nominated 15% of deep soil zone as per attached plans.
- 30% tree canopy has also been nominated on the site plan, along with tree species.

We hope the submission of the above justifications satisfy the requirements of the City of Vincent, however should you have any further comments please contact us on 9242 1999 or 0417907012.

Sincerely,

Mario Figliomeni





To whom it may concern

Re- development application for no 11 Buxton Street Mt Hawthorn

We would like to acknowledge the community and council feedback. We have revised our plans to take this into account. We hope these revised plans will better reflect the character of the street.

We've been unable to find a compromise on the front setback of the property and we would like to provide our reasons for this to be taken into account at the council meeting.

Firstly, it should be noted that this block is zoned R30 and has the potential to be subdivided in the future. Whilst subdivision is not on our immediate time frame (you will note we did not demolish the garage at the rear) we would like to retain the ability to subdivide the property in the distant future. We are aware that the City of Vincent has obligations to meet State Government infill targets, which cannot be met if a small portion of activist residents are allowed to push land owners to build in the middle of an R30 block.

The house we are proposing is an average size (330sqm inc garage) family home by modern standards and is not excessively large.

Notwithstanding the subdivision potential, we specifically searched for a larger than average property with rear lane access to park our caravan. It will disappoint us and no doubt the residents if we are unable to park at the rear of the property. We assume a parked caravan at the front of the house will be unsympathetic to the character of the area.



CITY OF VINCENT RECEIVED 07 June 2019
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Having just moved from a large block in Duncraig where the front yard exceeded the size of the back yard we would also strongly dispute that large front yards build community engagement. We rarely encountered passers-by in the many hours standing pouring water on our front lawn in futile attempts to keep the grass alive in the summer. We are not aware of any research to support larger front yards building community spirit.

Finally, we would like to point out that we are not the only new home builders in the street to build forward of the 8m setback. We can give numerous examples of properties up and down the street built forward of this. However, we don't need to go far, with numbers 9, 12 & 16 being new builds at setbacks between 3-5 metres. We would argue it would look more out of place if our property was setback at 8 metres given the proximity to the street of surrounding houses.

We hope the council can take into account the above considerations when considering our approval.

Paul and Louise Black  
11 Buxton Street  
Mt Hawthorn



**Summary of Submissions:**

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

Comments Received in Support:	Officer Technical Comment:
<p><u>Support</u></p> <p>Support proposal.</p> <p><u>Street Setback</u></p> <p>No objection to the proposed development and the street setback. Nearby on Britannia Road, there are new builds with a lesser setbacks. The proposal does not visually detract or adversely impact the existing streetscape.</p> <p><u>Building Height</u></p> <ul style="list-style-type: none"> <li>No objections to the proposed building height</li> <li>With respect to Building Height, we have no objections.</li> </ul> <p><u>Lot Boundary Setbacks</u></p> <ul style="list-style-type: none"> <li>No objections to the proposed lot boundary wall height.</li> <li>With respect to Lot Boundary Setback, we have no objections.</li> </ul>	<p>Support of the proposal and built form elements are noted.</p>
Comments Received in Objection:	Officer Technical Comment:
<p><u>Street Setback</u></p> <ul style="list-style-type: none"> <li>Development does not satisfy the design principles 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. The reduced setback fails to preserve or enhance the visual character of the established streetscape. Acceptance of 5.2m for this development will further reduce the average set back and, in time, will change the unique character of the street.</li> </ul>	<ul style="list-style-type: none"> <li>The dwelling is articulated on the ground floor to reduce the mass and scale of the dwelling. The stepped approach for the dwelling frontage – inclusive of major openings, minor projections, eaves and ancillary roof forms – provide elements which assist in ameliorating the imposition of perceived and actual bulk. This is consistent with the objectives of the Built Form Policy, as outlined in the report.</li> </ul> <p>Although the City's policies do not provide prescriptive guidelines in regards to roof and wall colours of dwellings, the grey render finish, white colorbond pitched roof and red brick accents are elements from the development style which currently exist in the established streetscape and are reinterpreted on the subject dwelling. The design is sympathetic to the area, and preserve and enhance the visual character of the existing streetscape. The revised development plans submitted by the applicant incorporates the DRP Chair's comments to reduce the massing and bulk of the dwelling and incorporate materials which are characteristics of the Buxton Street established streetscape. The positioning of major openings and balconies to the ground and upper floor of the dwelling ensures minimal areas of blank and solid walls to the façade of the dwelling, and facilitates a greater level of passive surveillance and interaction to the street.</p>

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**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> <li>Large setbacks provide an increased openness to the streetscape which allows for non-paved grassed areas or landscaping to reduce urban heat. The large setback also allows for increased street side land use which, together with low level dividing fences, increases the likelihood of neighbourly interactions and passive surveillance in the street.</li> <li>Varying the setback for different parts of the building (such as the garage) has improved the "average" setback of the development, the reduced setback of the balcony to 5.0 metre has offset much of this gain.</li> <li>Setback of garage and balcony could be improved upon as it stands out and implodes into the street.</li> <li>"Overly concreteness" impinges on the street where most of the houses are set back from the road to accommodate grassed and green areas.</li> </ul>	<p>The subject portion of Buxton Street contains dwellings of a mixed age and built form outcome. The proposed dwelling and setback are deemed to be appropriate and consistent with the adjacent properties given the stepped nature of the dwelling, pitched roof form, upper floor setbacks and incorporation of landscaping within the front setback area, and as a result the proposal positively contributes to the prevailing streetscape.</p> <ul style="list-style-type: none"> <li>The applicant has revised the proposal to increase the setback of the upper floor of the dwelling and to create greater articulation. The proposal would result in a reduced street setback than the deemed to comply requirement set out in the Built Form Policy. The development would result in open space in the front setback area to accommodate deep soil and canopy coverage. The proposal meets the landscaping deemed to comply requirements of the Built Form, with canopy and deep soil incorporated into the front setback area of the dwelling. The existing mature Jacaranda verge tree is also being retained which contributes to open space and landscaping to the front of the dwelling. The dwelling incorporates major openings and a balcony to Buxton Street which allows for passive surveillance and interaction with the street.</li> <li>The dwelling is articulated on the ground floor to reduce the mass and scale of the dwelling. The dwellings stepped approach – inclusive of major openings, minor projections, eaves and ancillary roof forms – provide elements which attempt to ameliorate the imposition of perceived and actual bulk. This is consistent with the objectives of the built form policy, as outlined in the report. The applicant has further revised the upper floor to provide a 5.5 metre setback to the balcony.</li> <li>The balcony is a minor projection to the street, and provides articulation to the front façade of the proposal. The applicant has further revised the plans to increase the balcony setback to 5.5 metres. The garage has also been setback to 6.0 metres. The City's DRP Chair advised that the balcony over the garage provides a level of visual relief.</li> <li>The street setback proposed allows for the provision of open space in the front setback area to accommodate deep soil and canopy coverage. The proposal meets the landscaping deemed to comply requirements of the Built Form. The existing mature Jacaranda verge tree is also being retained which contributes to open space and landscaping to the front of the dwelling.</li> </ul>



**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<ul style="list-style-type: none"> <li>While the new plans have partially addressed the setback concerns (with the garage for example) it's the setback areas like the balcony (still at 5 metres) which are the greatest issue, due of course to the height. The enjoyment of our property and alfresco living areas would be inhibited.</li> </ul>	<ul style="list-style-type: none"> <li>The balcony is a projection to the street, and provides articulation to the front façade of the proposal. The applicant has further revised the plans to increase the balcony setback to 5.5 metres. The application is seeking a 0.07 metre variation to wall height, however this does not impose bulk to the streetscape, as per the reasons outlined in the report. The development complies with solar access and visual privacy, limiting impacts on amenity to neighbouring properties.</li> </ul>
<u>Vehicle Access</u> <ul style="list-style-type: none"> <li>Street is regularly full of parked cars on both sides of the street.</li> <li>The reduced setback also has the potential to reduce safety when vehicles reversing out of the garage space for pedestrians using the street.</li> </ul>	<p>The proposed vehicle access from the dwelling satisfies the deemed to comply requirements of Clause 5.2.5 – Sightlines of the R Codes ensuring that safe vehicle access is provided.</p>
<u>Future Development of Lot</u> <p>Are there planning restrictions that would stop the plot being subdivided and a second house being put onto the back section? Have objections and would reassurances that this would not be able to be achieved.</p>	<p>The subject property is 637 square metres in size and zoned Residential R30. The R Codes allows subdivision to be considered for the site if the average (300 square metres) and minimum (260 square metres) lot sizes can be achieved. The site has subdivision potential, as do other sites within the Mount Hawthorn area. Subdivision applications are determined by the Western Australian Planning Commission (WAPC). The construction of a second dwelling to the rear of the site does not form part of this application.</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 approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. With reference to Condition 2, 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.
3. With reference to Condition 3, the City encourages landscaping methods and species selection which do not rely on reticulation.
4. With reference to Condition 6, 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.
5. With reference to Condition 7, the acquisition of land for future right of way (ROW) widening will be considered at any future subdivision stage.
6. With reference to Condition 9, all new crossovers to the development site are subject to a separate application to be approved by the City.
7. A 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. This bond will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure in the Right of Way and the Verge along Bulwer Street, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the security bond shall be made in writing. The bond is non-transferable.
8. 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.



**9.6 NO. 48 (LOT: 202; D/P: 413236) EGINA STREET, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE**

TRIM Ref: D19/101127  
Author: Clair Morrison, Urban Planner  
Authoriser: Jay Naidoo, Manager Development & Design  
Ward: North  
Attachments: 1. Consultation and Location Map [↓](#)   
2. Development Plans [↓](#)   
3. Summary of Submissions - Administration's Response [↓](#)   
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 the proposed Single House at No. 48 (Lot: 202; D/P: 413236) Egina Street, Mount Hawthorn, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

**1. Simultaneous Construction**

1.1 The owners must enter into a legal agreement with the City of Vincent drafted by the City's solicitors at the expense of the owners which is to:

1.1.1 Require the owners to construct and complete the Single House simultaneously with the Single House approved on 20 August 2019 for the adjoining lot at No. 48A Egina Street, Mount Hawthorn;

1.1.2 Provide that the Single House must not be occupied until the Single House at No. 48A Egina Street, Mount Hawthorn is completed; and

1.1.3 Entitle the City to lodge an absolute caveat against the certificate of title for No. 48 Egina Street, Mount Hawthorn preventing its disposal until the person to whom it is disposed enters into an agreement with the City to abide by the agreement with the owners;

1.2 Works relating to the single house must not be commenced until the agreement in condition 1.1 has been executed by the owners and the City; and

1.3 The owners must abide by the terms of the agreement referred to in condition 1.1;

**2. Boundary Walls**

The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing No. 46 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;

**3. External Fixtures**

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



#### 4. Stormwater

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

#### 5. Landscaping

5.1 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
- A canopy cover of at least 21.8 percent;

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

#### 6. 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 consider an application for development approval for a two-storey Single House at No. 48 Egina Street, Mount Hawthorn (the subject site).

### PROPOSAL:

The application proposes the construction of a two-storey Single House at the subject site.

### BACKGROUND:

<b>Landowner:</b>	Colin Roe and Corinne Roe
<b>Applicant:</b>	Urbanista Town Planning
<b>Date of Application:</b>	17 May 2019
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R30
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Vacant
<b>Proposed Use Class:</b>	Single House
<b>Lot Area:</b>	306m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	No

The subject site is bound by Egina Street to the west, Single Houses to the south and east, and a vacant green title lot to the north (No. 48A Egina Street), as shown on the location plan included as **Attachment 1**. Egina Street and the broader area surrounding the subject site is characterised by one and two-storey Single Houses.



The subject site is currently a vacant lot that has been cleared in preparation for development. The subject site is one of two green title lots created as a result of subdivision approval issued by the Western Australian Planning Commission (WAPC) on 28 February 2017. The City issued a clearance for the subdivision approval on 24 July 2018. The City was notified on 29 January 2019 that the Deposited Plan and Certificate of Title had been issued by Landgate.

#### Previous Development Application

At its Ordinary Meeting on 16 October 2018, Council considered a development application for two Grouped Dwellings at the parent lot of the subject site, No. 48 (Lot: 5; D/P: 14389) Egina Street. Council resolved to refuse the application 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.*

The applicant sought a review of this decision by the State Administrative Tribunal (SAT) on 26 October 2018. Pursuant to Section 31 of the State Administrative Tribunal Act 2004, the SAT invited the Council to reconsider its decision. Prior to the application for reconsideration being presented to Council, Administration was provided with a copy of the Deposited Plan and Certificate of Title for the subdivided lots (No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street) by the applicant on 29 January 2019. As a result, the application presented to Council for reconsideration was for two Single Houses, rather than two Grouped Dwellings. Council reconsidered amended plans at its Ordinary Meeting on 5 February 2019 where it resolved to refuse the application for the following reasons:

1. *As a consequence of the bulk, scale and dominating appearance of the proposed garages of the single houses, the proposed development:*
  - (a) *is not compatible with the established residential area in which it is located and is, therefore, inconsistent with an objective of the Residential zone under the Scheme;*
  - (b) *is not compatible with its setting (clause 67(m) of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and*
  - (c) *would have an adverse impact on the amenity of the locality (clause 67(n) of the deemed provisions).*
2. *Contrary to an objective of the Residential zone under the Scheme, the design of the proposed development is contrary to sustainability principles because:*
  - (a) *the landscaping design would restrict solar access and ventilation to private open space areas of the single houses; and*
  - (b) *the building design, including a two storey boundary wall, would restrict solar access and ventilation to No. 48 Egina Street, Mount Hawthorn.*
3. *The matters referred to in paragraphs 2(a) and (b) would have an adverse impact on the amenity of the occupants of the proposed development.*
4. *Adequate landscaping on-site has not been provided to reduce the impact of the proposed development on adjoining properties and the streetscape (clause 67(p) of the deemed provisions).*

Following Council's decision, the SAT dismissed the applicant's application for review. This was on the basis that Landgate had issued the Deposited Plan and Certificate of Title for the two green title lots at No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street. SAT determined that this meant that Lot 5 (being the parent lot) no longer existed and a decision could not be made on the development application.



Current Development

Following the dismissal of the SAT review, the applicant submitted two separate development applications for Single Houses at the subject site and at No. 48A Egina Street, Mount Hawthorn. The plans that form the subject development application for a Single House do not vary from those determined by Council at its Ordinary Meeting of Council held 5 February 2019 and are contained in **Attachment 2**.

The development application for a Single House on No. 48A Egina Street is also on this Ordinary Meeting agenda for Council's consideration and determination. Administration has assessed each application independently from one another.

**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 (Built Form Policy) and the State Government's Residential Design Codes (R Codes – Volume 1). 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	✓	
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Bicycle Facilities	✓	
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:

Lot Boundary Walls	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 5.3 Lot Boundary Setbacks</b>  Where the wall abuts an existing or simultaneously constructed wall of a similar or greater dimensions; or  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.	<b>Northern Lot Boundary Wall</b> Average Height – 4.75 metres Maximum Height – 6.0 metres  No existing boundary wall on adjoining site and no boundary wall proposed to be simultaneously constructed as part of this application.

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* (Regulations 2015), for a period of 14 days commencing on 10 June 2019 and concluding on 25 June 2019. 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.

In response to community consultation, eight submissions were received, all objecting to the proposed development. Concerns raised during the community consultation period relating the proposed Single House are as follows:

- The bulky nature of the development as a result of the lot boundary wall height and landscaping;
- The proposal does not reflect the established streetscape and characteristics of Egina Street;
- The proposed double garage is not subservient to the dwelling and dominate the street façade and are not a favourable outcome for the street;
- The cumulative impact of bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and is not compatible with its setting;
- The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, and does not reflect the existing streetscape characteristics;
- The proposal is not consistent with maintaining the character of Mount Hawthorn; and
- There is inadequate landscaping which does not reflect the existing character of the street nor create a sense of open space between buildings.

A summary of the submissions received and Administration's response is included as **Attachment 3**. The applicant has not provided any response to the summary of submissions.

**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 7.3 – Residential Design Codes Volume 1;
- 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 Scheme) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the SAT 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 WAPC. The WAPC has issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Residential Design Codes Volume 2 – Apartments (R Codes Volume 2 – Apartments) but which have not been approved by Council. As a result, the assessment would only have 'due regard' to those deemed-to-comply standards relating to landscaping approved by Council in the Built Form Policy.

**Delegation to Determine Applications:**

This application is being presented to Council as it received more than five objections during community consultation.



**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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**Simultaneous Construction of Dwellings

The proposed Single House presents the same built form as the southern dwelling in the previously refused development application for two Single Houses at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn. Administration previously supported the proposed lot boundary walls as the dwellings formed part of one application, and Administration contemplated the simultaneous construction of the dwellings and lot boundary walls via a planning condition of approval. This was to ensure compliance with the deemed-to-comply standards of the R Codes Volume 1 relating to lot boundary walls.

The proposed two-storey northern lot boundary wall constructed independently would fail to meet the relevant design principles relating to lot boundary walls and would adversely impact the adjoining neighbour (No. 48A Egina Street) and the streetscape.

The applicant has provided confirmation that the landowners intend to simultaneously construct the proposed Single House with the dwelling proposed on the adjoining property No. 48A Egina Street if approved. Administration has sought legal advice that confirms that the simultaneous construction of both single houses would be possible by requiring the landowners to enter into a legal agreement with the City. Pursuant to the approval of the proposed development on the subject site and No. 48A Egina Street, the owners would be required to enter into a legal agreement with the City to simultaneously construct the single houses. This legal agreement would also allow for the City to lodge a caveat over the land to prevent the land from being sold unless the prospective purchaser also agrees to the terms of the legal agreement for the simultaneous construction of the dwellings. This would provide protection to the City and would ensure that the two-storey northern lot boundary wall would not be constructed independently that would otherwise adversely impact the adjoining landowner at No. 48A Egina Street and the streetscape. Conditions of approval have been recommended to address this matter.

Assessment of the lot boundary wall has been undertaken on the basis of the northern boundary wall being simultaneously constructed with the abutting southern boundary wall proposed for No. 48A Egina Street. This is detailed further below.

Lot Boundary Walls

The proposal incorporates a northern lot boundary wall with an average height of 4.75 metres and maximum height of 6.0 metres, in lieu of the Built Form Policy deemed-to-comply standard of 3.0 metre average height and 3.5 metre maximum height. The lot boundary wall extends for a total of 20.4 metres behind the street setback line.



The lot boundary wall satisfies the design principles and local housing objectives of the R Codes Volume 1 and Built Form Policy, respectively, for the following reasons:

- The boundary wall is internally facing between Nos. 48A and 48 Egina Street;
- The boundary wall is located adjacent to a two-storey wall of the proposed dwelling at No. 48A 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. 48A 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 subject site itself. This would not impact on access to sunlight for any habitable areas or to the outdoor living area.

#### Landscaping

The proposal results in canopy cover of 21.8 percent of the subject site in lieu of the deemed-to-comply requirement of 30 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of approximately 8.0 metres at maturity. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of approximately 3.0 metres and 4.0 metres, respectively. The proposed species and location of landscaping satisfies the local housing objectives of the Built Form Policy for the following reasons:

- The provision of canopy cover for 21.8 percent of the site area would provide an increased urban air quality and reduce the impact of the urban heat island effect within the City;
- The location of landscape and the size of chosen species at maturity presents a demonstrated contribution to the greener landscape amenity within the City;
- The proposed tree species are consistent with the City's tree selection tool and are capable of growing to a substantially greater 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. This would maximise canopy coverage onsite;
- The location of landscaping within the street setback area and to the rear of the property assists in reducing the impact of the Single House on the public realm and adjoining residential lots; and
- The proposed landscaping would provide landscape amenity for residents of the subject site and adjoining residents.

#### Concerns raised During Community Consultation

##### *Garage*

The proposal presents a double garage to the street. The proposed garage satisfies the deemed-to-comply standard of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metre of the building.

##### *Streetscape and Character*

The proposal has been assessed against the relevant matters to be considered under Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to the compatibility of the setting and amenity impacts on the character of the locality. Egina Street is characterised by single and two-storey Single Houses that present double garages to the street. There are no examples of double garages that occupy greater than 50 percent of the lot width. There is potential for the creation of lots through subdivision that comply with the planning framework and that have a side-by-side lot configuration, including along Egina Street. This is relevant when considering the future streetscape character of Egina Street.

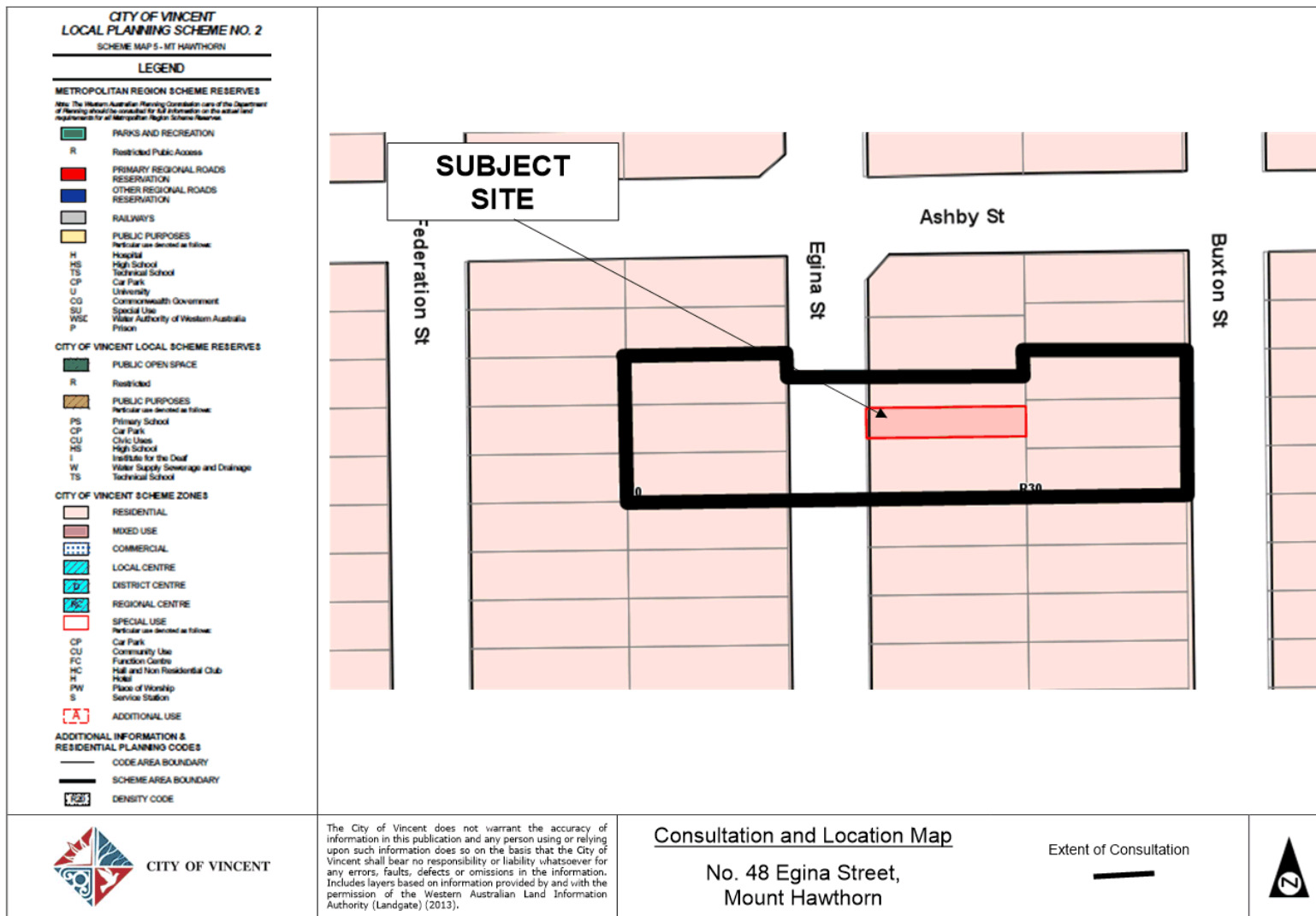
The façade of the development to the street incorporates design elements and characteristics that are compatible with Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The street is characterised by Single Houses with double garages, with a significant number of garages being in line or in front of the dwelling;
- The materials and design elements used in the street façade, including facebrick, render and pitched roof reflect common characteristics and design elements along Egina Street;



- The cumulative effect of the street setback, proposed canopy coverage and inclusion of an open-faced balcony to the street façade assists in mitigating the overall impact of building bulk and scale; and
- The proposed garage would not result in an adverse impact on the use or amenity of the adjoining southern lot given the garage is setback behind the alignment of the porch at neighbouring property No. 46 Egina Street and overshadowing to this property complies with the deemed-to-comply requirement of the R Codes Volume 1. The proposed garage is also located behind the balcony on the subject site.

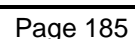




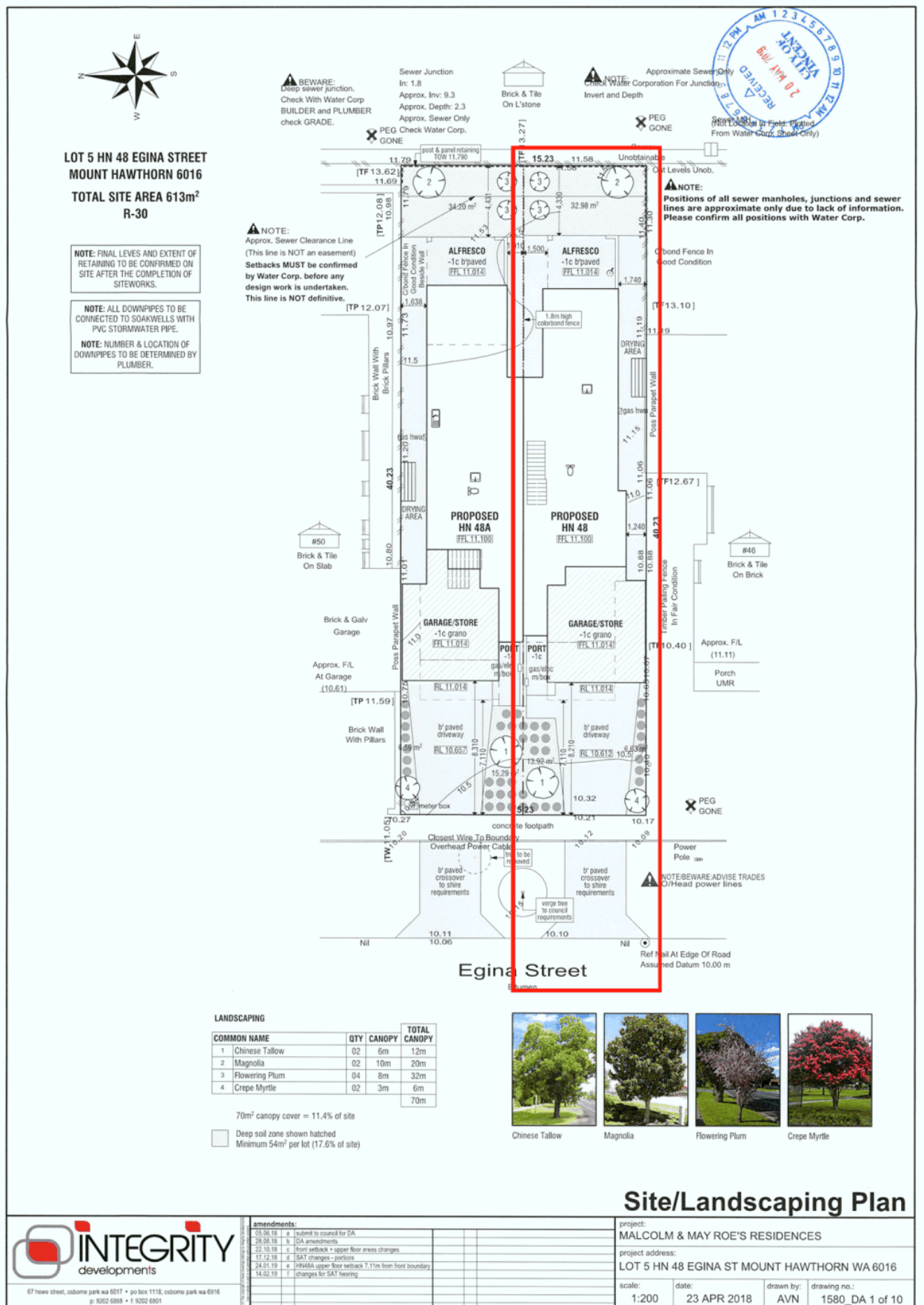




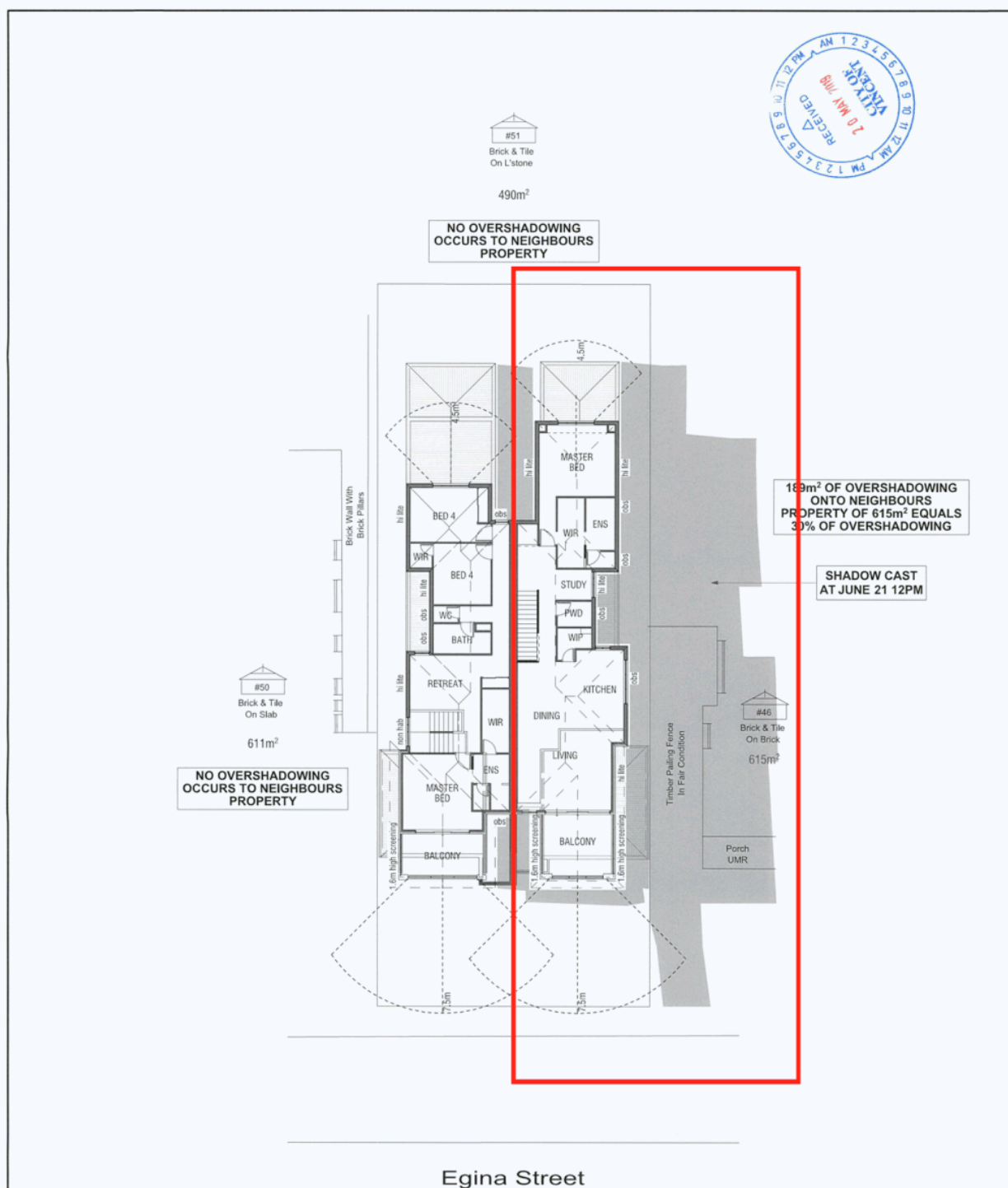












## Overshadowing & Privacy



67 howe street, osborne park wa 6017 • po box 1118, osborne park wa 6016  
p: 9052 6888 • f: 9052 6801

### amendments:

10.06.18	a	submitted to council for DA
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	H44& upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing

### 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

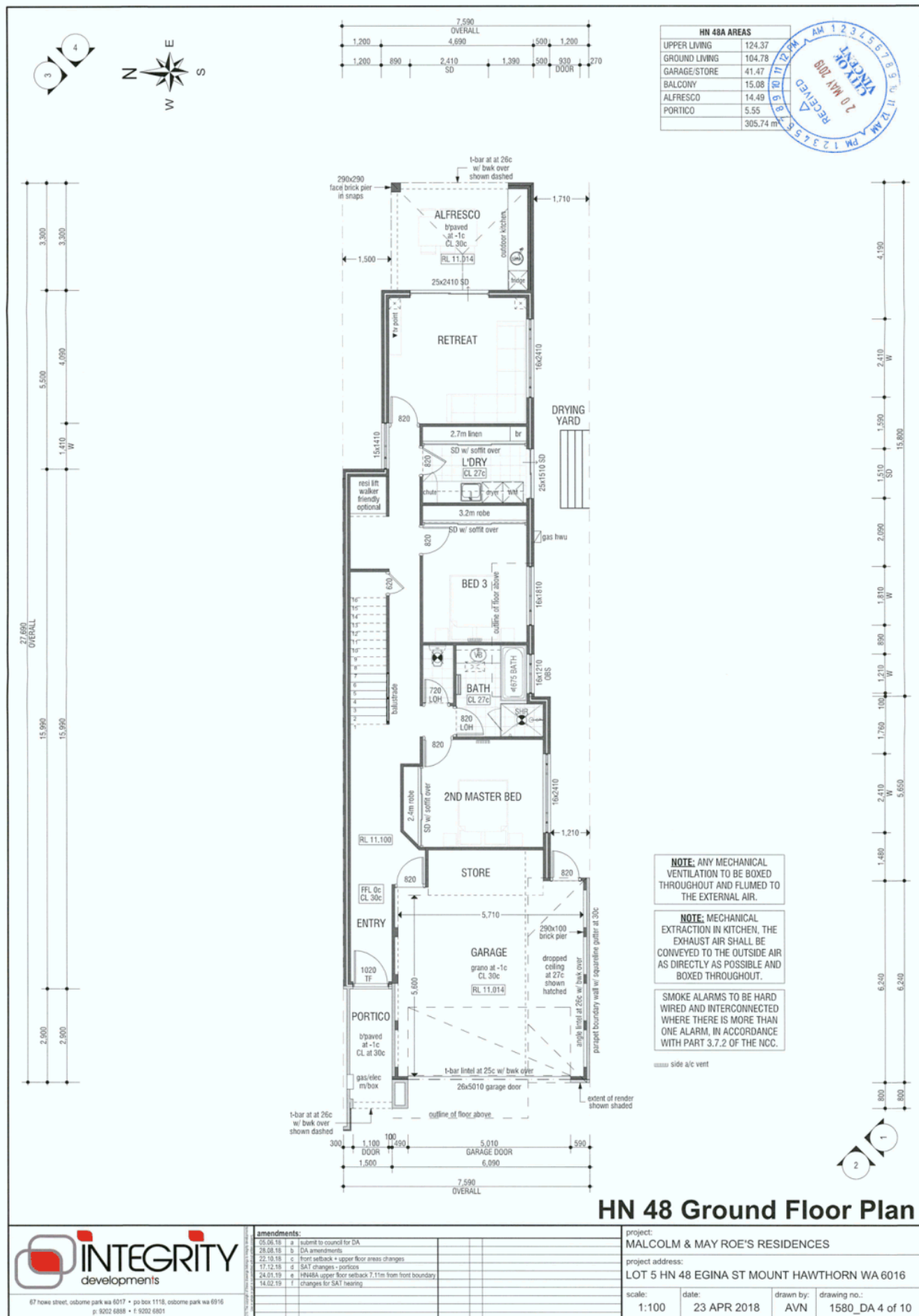
### drawn by:

AVN

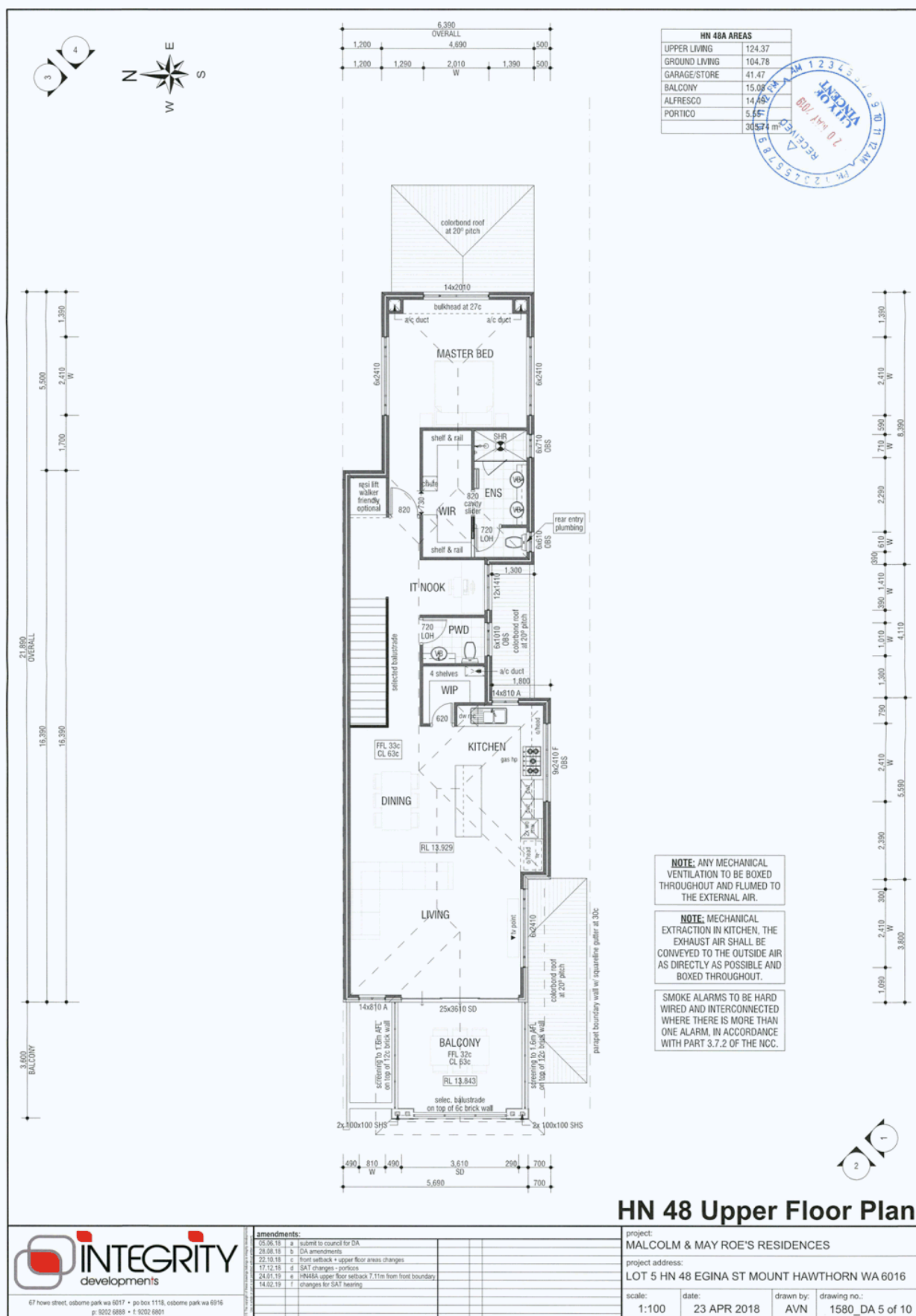
### drawing no.:

1580\_DA 3 of 10

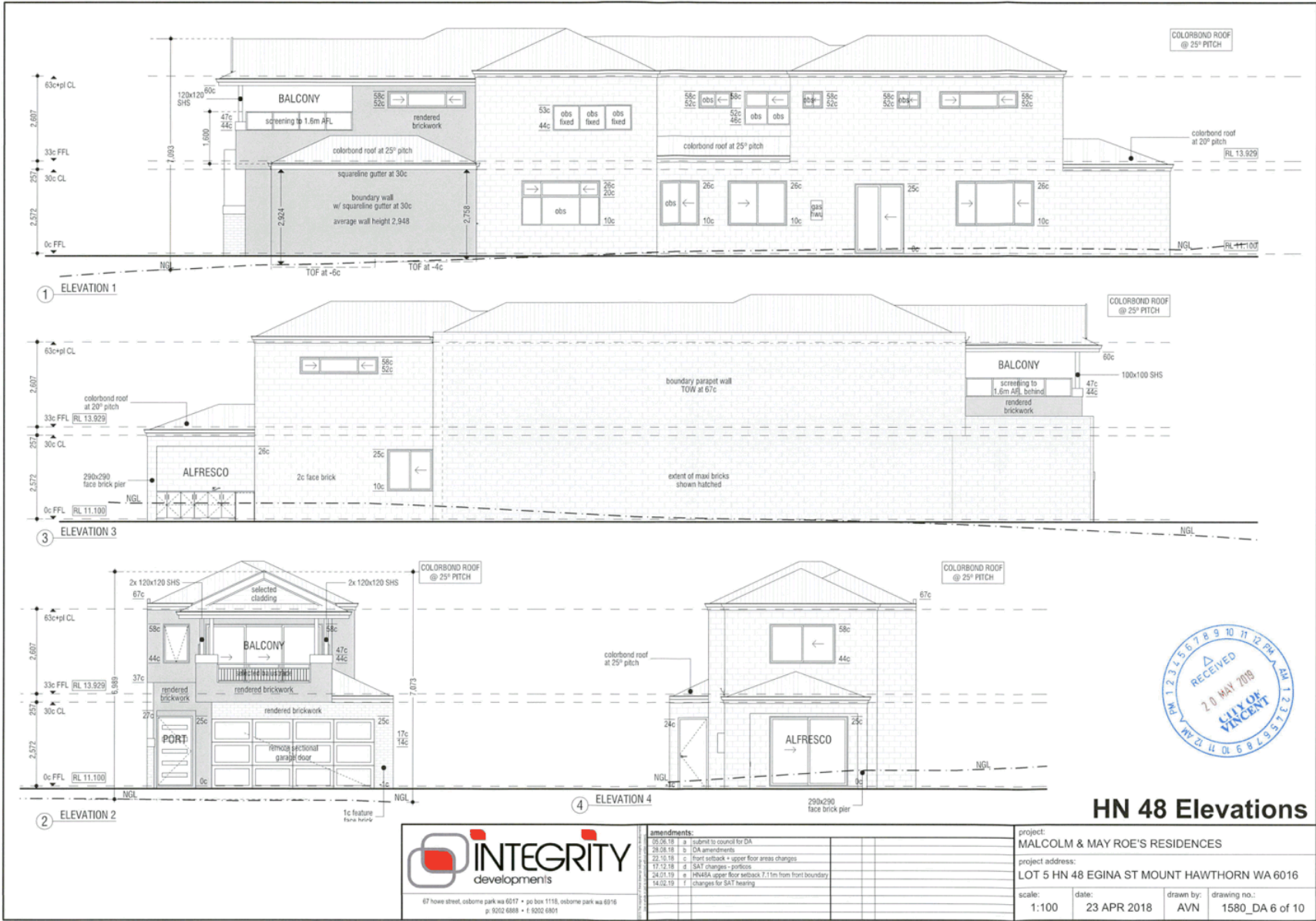














## HN 48A MATERIAL SELECTION

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



## 3D Views



67 howe street, osborne park wa 6017 • po box 1115, osborne park wa 6016  
p: 9202 6868 • f: 9202 6851

## amendments:

05.06.18	a	submitted to council for DA
29.05.18	b	DA amendments
22.10.18	c	front setback + upper floor screen changes
17.12.18	d	SAT changes - portions
24.01.19	e	HN48A upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing

## project:

MALCOLM & MAY ROE'S RESIDENCES

## project address:

LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

## scale:

## date:

23 APR 2018

## drawn by:

AVN

## drawing no.:

1580\_DA 10 of 10



**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>Application</u></p> <p>The proposal has been determined twice by Council, and the applicant has not made any material changes to the design on the basis of the refusals.</p>	<p>Noted. Council has previously considered an application for two single houses on the parent lot that comprised of 612 square metres. Council, most recently, resolved to refuse a reconsideration of this application at its Ordinary Meeting on 5 February 2019, due to the bulk, scale and appearance of the two proposed double garages, the proposal not achieving sustainability principles and the lack of landscaping proposed. During this application process, the landowner finalised the subdivision of this lot and Certificate of Titles were issued for two green title lots. The City was notified of these titles being issued on 29 January 2019. One of these lots is No. 48 Egina Street, for which the applicant now proposes one single house. The plans for the proposed single house reflect the plans of the northern dwelling as presented to Council at the Ordinary Meeting of Council held 5 February 2019. Administration has undertaken an assessment of the proposal and recommended that the application be approved.</p>
<p><u>Lot Boundary Wall</u></p> <ul style="list-style-type: none"> <li>The bulky nature of the development is a result of the proposal failing to meet the deemed-to-comply standards for lot boundary wall height and canopy cover.</li> <li>The 6m high lot boundary wall and setbacks to the north and south do not meet the deemed-to-comply standards, which add to the bulk of the development.</li> <li>The proposed lot boundary walls do not satisfy the relevant corresponding design principles.</li> </ul>	<p>The proposed lot boundary wall extends for a total of 20.4 metres, with an average and maximum height of 4.75 metres and 6.0 metres, respectively. The wall presents as one material, no openings or break up through articulation. The lot boundary wall is adjacent to a two-storey wall of the proposed dwelling at No. 48A Egina Street and is not located abutting any major openings or outdoor living areas. The lot boundary wall would not impact on the amenity or use, or restrict access to sunlight for any adjoining habitable spaces. The lot boundary walls are to be simultaneously constructed which would result in no impact to the amenity or character of the street. The lot boundary wall satisfies the design principles and local housing objectives of the R Codes – Volume 1 and the Built Form Policy.</p>
<p><u>Streetscape</u></p> <ul style="list-style-type: none"> <li>Egina Street is characterised by standalone houses on wide lots, whereas this development is similar to townhouses.</li> <li>The development and small lots created are inconsistent with the established streetscape.</li> <li>The proposed double garages accounts for majority of the ground floor façade which dominates and is a terrible outcome for the street.</li> <li>The bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and isn't compatible with</li> </ul>	<p>Egina Street is characterised by single- and two-storey single houses that present double garages to the street. The design elements and characteristics of the proposed single house is compatible with its setting given:</p> <ul style="list-style-type: none"> <li>The materials and design elements used incorporate facebrick, render and a pitched roof that reflect characteristics and design elements of housing stock along Egina Street;</li> <li>The cumulative outcome of the proposed street setback, canopy within the front setback and an open faced balcony in the street façade assists in</li> </ul>

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**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<p>Clause 67(m) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <ul style="list-style-type: none"> <li>The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, which is not in keeping with the streetscape and creates a visually imposing frontage.</li> <li>The proposal will set an unwelcome precedent for further subdivision of neighbouring blocks.</li> <li>This proposal is not consistent with maintaining the character of Mount Hawthorn.</li> </ul>	<p>mitigating the overall impact of building bulk and scale; and</p> <ul style="list-style-type: none"> <li>The landscaping reduces the impact of the dwelling when viewed from the public realm.</li> </ul>
<p><u>Garage</u></p> <ul style="list-style-type: none"> <li>The proposed garage dominates the front elevation and is not keeping with the established streetscape.</li> <li>The double garage door is dominating and overwhelming for the size of the lot.</li> <li>The garage mass on the narrow lots create a streetscape that is not in keeping with the existing streetscape of Egina Street.</li> <li>The proposed garage is not subservient to the main dwelling and dominates the façade.</li> <li>We continue to object to the bulk and scale of the dwellings and the visual dominance of the two double garages.</li> </ul>	<p>The proposed garage satisfies the deemed-to-comply standards of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metres of the building.</p> <p>The design elements and characteristics of the proposed double garage is compatible with its setting and does not result in an adverse amenity impact on adjoining lots and the public realm for the following reasons:</p> <ul style="list-style-type: none"> <li>The street is characterised by single houses with double garages, with a significant number of garages being in line or in front of the dwelling;</li> <li>The garage is setback behind the alignment of the porch at neighbouring property No. 46 Egina Street and overshadowing to this property complies with the deemed-to-comply requirement of the R Codes - Volume 1.</li> <li>The garage is located behind the adjoining neighbour garage and the proposed balcony on the subject site, reducing the visual impact; and</li> <li>The balcony protruding over the garage assists in providing relief and in reducing the visual prominence of the garage when viewed from the street.</li> </ul>
<p><u>Subdivision</u></p> <ul style="list-style-type: none"> <li>The subdivision of the lot into two is increasing the amount of building bulk by maximising the site.</li> <li>The accumulative impact of the subdivision and proposal of two dwellings on these lots increase the bulk of the dwellings and compromises the deemed-to-comply provisions.</li> </ul>	<p>The subdivision of No. 48 (Lot: 5; D/P: 14389) Egina Street was approved by the Western Australian Planning Commission (WAPC) on 28 February 2018. In subdividing R30 lots, the deemed-to-comply minimum and average site area requirement is 260 square metres and 300 square metres, respectively. There is no deemed-to-comply frontage width, which permits side-by-side lot configuration. The subdivision application meets the deemed-to-comply requirements and was approved.</p>



**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
	<p>The City was notified of titles for these subdivided lots being issued on 29 January 2019. The subdivision configuration has contributed to the applicant's decision to incorporate two-storey lot boundary walls for a more effective use of space internal to the proposed dwelling. The City accepts that the cumulative impact of this frontage width and proposed double garage has resulted in a garage design which extends across the majority of the lot frontage.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>• There is inadequate landscaping which does not reflect the existing character of the street,</li> <li>• The proposed landscaping will not create a sense of open space between buildings or provide any greener landscape amenity for residents or the public realm.</li> </ul>	<p>The applicant proposes a canopy cover of 21.8 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of 8.0 metres. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of 30.0 metres and 4.0 metres respectively. Egina Street is characterised by single houses, with some examples of tree canopy within the street setback area. The subject site is currently clear of any vegetation. The proposed landscaping satisfies the relevant local housing objectives of the Built Form Policy, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The location of canopy and species chosen reduces the visibility of the dwelling from the public realm at maturity; and</li> <li>• The proposed canopy would increase the landscape amenity of the street, provide an increased urban air quality and reduce the impact of the urban heat island effect within the City.</li> </ul>
<p><u>Solar Access</u></p> <p>There is overshadowing onto the southern lot.</p>	<p>The proposed single house results in 28.5 percent overshadowing onto the immediately adjoining residential lot to the south being No. 46 Egina Street. The extent and location of overshadowing onto the southern adjoining lot meets the deemed-to-comply standards of Clause 5.4.2 Solar Access to Adjoining Sites of R Codes – Volume 1.</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. With reference to Condition 2, 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;
3. 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;
4. With reference to Condition 5, the City encourages landscaping methods and species selection which do not rely on reticulation;
5. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications.
6. A Road and Verge security bond for the sum of \$3,000 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;
7. 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;
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. 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.



**9.7 NO. 48A (LOT: 201; D/P: 413236) EGINA STREET, MOUNT HAWTHORN - PROPOSED SINGLE HOUSE**





**TRIM Ref:** D19/101126

**Author:** Clair Morrison, Urban Planner

**Authoriser:** Jay Naidoo, Manager Development & Design

**Ward:** North

**Attachments:**

1. Consultation and Location Map [↓](#) 
2. Development Plans [↓](#) 
3. Summary of Submissions - Administration Response [↓](#) 
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 the proposed Single House at No. 48A (Lot: 201; D/P: 413236) Egina Street, Mount Hawthorn, in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

**1. Simultaneous Construction**

**1.1 The owners must enter into a legal agreement with the City of Vincent drafted by the City's solicitors at the expense of the owners which is to:**

**1.1.1 Require the owners to construct and complete the single house simultaneously with the Single House approved on 20 August 2019 for the adjoining lot at No. 48 Egina Street, Mount Hawthorn;**

**1.1.2 Provide that the Single House must not be occupied until the Single House at No. 48 Egina Street, Mount Hawthorn is completed; and**

**1.1.3 Entitle the City to lodge an absolute caveat against the certificate of title for No. 48A Egina Street, Mount Hawthorn preventing its disposal until the person to whom it is disposed enters into an agreement with the City to abide by the agreement with the owners;**

**1.2 Works relating to the Single House must not be commenced until the agreement in condition 1.1 has been executed by the owners and the City; and**

**1.3 The owners must abide by the terms of the agreement referred to in condition 1.1;**

**2. Boundary Walls**

**The owners of the subject land shall finish and maintain the surface of the boundary (parapet) walls facing Nos. 48 and 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;**

**3. External Fixtures**

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



#### 4. Stormwater

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

#### 5. Landscaping

5.1 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 23.2 percent; and
- A minimum of one Weeping Peppermint tree of a 45 litre capacity shall be planted within the road verge as shown in the development approval plans.

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

#### 6. 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 consider an application for development approval for a two-storey Single House at No. 48A Egina Street, Mount Hawthorn (the subject site).

### PROPOSAL:

The application proposes the construction of a two-storey Single House at the subject site.

### BACKGROUND:

<b>Landowner:</b>	Colin Roe and Corinne Roe
<b>Applicant:</b>	Urbanista Town Planning
<b>Date of Application:</b>	17 May 2019
<b>Zoning:</b>	MRS: Urban LPS2: Zone: Residential R Code: R30
<b>Built Form Area:</b>	Residential
<b>Existing Land Use:</b>	Vacant
<b>Proposed Use Class:</b>	Single House
<b>Lot Area:</b>	307m <sup>2</sup>
<b>Right of Way (ROW):</b>	No
<b>Heritage List:</b>	No

The subject site is bound by Egina Street to the west, Single Houses to the north and east, and a vacant green title lot to the south (No. 48 Egina Street), as shown on the location plan included as **Attachment 1**. Egina Street and the broader area surrounding the subject site is characterised by one and two-storey Single Houses.



The subject site is currently a vacant lot that has been cleared in preparation for development. The subject site is one of two green title lots created as a result of subdivision approval issued by the Western Australian Planning Commission (WAPC) on 28 February 2018. The City issued a clearance for the subdivision approval on 24 July 2018. The City was notified on 29 January 2019 that the Deposited Plan and Certificate of Title had been issued by Landgate.

#### Previous Development Application

At its Ordinary Meeting on 16 October 2018, Council considered a development application for two Grouped Dwellings at the parent lot of the subject site, No. 48 (Lot: 5; D/P: 14389) Egina Street. Council resolved to refuse the application 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.*

The applicant sought a review of this decision by the State Administrative Tribunal (SAT) on 26 October 2018. Pursuant to Section 31 of the *State Administrative Tribunal Act 2004*, the SAT invited the Council to reconsider its decision. Prior to the application for reconsideration being presented to Council, Administration was provided with a copy of the Deposited Plan and Certificate of Title for the subdivided lots (No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street) by the applicant on 29 January 2019. As a result, the application presented to Council for reconsideration was for two Single Houses, rather than two Grouped Dwellings. Council reconsidered amended plans at its Ordinary Meeting on 5 February 2019 where it resolved to refuse the application for the following reasons:

1. *As a consequence of the bulk, scale and dominating appearance of the proposed garages of the single houses, the proposed development:*
  - (a) *is not compatible with the established residential area in which it is located and is, therefore, inconsistent with an objective of the Residential zone under the Scheme;*
  - (b) *is not compatible with its setting (clause 67(m) of the deemed provisions in schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015); and*
  - (c) *would have an adverse impact on the amenity of the locality (clause 67(n) of the deemed provisions).*
2. *Contrary to an objective of the Residential zone under the Scheme, the design of the proposed development is contrary to sustainability principles because:*
  - (a) *the landscaping design would restrict solar access and ventilation to private open space areas of the single houses; and*
  - (b) *the building design, including a two storey boundary wall, would restrict solar access and ventilation to No. 48 Egina Street, Mount Hawthorn.*
3. *The matters referred to in paragraphs 2(a) and (b) would have an adverse impact on the amenity of the occupants of the proposed development.*
4. *Adequate landscaping on-site has not been provided to reduce the impact of the proposed development on adjoining properties and the streetscape (clause 67(p) of the deemed provisions).*

Following Council's decision, the SAT dismissed the applicant's application for review. This was on the basis that Landgate had issued the Deposited Plan and Certificate of Title for the two green title lots at No. 48A (Lot 201) Egina Street and No. 48 (Lot 202) Egina Street. SAT determined that this meant that Lot 5 (being the parent lot) no longer existed and a decision could not be made on the development application.



Current Development Application

Following the dismissal of the SAT review, the applicant submitted two separate development applications for Single Houses at the subject site and at No. 48 Egina Street, Mount Hawthorn. The plans that form the subject development application for a Single House do not vary from those determined by Council at its Ordinary Meeting of Council held 5 February 2019 and are contained in **Attachment 2**.

The development application for a Single House on No. 48 Egina Street is also on this Ordinary Meeting agenda for Council's consideration and determination. Administration has assessed each application independently from one another.

**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 (Built Form Policy) and the State Government's Residential Design Codes (R Codes – Volume 1). 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	✓	
Street Setback	✓	
Building Setbacks/Boundary Wall		✓
Building Height/Storeys	✓	
Roof Form	✓	
Open Space	✓	
Outdoor Living Areas	✓	
Landscaping (R Codes)	✓	
Privacy	✓	
Parking & Access	✓	
Bicycle Facilities	✓	
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:

Lot Boundary Walls	
Deemed-to-Comply Standard	Proposal
<b>Built Form Policy Clause 5.3 Lot Boundary Setbacks</b>  Where the wall abuts an existing or simultaneously constructed wall of a similar or greater dimensions; or  Boundary walls to a maximum height of 3.5m and average height of 3m for up to two-thirds of the lot boundary behind the front setback.	<u>Southern Lot Boundary Wall</u> Average Height – 4.75m Maximum Height – 6.0m  No existing boundary wall on adjoining site and no boundary wall proposed to be simultaneously constructed as part of this application.



Solar Access for Adjoining Sites	
Deemed-to-Comply Standard	Proposal
<b>R Codes – Volume 1 Clause 5.4.2 Solar Access for Adjoining Sites</b>	
35% overshadowing onto southern adjoining property.	60% overshadowing onto southern adjoining property.

The above elements of the proposal does 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* (Regulations 2015), for a period of 14 days commencing on 10 June 2019 and concluding on 25 June 2019. 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.

In response to community consultation, 10 submissions were received, all objecting to the proposed development. Concerns raised during the community consultation period relating to the proposed Single House are as follows:

- The bulky nature of the development as a result of the lot boundary wall height and landscaping;
- The proposal does not reflect the established streetscape and characteristics of Egina Street;
- The proposed double garage is not subservient to the dwelling and dominate the street façade and are not a favourable outcome for the street;
- The cumulative impact of bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and is not compatible with its setting;
- The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, and does not reflect the existing streetscape characteristics;
- The proposal is not consistent with maintaining the character of Mount Hawthorn;
- There is inadequate landscaping which does not reflect the existing character of the street nor create a sense of open space between buildings; and
- There is overshadowing onto the southern lot.

A summary of the submissions received and Administration's response is included as **Attachment 3**. The applicant has not provided any response to the summary of submissions.

#### 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 7.3 – Residential Design Codes Volume 1;
- 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 Scheme) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the SAT 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 WAPC. The WAPC has issued approval for a modified set of deemed-to-comply landscaping standards that are similar to those set out in Residential Design Codes Volume 2 – Apartments (R Codes Volume 2 – Apartments) but which have not been approved by Council. As a result, the assessment would only have 'due regard' to those deemed-to-comply standards relating to landscaping approved by Council in the Built Form Policy.

**Delegation to Determine Applications:**

This application is being presented to Council as it received more than five objections during community consultation.

**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*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.

**COMMENTS:**Simultaneous Construction of Dwellings

The proposed Single House presents the same built form as the northern dwelling in the previously refused development application for two Single Houses at No. 48 (Lot: 5; D/P: 14389) Egina Street, Mount Hawthorn. Administration previously supported the proposed lot boundary walls and extent of overshadowing, for the following reasons:

- The dwellings formed part of one application, where Administration contemplated the simultaneous construction of the dwellings and lot boundary walls via a planning condition of approval. This was to ensure compliance with the deemed-to-comply standards of the R-Codes Volume 1 relating to lot boundary walls; and
- The extent of overshadowing from No. 48A Egina Street would primarily fall onto the adjoining lot boundary wall, which contained no major openings, nor would the overshadowing have fallen onto any outdoor living areas or solar collectors.

The proposed two-storey southern lot boundary wall constructed independently would fail to meet the relevant design principles relating to lot boundary walls and extent of overshadowing, and would adversely impact the adjoining neighbour (No. 48 Egina Street) and the streetscape.

The applicant has provided confirmation that the landowners intend to simultaneously construct the proposed Single House with the dwelling proposed on the adjoining property No. 48 Egina Street if approved. Administration has sought legal advice that confirms that the simultaneous construction of both single houses would be possible by requiring the landowners to enter into a legal agreement with the City. Pursuant to the approval of the proposed development on the subject site and No. 48 Egina Street, the owners would be required to enter into a legal agreement with the City to simultaneously construct the single houses. This legal agreement would also allow for the City to lodge a caveat over the land to prevent the land from being sold unless the prospective purchaser also agrees to the terms of the legal agreement for



the simultaneous construction of the dwellings. This would provide protection to the City and would ensure that the two-storey southern lot boundary wall would not be constructed independently that would otherwise adversely impact the adjoining landowner at No. 48 Egina Street and the streetscape. Conditions of approval have been recommended to address this matter.

Assessment of the lot boundary wall has been undertaken on the basis of the southern boundary wall being simultaneously constructed with the abutting northern boundary wall proposed for No. 48 Egina Street. This is detailed further below.

#### Lot Boundary Walls

The proposal incorporates a southern lot boundary wall with an average height of 4.75 metres and maximum height of 6.0 metres, in lieu of the Built Form Policy deemed-to-comply standard of a 3.0 metre average height and 3.5 metre maximum height. The lot boundary wall extends for a total of 20.4 metres behind the street setback line.

The lot boundary wall satisfies the design principles and local housing objectives of the R Codes Volume 1 and Built Form Policy, respectively, for the following reasons:

- The boundary wall is internally facing between Nos. 48A and 48 Egina Street;
- The boundary wall is located adjacent to a two-storey wall of the proposed 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.

#### Solar Access for Adjoining Sites

The proposed development results in 60 percent overshadowing to the adjoining southern lot (No. 48 Egina Street) in lieu of the R Codes Volume 1 deemed-to-comply standard of 35 percent. The extent and location of overshadowing satisfies the design principles for the following reasons:

- 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.

#### Landscaping

The proposal would result in canopy cover of 23.2 percent of the subject site in lieu of the deemed-to-comply requirement of 30 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of approximately 8.0 metres at maturity. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of approximately 3.0 metres and 4.0 metres, respectively. The proposed species and location of landscaping satisfies the local housing objectives of the Built Form Policy for the following reasons:

- The provision of canopy cover for 23.2 percent of the site area would provide an increased urban air quality and reduce the impact of the urban heat island effect within the City;
- The location of landscape and the size of chosen species at maturity presents a demonstrated contribution to the greener landscape amenity within the City;
- The proposed tree species are consistent with the City's tree selection tool and are capable of growing to a substantially greater 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, this would maximise canopy coverage onsite;
- The location of landscaping within the street setback area and to the rear of the property assists in reducing the impact of the Single House on the public realm and adjoining residential lots; and
- The proposed landscaping would provide landscape amenity for residents of the subject site and adjoining residents.



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 applicant has shown a replacement street tree to be planted in the verge of the property.

#### Concerns Raised During Community Consultation

##### *Garage*

The proposal presents a double garage to the street. The proposed garage satisfies the deemed-to-comply standard of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metre of the building.

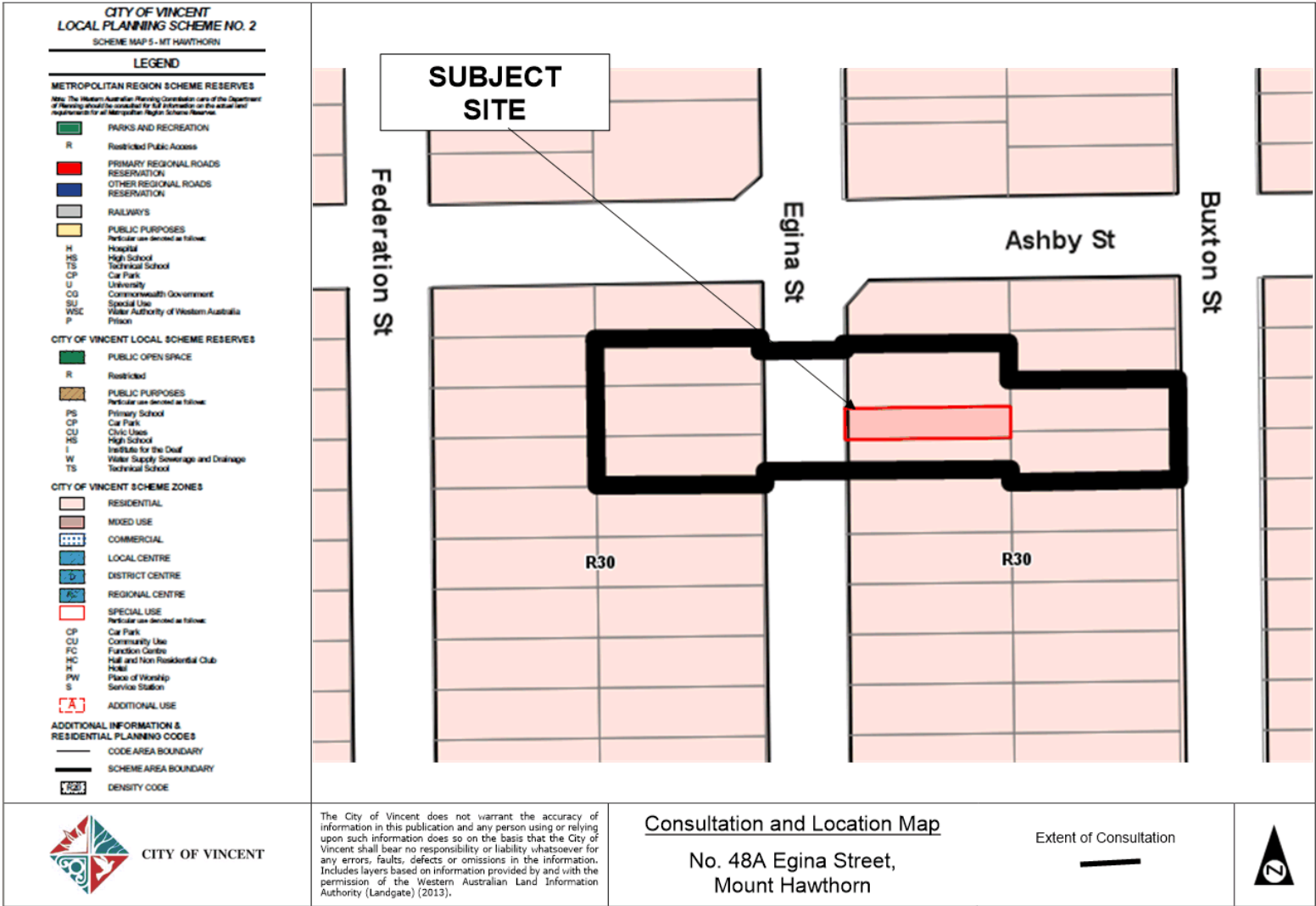
##### *Streetscape and Character*

The proposal has been assessed against the relevant matters to be considered under Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to the compatibility of the setting and amenity impacts on the character of the locality. Egina Street is characterised by single and two-storey Single Houses that present double garages to the street. There are no examples of double garages that occupy greater than 50 percent of the lot width. There is potential for the creation of lots through subdivision that comply with the planning framework and that have a side-by-side lot configuration, including along Egina Street. This is relevant when considering the future streetscape character of Egina Street.

The façade of the development to the street incorporates design elements and characteristics that are compatible with Clause 67(m) and (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The street is characterised by Single Houses with double garages, with a significant number of garages being in line or in front of the dwelling;
- The materials and design elements used in the street façade, including facebrick, render and pitched roof reflect common characteristics and design elements along Egina Street;
- The cumulative effect of the street setback, proposed canopy coverage and inclusion of an open-faced balcony to the street façade assists in mitigating the overall impact of building bulk and scale; and
- The proposed garage would not result in an adverse impact on the use or amenity of the adjoining northern lot given the garage abuts the existing double garage on No. 50 Egina Street. The proposed garage is located behind the front of this garage on the adjoining property and is located behind the proposed balcony on the subject site.





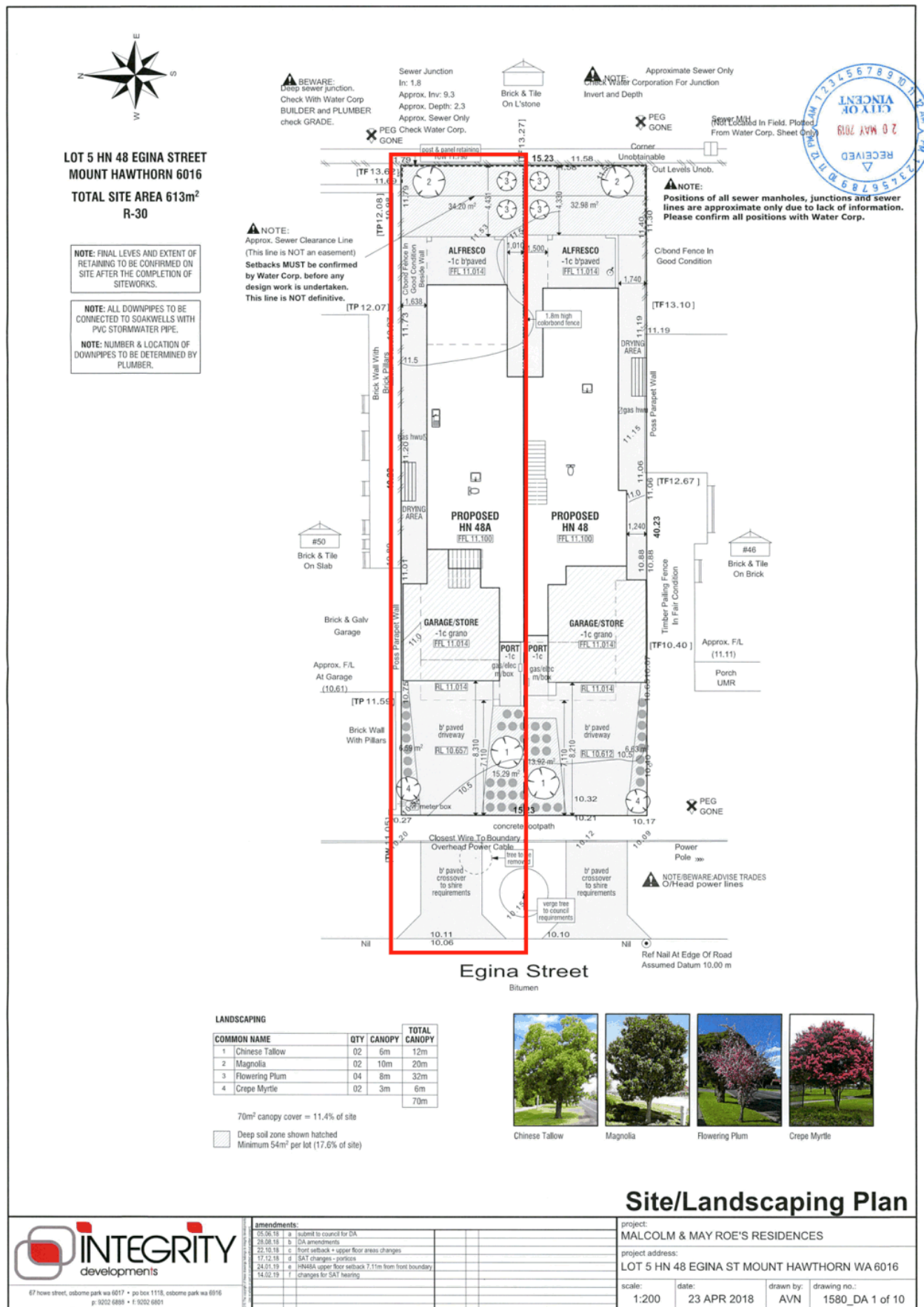




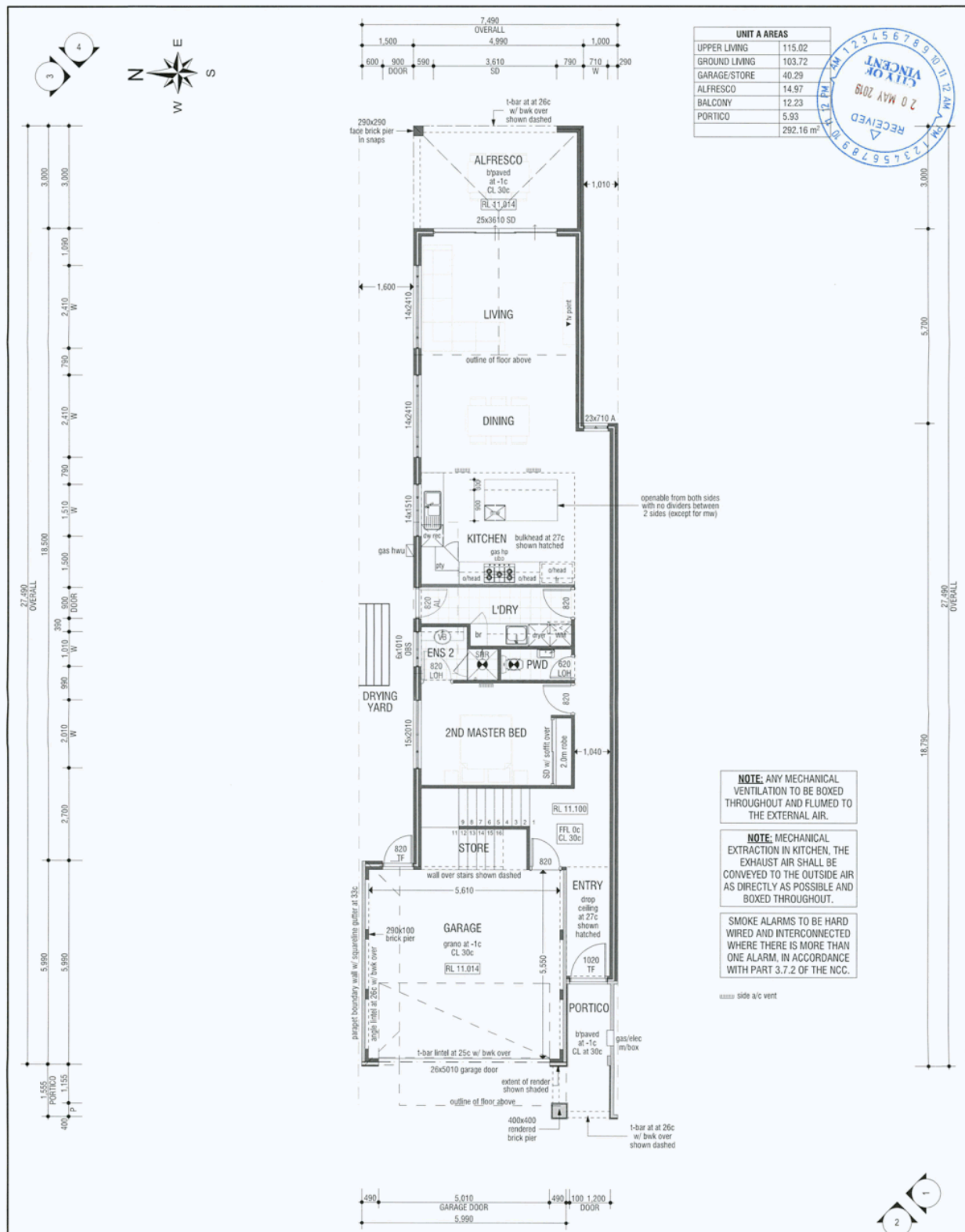












## HN 48A Ground Floor Plan



67 Howa Street, Osborne Park WA 6017 • po box 1118, Osborne Park WA 6016  
p: 9022 6888 • f: 9022 6801

### amendments:

10.06.18	a	submitted to council for DA			
20.06.18	b	DA amendments			
22.10.18	c	front setback - upper floor areas changes			
17.12.18	d	SAT changes - portico			
24.01.19	e	initial upper floor setback 7.11m from front boundary			
14.02.19	f	changes for SAT hearing			

### 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

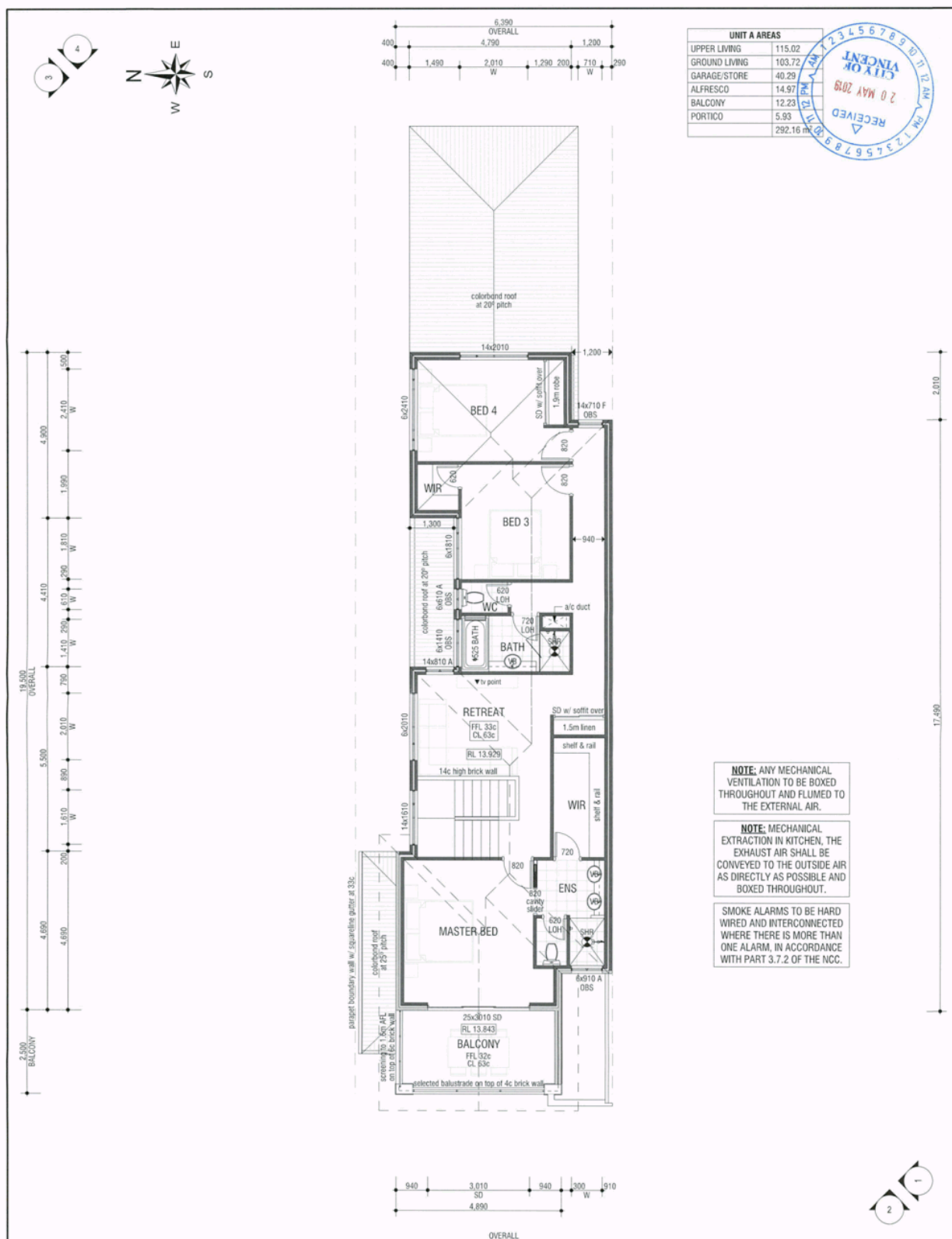
### drawn by:

AVN

### drawing no.:

1580\_DA 7 of 10





## HN 48A Upper Floor Plan



### amendments:

05.06.18	a	submit to council for DA
28.06.18	b	DA amendments
25.10.18	c	front setback + upper floor areas changes
17.12.18	d	SAT changes - portions
24.01.19	e	HN48A upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing

### 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

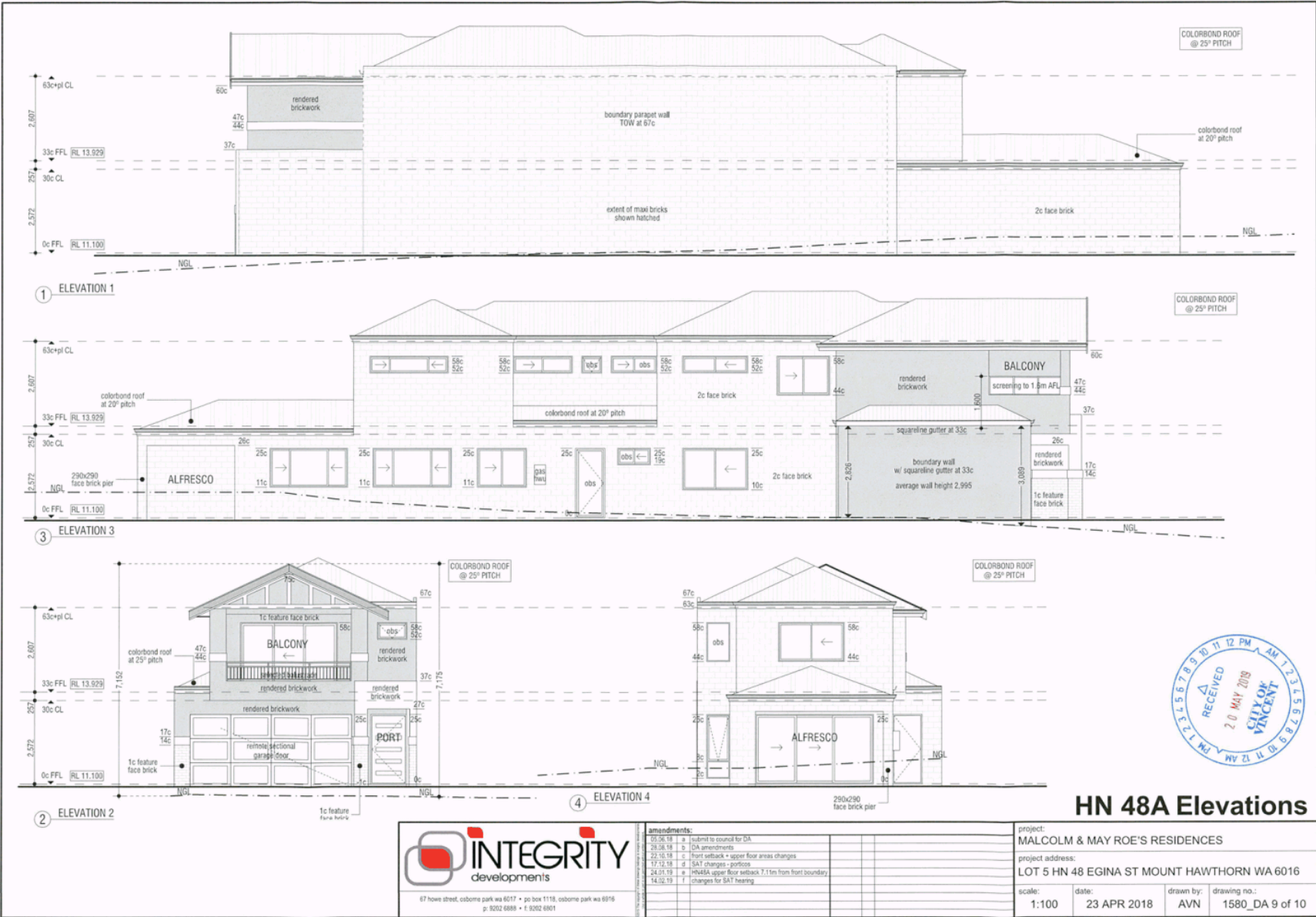
### drawn by:

AVN

### drawing no.:

1580\_DA 8 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



LIGHT RENDER COLOUR:  
HIGHGATE OR SIMILAR

MEDIUM RENDER COLOUR:  
DULUX FLOODED GUM OR SIMILAR

WINDOW FRAMES COLOUR:  
WHITE

ROOF COLOUR:  
SURFMIST

FACE BRICK:  
RED VINTAGE OR SIMILAR



## 3D Views



67 hows street, osborne park wa 6017 • po box 1118, osborne park wa 6916  
p: 9252 9888 • f: 9252 9851

## amendments:

05.06.18	a	submitted to council for DA
29.08.18	b	DA amendments
22.10.18	c	front setback + upper floor areas changes
17.12.18	d	SAT changes - portion
24.01.19	e	HN48A upper floor setback 7.11m from front boundary
14.02.19	f	changes for SAT hearing

## project:

MALCOLM & MAY ROE'S RESIDENCES

## project address:

LOT 5 HN 48 EGINA ST MOUNT HAWTHORN WA 6016

## scale:

## date:

23 APR 2018

## drawn by:

AVN

## drawing no.:

1580\_DA 10 of 10



**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>Application</u></p> <p>The proposal has been determined twice by Council, and the applicant has not made any material changes to the design on the basis of the refusals.</p>	<p>Noted. Council has previously considered an application for two single houses on the parent lot that comprised of 612 square metres. Council, most recently, resolved to refuse a reconsideration of this application at its Ordinary Meeting on 5 February 2019, due to the bulk, scale and appearance of the two proposed double garages, the proposal not achieving sustainability principles and the lack of landscaping proposed. During this application process, the landowner finalised the subdivision of this lot and Certificate of Titles were issued for two green title lots. The City was notified of these titles being issued on 29 January 2019. One of these lots is No. 48A Egina Street, for which the applicant now proposes one single house. The plans for the proposed single house reflect the plans of the northern dwelling as presented to Council at the Ordinary Meeting of Council held 5 February 2019. Administration has undertaken an assessment of the proposal and recommended that the application be approved.</p>
<p><u>Lot Boundary Wall</u></p> <ul style="list-style-type: none"> <li>• The bulky nature of the development is a result of the proposal failing to meet the deemed-to-comply standards for lot boundary wall height and canopy cover.</li> <li>• The 6m high lot boundary wall and setbacks to the north and south do not meet the deemed-to-comply standards, which add to the bulk of the development.</li> <li>• The proposed lot boundary walls do not satisfy the relevant corresponding design principles.</li> </ul>	<p>The proposed lot boundary wall extends for a total of 20.4 metres, with an average and maximum height of 4.75 metres and 6.0 metres, respectively. The wall presents as one material, no openings or break up through articulation. The lot boundary wall is adjacent to a two-storey wall of the proposed dwelling at No. 48 Egina Street and is not located abutting any major openings or outdoor living areas. The lot boundary wall would not impact on the amenity or use, or restrict access to sunlight for any adjoining habitable spaces. The lot boundary walls are to be simultaneously constructed which would result in no impact to the amenity or character of the street. The lot boundary wall satisfies the design principles and local housing objectives of the R Codes – Volume 1 and the Built Form Policy.</p>
<p><u>Streetscape</u></p> <ul style="list-style-type: none"> <li>• Egina Street is characterised by standalone houses on wide lots, whereas this development is similar to townhouses.</li> <li>• The development and small lots created are inconsistent with the established streetscape.</li> <li>• The proposed double garages accounts for majority of the ground floor façade which dominates and is a terrible outcome for the street.</li> <li>• The bulk, height, scale and appearance of the proposal is not compatible with the surrounding houses and isn't compatible with</li> </ul>	<p>Egina Street is characterised by single- and two-storey single houses that present double garages to the street. The design elements and characteristics of the proposed single house is compatible with its setting given:</p> <ul style="list-style-type: none"> <li>• The materials and design elements used incorporate facebrick, render and a pitched roof that reflect characteristics and design elements of housing stock along Egina Street;</li> <li>• The cumulative outcome of the proposed street setback, canopy within the front setback and an open faced balcony in the street façade assists in</li> </ul>

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**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
<p>Clause 67(m) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <ul style="list-style-type: none"> <li>The proposed balcony is not set back far enough and increases the visual bulk of the dwelling by bringing floor space out towards the street, which is not in keeping with the streetscape and creates a visually imposing frontage.</li> <li>The proposal will set an unwelcome precedent for further subdivision of neighbouring blocks.</li> <li>This proposal is not consistent with maintaining the character of Mount Hawthorn.</li> </ul>	<p>mitigating the overall impact of building bulk and scale; and</p> <ul style="list-style-type: none"> <li>The landscaping reduces the impact of the dwelling when viewed from the public realm.</li> </ul>
<p><u>Garage</u></p> <ul style="list-style-type: none"> <li>The proposed garage dominates the front elevation and is not keeping with the established streetscape.</li> <li>The double garage door is dominating and overwhelming for the size of the lot.</li> <li>The garage mass on the narrow lots create a streetscape that is not in keeping with the existing streetscape of Egina Street.</li> <li>The proposed garage is not subservient to the main dwelling and dominates the façade.</li> <li>We continue to object to the bulk and scale of the dwellings and the visual dominance of the two double garages.</li> </ul>	<p>The proposed garage satisfies the deemed-to-comply standards of Clause 5.7 Setback of Garages and Carports as it is set back more than 0.5 metres behind the building line of the dwelling. The proposal is not subject to assessment against Clause 5.2.2 Garage Width of the R Codes – Volume 1 as it is not located within 1.0 metres of the building.</p> <p>The design elements and characteristics of the proposed double garage is compatible with its setting and does not result in an adverse amenity impact on adjoining lots and the public realm for the following reasons:</p> <ul style="list-style-type: none"> <li>The street is characterised by single houses with double garages, with a significant number of garages being in line or in front of the dwelling;</li> <li>The garage is setback behind the alignment of the porch at neighbouring property No. 46 Egina Street and overshadowing to this property complies with the deemed-to-comply requirement of the R Codes - Volume 1.</li> <li>The garage is located behind the adjoining neighbour garage and the proposed balcony on the subject site, reducing the visual impact; and</li> <li>The balcony protruding over the garage assists in providing relief and in reducing the visual prominence of the garage when viewed from the street.</li> </ul>
<p><u>Subdivision</u></p> <ul style="list-style-type: none"> <li>The subdivision of the lot into two is increasing the amount of building bulk by maximising the site.</li> <li>The accumulative impact of the subdivision and proposal of two dwellings on these lots increase the bulk of the dwellings and compromises the deemed-to-comply provisions.</li> </ul>	<p>The subdivision of No. 48 (Lot: 5; D/P: 14389) Egina Street was approved by the Western Australian Planning Commission (WAPC) on 28 February 2018. In subdividing R30 lots, the deemed-to-comply minimum and average site area requirement is 260 square metres and 300 square metres, respectively. There is no deemed-to-comply frontage width, which permits side-by-side lot configuration. The subdivision application meets the deemed-to-comply requirements and was approved.</p>



**Summary of Submissions:**

Comments Received in Objection:	Officer Technical Comment:
	<p>The City was notified of titles for these subdivided lots being issued on 29 January 2019. The subdivision configuration has contributed to the applicant's decision to incorporate two-storey lot boundary walls for a more effective use of space internal to the proposed dwelling. The City accepts that the cumulative impact of this frontage width and proposed double garage has resulted in a garage design which extends across the majority of the lot frontage.</p>
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> <li>• There is inadequate landscaping which does not reflect the existing character of the street,</li> <li>• The proposed landscaping will not create a sense of open space between buildings or provide any greener landscape amenity for residents or the public realm.</li> </ul>	<p>The applicant proposes a canopy cover of 23.2 percent. The landscape plan presents two trees in the street setback area, one Chinese Tallow and one Crepe Myrtle, which grow to a height of 8.0 metres. The plan also incorporates three trees in the rear yard, one Magnolia tree and two Flowering Plum trees, which grow to a height of 30.0 metres and 4.0 metres respectively. Egina Street is characterised by single houses, with some examples of tree canopy within the street setback area. The subject site is currently clear of any vegetation. The proposed landscaping satisfies the relevant local housing objectives of the Built Form Policy, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The location of canopy and species chosen reduces the visibility of the dwelling from the public realm at maturity; and</li> <li>• The proposed canopy would increase the landscape amenity of the street, provide an increased urban air quality and reduce the impact of the urban heat island effect within the City.</li> </ul>
<p><u>Solar Access</u></p> <p>There is overshadowing onto the southern lot.</p>	<p>The proposed single house results in 60 percent overshadowing onto the immediately adjoining residential lot to the south being No. 48 Egina Street. The extent of overshadowing falls onto the common boundary wall of the proposal single house on No. 48 Egina Street. The shadow cast would not overshadow any major openings, outdoor living areas or solar collectors, and therefore satisfies the design principles of Clause 5.4.2 Solar Access to Adjoining Sites in the R Codes – Volume 1.</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. With reference to Condition 2, 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;
3. 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;
4. With reference to Condition 5, the City encourages landscaping methods and species selection which do not rely on reticulation;
5. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications.
6. A Road and Verge security bond for the sum of \$3,000 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;
7. 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;
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. 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.



**9.8 FOOD STALLHOLDER FEES - MINOR REVIEW**

**TRIM Ref:** D19/107639

**Author:** Mark Fallows, Manager Regulatory Services

**Authoriser:** Stephanie Smith, A/Executive Director Planning and Place

**Attachments:** Nil

**RECOMMENDATION:**

**That Council:**

1. **APPROVES BY AN ABSOLUTE MAJORITY** the amendment to the Schedule of Fees and Charges 2019/20, pursuant to section 6.16 of the *Local Government Act 1995*, to:
  - 1.1 Reduce the 'Food Stallholders: Annual Permit – Medium or High Risk' fee from \$390.00 to \$130.00; and
  - 1.2 Amend the heading of the 'Food Stallholders Annual (venue specific including markets)' fee to read 'Food Stallholders Annual (applies to all markets/venues)';
2. **APPROVES BY AN ABSOLUTE MAJORITY** the reallocation of \$6,205.00 within the 2019/20 Budget;
3. **NOTES** the following budget adjustments to facilitate 2. above:

	From	To
Existing Budget Item: Programmes: Events	\$6,205.00	
Existing Budget Item: Temporary Food Fees		\$6,205.00

4. **NOTES** that local public notice of the amendment to the Fees and Charges 2019/20 will be advertised in accordance with section 6.19 of the *Local Government Act 1995*.

**PURPOSE OF REPORT:**

To consider amending the Fees and Charges 2019/20 to:

1. Reduce the Food Stallholder Annual Permit fee; and
2. Amend the heading so that the annual fee applies to all markets/venues.

**BACKGROUND:**

The City currently conducts a food business assessment program to monitor and enforce food safety standards in accordance with the *Food Act 2008*. This program includes food business registration/notification, a desktop risk assessment, sampling and on-site inspections and applies to all food businesses including those that operate at a fixed premises and those that operate mobile premises. The number and nature of sampling and inspections is dependent on the risk profile of each food business. On average the City conducts two random inspections annually for each food business.

Currently this program applies to 566 food businesses in fixed premises, plus a number of food businesses that attend approximately 40 events each year across the City and two established markets that currently operate being Kyilla Community Farmers Market and Mount Hawthorn Hawkers Market. This program ensures that food businesses are operating in accordance with the *Food Act 2008*.



The cost for delivering this service is recovered by charging fees that are set out in the Fees and Charges 2019/20. The City currently charges two categories of fee. One fee applies to food businesses at fixed premises and the other is for food stallholders, such as food vans that operate at markets and events. The stallholder fee is applied to individual food businesses on an annual venue specific basis for markets and/or on a once-off basis for events. The exact fee paid depends on the risk level for the individual food business. A schedule of the specific fees is included below:

Fee Type	Fee Amount
<b>Food Stallholders – Annual (venue specific including markets)</b>	
Annual Permit – Medium or High Risk	\$390.00
Annual Permit – Low Risk	\$130.00
Not-for-profit/Charitable Organisations (i.e. fundraising events)	Nil
<b>Food Stallholders – Event Based (e.g. festivals, miscellaneous)</b>	
Application (assessment only) For a maximum of four occasions in any 12 month period (Food stalls that do not require an inspection)	\$50.00
Medium or High Risk	\$80.00
Low risk	\$60.00
Not-for-profit/Charitable Organisations (i.e. fundraising events)	Nil
<b>Fixed Premises</b>	
Annual Assessment - High Risk	\$640.00
Annual Assessment - Medium Risk	\$530.00
Annual Assessment - Low Risk	\$200.00

The Kyilla Primary and Pre Primary Parents and Citizens Association Inc. (Kyilla P&C), operator of the Kyilla Community Farmers Market, have expressed concerns that the current food stallholder venue specific fee does not encourage food businesses to participate in the market as it is not in parity with the fees charged by other local governments. In addition, as it is venue specific this means that businesses are required to pay the fee for each market venue they attend. Currently this means that a business would need to pay the fee to attend both the Kyilla Community Farmers Market and the Mount Hawthorn Hawkers Market. As a result of these issues the City has completed a minor review of the relevant fees and charges.

#### DETAILS:

The City reviewed the annual food stallholder fees charged by nine neighbouring and similar sized local governments. All local governments provide an equivalent food business assessment service. The following table provides a breakdown of fees charged by local governments:

Fee Amount	Number of Local Governments
No charge	2
\$1 - \$100	3
\$101 - \$200	1
\$201 - \$300	1
\$301 - \$400	1
\$400+	1

Annual fees charged ranged from no charge to \$450.00, with an average fee of \$155.00. This compares to the City's annual fee of \$390.00 for Medium and High risk food businesses and \$130.00 for Low risk food businesses. All other local governments charge a uniform fee for all food businesses, and do not vary the fee based on a food business risk profile.

Some local governments elected to charge a lower fee or to charge no fee to encourage food businesses to attend at local markets. No other Local Government charges a venue specific fee. The City's Medium and High risk fee is the second highest and is greater than 200% above the benchmark average.

In response to the results of this review it is recommended that the City amend its fees for food business as follows:



1. Reduce the 'Food Stallholders: Annual Permit – Medium or High Risk' fee from \$390.00 to \$130.00. This reduction would result in an across-the-board fee of \$130.00 for all food businesses operating at markets, and be closely aligned to the local government average fee.
2. Amend the heading of the 'Food Stallholders Annual (venue specific including markets)' fee to read 'Food Stallholders Annual (applies to all markets/venues)'. The effect of removing a venue specific fee will remove duplication of services if a food business operates at more than one market. This is dependent on the food business using the same stall design and activities for all markets which can be checked and agreed to through submission of a plan at the time of application for a permit. Currently three food businesses operate at both markets.

**CONSULTATION/ADVERTISING:**

The City has sought feedback from Kyilla P&C and Heart Inspired Events, operator of Mount Hawthorn Hawkers Market, of the proposed changes. Both organisations support the changes. Further community consultation is not required.

**LEGAL/POLICY:**

- *Food Act 2008*; and
- *Local Government Act 1995*.

Pursuant to section 6.17 of the *Local Government Act 1995* in determining the amount of a fee or charge for a service a local government is required to take into consideration:

- (a) the cost to the local government of providing the service or goods; and
- (b) the importance of the service or goods to the community; and
- (c) the price at which the service or goods could be provided by an alternative provider.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** It is considered low risk for the City to amend its fees and charges.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Thriving Places

*We are recognised as a City that supports local and small business.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

The estimated decrease in revenue of the proposed fee reduction, based on 2018/2019 market attendance would be \$6,205.00. This would involve revenue from Kyilla Community Farmers Market food businesses being reduced from \$3,722.48 to \$2,747.48. The reduction in revenue from Mount Hawthorn Hawkers Market would be reduced from \$8,371.67 to \$3,141.67. This estimate assumes no changes to the number of current food businesses at these markets. The impact on revenue would be less if more food stallholders are attracted by the reduced fee and if other proposed markets commence.

Both the Kyilla Community Farmers Market and the Mount Hawthorn Hawkers Market provide a valuable service to the local community and activate the City's local spaces. On this basis it is recommended that this decrease in revenue be met through the existing budget allocation for events and activation of the City's public spaces.



The City is also exploring ways to reduce the cost to provide this service through its good working relationship with both operators. Strategies can be developed which place responsibility on market operators to conduct a basic check of food businesses and report back to the City on a regular basis. Information sharing with other local governments on food business compliance can also assist to reduce costs.

The effect of removing a venue specific condition would have no budgetary impact.







**COMMENTS:**

The proposed changes to the annual market food stallholder fee would bring the City in line with comparable local governments. The City's current and proposed markets support a connected community and thriving places, and the report recommendation recognises this outcome. A more detailed and comprehensive review relating to food stallholder fees would occur as part of 2020/2021 budget planning.



**10 INFRASTRUCTURE AND ENVIRONMENT****10.1 MINOR PARKING RESTRICTION IMPROVEMENTS/AMENDMENTS****TRIM Ref:** D19/98072**Author:** Craig Wilson, Manager Asset & Engineering**Authoriser:** Andrew Murphy, Executive Director Infrastructure and Environment

**Attachments:**

1. Plan No. 3529-PP-01  
2. Plan No. 3530-PP-01  
3. Plan No. 3531-PP-01  

**RECOMMENDATION:****That Council:**

1. **APPROVES** the following minor parking restriction improvements and amendments:
  - 1.1 install a 'yellow' No Stopping zone in Shakespeare Street, Leederville, opposite Aranmore Catholic College, Plan No. 3529-PP-01 (Attachment 1);
  - 1.2 remove an on-road parking space in Scott Street, Leederville, corner Bourke Street, Plan No. 3530-PP-01 (Attachment 2); and
  - 1.3 convert the exclusive Taxi Zone in Grosvenor Road, adjacent the Flying Scotsman Tavern, to a Loading Zone during the day, 6.00am to 6.00pm, and Taxi Zone at night 6.00pm to 6.00am, Monday to Sunday, Plan No. 3531-PP-01 (Attachment 3).

**PURPOSE OF REPORT:**

To consider improvements and amendments to parking arrangements at various locations throughout the City of Vincent as detailed in the report.

**BACKGROUND:**

The City regularly receives requests for the introduction of, or changes to, parking restrictions in both residential and commercial areas. Administration generally undertakes a range of investigations including parking demand and traffic volume surveys to assess traffic and on street parking conditions. That data is then used to determine whether new or amended restrictions are warranted to improve parking availability and amenity. Where changes are considered justifiable a report is then presented to Council for consideration as Administration does not have delegated authority to make such changes.

**DETAILS:**

A number of parking issues have recently been identified and investigated with details provided below:

**Proposed 'yellow' No Stopping Zone, Shakespeare Street, Leederville**

The above location is on the eastern side of Pennant Street, between Franklin and Salisbury Streets, directly adjacent the Aranmore Catholic College/St Mary's Church.

Shakespeare Street is a Safe Active Street (SAS) (formerly Bike Boulevard) and a school zone with a 30kph posted speed limit. The section of road in question is a primary drop off/pick-up point for the college, and as would be expected, heavily congested during the morning and afternoon peak periods.



A Road Safety Audit commissioned by the Department of Transport (for Stage II of the SAS) listed this portion of the route as potentially hazardous for pedestrians and cyclists alike due to the nature of the erratic parking practices around school zones, particularly during the peak periods. There is 90° angled parking along the western side of Shakespeare Street that services both the college, during the week, and the church on weekends. If a vehicle is parked on the eastern side, as frequently happens, it makes it both difficult to reverse from the bays and obstructs a driver's view of approaching traffic. Further, in recognition of the 'parking issues' the residents along the eastern side of the street have had the City endorsed 'No Parking on Verge' signs installed.

The recommended action is to make the eastern side a yellow 'No Stopping' zone from the Right of Way (the northern end of St Mary's) to Franklin Street as shown on Plan No. 3529-PP-1 (**Attachment 1**).

#### **Proposed Removal of an On-road Parking Space in Scott Street, Leederville.**

The above location is on the western side of Scott Street, north of Bourke Street, and specifically relates to the first on-road parking space closest to the intersection.

Scott Street is a continuation of the Shakespeare Street Safe Active Street (SAS) and has a 30kph posted speed limit. The road pavement is relatively narrow at 6.2m wide with limited passing opportunities when a vehicle is parked (legally) on the western side.

Scott Street has a marked morning peak period, in part related to school traffic (Aranmore Catholic College) with the traffic flow predominately south bound. As a result, northbound traffic commonly has to pause when entering Scott Street, from Bourke Street, until there is a clear path of travel. If more than one vehicle is waiting, the rear end of the second vehicle often protrudes into Bourke Street.

A Road Safety Audit commissioned by the Department of Transport (for Stage II of the SAS) listed this location as a potential hazard for pedestrians, cyclists and motorists alike.

The recommended action is to make the first 5.0m part of the No Stopping zone as shown on Plan No. 3530-PP-1 (**Attachment 2**). While individual bays are not marked in residential streets, it still allows compliant parking for two standard vehicles.

#### **Proposed Dual-purpose Parking - Loading and Taxi Zone, Grosvenor Road, Mt Lawley**

The above location is on the northern side of Grosvenor Road adjacent the Flying Scotsman Tavern (639-643 Beaufort Street), which is currently a dedicated taxi zone (other than a minor portion reserved for motorcycles closest to Beaufort Street).

For a majority of the daylight hours the taxi zone is not required and therefore the space is underutilised. Further, there are few loading zones within the precinct, and for which the City has received requests.

In addition, works are due to commence shortly on the redevelopment/refurbishment of the heritage listed Alexander Building located on the corner of Beaufort and Walcott Streets. As a consequence, the public car park behind the building will be disrupted, and access restricted, during construction. This will in-turn limit the ability of logistics companies and suppliers to deliver to the various businesses within the Alexander building, particularly as there is no parking on either the Beaufort or Walcott Streets frontages.

Therefore it is proposed that the 24/7 taxi zone is changed to serve a dual-purpose, loading zone during the day and taxi zone at night, when there is an established service demand.

The loading zone would not only provide an amenity to the aforementioned businesses but also that of the adjacent IGA Supermarket and Tavern.

The recommended action is to change the existing taxi zone to a Loading Zone from 6.00am to 6.00pm and a Taxi Zone from 6.00pm to 6.00am (Monday to Sunday), as shown on Plan 3531-PP-1 (**Attachment 3**).



**CONSULTATION/ADVERTISING:**

All affected property owners and occupiers will be notified of the parking restriction changes although it should be noted that in each instance the level of amenity for the adjacent residents and businesses will improve. There is minimal impact upon the wider community.

**LEGAL/POLICY:**

The *City of Vincent Parking and Parking Facilities Local Law 2007* regulates the parking or standing of vehicles in all or specified thoroughfares and reserves under the care, control and management of the City and provides for the management and operation of parking facilities.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** These proposed parking restriction changes will deliver amenity improvements for residents, businesses, and their visitors.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

*"Accessible City*

*We have better integrated all modes of transport and increased services throughout the City."*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

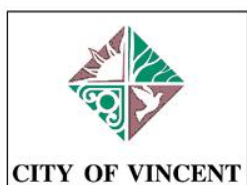
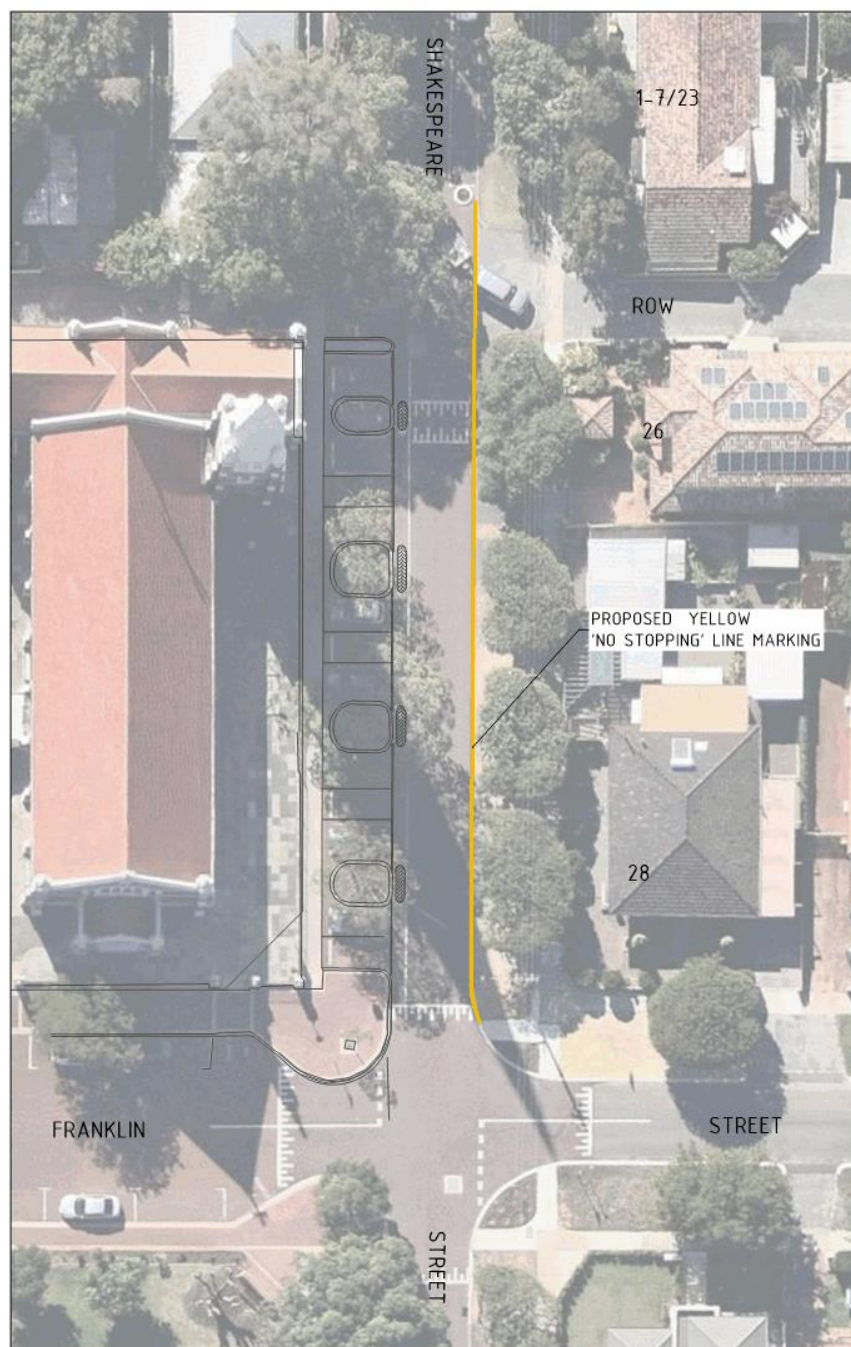
**FINANCIAL/BUDGET IMPLICATIONS:**

Costs associated with these parking restriction changes will be completed utilising existing funding from the appropriate signage and line-marking budgets.

**COMMENTS:**

Administration has investigated current parking and traffic management issues at these locations and it is appropriate to implement minor improvements and amendments as both a road safety, amenity and service delivery improvement. While more significant changes to parking arrangements should await completion of the Integrated Transport Strategy it is necessary for Administration to continue to effectively respond to site-specific issues. It is anticipated that Administration will continue to present parking reports to Council to deal with current parking issues.





**CITY OF VINCENT**  
244 VINCENT STREET LEEDERVILLE, 6007  
TECHNICAL SERVICES

PROPOSED INSTALLATION OF YELLOW NO STOPPING  
SHAKESPEARE STREET  
LEEDERVILLE

SCALE:  
NTS

DRAWN:  
AJ

DRAWING NO:

**3529-PP-01**

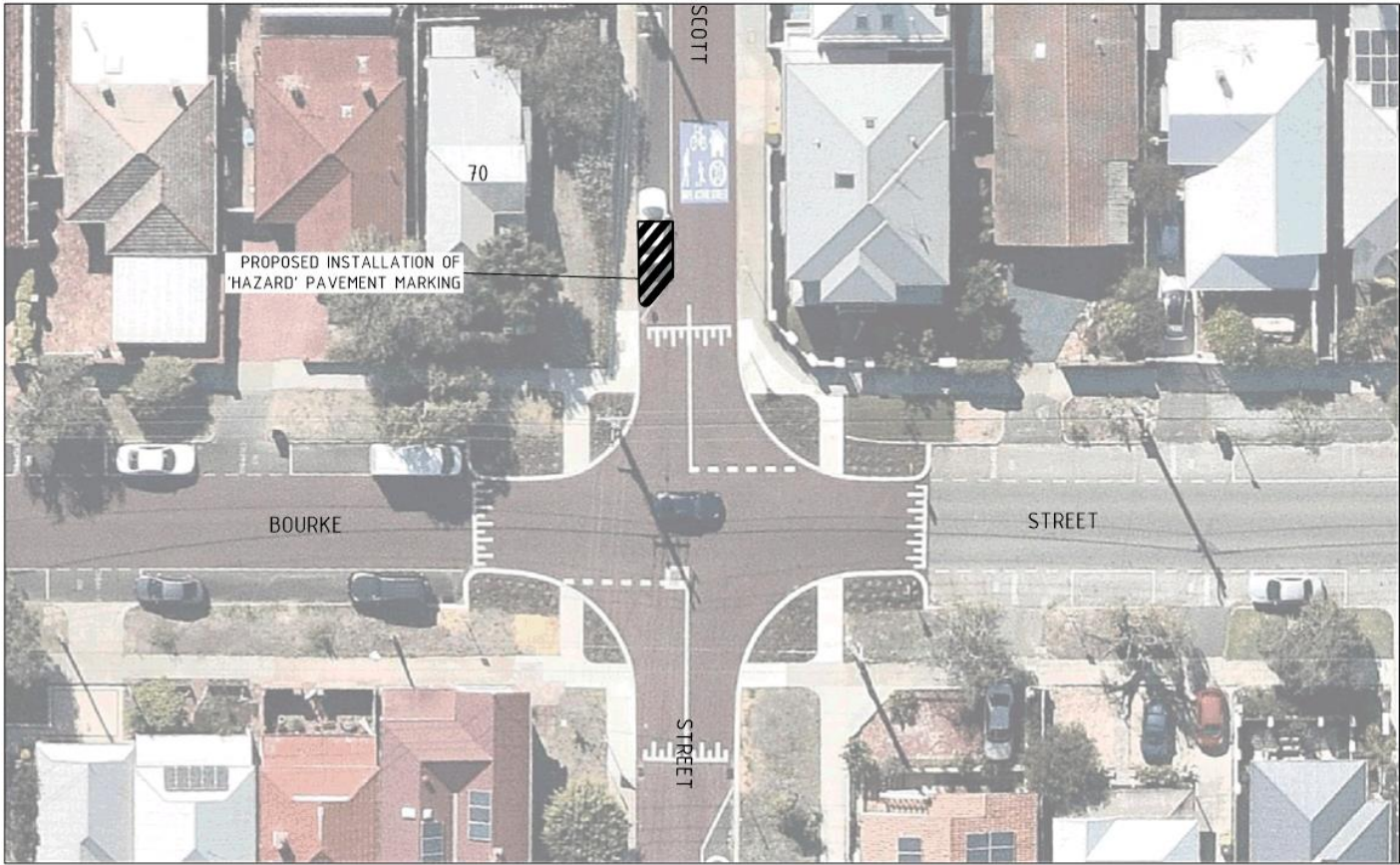
DATE:  
JULY 19

CHECKED:  
CW

SHEET 1 OF 1.

**A4**





**CITY OF VINCENT**  
244 VINCENT STREET LEEDERVILLE, 6007  
TECHNICAL SERVICES

**PROPOSED INSTALLATION OF 'HAZARD'  
PAVEMENT MARKING  
ADJACENT 70 BOURKE STREET  
LEEDERVILLE**

SCALE:  
N.T.S.

DRAWN:  
AJ

DATE:  
JULY 2019

CHECKED:  
CW

DRAWING NO:  
**3530-PP-01**

SHEET 1 OF 1.

A4







**11 COMMUNITY AND BUSINESS SERVICES****11.1 INVESTMENT REPORT AS AT 31 JULY 2019****TRIM Ref:** D19/115413**Author:** Nirav Shah, Coordinator Financial Services**Authoriser:** John Corbellini, A/Executive Director Community and Business Services**Attachments:** 1. Investment report July 2019  **RECOMMENDATION:**

That Council **NOTES** the Investment Report for the month ended 31 July 2019 as detailed in Attachment 1.

**PURPOSE OF REPORT:**

To advise Council of the nature and value of the City's investments as at 31 July 2019 and the interest earned year to date.

**BACKGROUND:**

The City's surplus funds are invested in bank term deposits for various terms to facilitate maximum investment returns in accordance to the City's Investment Policy (No. 1.2.4).

Details of the investments are included in **Attachment 1** and outline the following information:

- 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 accredited financial institutions.

As at 31 July 2019, the total funds held in the City's operating account (including on call) is \$32,209,493, compared to \$26,826,861 for the period ending 31 July 2018.

In addition, total term deposit investments for the period ending 31 July 2019 has increased to \$26,105,854 compared to last year's amount of \$23,990,516.

Funds relating to trust monies have been transferred to the City's Municipal account. This is in accordance to a position paper published by the Office of the Auditor General (OAG) in July 2019. The legal advice obtained by the OAG, states that unless agreements are in place which require local governments to hold funds in trust, all other bond monies should not be held in the trust fund account.

The following table shows funds under management for the previous and current year:



Month Ended	2018/19		2019/20	
	Total funds held	Total term deposits	Total funds held	Total term deposits
July	\$26,826,861	\$23,990,516	\$32,209,493	\$26,105,854
August	\$44,327,708	\$37,499,275		
September	\$44,209,274	\$40,651,147		
October	\$44,463,021	\$41,180,325		
November	\$44,188,761	\$42,678,504		
December	\$40,977,846	\$38,667,039		
January	\$42,109,674	\$35,225,189		
February	\$44,227,308	\$36,178,794		
March	\$39,157,958	\$32,739,750		
April	\$36,427,902	\$31,019,902		
May	\$33,384,520	\$29,469,158		
June	\$30,503,765	\$25,613,648		

Total accrued interest earned on investments as at 30 June 2019 is:

	Annual Budget	YTD Budget	YTD Actual	% of YTD Budget
Municipal	\$420,000	\$35,000	\$16,001	45.72%
Reserve	\$278,688	\$23,224	\$24,529	105.62%
<b>Sub-total</b>	<b>\$646,060</b>	<b>\$58,224</b>	<b>\$40,530</b>	<b>69.61%</b>
Leederville Gardens Inc. Surplus Trust*	\$0	\$0	\$10,414	N/A

\*Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2019/20 Budget as actual interest earned is held in trust that is restricted.

The City has obtained a weighted average interest rate of 2.05% for current investments including the operating account and 2.30% excluding the operating account. The Reserve Bank 90 days accepted bill rate for July 2019 is 1.11%.

### 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](http://Marketforces.org.au) to assist in assessing whether a bank promotes non-investments in fossil fuel related entities.

As at 31 July 2019, 6.68% of the City's investments are held in financial institutions considered to be investing in non-fossil fuel related activities.

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	Current position	Policy	Current position	Policy	Current position
A1+	30%	27.4%	30%	Nil	90%	75.3%
A1	25%	3.1%	30%	Nil	80%	3.1%
A2	20%	18.1%	n/a	Nil	60%	21.6%

### 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 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.*

Council has delegated the authority to invest surplus funds to the Chief Executive Officer or his delegate to facilitate prudent and responsible investment.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** Administration has developed effective controls to ensure funds are invested in accordance with the City's Investment Policy. This report enhances transparency and accountability for the City's investments.



**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

*Our community is aware of what we are doing and how we are meeting our goals.*

*Our community is satisfied with the service we provide.*

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

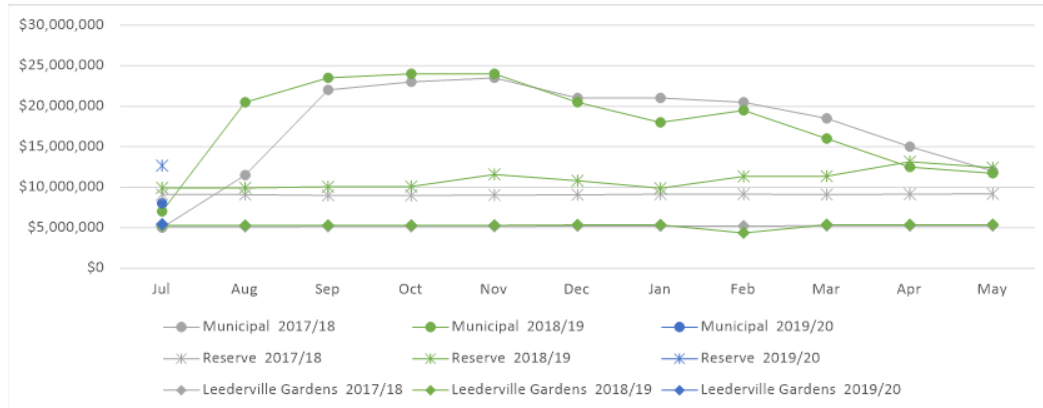
**FINANCIAL/BUDGET IMPLICATIONS:**

The financial implications of this report are as noted in the details section of the report. Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

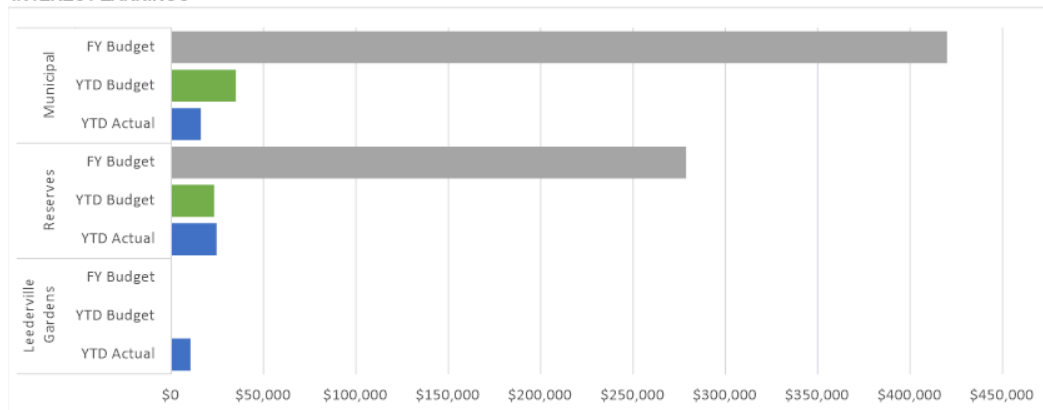


**CITY OF VINCENT  
INVESTMENT PERFORMANCE  
AS AT 31 JULY 2019**

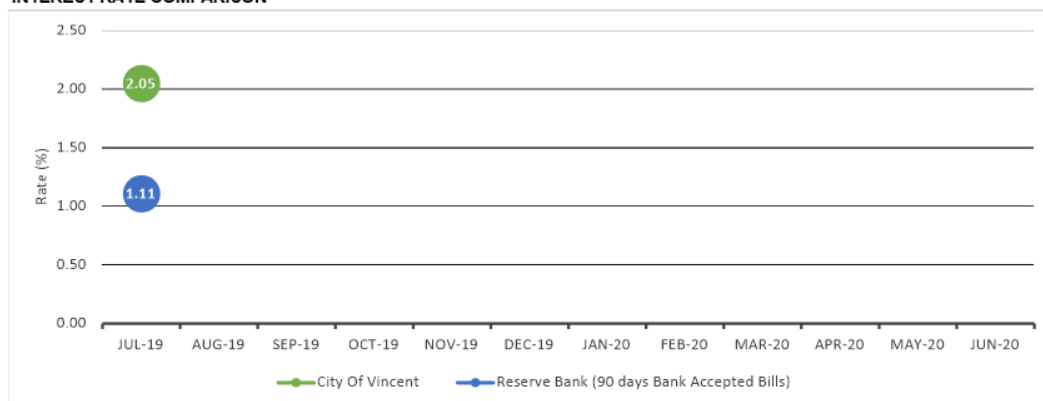
**FUNDS INVESTED OVER 3 YEARS**



**INTEREST EARNINGS**



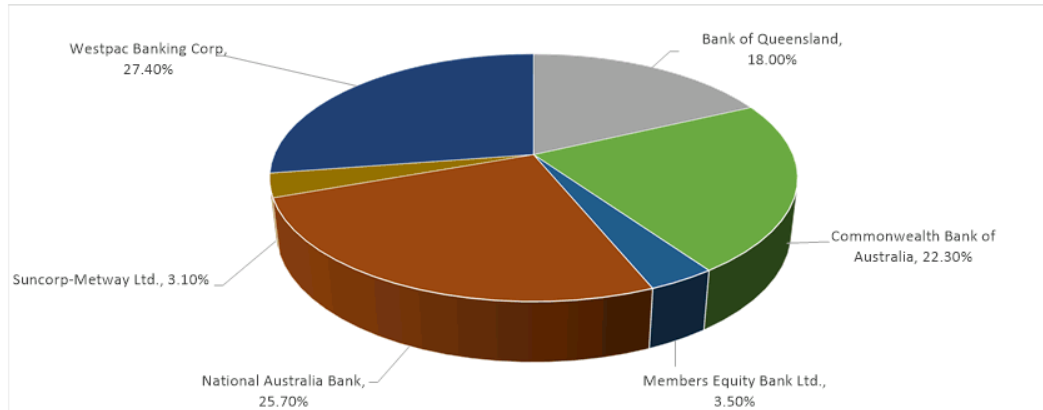
**INTEREST RATE COMPARISON**



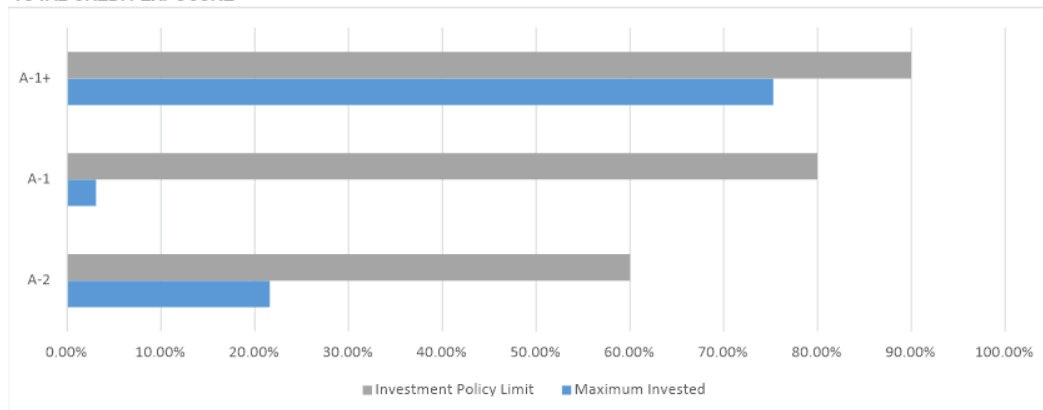


**CITY OF VINCENT  
INVESTMENT POLICY COMPLIANCE  
AS AT 31 JULY 2019**

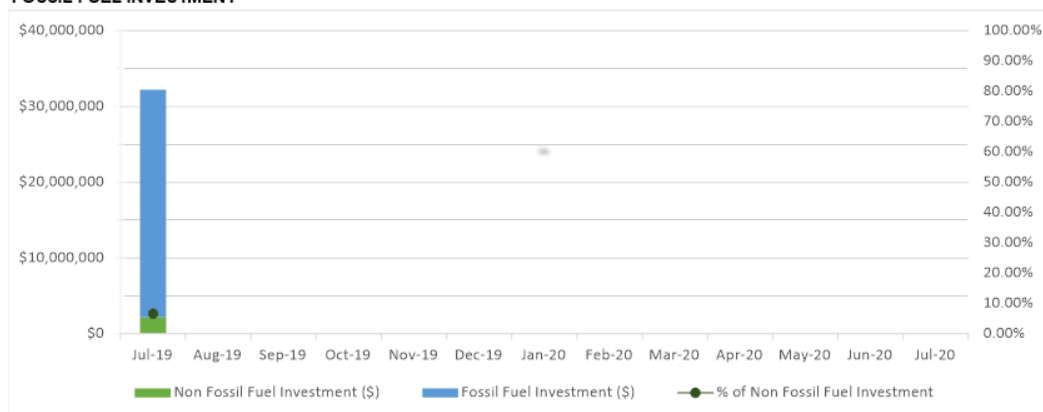
**TOTAL PORTFOLIO EXPOSURE**



**TOTAL CREDIT EXPOSURE**



**FOSSIL FUEL INVESTMENT**



\* Selection of non fossil fuel investments is based on information provided by [www.marketforces.org.au](http://www.marketforces.org.au).



**CITY OF VINCENT  
INVESTMENT PORTFOLIO  
AS AT 31 JULY 2019**

	Municipal	Reserve	Trust	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	\$	%
<b>BY INVESTMENT HOLDINGS</b>						
Operating Accounts	5,876,375	216,264	0	0	6,092,639	18.9%
Term Deposits	8,000,000	12,665,888	0	5,439,966	26,105,854	81.1%
Equity Shares	11,000	0	0	0	11,000	0.0%
	<b>13,887,375</b>	<b>12,882,152</b>	<b>0</b>	<b>5,439,966</b>	<b>32,209,493</b>	<b>100.0%</b>
<b>BY INSTITUTION</b>						
Bank of Queensland	0	5,010,963	0	798,109	5,809,072	18.0%
Bendigo and Adelaide Bank	0	0	0	0	0	0.0%
Commonwealth Bank of Australia	5,876,375	216,264	0	1,074,654	7,167,293	22.3%
Members Equity Bank Ltd.	500,000	639,162	0	0	1,139,162	3.5%
National Australia Bank	3,300,000	2,855,674	0	2,107,457	8,263,131	25.7%
North Perth Community Bank	11,000	0	0	0	11,000	0.0%
Suncorp-Metway Ltd.	1,000,000	0	0	0	1,000,000	3.1%
Westpac Banking Corp	3,200,000	4,160,090	0	1,459,745	8,819,835	27.4%
	<b>13,887,375</b>	<b>12,882,153</b>	<b>0</b>	<b>5,439,965</b>	<b>32,209,493</b>	<b>100.0%</b>
<b>BY CREDIT RATINGS (SHORT-TERM ISSUE)</b>						
A-1+	12,376,375	7,232,028	0	4,641,856	24,250,259	75.3%
A-1	1,000,000	0	0	0	1,000,000	3.1%
A-2	511,000	5,650,125	0	798,109	6,959,234	21.6%
	<b>13,887,375</b>	<b>12,882,153</b>	<b>0</b>	<b>5,439,965</b>	<b>32,209,493</b>	<b>100.0%</b>
<b>BY TERMS</b>						
0-30 days	5,876,375	216,264	0	0	6,092,639	18.9%
31-90 days	6,300,000	0	0	0	6,300,000	19.6%
91-180 days	700,000	0	0	798,109	1,498,109	4.7%
181-270 days	0	8,181,766	0	0	8,181,766	25.4%
270-365 days	1,000,000	4,484,123	0	4,641,856	10,125,979	31.4%
> 1 year	11,000	0	0	0	11,000	0.0%
	<b>13,887,375</b>	<b>12,882,153</b>	<b>0</b>	<b>5,439,965</b>	<b>32,209,493</b>	<b>100.0%</b>
<b>BY MATURITY</b>						
0-30 days	6,876,375	855,426	0	0	7,731,801	24.0%
31-90 days	5,800,000	1,376,124	0	1,872,763	9,048,887	28.1%
91-180 days	1,200,000	4,828,927	0	0	6,028,927	18.7%
181-270 days	0	5,821,676	0	0	5,821,676	18.1%
270-365 days	0	0	0	3,567,202	3,567,202	11.1%
> 1 year	11,000	0	0	0	11,000	0.0%
	<b>13,887,375</b>	<b>12,882,153</b>	<b>0</b>	<b>5,439,965</b>	<b>32,209,493</b>	<b>100.0%</b>
<b>BY FOSSIL FUEL EXPOSURE (as determined by <a href="http://www.marketforces.org.au">www.marketforces.org.au</a>)</b>						
Fossil Fuel Lending	12,376,375	12,242,990	0	5,439,966	30,059,331	93.3%
Non Fossil Fuel Lending	1,511,000	639,162	0	0	2,150,162	6.7%
	<b>13,887,375</b>	<b>12,882,152</b>	<b>0</b>	<b>5,439,966</b>	<b>32,209,493</b>	<b>100.0%</b>



**CITY OF VINCENT  
INVESTMENT INTEREST EARNINGS  
AS AT 31 JULY 2019**

	YTD 31/07/2019 \$	YTD 31/07/2018 \$	FY 2019/20 \$	FY 2018/19 \$
<b>MUNICIPAL FUNDS</b>				
Budget	35,000	32,939	420,000	420,000
Interest Earnings	16,001	19,649	16,001	526,801
% Income to Budget	45.72%	59.65%	3.81%	125.43%
<b>RESERVE FUNDS</b>				
Budget	23,224	45,108	278,688	226,060
Interest Earnings	24,529	23,429	24,529	295,189
% Income to Budget	105.62%	51.94%	8.80%	130.58%
<b>LEEDERVILLE GARDENS INC SURPLUS TRUST</b>				
Budget	0	0	0	0
Interest Earnings	10,414	12,078	10,414	141,214
<b>TOTAL</b>				
Budget	58,224	78,047	698,688	646,060
Interest Earnings	50,944	55,156	50,944	963,204
% Income to Budget	87.50%	70.67%	7.29%	149.09%
Variance	(7,280)	(22,891)	(647,744)	317,144
% Variance to Budget	-12.50%	-29.33%	-92.71%	49.09%
<b>TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)</b>				
Budget	58,224	78,047	698,688	646,060
Interest Earnings	40,530	43,078	40,530	821,990
% Income to Budget	69.61%	55.19%	5.80%	127.23%
Variance	(17,694)	(34,969)	(658,158)	175,930
% Variance to Budget	-30.39%	-44.81%	-94.20%	27.23%



**CITY OF VINCENT  
CURRENT INVESTMENT HOLDING  
AS AT 31 JULY 2019**

<b>Funds</b>	<b>Institution</b>	<b>Investment Date</b>	<b>Maturity Date</b>	<b>Term</b>	<b>Interest Rate</b>	<b>Principal \$</b>
<b><u>OPERATING ACCOUNTS</u></b>						
Municipal	Commonwealth Bank of Australia					5,876,375
Reserve	Commonwealth Bank of Australia					216,264
<b>Total Operating Funds</b>						<b>6,092,639</b>
<b><u>EQUITY SHARES</u></b>						
Municipal	North Perth Community Bank	23/11/2001				11,000
<b>Total Shares</b>						<b>11,000</b>
<b><u>TERM DEPOSITS</u></b>						
Reserve	Members Equity Bank Ltd.	05/09/2018	26/08/2019	355	2.75%	639,162
Municipal	Members Equity Bank Ltd.	05/09/2018	02/09/2019	362	2.75%	500,000
Leederville Gardens Inc Surplus	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
Reserve	National Australia Bank	30/11/2018	25/11/2019	360	2.78%	1,479,550
Municipal	Westpac Banking Corp	19/12/2018	19/12/2019	365	2.80%	500,000
Reserve	Bank of Queensland	06/03/2019	16/12/2019	285	2.65%	989,287
Leederville Gardens Inc Surplus	Bank of Queensland	19/03/2019	02/09/2019	167	2.68%	798,109
Reserve	Westpac Banking Corp	30/04/2019	13/01/2020	258	2.65%	2,360,090
Municipal	Suncorp-Metway Ltd.	28/05/2019	12/08/2019	76	2.20%	1,000,000
Leederville Gardens Inc Surplus	Westpac Banking Corp	14/06/2019	12/06/2020	364	2.25%	1,459,745
Reserve	Bank of Queensland	14/06/2019	03/02/2020	234	2.15%	2,520,070
Municipal	Westpac Banking Corp	26/06/2019	23/09/2019	89	2.25%	2,000,000
Reserve	Westpac Banking Corp	23/07/2019	09/03/2020	230	2.20%	1,800,000
Reserve	Bank of Queensland	22/07/2019	09/03/2020	231	1.90%	757,662
Leederville Gardens Inc Surplus	National Australia Bank	22/07/2019	21/07/2020	365	1.90%	2,107,457
Reserve	Bank of Queensland	31/07/2019	06/04/2020	250	1.85%	743,943
Municipal	Westpac Banking Corp	31/07/2019	11/11/2019	103	2.15%	700,000
Municipal	National Australia Bank	31/07/2019	28/10/2019	89	1.82%	3,300,000
<b>Total Term Deposits</b>						<b>26,105,854</b>
<b>Total Investment Including At Call</b>						<b>32,209,493</b>



## 11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 JULY 2019 TO 31 JULY 2019

**TRIM Ref:** D19/114646

**Author:** Nikki Hirrill, Accounts Payable Officer

**Authoriser:** John Corbellini, A/Executive Director Community and Business Services

**Attachments:**

1. Payments by EFT, BPAY and Payroll July 19 [↓](#) 
2. Payments by Cheque July 19 [↓](#) 
3. Payments by Direct Debit July 19 [↓](#) 

**RECOMMENDATION:**

That Council **RECEIVES** the list of accounts paid under delegated authority for the period 1 July 2019 to 31 July 2019 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT and BPAY payments, including payroll	\$5,393,240.50
Cheques	\$38,900.72
Direct debits, including credit cards	\$321,296.50
<b>Total payments for July 2019</b>	<b>\$5,753,437.72</b>

**PURPOSE OF REPORT:**

To present to Council the expenditure and list of accounts paid for the period 1 July 2019 to 31 July 2019.

**BACKGROUND:**

Council has delegated to the Chief Executive Officer (Delegation No. 1.14) the power to make payments from the City's Municipal and Trust funds. In accordance with *Regulation 13(1) of the Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The list of accounts paid must be recorded in the minutes of the Council Meeting.

**DETAILS:**

The Schedule of Accounts paid for the period 1 July 2019 to 31 July 2019, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
<b>Municipal Account (Attachment 1, 2 and 3)</b>		
EFT and BPAY Payments	2427 – 2444 (not including 2443)	\$4,153,697.02
Payroll by Direct Credit	July 2019	\$1,239,543.48
<b>Sub Total</b>		<b>\$5,393,240.50</b>
<b>Cheques</b>		
Cheques	82526 - 82534	\$41,010.72
Cancelled cheques	81761, 81882 and 82511	-\$2,110.00
<b>Sub Total</b>		<b>\$38,900.72</b>



**Direct Debits, including credit cards**

Lease Fees	\$90,541.72
Loan Repayments	\$198,741.21
Bank Charges – CBA	\$25,792.01
Credit Cards	\$6,221.56
<b>Sub Total</b>	<b>\$321,296.50</b>

**Total Payments** **\$5,753.437.72**

**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. Financial reporting to Council increases transparency and accountability.



**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

*Our community is aware of what we are doing and how we are meeting our goals.*

*Our community is satisfied with the service we provide.*

*We are open and accountable to an engaged community.*

**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, BPAY and Payroll 01/07/19 to 31/07/19			
<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
01/07/2019	Australian Taxation Office	Payroll deduction	\$ 180,514.00
01/07/2019	Australian Services Union	Payroll deduction	\$ 310.80
01/07/2019	Child Support Agency	Payroll deduction	\$ 883.17
01/07/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
01/07/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,358.03
01/07/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 476.00
01/07/2019	Depot Social Club	Payroll deduction	\$ 80.00
01/07/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
01/07/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
03/07/2019	Ontrend Blinds, Curtains & Awnings	Supply and install anchors - Newcastle Street	\$ 1,625.00
09/07/2019	M Slater	Fitness instructor fees	\$ 180.87
09/07/2019	The Naturopath Shop	Fitness instructor fees	\$ 60.29
09/07/2019	T A Denham	Refund of infrastructure bond	\$ 3,000.00
09/07/2019	PerthGrub	Instagram influencer - Beaufort Street campaign	\$ 500.00
09/07/2019	Rhys Scott	Graphic design services - various locations	\$ 2,200.00
09/07/2019	Geared Construction Pty Ltd	Refurbishment - Mount Hawthorn Lesser Hall (retention)	\$ 9,140.57
09/07/2019	Aluminium Leisure Furniture Pty Ltd	Office furniture - Admin (50% deposit)	\$ 1,087.95
09/07/2019	GFG Consulting	Consultant and design fee - Brisbane St Car Park	\$ 4,420.93
09/07/2019	DNX Energy Pty Ltd	Solar photovoltaic system - BPLC	\$ 69,190.00
09/07/2019	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 991.85
09/07/2019	Print and Sign Co	Printing services - various events	\$ 856.52
09/07/2019	Peritas Civil Pty Ltd	Civil engineering services - Keith Frame Park	\$ 3,564.00
09/07/2019	S Jamieson	Expense reimbursement - catering and prizes for TravelSmart breakfast	\$ 174.10
09/07/2019	A Reimers	Part refund of Beatty Park Leisure Centre fees	\$ 692.57
09/07/2019	Southside Volkswagen	Purchase of vehicle	\$ 39,493.90
09/07/2019	GK Creative Pty Ltd	Supply of bin stickers	\$ 995.00
09/07/2019	A Austin	Fitness instructor fees	\$ 56.84
09/07/2019	M H Wong	Bench artwork - North Perth Common	\$ 3,886.64
09/07/2019	QTM Pty Ltd	Traffic management services - Fairfield Street	\$ 767.29
09/07/2019	The Trustee for RAW Family Trust	Plant repairs and maintenance	\$ 2,086.59
09/07/2019	Focus Networks	Implement, test and manage corporate WiFi and firewall; review communication network infrastructure	\$ 25,717.07
09/07/2019	C Brake	Paint colour consultation - Loftus Community Centre	\$ 187.50
09/07/2019	Integrated Power Pty Ltd	Supply and install two solar powered streetlights	\$ 4,378.00
09/07/2019	Medical Technologies Pty Ltd	Supply of defibrillator pads - BPLC	\$ 477.50



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	Select Fresh	Beatty Park Café supplies	\$ 403.02
09/07/2019	Shannon Ducker Personal Training	Personal trainer fee - Parkour equipment demonstration	\$ 150.00
09/07/2019	All4cycling Pty Ltd	Supply of high security bike pumps - various locations	\$ 7,684.05
09/07/2019	Mellen Promotions Pty Ltd	Consultancy fees - Leederville Oval events capability	\$ 275.00
09/07/2019	I Rebic	Rates refund - overpayment	\$ 106.48
09/07/2019	F S Montgomery	Part refund of Beatty Park Leisure Centre fees	\$ 62.00
09/07/2019	D W Rooke	Part refund of Beatty Park Leisure Centre fees	\$ 211.15
09/07/2019	S Huitenga	Part refund of Beatty Park Leisure Centre fees	\$ 299.18
09/07/2019	E Avent	Refund of parking permit	\$ 175.30
09/07/2019	P W Jeffery	Refund of key deposit	\$ 250.00
09/07/2019	West End Arts Precinct	Town team grant - Precinct branding	\$ 7,000.00
09/07/2019	Yan's Investments Pty Ltd & Ho Yuen Tsui	Rates refund - overpayment	\$ 3,798.76
09/07/2019	Nunzio's Mobile Pizza	Catering services - rewards and recognition	\$ 1,200.00
09/07/2019	J Parry	Crossover subsidy	\$ 915.00
09/07/2019	Nello's Property Maintenance	Refund of infrastructure bond	\$ 275.00
09/07/2019	M Construction	Refund of infrastructure bond	\$ 10,000.00
09/07/2019	N J Farmer	Refund of infrastructure bond	\$ 2,000.00
09/07/2019	Patio Perfect	Refund of infrastructure bond	\$ 500.00
09/07/2019	D A Willis Nominees Pty Ltd	Refund of infrastructure bond	\$ 2,000.00
09/07/2019	Shell Building Services	Refund of infrastructure bond	\$ 2,000.00
09/07/2019	N Archer	Refund of infrastructure bond	\$ 2,000.00
09/07/2019	N C Ebbs	Refund of infrastructure bond	\$ 1,000.00
09/07/2019	S Meyer	Rates refund - overpayment	\$ 37.25
09/07/2019	L M Hingley	Part refund of dog registration	\$ 150.00
09/07/2019	Weststyle Design & Development	Refund of infrastructure bond	\$ 3,000.00
09/07/2019	Tulloch Construction Pty Ltd	Refund of infrastructure bond	\$ 2,500.00
09/07/2019	Dominion 88 Pty Ltd	Refund of infrastructure bond	\$ 5,000.00
09/07/2019	N R Lude	Refund of infrastructure bond	\$ 3,000.00
09/07/2019	P Whyte	Refund of infrastructure bond	\$ 3,000.00
09/07/2019	G Wade	Refund of infrastructure bond	\$ 2,000.00
09/07/2019	Italiano Property Developers Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
09/07/2019	Charles Street Venture Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
09/07/2019	C T Do	Refund of infrastructure bond	\$ 275.00
09/07/2019	Carina Hoang Communications	Speaker fee - World Refugee Day	\$ 350.00
09/07/2019	D Hoderkar	Refund of parking permit	\$ 175.30
09/07/2019	A Lotay	Part refund of Beatty Park Leisure Centre fees	\$ 725.67
09/07/2019	N Ioppolo	Crossover subsidy	\$ 430.00
09/07/2019	S J Leishman	Crossover subsidy	\$ 475.00
09/07/2019	J Adamson	Refund of parking permit	\$ 175.30



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	T Heath	Part refund of dog registration	\$ 75.00
09/07/2019	C Nguyen	Rates refund - overpayment	\$ 56.83
09/07/2019	J Mackay	Part refund of Beatty Park Leisure Centre fees	\$ 378.47
09/07/2019	C M MacRae	Part refund of Beatty Park Leisure Centre fees	\$ 242.38
09/07/2019	Alinta Energy	Electricity and gas charges - various locations	\$ 91.80
09/07/2019	Australia Post (Agency Commission)	Commission charges	\$ 17.21
09/07/2019	Bunnings Trade	Hardware supplies - various departments	\$ 138.67
09/07/2019	Benara Nurseries	Supply of plants	\$ 3,786.75
09/07/2019	City Of Perth	Inner Perth Assembly - content creation contribution	\$ 5,000.00
09/07/2019	Cobblestone Concrete	Concrete path repairs - various locations	\$ 96,753.25
09/07/2019	Coca-Cola Amatil (Aust) Pty Limited	Beatty Park Café supplies	\$ 497.03
09/07/2019	Landgate	Gross rental valuations for interims	\$ 1,150.59
09/07/2019	Inner City Newsagency	Newspaper delivery - Library	\$ 88.48
09/07/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 6,591.87
09/07/2019	LO-GO Appointments	Temporary staff - Waste	\$ 1,584.70
09/07/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 698.39
09/07/2019	Major Motors Pty Ltd	Truck repairs and maintenance	\$ 3,732.20
09/07/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 25,099.25
09/07/2019	Midland Brick Company	Supply of brick pavers	\$ 11,084.64
09/07/2019	Mindarie Regional Council	Processable and non processable waste	\$ 200,509.11
09/07/2019	Perth Patterned Concrete Pty Ltd	Concrete stencilling services - Loftus Recreation Centre car park	\$ 3,415.50
09/07/2019	Pro Turf Services	Plant repairs and maintenance	\$ 2,706.66
09/07/2019	Galvins Plumbing Supplies	Plumbing supplies	\$ 327.77
09/07/2019	Leederville Foods Pty Ltd	Catering services - Farewell morning tea	\$ 468.79
09/07/2019	SAS Locksmiths	Key cutting and lock maintenance service - various locations	\$ 1,119.76
09/07/2019	Sigma Chemicals	Pool chemicals and pool equipment repairs	\$ 3,087.32
09/07/2019	Civica Pty Limited	Licence renewal - Excel integration	\$ 6,094.17
09/07/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 747.89
09/07/2019	Turfmaster Facility Management	Turf maintenance - Leederville Oval (2 months)	\$ 9,828.50
09/07/2019	W.A. Hino Sales & Service	Plant repairs and maintenance	\$ 6,598.80
09/07/2019	Water Corporation	Water charges - various locations	\$ 16,614.82
09/07/2019	WA Rangers Association	Registration - Rangers conference	\$ 1,100.00
09/07/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 733.64
09/07/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 3,773.00
09/07/2019	Total Packaging WA Pty Ltd	Supply of bin liners	\$ 2,129.60
09/07/2019	TJ Depiazzi & Sons	Supply of mulch	\$ 3,259.85
09/07/2019	WALGA	Staff training - Dealing with difficult customers	\$ 578.00
09/07/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 64.80
09/07/2019	Metro Count	Supply of traffic counter equipment	\$ 676.50



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	Award Contracting	Locating services - various locations	\$ 15,675.00
09/07/2019	Ed Art Supplies	Library supplies	\$ 211.09
09/07/2019	E Bentley	Expense reimbursement - Fitness Australia registration	\$ 275.00
09/07/2019	Department of Mines, Industry Regulation and Safety	Building services levy collection	\$ 18,377.35
09/07/2019	Town of Cambridge	COV contribution for the management of Lake Monger	\$ 14,630.00
09/07/2019	CSP Group Pty Ltd	Plant repairs and maintenance	\$ 529.45
09/07/2019	West Australian Newspapers Limited	Newspapers for resale - BPLC	\$ 804.14
09/07/2019	Di Lena Metal Sales	Hardware supplies	\$ 170.00
09/07/2019	City of Stirling	Meals on Wheels	\$ 321.00
09/07/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 1,400.05
09/07/2019	Kelyn Training Services	Staff training - Rangers	\$ 3,430.00
09/07/2019	Heavy Automatics Pty Ltd - WA	Plant repairs and maintenance	\$ 1,924.01
09/07/2019	Donegan Enterprises Pty Ltd	Playground safety inspections- various locations	\$ 924.00
09/07/2019	Tim Eva's Nursery	Supply of plants	\$ 1,017.50
09/07/2019	J & K Hopkins	Office furniture supplies - various locations	\$ 4,456.00
09/07/2019	Western Power	Additional power supply - North Perth Common	\$ 9,851.00
09/07/2019	ATI-Mirage	Staff training - Excel advanced course	\$ 801.00
09/07/2019	Kennards Hire	Equipment hire - steel traffic plate	\$ 3,609.00
09/07/2019	Moore Stephens (WA) Pty Ltd	Professional advice - deferred pensioner rates for 2018 audit	\$ 660.00
09/07/2019	Cleanaway	Recycling contract	\$ 26,569.18
09/07/2019	NVMS Pty Ltd	Annual subscription - sound level meters	\$ 1,166.00
09/07/2019	Heat Exchangers WA Pty Ltd	Heat exchanger upgrades - BPLC pool	\$ 14,135.00
09/07/2019	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment - BPLC	\$ 1,518.00
09/07/2019	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 48,091.32
09/07/2019	Instant Windscreens	Vehicle repairs and maintenance	\$ 95.00
09/07/2019	Kerbing West	Kerbing services - various locations	\$ 2,419.07
09/07/2019	Technical Irrigation Imports	Reticulation repairs and maintenance	\$ 530.20
09/07/2019	Downer EDI Engineering Power Pty Ltd	CCTV camera repairs - Avenue car park	\$ 187.00
09/07/2019	Oce-Australia Pty Ltd	Ink supplies	\$ 737.00
09/07/2019	Academy Services WA Pty Ltd	Cleaning services and cleaning materials - various locations	\$ 44,847.64
09/07/2019	Blackwoods	Hardware supplies - Depot	\$ 1,951.63
09/07/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 3,092.10
09/07/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 17,346.68
09/07/2019	Dunbar Services (WA) Pty Ltd	Cleaning exhaust systems - BPLC	\$ 1,158.30
09/07/2019	Malcolm Thompson Pumps Pty Ltd	Replacement pool pump - BPLC	\$ 8,727.00
09/07/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 18,457.50
09/07/2019	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 2,686.85
09/07/2019	Cockburn Cement Limited	Cement and pallets	\$ 850.12
09/07/2019	David Gray & Co Pty Ltd	Supply of green bins	\$ 94.60



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	Totally Workwear	Uniform supplies - various departments	\$ 3,633.48
09/07/2019	Holcim (Australia) Pty Ltd	Concrete supplies	\$ 643.28
09/07/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 308.00
09/07/2019	Dexion Balcatta	Supply of bin supports	\$ 110.44
09/07/2019	Leederville Toy Library Inc	Environmental grant - Toy renewal and maintenance program	\$ 2,000.00
09/07/2019	A Team Printing	Printing services - various departments	\$ 1,028.50
09/07/2019	Kott Gunning	Legal services - prosecution fees and delegation advice	\$ 18,604.05
09/07/2019	McLeods Barristers & Solicitors	Legal services - property advice	\$ 286.00
09/07/2019	Tamala Park Regional Council	Account for GST for sale of land	\$ 2,366.94
09/07/2019	Subaru Osborne Park	Vehicle service and repairs	\$ 830.33
09/07/2019	The History Council of WA	Membership renewal	\$ 100.00
09/07/2019	Massey's Herd	Milk supplies	\$ 642.60
09/07/2019	Macedonian Community of WA (Inc)	Refund of planning application fee	\$ 2,342.50
09/07/2019	Downer EDI Works Pty Ltd	Install pedestrian crossing traffic control signals - various locations	\$ 154,063.94
09/07/2019	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 398.00
09/07/2019	Kleen West Distributors	Cleaning supplies - truck wash	\$ 470.91
09/07/2019	Guardian Tactile Systems Pty Ltd	Supply and install tactile paving - Vincent Street	\$ 1,504.07
09/07/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 116.55
09/07/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 2,731.75
09/07/2019	The Poster Girls	Distribution services - posters for NAIDOC week	\$ 114.40
09/07/2019	Devco Builders	Maintenance and repairs - various locations	\$ 16,476.64
09/07/2019	T J Hutson	Expense reimbursement - soft drinks for rewards and recognition	\$ 83.89
09/07/2019	Stevlec Electrical Pty Ltd	Lighting upgrade - Forrest Park	\$ 9,276.74
09/07/2019	Australian HVAC Services Pty Ltd	Airconditioning maintenance and repairs - various locations	\$ 16,060.63
09/07/2019	Dulux Australia	Supply of brushes and rollers	\$ 257.20
09/07/2019	WC Convenience Management Pty Ltd	Maintenance of exelooos - various locations (2 months)	\$ 7,984.88
09/07/2019	MizCo	Air conditioning repairs and maintenance - DSR	\$ 1,309.00
09/07/2019	The BBQ Man	Bin, outdoor artwork and pressure cleaning services - various locations	\$ 2,299.00
09/07/2019	iSUBSCRiBE Pty Ltd	Library magazine subscriptions	\$ 199.43
09/07/2019	Azility	Environmental monitoring service 2019/20	\$ 7,348.00
09/07/2019	Environmental Health Australia (WA) Inc	Annual subscription renewal	\$ 550.00
09/07/2019	Catalyse	Food and garden organics community engagement project (50% deposit)	\$ 5,500.00
09/07/2019	Workpower Incorporated	Catering services - Council meetings	\$ 170.00
09/07/2019	Beaufort Street Network Inc.	Event funding - Kids rediscover Beaufort Street and Rediscover Beaufort Street rally	\$ 7,600.00
09/07/2019	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 267.22
09/07/2019	APARC	Meter maintenance	\$ 23,903.04
09/07/2019	JBA Surveys	Surveying services - Loftus Street bike lane	\$ 1,320.00
09/07/2019	C Wood Distributors	Beatty Park Café supplies	\$ 768.90



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$ 990.00
09/07/2019	Kids Just Wanna Have Fun Amusement Hire	Equipment hire - Engineering team building event	\$ 1,800.00
09/07/2019	Canningvale Flooring Xtra	Supply and install carpet - DSR (additional payment)	\$ 4,400.00
09/07/2019	Bicycle Network Incorporated	Bicycle count services - Super Tuesday 2019	\$ 5,445.00
09/07/2019	LGISWA	Staff flu vaccinations; repayment of funds paid to COV in error	\$ 14,601.64
09/07/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC	\$ 1,884.80
09/07/2019	Scott Print	Printing services - brochures	\$ 1,013.10
09/07/2019	Leederville Connect	Town team grant - Squaresville event	\$ 5,500.00
09/07/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,098.48
09/07/2019	Compu-Stor	Records digitisation and off-site storage	\$ 2,998.59
09/07/2019	Natural Area Holdings Pty Ltd	Weed control - Banks Reserve	\$ 445.50
09/07/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 165.44
09/07/2019	Centropak	Beatty Park Café supplies	\$ 624.37
09/07/2019	Revelation Perth International Film Festival Inc.	Sponsorship - Perth International Film Festival 2019	\$ 19,800.00
09/07/2019	Anna Cappelletta	Fitness instructor fees	\$ 361.74
09/07/2019	Fitzgerald Photo Imaging	Film scanning and DVD - Library	\$ 199.95
09/07/2019	Daniela Toffali	Fitness instructor fees	\$ 195.00
09/07/2019	Mount Hawthorn Hub Inc	Town team grants - Marketing initiative and heritage trail project	\$ 8,404.59
09/07/2019	North Perth Community Garden	Expense reimbursement- electricity service charge	\$ 193.38
09/07/2019	Allerding & Associates	Professional fees - SAT appeal	\$ 28,542.16
09/07/2019	Rawlicious Delights	Beatty Park Café supplies	\$ 96.80
09/07/2019	Synergy	Electricity and gas charges - various locations	\$ 108,960.30
09/07/2019	CS Legal	Debt recovery services	\$ 1,117.55
09/07/2019	Lester Blades	Recruitment costs - Executive Director position	\$ 8,250.00
09/07/2019	Michael Page International Australia Pty Limited	Temporary staff - IT	\$ 2,686.43
09/07/2019	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 15,640.35
09/07/2019	SimplePay Solutions Pty Ltd	Credit card transactions - parking terminals	\$ 9,107.01
09/07/2019	Access Metals	Reinstall car park signs - Vincent Street	\$ 385.00
09/07/2019	North Perth Business & Community Association Inc.	Town team grant - Associated liability insurance	\$ 1,500.00
09/07/2019	Kestral Computing Pty Ltd	Phoenix annual licence and support fee 2019/20	\$ 25,504.96
09/07/2019	3 Monkeys Audiovisual Pty Ltd	Service fee - Council chamber amplifier	\$ 525.80
09/07/2019	Courtney Hahipene	Fitness instructor fees	\$ 120.58
09/07/2019	Technology One Ltd	GIS consulting services	\$ 3,608.00
09/07/2019	Aveling	Staff training - various courses	\$ 375.00
09/07/2019	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 1,232.00
09/07/2019	Cr D Loden	Expense reimbursement - child care costs	\$ 100.00
09/07/2019	Innovations Catering	Catering services - Council, audit committee and WALGA meetings	\$ 4,259.00
09/07/2019	Subthermal	Engineering consultancy - BPLC	\$ 11,330.00
09/07/2019	Wheelers Books	Library books	\$ 117.92



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	AWB Building Co.	Plumbing services - various locations	\$ 3,092.75
09/07/2019	Red Dog Jarrah	Supply of outdoor furniture - North Perth Common	\$ 3,400.00
09/07/2019	Solo Resource Recovery	Pressure cleaning services - various locations	\$ 29,571.85
09/07/2019	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 2,809.80
09/07/2019	Colleagues Nagels	Integrated transferable parking permits	\$ 168.74
09/07/2019	Minter Ellison	Legal services - general employment matters	\$ 18,862.25
09/07/2019	Boyan Electrical Services	Electrical services - various locations	\$ 32,297.46
09/07/2019	Central Regional Tafe	Staff training - Regulatory officer compliance skills	\$ 325.60
09/07/2019	AV Truck Services Pty Ltd	Plant repairs and maintenance	\$ 1,189.36
09/07/2019	Domain Catering Pty Ltd	Catering services - Project management training	\$ 340.00
09/07/2019	Apollo Plumbing and Gas Pty Ltd	Plumbing services - Loftus Centre car park	\$ 1,012.00
09/07/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 958.95
09/07/2019	Six Sigma Phoenix	Seniors computer workshop - Library	\$ 150.00
09/07/2019	Empire Catering	Catering services - rewards and recognition	\$ 450.00
09/07/2019	Perth Office Equipment Repairs	Office equipment repairs	\$ 192.50
09/07/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 344.43
09/07/2019	Suez Recycling & Recovery (Perth) Pty Ltd	Skip bin hire - Admin	\$ 1,008.92
09/07/2019	Elyse Amy Johnstone	Fitness instructor fees	\$ 885.76
09/07/2019	StrataGreen	Supply of personal protective equipment	\$ 338.03
09/07/2019	Access Icon Pty Ltd	Supply of conversion slabs	\$ 225.50
09/07/2019	Nightlife Music Pty Ltd	Crowd DJ - BPLC	\$ 568.09
09/07/2019	Australia Post	Postage charges	\$ 4,986.40
09/07/2019	Gymcare	Purchase of gym equipment - body trainer wheelchair	\$ 5,676.85
09/07/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 3,146.22
09/07/2019	Information Proficiency	HPE Content Manager support	\$ 880.00
09/07/2019	Bladon WA Pty Ltd	Supply of promotional material	\$ 1,911.25
09/07/2019	Metal Artwork Creations	Supply of staff name badges - various departments	\$ 166.38
09/07/2019	PeopleSense by Altius	Counselling services	\$ 2,552.00
09/07/2019	Altus Planning	Cost of planning appeals	\$ 1,408.00
09/07/2019	KP Electric (Australia) Pty Ltd	Electrical services - various locations	\$ 16,886.85
09/07/2019	GTA Consultants (WA) Pty Ltd	Audit of traffic signs location and installation	\$ 1,452.00
09/07/2019	Stott Hoare	Supply of computer monitors and accessories	\$ 2,377.10
09/07/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 18,592.60
09/07/2019	Traffic Systems West (Ennis Traffic Safety Solutions Pty Ltd)	Supply and install road markings - bike symbols	\$ 2,144.45
09/07/2019	Daniel Bullen	Fitness instructor fees	\$ 606.30
09/07/2019	Australian Refrigeration Systems Pty Ltd	Ice machine repair - Depot	\$ 1,378.74
09/07/2019	Powerlux WA	Upgrade street lighting and poles - Banks Reserve	\$ 55,888.80
09/07/2019	Dave Lanfear Consulting Pty Ltd	Consultancy fees - Leederville Oval master plan	\$ 27,423.00
09/07/2019	K Roach	Fitness instructor fees	\$ 227.36



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
09/07/2019	North City Holden	Vehicle service and repairs	\$ 119.90
09/07/2019	Daniels Printing Craftsmen	Printing services - waste calendars	\$ 2,698.30
09/07/2019	R Bala	Distribution services - NAIDOC postcards	\$ 178.00
09/07/2019	L F Media	Vinyl wrap signage - Ranger vehicles	\$ 3,976.50
09/07/2019	CSE Crosscom Pty Ltd	Software and network access for hand held radios	\$ 6,622.00
09/07/2019	Department of Planning Lands and Heritage	Amended DAP fees	\$ 5,844.00
09/07/2019	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 905.00
09/07/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 2,045.00
09/07/2019	Modus Australia	New toilet block - Banks Reserve	\$ 28,468.00
09/07/2019	AMS Installation & Maintenance Solutions WA	Upgrade of main boiler - BPLC progress claim	\$ 37,428.98
09/07/2019	N Brooks	Expense reimbursement - refreshments and tablecloths for Council	\$ 108.57
09/07/2019	Kanga Loaders WA	Plant repairs and maintenance	\$ 4,165.01
09/07/2019	B Fiebig	Fitness instructor fees	\$ 113.68
09/07/2019	M Humich	Fitness instructor fees	\$ 170.52
09/07/2019	A Murphy	Expense reimbursement - refreshments for rewards and recognition	\$ 263.74
09/07/2019	S Byford	Maintenance of sculpture - Admin	\$ 420.00
09/07/2019	S Patchett	Fitness instructor fees	\$ 360.00
09/07/2019	AHPC Pty Ltd	Hydraulic power unit diagnostic fee	\$ 225.50
09/07/2019	Northbridge Common Incorporated	Town team grant - Multi use marketing tools	\$ 10,000.00
09/07/2019	Cleansweep WA	Hire of road sweepers - various locations	\$ 2,660.57
09/07/2019	Blue Tang (WA) Pty Ltd ATF The Reef Unit Trust	Consultancy services - North Perth Common	\$ 5,500.00
15/07/2019	SuperChoice Services Pty Ltd	Superannuation	\$ 213,088.59
15/07/2019	Australian Taxation Office	Payroll deduction	\$ 182,673.00
15/07/2019	Australian Services Union	Payroll deduction	\$ 259.00
15/07/2019	Child Support Agency	Payroll deduction	\$ 1,550.64
15/07/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
15/07/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,416.58
15/07/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 492.00
15/07/2019	Depot Social Club	Payroll deduction	\$ 80.00
15/07/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
15/07/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
15/07/2019	Cr J Topelberg	Council meeting fee	\$ 1,935.83
15/07/2019	Cr R Harley	Council meeting fee	\$ 1,935.83
15/07/2019	Mayor E Cole	Council meeting fee	\$ 7,875.25
15/07/2019	Cr D Loden	Council meeting fee	\$ 1,935.83
15/07/2019	Cr S Gontaszewski	Council meeting fee	\$ 3,255.70
15/07/2019	Cr J Murphy	Council meeting fee	\$ 1,935.83
15/07/2019	Cr J Hallett	Council meeting fee	\$ 1,935.83
15/07/2019	Cr A Castle	Council meeting fee	\$ 1,935.83



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
15/07/2019	Cr J Fotakis	Council meeting fee	\$ 1,935.83
17/07/2019	Mercer Spectrum	Superannuation	\$ 6,816.14
19/07/2019	S Jamieson	Expense reimbursement - catering for TravelSmart breakfast	\$ 100.00
19/07/2019	Alinta Energy	Electricity and gas charges - various locations	\$ 45.50
19/07/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 38.50
19/07/2019	Water Corporation	Water charges - various locations	\$ 185.90
19/07/2019	Caltex Australia Petroleum Pty Ltd	Fuel and oils	\$ 31,296.87
19/07/2019	Kone Elevators Pty Ltd	Lift service fee - BPLC	\$ 855.99
19/07/2019	Australasian Performing Right Association Ltd	Music licence fees - various halls	\$ 172.96
19/07/2019	Synergy	Electricity and gas charges - various locations	\$ 6,392.40
19/07/2019	Vendpro	Vending machine hire - BPLC	\$ 235.40
19/07/2019	Work Metrics Pty Ltd	Online inductions - BPLC	\$ 110.00
23/07/2019	M Slater	Fitness instructor fees	\$ 301.45
23/07/2019	WA Profiling & Stabilisation Pty Ltd	Profiling services - various locations	\$ 8,538.75
23/07/2019	Adage Furniture	Supply of café furniture - Loftus Recreation Centre	\$ 7,745.10
23/07/2019	Cleantex Pty Ltd	Washroom consumables - Admin	\$ 257.73
23/07/2019	Maxima Group Training	School based trainees - Apprenticeship Cert II in business	\$ 400.30
23/07/2019	Print and Sign Co	Printing services - various events	\$ 592.52
23/07/2019	Newground Water Services	Service geothermal filter - BPLC	\$ 1,320.00
23/07/2019	BikeWise	One to one cycle sessions for staff	\$ 220.00
23/07/2019	Focus Networks	Implement, test and manage corporate WiFi and firewall; review communication network infrastructure	\$ 9,903.47
23/07/2019	St Vincent De Paul Society (WA) Incorporated	Rates refund - due to exemption	\$ 6,033.08
23/07/2019	Select Fresh	Beatty Park Café supplies	\$ 109.22
23/07/2019	Shannon Ducker Personal Training	Personal trainer fee - Pump track workshop	\$ 120.00
23/07/2019	G Marvelli	Refund of infringement notice	\$ 228.25
23/07/2019	BDO Advisory (WA) Pty Ltd	Legal services - Risk management engagement	\$ 10,200.43
23/07/2019	Civiq Pty Ltd	Supply of cycle racks - Admin	\$ 465.30
23/07/2019	Uniting Care West	Collaborative grant - Assertive outreach to Weld Square	\$ 85,000.00
23/07/2019	Community Housing Limited	Rates refund - due to exemption	\$ 19,137.56
23/07/2019	T Lessnau	Graphic design services	\$ 1,040.00
23/07/2019	Featherhorse Studio	Professional fee - Beaufort St media campaign	\$ 350.00
23/07/2019	Nicholas Furlan	Refund for cancelled hall booking	\$ 900.00
23/07/2019	Square Dance Society of WA	Refund of hall booking payment	\$ 216.15
23/07/2019	Nintex Pty Ltd	Process mapping software, consultancy, licence and support	\$ 31,097.00
23/07/2019	M Mackay	Supply of wristbands	\$ 1,000.00
23/07/2019	Assured Group WA Pty Ltd	Certification services - various locations	\$ 1,248.50
23/07/2019	Coniglio Ainsworth Architects	Refund of development application fee	\$ 7,573.00
23/07/2019	Prompt Roofing	Refund of work zone permit	\$ 132.00



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
23/07/2019	Australian Electoral Commission	Refund of hall bond	\$ 300.00
23/07/2019	Building Workshop Pty Ltd	Refund of infrastructure bond	\$ 3,000.00
23/07/2019	T T Ly	Refund of infrastructure bond	\$ 2,000.00
23/07/2019	N J Marmont	Refund of infrastructure bond	\$ 3,000.00
23/07/2019	K Kinnear	Refund of infrastructure bond	\$ 2,000.00
23/07/2019	G Mander	Crossover subsidy	\$ 790.00
23/07/2019	R Lilly	Part refund of Beatty Park Leisure Centre fees	\$ 185.16
23/07/2019	F M Dillon	Part refund of Beatty Park Leisure Centre fees	\$ 84.95
23/07/2019	VHT Perth Pty Ltd	Refund of archive search fee	\$ 70.00
23/07/2019	D Sadsad	Part refund of Beatty Park Leisure Centre fees	\$ 808.16
23/07/2019	Z Do	Part refund of Beatty Park Leisure Centre fees	\$ 121.50
23/07/2019	M Ong	Part refund of dog registration	\$ 150.00
23/07/2019	Tangibility Pty Ltd	Supply of dog litter bags	\$ 2,392.50
23/07/2019	L E Treloar	Part refund of dog registration	\$ 150.00
23/07/2019	Alinta Energy	Electricity and gas charges - various locations	\$ 68.70
23/07/2019	Bunnings Trade	Hardware supplies - various departments	\$ 836.83
23/07/2019	BOC Limited	Oxygen supplies & CO2 for beverage - BPLC	\$ 632.31
23/07/2019	City Of Perth	Collection of food waste bins - Admin; BA/DA archive retrievals	\$ 25.69
23/07/2019	Landgate	Land enquiries and aerial imagery extraction	\$ 682.90
23/07/2019	Programmed Integrated Workforce Ltd	Temporary staff - Waste	\$ 6,393.46
23/07/2019	Jason Signmakers	Supply of bike racks	\$ 3,756.50
23/07/2019	Line Marking Specialists	Line marking services - various locations	\$ 2,069.59
23/07/2019	LO-GO Appointments	Temporary staff - Waste	\$ 2,447.42
23/07/2019	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 5,076.83
23/07/2019	Major Motors Pty Ltd	Truck repairs and maintenance	\$ 1,085.52
23/07/2019	Mayday Earthmoving	Bobcat, truck and mini excavator hire - various locations	\$ 8,098.20
23/07/2019	Mindarie Regional Council	Processable and non processable waste	\$ 32,810.28
23/07/2019	Pets Meat Suppliers	Pet food supplies for dog pound	\$ 87.50
23/07/2019	Pro Turf Services	Plant repairs and maintenance	\$ 1,199.55
23/07/2019	Sigma Chemicals	Pool chemicals and pool equipment repairs	\$ 6,103.90
23/07/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 62.15
23/07/2019	Water Corporation	Water charges - various locations	\$ 25,410.03
23/07/2019	St John Ambulance Western Australia Ltd	First aid cover - NAIDOC festival	\$ 422.40
23/07/2019	European Foods Wholesalers Pty Ltd	Beatty Park Café supplies	\$ 706.26
23/07/2019	The Royal Life Saving Society Western Australia Inc	Service of AIDS memorial fountain	\$ 971.89
23/07/2019	Sam's Repairs & Maintenance	Sign installation and maintenance - various locations	\$ 55.00
23/07/2019	TJ Depiazzi & Sons	Supply of mulch	\$ 3,259.85
23/07/2019	Margaret River Agencies	Soft beverage supplies for Council meetings	\$ 316.80
23/07/2019	Elliotts Irrigation Pty Ltd	Reticulation repairs and maintenance - various locations	\$ 4,111.66

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<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
23/07/2019	Award Contracting	Locating services - Money Street	\$ 726.00
23/07/2019	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 4,840.00
23/07/2019	RPG Auto Electrics	Plant repairs and maintenance	\$ 681.29
23/07/2019	B Christmass	Expense reimbursement - stationery supplies	\$ 194.30
23/07/2019	Fuji Xerox Australia Pty Ltd	Copy costs - various departments	\$ 3,057.53
23/07/2019	West Australian Newspapers Limited	Newspapers for resale - BPLC	\$ 228.12
23/07/2019	City of Stirling	Green and mixed waste tipping fees	\$ 2,004.20
23/07/2019	Winc Australia Pty Ltd	Office supplies and consumables	\$ 2,001.55
23/07/2019	Western Resource Recovery Pty Ltd	Pump out waste from dog pound - Depot	\$ 654.50
23/07/2019	J & K Hopkins	Office furniture supplies - Admin	\$ 738.00
23/07/2019	Kennards Hire	Equipment hire - various	\$ 460.00
23/07/2019	Chittering Valley Worm Farm	Worms and castings	\$ 220.00
23/07/2019	Harvey Norman	Purchase of cordless hand vacuum	\$ 69.00
23/07/2019	Cleanaway	Recycling contract	\$ 98,586.38
23/07/2019	Trisley's Hydraulic Services Pty Ltd	Pool equipment maintenance and water treatment - BPLC	\$ 3,403.00
23/07/2019	Asphalttech Pty Ltd	Asphalt supplies - various locations	\$ 25,100.63
23/07/2019	Messages on Hold	Ownership agreements	\$ 1,998.54
23/07/2019	G Burgess	Distribution services - waste pamphlets	\$ 5,250.00
23/07/2019	Academy Services WA Pty Ltd	Cleaning services - Admin	\$ 1,392.35
23/07/2019	West-Sure Group Pty Ltd	Cash collection services - various locations	\$ 3,686.93
23/07/2019	Blackwoods	Hardware supplies - Depot	\$ 326.39
23/07/2019	Jonathan Epps Arboriculturist	Arboricultural services - Admin	\$ 220.00
23/07/2019	Main Roads WA	Traffic signal electrical services - various locations	\$ 3,995.40
23/07/2019	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 7,687.90
23/07/2019	Carramar Coastal Nursery	Supply of plants	\$ 1,606.00
23/07/2019	Flexi Staff Pty Ltd	Temporary staff - various departments	\$ 8,052.37
23/07/2019	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 17,886.00
23/07/2019	Carrington's Traffic Services	Traffic management services - various locations	\$ 8,937.50
23/07/2019	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 14,805.54
23/07/2019	Jackson McDonald	Legal services - audit letter	\$ 385.00
23/07/2019	Totally Workwear	Uniform supplies - various departments	\$ 1,192.44
23/07/2019	AlSCO Pty Ltd	Mat supplies	\$ 316.97
23/07/2019	Protector Fire Services Pty Ltd	Fire equipment maintenance - various locations	\$ 10,727.16
23/07/2019	Cyclemania	Service of COV cargo bike	\$ 278.50
23/07/2019	A Team Printing	Printing services - BPLC	\$ 482.90
23/07/2019	McLeods Barristers & Solicitors	Legal services - SAT appeal	\$ 3,214.31
23/07/2019	Tamala Park Regional Council	Account for GST for sale of land	\$ 4,190.16
23/07/2019	T-Quip	Plant repairs and maintenance	\$ 156.90
23/07/2019	Belgravia Health & Leisure Group Pty Ltd	Netball court hire - staff competition	\$ 720.00



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
23/07/2019	Graffiti Force Pty Ltd	Graffiti removal services - Newcastle Street	\$ 506.00
23/07/2019	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 292.29
23/07/2019	Aggreko Generator Rentals Pty Ltd	Supply and install two air conditioners - BPLC	\$ 29,591.53
23/07/2019	Lion Dairy and Drinks (LD&D) Australia Pty Ltd	Milk supplies	\$ 74.20
23/07/2019	PFD Food Services Pty Ltd	Beatty Park Café supplies	\$ 1,121.95
23/07/2019	Boral Construction Materials Group Limited	Concrete supplies	\$ 5,266.26
23/07/2019	Data 3	Back up software and support	\$ 3,367.85
23/07/2019	Leederville Cricket Club	Refund of infrastructure bond	\$ 250.00
23/07/2019	Devco Builders	Maintenance and repairs - various locations	\$ 150,684.41
23/07/2019	Pirtek Malaga	Plant repairs and maintenance	\$ 134.11
23/07/2019	The BBQ Man	BBQ cleaning services - various locations	\$ 4,483.10
23/07/2019	Department of Transport	Vehicle ownership searches	\$ 2,760.80
23/07/2019	Plastic Card Printing Pty Ltd	Supply of authorisation cards	\$ 291.50
23/07/2019	APARC	Central management system and software licensing; meter maintenance	\$ 15,254.69
23/07/2019	Hans Andresen	Banner installation and removal - North Perth Common and NAIDOC festival	\$ 2,370.50
23/07/2019	Steann Pty Ltd	Collect and dispose of illegally dumped goods	\$ 825.00
23/07/2019	Chindarsi Architects	Design advisory fee	\$ 440.00
23/07/2019	Mastec Australia Pty Ltd	Supply of bin lids	\$ 3,420.74
23/07/2019	Briskleen Supplies	Toiletry and cleaning products - BPLC	\$ 2,027.27
23/07/2019	Northsands Resources	Sand supplies	\$ 3,938.33
23/07/2019	Yoshino Sushi	Beatty Park Café supplies	\$ 215.16
23/07/2019	Centropak	Beatty Park Café supplies	\$ 356.63
23/07/2019	Priority 1 Fire and Safety Pty Ltd	Staff training - Fire extinguisher awareness - BPLC	\$ 770.00
23/07/2019	Raymond Sleeman	Fitness instructor fees	\$ 738.92
23/07/2019	Anna Cappelletta	Fitness instructor fees	\$ 120.58
23/07/2019	Acurix Networks Pty Ltd	Public Wi Fi service - various locations	\$ 2,319.90
23/07/2019	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy - Asset management plan review	\$ 1,100.00
23/07/2019	Synergy	Electricity and gas charges - various locations	\$ 27,124.15
23/07/2019	Spider Waste Collection Services Pty Ltd	Mattress collection services	\$ 4,932.40
23/07/2019	CS Legal	Debt recovery services	\$ 2,874.95
23/07/2019	Marketforce Pty Ltd	Advertising services - various departments	\$ 5,901.67
23/07/2019	Michael Page International Australia Pty Limited	Temporary staff - IT	\$ 3,253.29
23/07/2019	Leo Heaney Pty Ltd	Street tree services - various locations	\$ 36,904.23
23/07/2019	North Perth Business & Community Association Inc.	Town team grant - People of North Perth	\$ 8,500.00
23/07/2019	OSHGROUPT Pty Ltd	Fitness for work assessments	\$ 1,517.44
23/07/2019	3 Monkeys Audiovisual Pty Ltd	Install and configure video distribution system - Council chamber; supply and install projector system - Loftus Recreation Centre	\$ 34,288.60
23/07/2019	Yoga Inspiration	Fitness instructor fees	\$ 1,145.51
23/07/2019	Charmaine Amanda Magness	Fitness instructor fees	\$ 511.56



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
23/07/2019	MessageMedia	SMS integrating for Phoenix	\$ 126.89
23/07/2019	Flex Fitness Equipment	Supply of fitness equipment - BPLC	\$ 345.00
23/07/2019	Corsign WA Pty Ltd	Sign supplies - various locations	\$ 3,327.50
23/07/2019	Cr D Loden	Expense reimbursement - child care costs	\$ 200.00
23/07/2019	Innovations Catering	Catering services - BBQ at pump track workshop and Council meeting	\$ 2,347.00
23/07/2019	Subthermal	Engineering consultancy - BPLC	\$ 3,230.00
23/07/2019	Bike Dr Cycle Services Pty Ltd	Servicing - staff bike fleet and trailers	\$ 1,277.49
23/07/2019	Wheelers Books	Library books	\$ 335.96
23/07/2019	Window Shading Solutions Pty Ltd	Supply and install blinds - Admin	\$ 5,287.50
23/07/2019	AWB Building Co.	Plumbing services - various locations	\$ 418.98
23/07/2019	Red Dog Jarrah	Supply of outdoor furniture - Admin	\$ 850.00
23/07/2019	Boyan Electrical Services	Electrical services - various locations	\$ 20,443.50
23/07/2019	Domain Catering Pty Ltd	Catering services - Urban mobility group	\$ 200.00
23/07/2019	Zumba Fitness Patricia Rojo	Fitness instructor fees	\$ 496.00
23/07/2019	Design Right Pty Ltd	Design services - various locations	\$ 26,840.00
23/07/2019	Brownes Foods Operations Pty Ltd	Beatty Park Café supplies	\$ 465.40
23/07/2019	Unilever Australia Ltd	Beatty Park Café supplies	\$ 327.05
23/07/2019	Konica Minolta Business Solutions Australia Pty Ltd	Copy cost - various departments	\$ 20,401.54
23/07/2019	Yolande Gomez	Fitness instructor fees	\$ 146.84
23/07/2019	Jackie Barron	Fitness instructor fees	\$ 260.00
23/07/2019	Enigin Partners Pty Ltd	Energy monitoring service and reporting - various locations	\$ 3,960.00
23/07/2019	My Media Intelligence Pty Ltd	Media monitoring	\$ 717.87
23/07/2019	Tyres 4U Pty Ltd	Tyre replacements and maintenance	\$ 219.45
23/07/2019	Bladon WA Pty Ltd	Supply of reusable steel straws	\$ 3,871.45
23/07/2019	Cirrus Networks	Professional services - senior voice engineer; CISCO annual support and maintenance	\$ 36,460.98
23/07/2019	Benerin Electrical Services	Install bus shelter mesh panels - Oxford Street	\$ 3,410.00
23/07/2019	Amart Furniture	Supply of café furniture - Loftus Recreation Centre	\$ 1,015.00
23/07/2019	Metal Artwork Creations	Supply of staff name badge - Planning	\$ 14.30
23/07/2019	Securus	Security services - various locations	\$ 1,005.35
23/07/2019	Trek Store Leederville	Bike maintenance - Ride to work breakfast	\$ 450.00
23/07/2019	Ashleigh Nicolau	Marketing consultancy - membership newsletter for BPLC	\$ 320.00
23/07/2019	Vigilant Traffic Management Group Pty Ltd	Traffic management services - various locations	\$ 10,250.03
23/07/2019	Signbiz WA Pty Ltd	Sign supplies - various locations	\$ 6,231.50
23/07/2019	Daniel Bullen	Fitness instructor fees	\$ 435.78
23/07/2019	Whitfords Event Hire	Hire of marquees - pump track workshop	\$ 360.00
23/07/2019	Zimbulis Foods	Beatty Park Café supplies	\$ 218.30
23/07/2019	K Roach	Fitness instructor fees	\$ 113.68
23/07/2019	M Tognini	Family history writing workshop - Library	\$ 400.00



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
23/07/2019	Balcatta Mowers & Chainsaws Pty Ltd	Purchase of gardening equipment	\$ 93.60
23/07/2019	L F Media	Vinyl wrap signage - Ranger vehicles	\$ 1,677.50
23/07/2019	Town Team Movement	Subscription - Town Team resource hub	\$ 275.00
23/07/2019	Perth Auto Alliance Pty Ltd	Vehicle service and repairs	\$ 1,810.75
23/07/2019	Flick Anticimex Pty Ltd	Pest control services - various locations	\$ 5,279.00
23/07/2019	United Equipment Pty Ltd	Plant repairs and maintenance	\$ 385.00
23/07/2019	Engineering Technology Consultants	Consultancy fee - Beaufort Street signage and lighting	\$ 5,368.00
23/07/2019	Grand Toyota	Purchase of vehicle	\$ 40,352.01
23/07/2019	B Fiebig	Fitness instructor fees	\$ 113.68
23/07/2019	M Humich	Fitness instructor fees	\$ 170.52
23/07/2019	Water Works and Wellness	Fitness instructor fees	\$ 110.00
23/07/2019	M G Jajko	Fitness instructor fees	\$ 56.84
23/07/2019	Connect Call Centre Services	After hours calls service	\$ 1,040.88
23/07/2019	S Patchett	Fitness instructor fees	\$ 270.00
23/07/2019	Blue Tang (WA) Pty Ltd ATF The Reef Unit Trust	Consultancy services - Bank Reserve active zone and North Perth Common	\$ 16,500.00
23/07/2019	Suida International on Oxford Pty Ltd	Refund of part building levy - due to project cost reduction	\$ 1,370.00
29/07/2019	Department of Transport	Fleet vehicle licences	\$ 675.60
29/07/2019	Australian Taxation Office	Payroll deduction	\$ 196,989.00
29/07/2019	Australian Services Union	Payroll deduction	\$ 259.00
29/07/2019	Child Support Agency	Payroll deduction	\$ 1,550.64
29/07/2019	L.G.R.C.E.U.	Payroll deduction	\$ 20.50
29/07/2019	City of Vincent	Payroll deduction - staff contributions to vehicles	\$ 1,358.03
29/07/2019	City of Vincent Staff Social Club	Payroll deduction	\$ 510.00
29/07/2019	Depot Social Club	Payroll deduction	\$ 80.00
29/07/2019	Health Insurance Fund of WA	Payroll deduction	\$ 260.60
29/07/2019	Selectus Employee Benefits Pty Ltd	Payroll deduction	\$ 1,416.60
29/07/2019	Eclipse Soils Pty Ltd	Supply of mulch	\$ 3,245.00
29/07/2019	Australian Professional Skills Institute	Barista training course - Vincent Youth Network	\$ 1,200.00
29/07/2019	R Ross	Expense reimbursement - subscriptions	\$ 90.00
29/07/2019	Alinta Energy	Electricity and gas charges - various locations	\$ 213.15
29/07/2019	Telstra Corporation Ltd	Telephone and internet charges - various locations	\$ 497.45
29/07/2019	P Cicanese	Expense reimbursement - court parking fees	\$ 65.63
29/07/2019	Les Mills Asia Pacific	Licence fees for fitness classes	\$ 1,585.49
29/07/2019	Belgravia Health & Leisure Group Pty Ltd	Gym equipment repairs - Loftus Recreation Centre	\$ 214.50
29/07/2019	Workpower Incorporated	Catering services - Council meetings	\$ 565.00
29/07/2019	Regents Commercial	Rent and variable outgoings - Barlee Street car park	\$ 12,098.48
29/07/2019	Synergy	Electricity and gas charges - various locations	\$ 1,108.60
29/07/2019	Cirrus Networks	Professional services - senior network engineer	\$ 792.00
29/07/2019	Regal Cement & Sales Pty Ltd	Supply of soakwells	\$ 2,088.00



<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
29/07/2019	Australian Refrigeration Systems Pty Ltd	Fridge repair - Library	\$ 162.25
29/07/2019	Bindi Bindi Dreaming	Catering and speaker fees - Library NAIDOC event	\$ 550.00
29/07/2019	J Colli	Expense reimbursement - parking	\$ 56.58
29/07/2019	Cleansweep WA	Hire of road sweepers - various locations	\$ 1,512.50
29/07/2019	The Trustee for Fergco Family Super Fund	Superannuation	\$ 2,166.84
29/07/2019	The Trustee for Guild Retirement Fund	Superannuation	\$ 528.94
29/07/2019	SuperChoice Services Pty Ltd	Superannuation	\$ 213,435.41
31/07/2019	Westnet Pty Ltd	IT ADSL link	\$ 39.95
31/07/2019	Mercer Spectrum	Superannuation	\$ 6,799.43
			<b>\$ 4,153,697.02</b>
<b>Payroll</b>			
09/07/2019	Pay 1		\$ 609,683.46
10/07/2019	Ad hoc		\$ 1,543.53
23/07/2019	Pay 2		\$ 628,316.49
<b>Total Payroll</b>			<b>\$ 1,239,543.48</b>
<b>Total Payments</b>			<b>\$ 5,393,240.50</b>



<b>Creditors Report - Payments by Cheque</b>				
<b>01/07/2019 to 31/07/19</b>				
<b>Creditor</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
00082526	17/07/2019	BCITF Building & Construction Industry Training Fund	Levy collection	\$ 7,094.12
00082527	17/07/2019	Petty Cash - Finance	Petty cash recoup	\$ 346.10
00082528	17/07/2019	Petty Cash - Library	Petty cash recoup	\$ 316.45
00082529	17/07/2019	Petty Cash - CEO	Petty cash recoup	\$ 160.80
00082530	17/07/2019	Zurich Australian Insurance Ltd	Insurance excess	\$ 500.00
00082531	17/07/2019	K Vance	Refund of duplicate payment	\$ 150.00
00082532	17/07/2019	A Shiman and K Jones	Refund of food business registration fee	\$ 100.00
00082533	22/07/2019	Department of Transport	Fleet vehicle licences	\$ 31,905.70
00082534	31/07/2019	Petty Cash - Finance	Petty cash recoup	\$ 437.55
				<b>\$ 41,010.72</b>
<b>Cancelled Cheques</b>				
00081761	25/10/2017	A Olszewski	Stale cheque, 18 months and over	-\$ 80.00
00081882	30/11/2017	V Chapman	Stale cheque, 18 months and over	-\$ 30.00
00082511	29/05/2019	Leederville Toy Library Inc	Cancelled and repaid by EFT	-\$ 2,000.00
<b>Total Cancelled Cheques</b>				<b>-\$ 2,110.00</b>
<b>Total Nett Cheque Payments</b>				<b>\$ 38,900.72</b>



Creditors Report - Payments by Direct Debit				
01/07/2019 to 31/07/19				
Credit Card Transactions for the Period 7 June 2019 - 8 July 2019				
Card Holder	Date	Payee	Description	Amount
CEO	14/06/2019	Wilson Parking	Parking - External meeting	\$ 6.08
	25/06/2019	The Re Store	Catering services - COV function	\$ 381.61
	03/07/2019	AEG Ogden Perth Arena	Parking - Town Team movement launch	\$ 16.00
				<b>\$ 403.69</b>
Director Community & Business Services	14/06/2019	Local Government Professionals Australia	Event registration - Executive support network	<b>\$ 140.00</b>
Manager Community Partnerships	07/06/2019	Booktopia	Books for library	\$ 89.84
	07/06/2019	Book Depository	Book for library	\$ 13.67
	07/06/2019	Book Depository	Book for library	\$ 16.95
	07/06/2019	UWA Publishing	Book for library	\$ 54.95
	07/06/2019	WA Newspapers	Book for library	\$ 34.90
	07/06/2019	Sanity	DVD for library	\$ 22.95
	12/06/2019	Dominos Pizza	Catering services - Aboriginal youth forum	\$ 60.40
	18/06/2019	Booktopia	Books for library	\$ 113.10
	18/06/2019	JB Hifi	DVDs for library	\$ 41.35
	18/06/2019	Australian Book Review	Library magazine subscription	\$ 95.00
	18/06/2019	Magshop Online	Library magazine subscription	\$ 69.99
	18/06/2019	Scientific American	Library magazine subscription	\$ 86.35
	18/06/2019	International transaction fee	Library magazine subscription	\$ 2.16
	18/06/2019	Book Depository	Books for library	\$ 593.70
	19/06/2019	Dominos Pizza	Catering services - Aboriginal youth workshop	\$ 59.05
	25/06/2019	Global Language Books	Books for library	\$ 35.90
	25/06/2019	The Re Store	Catering services - computer classes library forum	\$ 30.60
	25/06/2019	Preservation Framing	Gift voucher - Local History centre speaker	\$ 150.00
	26/06/2019	The Re Store	Event supplies - NAIDOC week gift bags	\$ 339.69
	26/06/2019	The Reject Shop	Event supplies - NAIDOC week gift bags	\$ 3.00
	26/06/2019	Dominos Pizza	Catering services - Aboriginal youth art class	\$ 56.30
	27/06/2019	Royal WA Historical Society	Books for Local History Centre	\$ 164.20
	27/06/2019	Dominos Pizza	Catering services - Vincent youth network meeting	\$ 32.95
	28/06/2019	NCH Software	Software licences - Local History Centre	\$ 112.37
	01/07/2019	Leederville Foods Pty Ltd	Catering services - NAIDOC week festival	\$ 149.40
	02/07/2019	Coles	Catering services - NAIDOC week festival	\$ 100.72



<b>Card Holder</b>	<b>Date</b>	<b>Payee</b>	<b>Description</b>	<b>Amount</b>
	02/07/2019	Officeworks	Event supplies - NAIDOC week gift bags	\$ 39.96
	02/07/2019	Spotlight	Event supplies - NAIDOC week gift bags	\$ 3.90
				<b>\$ 2,573.35</b>
Manager Marketing and Communications	19/06/2019	Facebook	Advertising	\$ 30.35
	20/06/2019	Australia the Gift	Citizenship ceremony gifts - bottle openers	\$ 220.00
	28/06/2019	Facebook	Advertising	\$ 40.00
	30/06/2019	Facebook	Advertising	\$ 7.50
	30/06/2019	Remix Summits Pty Ltd	Conference - Remix Academy Perth 2019	\$ 781.77
				<b>\$ 1,079.62</b>
Procurement and Contracts Officer	07/06/2019	Planoly	Instagram management tool	\$ 12.92
	07/06/2019	International transaction fee	Instagram management tool	\$ 0.32
	10/06/2019	Mailchimp	Email campaign	\$ 217.09
	11/06/2019	BLS Art list	Royalty free music subscription	\$ 286.41
	11/06/2019	International transaction fee	Royalty free music subscription	\$ 7.16
	13/06/2019	Facebook	Advertising	\$ 33.00
	14/06/2019	Glass's Information Services	Subscription renewal	\$ 572.00
	14/06/2019	ASIC	Company search	\$ 17.00
	18/06/2019	Survey Monkey	Subscription renewal	\$ 27.81
	18/06/2019	International transaction fee	Subscription renewal	\$ 0.70
	19/06/2019	Total Tools	Laser measuring tool - Compliance	\$ 79.00
	19/06/2019	Office of the Information Commissioner	FOI conference - Records	\$ 109.00
	20/06/2019	Facebook	Advertising	\$ 33.00
	22/06/2019	Asana.com	Subscription renewal	\$ 162.95
	22/06/2019	International transaction fee	Subscription renewal	\$ 4.07
	24/06/2019	Shutterstock	Image download subscription	\$ 99.00
	30/06/2019	Facebook	Advertising	\$ 270.74
	04/07/2019	Createsend.com	Email campaign	\$ 31.17
	04/07/2019	Facebook	Advertising	\$ 35.01
	04/07/2019	Facebook	Advertising	\$ 26.55
				<b>\$ 2,024.90</b>
<b>Total Corporate Credit Cards</b>				<b>\$ 6,221.56</b>
<b>Direct Debits</b>				
Lease Fees	02/04/2019	Neopost 1659932	Franking machine	\$ 385.00



<i>Card Holder</i>	<i>Date</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
	01/04/2019	All Leasing 279258	Parking ticket machines EMV kit	\$ 38,213.92
			Longer life gym equipment	\$ 14,780.48
			Beatty Park Leisure Centre LED lights	\$ 16,729.74
			Beatty Park Leisure Centre CCTV cameras	\$ 6,458.78
			Beatty Park Leisure Centre cleaning equipment	\$ 1,219.37
			Beatty Park Leisure Centre gym equipment	\$ 7,005.20
			Beatty Park Leisure Centre gym equipment	\$ 183.55
			Beatty Park Leisure Centre gym equipment	\$ 1,655.78
			Beatty Park Leisure Centre gym equipment	\$ 3,909.90
			<b>Total All Leasing</b>	<b>\$ 90,156.72</b>
			<b>Total Lease Fees</b>	<b>\$ 90,541.72</b>
Loan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Car Park and Beatty Park Leisure Centre	<b>\$ 198,741.21</b>
Bank Fees and Charges		Commonwealth Bank	Bank fees	<b>\$ 25,792.01</b>
<b>Total Direct Debits including Credit Cards</b>				<b>\$ 321,296.50</b>



**11.3 FINANCIAL STATEMENTS AS AT 31 JULY 2019**

**TRIM Ref:** D19/116809

**Author:** Nirav Shah, Coordinator Financial Services

**Authoriser:** John Corbellini, A/Executive Director Community and Business Services

**Attachments:** 1. Monthly financial statements as at 31 July 2019 [↓](#) 

**RECOMMENDATION:**

That Council **RECEIVES** the financial statements for the month ended 31 July 2019 as shown in Attachment 1.

**PURPOSE OF REPORT:**

To present the statement of financial activity for the period ended 31 July 2019.

**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, as compared to the budget.

Please note there are a number of year end transactions and adjustments that need to be completed before the year end accounts are finalised and audited, hence, the balances provided in this report are provisional and subject to change.

**DETAILS:**

The following documents, included as **Attachment 1**, comprise the statement of financial activity for the period ending 31 July 2019:

Note	Description	Page
1.	Statement of Financial Activity by Program Report and Graph	1-3
2.	Statement of Comprehensive Income by Nature or Type Report	4
3.	Net Current Funding Position	5
4.	Summary of Income and Expenditure by Service Areas	6-61
5.	Capital Expenditure and Funding and Capital Works Schedule	62-67
6.	Cash Backed Reserves	68
7.	Rating Information and Graph	69-70
8.	Debtors Report	71-72
9.	Beatty Park Leisure Centre Financial Position	73

**Comments on the Statement of Financial Activity (as at Attachment 1):**

Operating revenue is reported separately by '*Program*' and '*Nature or Type*' respectively. The significant difference between the two reports is that operating revenue by '*Program*' includes 'Profit on sale of assets' and the report for '*Nature or Type*' includes 'Rates revenue'.

**Revenue by Program** is tracking higher than the year to date budgeted revenue by \$248,219 (12%). The following items materially contributed to this position: -

- Recognition of monies transferred from trust to reserve for contributions relating to Percent for Art, \$260,240 (**Community Amenities**).



**Revenue by Nature or Type** is tracking higher than the budgeted revenue by \$243,911 (0.7%). The following items materially contributed to this position: -

- **‘Operating grants, subsidies and contributions’** reflects a budget to actual surplus of \$243,236 that is materially contributed from the receipt of monies from percentage of art contributions (\$260,240).

**Expenditure by Program** reflects an under-spend of \$1,885,619 (42.7%) compared to the year to date budget. The following items materially contributed to this position: -

- Reversal accrual of \$240,000 relating to works completed in the last financial year on the Integrated Transport plan project has contributed to a favourable variance in this month (**Community Amenities**).
- The remainder is due to timing variances of works and reversal of accrual amounts relating to expenditure for works completed in the last financial year.

**Expenditure by Nature or Type** reflects an under-spend of \$1,885,621 (42.7%) compared to the year to date budget. The following items materially contributed to this position: -

- **Materials and contracts** reflects an under-spend of \$834,031. This favourable variance is largely contributed by timing variances of works and reversal of accrual amounts relating to expenditure for works completed in the last financial year.
- **‘Other expenditure’** reflects an under-spend of \$768,149. This favourable variance is largely contributed by timing variances of works and reversal of accrual amounts relating to expenditure for works completed in the last financial year.

#### Opening Surplus Bought Forward – 2019/20

The provisional surplus position brought forward to 2019/20 is \$7,857,741 compared to the adopted budget surplus amount of \$5,929,991. The actual opening surplus figure will be adjusted once the end of year audit has been finalised.

#### **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 – 61)

This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.

5. Capital Expenditure and Funding Summary (Note 5 Page 62 - 67)

The full capital works program is listed in detail in Note 5 of **Attachment 1**.



6. Cash Backed Reserves (Note 6 Page 68)

The cash backed reserves schedule provides a detailed summary of the movements in the reserves portfolio, including transfers to and from the reserve. The balance as at 31 July 2019 is \$12,910,913.

7. Rating Information (Note 7 Page 69 – 70)

The notices for rates and charges levied for 2019/20 were issued on 19 July 2019.

*The Local Government Act 1995* provides for ratepayers to pay rates by four instalments. The due dates for each instalment are:

First Instalment	26 August 2019
Second Instalment	29 October 2019
Third Instalment	07 January 2020
Fourth Instalment	10 March 2020

Total rates collected, as at 31 July 2019 is \$4,420,195. Furthermore, the outstanding rates debtors balance as at 31 July 2019 is \$38,379,838 including deferred rates (\$116,936).

8. Receivables (Note 8 Page 71 - 72)

Trade receivables outstanding as at 31 July 2019 is \$2,106,164 of which \$2,072,037 has been outstanding for over 90 days.

Administration has been regularly following up all outstanding items by issuing reminders when they are overdue and subsequently initiating a formal debt collection process when payments remain outstanding for long periods of time.

Below is a summary of the significant items that have been outstanding for over 90 days:

- \$1,489,276 (71.9%) relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are sent to the Fines Enforcement Registry (FER), which then collects the outstanding balance on behalf of the City for a fee.

Due to the aged nature of some of the unpaid infringements, the provision for doubtful debts has been increased this year and an amount of \$1,066,403 has been transferred to long term infringement debtors (non-current portion).

Please note this provisional amount is subject to change as Administration ascertains the realistic probability of recovering the long outstanding monies owed to the City. This exercise is in accordance to the requirements outlined in *Australian Accounting Standards Board 9 Financial instruments*.

- \$200,766 (9.7%) relates to cash in lieu of car parking debtors. In accordance with the *City's Policy 7.7.1 Non-residential parking*, Administration has entered into special payment arrangements with long outstanding cash in lieu parking debtors to enable them to pay over a fixed term of five years.

9. Beatty Park Leisure Centre – Financial Position report (Note 9 Page 73)

As at 31 July 2019, the operating surplus for the centre is \$171,987 compared to the year to date budgeted deficit amount of \$70,387.

10. Explanation of Material Variances (Note 4 Page 6 – 61)

The materiality thresholds used for reporting variances are 10% and/or \$20,000 respectively. 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 2019/20 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)*.



In accordance to the above, all material variances as at 31 July 2019 have been detailed in the variance comments report in **Attachment 1**.

**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 to Council fulfils relevant statutory requirements and is consistent with good financial governance.

**STRATEGIC IMPLICATIONS:**

Reporting on the City's financial position is aligned with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

*Our community is aware of what we are doing and how we are meeting our goals.*

*Our community is satisfied with the service we provide.*

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Not applicable.

**FINANCIAL/BUDGET IMPLICATIONS:**

Not applicable.



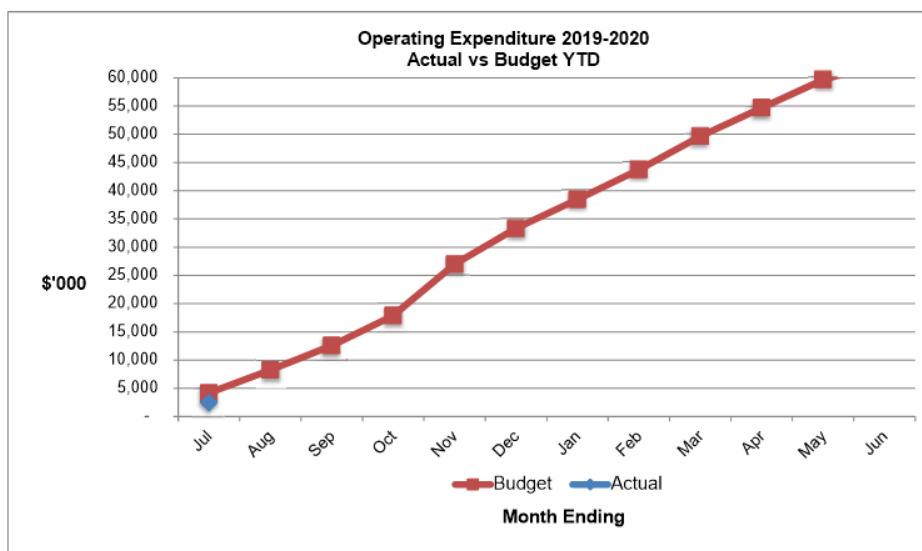
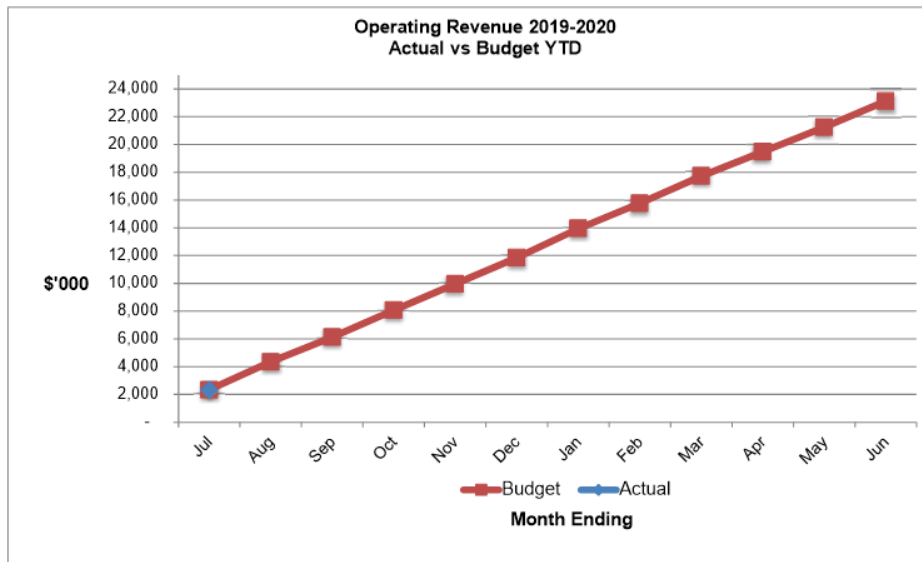
**CITY OF VINCENT  
STATEMENT OF FINANCIAL ACTIVITY  
BY PROGRAM  
FOR THE PERIOD ENDED 31 JULY 2019**



	Note	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	YTD Variance
		\$	\$	\$	\$	%
Opening Funding Surplus/(Deficit)		5,929,991	5,929,991	7,857,741	1,927,750	32.5%
<b>Revenue from operating activities</b>						
Governance		41,000	3,416	7,445	4,029	117.9%
General Purpose Funding		401,288	116,974	127,589	10,615	9.1%
Law, Order and Public Safety		128,950	8,057	8,770	713	8.8%
Health		386,779	20,620	10,714	(9,906)	-48.0%
Education and Welfare		135,903	9,028	13,114	4,086	45.3%
Community Amenities		1,402,345	417,651	642,461	224,810	53.8%
Recreation and Culture		10,045,133	753,161	806,772	53,611	7.1%
Transport		8,173,423	684,493	658,939	(25,554)	-3.7%
Economic Services		366,171	30,942	37,565	6,623	21.4%
Other Property and Services		427,338	32,604	11,796	(20,808)	-63.8%
		21,508,330	2,076,946	2,325,165	248,219	12.0%
<b>Expenditure from operating activities</b>						
Governance		(3,861,338)	(222,239)	(174,979)	47,260	-21.3%
General Purpose Funding		(839,040)	(25,794)	(24,111)	1,683	-6.5%
Law, Order and Public Safety		(1,837,552)	(118,166)	(96,986)	21,180	-17.9%
Health		(1,689,208)	(92,267)	(79,959)	12,308	-13.3%
Education and Welfare		(1,356,463)	(46,433)	(42,562)	3,871	-8.3%
Community Amenities		(12,854,617)	(877,605)	(205,301)	672,304	-76.6%
Recreation and Culture		(22,830,150)	(1,453,072)	(990,416)	462,656	-31.8%
Transport		(13,990,006)	(1,209,341)	(838,048)	371,293	-30.7%
Economic Services		(639,026)	(37,384)	(32,609)	4,775	-12.8%
Other Property and Services		(2,838,260)	(332,832)	(44,543)	288,289	-86.6%
		(62,735,660)	(4,415,133)	(2,529,514)	1,885,619	-42.7%
Add Deferred Rates Adjustment		0	0	3,453	3,453	0.0%
Add Back Depreciation		11,191,787	0	0	0	0.0%
Adjust (Profit)/Loss on Asset Disposal		(34,073)	(39,486)	0	39,486	-100.0%
		11,157,714	(39,486)	3,453	42,939	-108.7%
<b>Amount attributable to operating activities</b>		<b>(30,069,616)</b>	<b>(2,377,673)</b>	<b>(200,896)</b>	<b>2,176,777</b>	<b>-91.6%</b>
<b>Investing Activities</b>						
Non-operating Grants, Subsidies and Contributions		1,843,230	0	48,240	48,240	0.0%
Purchase Land and Buildings		(3,019,133)	(45,000)	(26,612)	18,388	-40.9%
Purchase Infrastructure Assets		(7,437,651)	(164,500)	(174,837)	(10,337)	6.3%
Purchase Plant and Equipment		(3,468,046)	(82,000)	(75,270)	6,730	-8.2%
Purchase Furniture and Equipment		(850,547)	0	0	0	0.0%
Proceeds from Joint Venture Operations		0	0	0	0	0.0%
Proceeds from Disposal of Assets		555,000	54,000	53,745	(255)	-0.5%
<b>Amount attributable to investing activities</b>		<b>(12,377,147)</b>	<b>(237,500)</b>	<b>(174,734)</b>	<b>62,766</b>	<b>-26.4%</b>
<b>Financing Activities</b>						
Repayment of Debentures		(6,132,377)	(83,585)	(82,115)	1,470	-1.8%
Proceeds from New Debentures		1,000,000	0	0	0	0.0%
Transfer to Reserves		(1,088,515)	(287,558)	(294,664)	(7,106)	2.5%
Transfer from Reserves		5,597,436	0	4,087	4,087	0.0%
<b>Amount attributable to financing activities</b>		<b>(623,456)</b>	<b>(371,143)</b>	<b>(372,692)</b>	<b>(1,549)</b>	<b>0.4%</b>
<b>Surplus/(Deficit) before general rates</b>		<b>(37,140,228)</b>	<b>2,943,675</b>	<b>7,109,419</b>	<b>4,165,744</b>	<b>141.5%</b>
<b>Total amount raised from general rates</b>		<b>35,526,498</b>	<b>35,306,498</b>	<b>35,302,190</b>	<b>(4,308)</b>	<b>0.0%</b>
<b>Closing Funding Surplus/(Deficit)</b>		<b>(1,613,730)</b>	<b>38,250,173</b>	<b>42,411,609</b>	<b>4,161,436</b>	<b>10.9%</b>

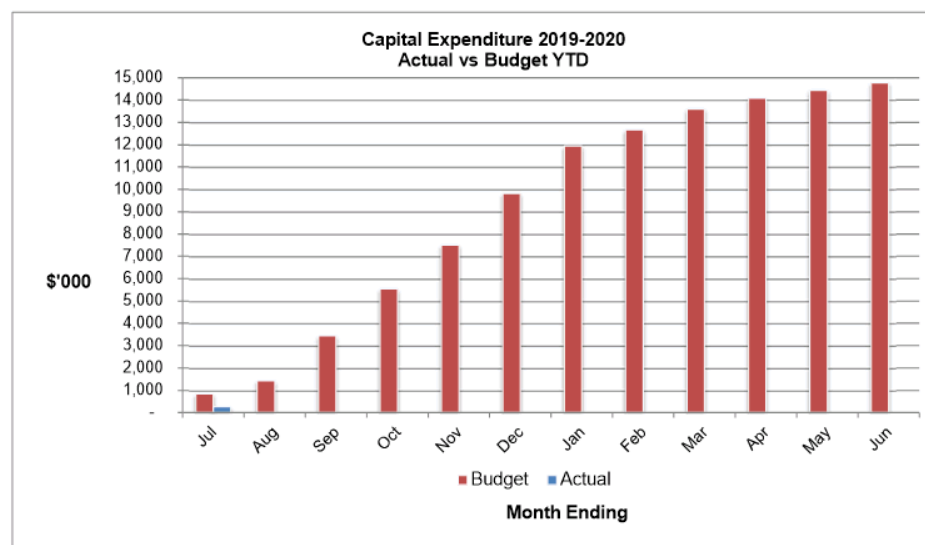
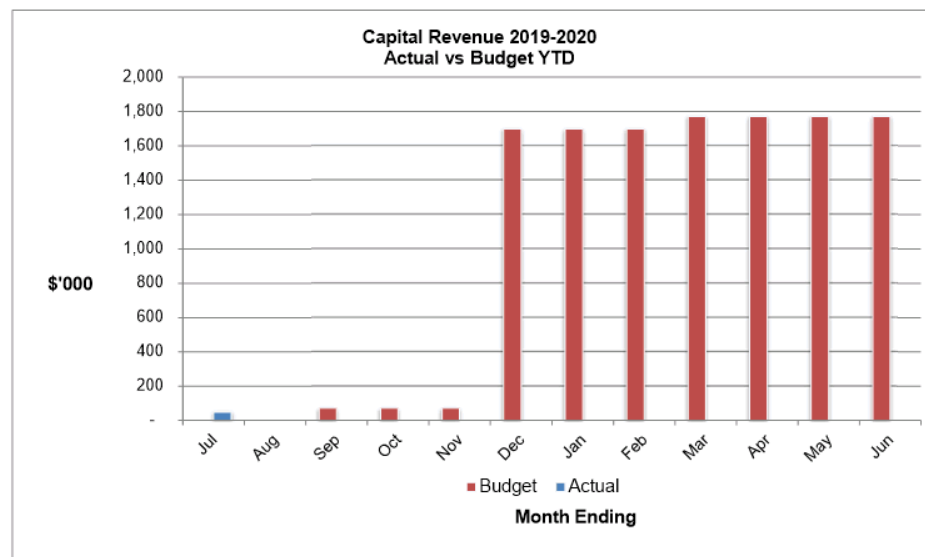


CITY OF VINCENT  
NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY  
BY PROGRAM - GRAPH  
AS AT 31 JULY 2019





CITY OF VINCENT  
NOTE 1 - CAPITAL REVENUE / EXPENDITURE PROGRAM  
AS AT 31 JULY 2019





**CITY OF VINCENT**  
**NOTE 2 - STATEMENT OF COMPREHENSIVE INCOME**  
**BY NATURE OR TYPE**  
**AS AT 31 JULY 2019**



	Adopted Budget 2019/20 \$	YTD Budget Jul-19 \$	YTD Actual Jul-19 \$	YTD Variance Jul-19 \$	YTD Variance Jul-19 %
<b>REVENUE</b>					
Rates	35,526,498	35,306,498	35,302,190	(4,308)	0%
Operating Grants, Subsidies and Contributions	(672,611)	30,965	274,201	243,236	786%
Fees and Charges	19,680,225	1,845,113	1,901,671	56,558	3%
Interest Earnings	1,033,288	85,849	74,172	(11,677)	-14%
Other Revenue	1,226,243	75,533	75,121	(412)	-1%
	<b>56,793,643</b>	<b>37,343,958</b>	<b>37,627,355</b>	<b>283,397</b>	<b>1%</b>
<b>EXPENDITURE</b>					
Employee Costs	(28,031,483)	(1,792,311)	(1,650,229)	142,082	-8%
Materials and Contracts	(19,559,718)	(1,793,276)	(959,245)	834,031	-47%
Utilities Charges	(1,718,630)	(143,181)	11,229	154,410	-108%
Interest Expenses	(723,058)	(117,284)	(117,073)	211	0%
Insurance Expenses	(534,879)	(44,574)	(57,837)	(13,263)	30%
Depreciation on Non-Current Assets	(11,191,787)	-	-	-	0%
Other Expenditure	(768,993)	(524,507)	243,642	768,149	-146%
	<b>(62,528,548)</b>	<b>(4,415,133)</b>	<b>(2,529,512)</b>	<b>1,885,621</b>	<b>-43%</b>
Non-Operating Grants, Subsidies and Contributions	1,843,230	-	48,240	48,240	0%
Profit on Asset Disposals	241,185	39,486	-	(39,486)	-100%
Loss on Asset Disposals	(207,112)	-	-	-	0%
	<b>1,877,303</b>	<b>39,486</b>	<b>48,240</b>	<b>8,754</b>	<b>22%</b>
<b>NET RESULT</b>	<b>(3,857,602)</b>	<b>32,968,311</b>	<b>35,146,083</b>	<b>2,177,772</b>	<b>7%</b>
<b>OTHER COMPREHENSIVE INCOME</b>					
Changes on Revaluation of Non-Current Assets	-	-	-	-	0%
<b>TOTAL OTHER COMPREHENSIVE INCOME</b>	<b>(3,857,602)</b>	<b>32,968,311</b>	<b>35,146,083</b>	<b>2,177,772</b>	<b>7%</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(3,857,602)</b>	<b>32,968,311</b>	<b>35,146,083</b>	<b>2,177,772</b>	<b>7%</b>



CITY OF VINCENT  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 NOTE 3 - NET CURRENT FUNDING POSITION  
 FOR THE PERIOD ENDED 31 JULY 2019



	Note	YTD Actual 31/07/2019 \$	FY Actual 30/06/2019 \$
<b>Current Assets</b>			
Cash Unrestricted		10,523,985	10,340,331
Cash Restricted		12,910,913	12,620,336
Investments		11,000	11,000
Receivables - Rates	7	38,379,838	231,842
Receivables - Other	8	2,106,164	2,273,191
Inventories		210,435	175,208
		<u>64,142,335</u>	<u>25,651,908</u>
<b>Less: Current Liabilities</b>			
Payables		(6,384,085)	(2,769,169)
Provisions - employee		(3,614,069)	(3,593,092)
		<u>(9,998,154)</u>	<u>(6,362,261)</u>
<b>Unadjusted Net Current Assets</b>		<b>54,144,181</b>	<b>19,289,647</b>
<b>Adjustments and exclusions permitted by FM Reg 32</b>			
Less: Reserves - restricted cash	6	(12,910,913)	(12,620,336)
Less: Restricted- Sundry Debtors( Non-Operating Grant)		(600,000)	(600,000)
Less: Shares transferred from non current asset		(11,000)	(11,000)
Add: Current portion of long term borrowings		869,770	879,859
Add: Infringement Debtors transferred to non current asset		919,571	919,571
		<u>(11,732,572)</u>	<u>(11,431,906)</u>
<b>Adjusted Net Current Assets</b>		<b>42,411,609</b>	<b>7,857,741</b>



**CITY OF VINCENT**  
**NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE**  
**BY SERVICE AREAS**  
**AS AT 31 JULY 2019**



	Current Budget 2018/19 \$	July 2019 Budget YTD \$	July 2019 Actual YTD \$	% YTD Budget
<b>Operating Revenue By Service Area</b>				
Chief Executive Officer	0	0	0	0%
Human Resources	(40,000)	(3,333)	(7,385)	222%
TPC, MRC, Insurance and General Purpose Revenue	168,743	(68,104)	(47,887)	70%
Other Governance	0	0	0	0%
Record Management	(1,000)	(83)	(60)	72%
Rates Services	(36,280,098)	(35,365,248)	(35,389,249)	100%
Finance Services	(250)	0	(463)	0%
Marketing and Communications	0	0	0	0%
Beatty Park Leisure Centre	(7,833,207)	(592,869)	(651,177)	110%
Community Partnerships	(15,000)	0	(45)	0%
Library & Local History Services	(19,700)	(1,641)	47	-3%
Ranger Services	(8,187,377)	(678,482)	(666,273)	98%
Health Services	(379,280)	(13,618)	(10,714)	79%
Compliance Services	(19,800)	(1,650)	(694)	42%
Statutory Planning Services	(919,551)	(76,628)	(301,548)	394%
Policy and Place Services	(1,800)	(150)	(169)	113%
Building Services	(356,300)	(30,942)	(37,565)	121%
Engineering Design Services	(141,000)	(83)	(169)	204%
Environment Services	(8,000)	(667)	(910)	136%
Parks Services	(2,315,129)	(167,679)	(168,711)	101%
Waste Management Services	(338,694)	(338,098)	(339,139)	100%
Works & Operations Services	(106,200)	(4,683)	(5,242)	112%
<b>Operating Revenue By Service Area Total</b>	<b>(56,793,643)</b>	<b>(37,343,958)</b>	<b>(37,627,355)</b>	<b>101%</b>
<b>Operating Expenditure By Service Area</b>				
Chief Executive Officer	644,528	22,401	33,169	148%
Human Resources	40,000	3,333	7,385	222%
TPC, MRC, Insurance and General Purpose Revenue	54,000	418	495	119%
Other Governance	1,381,348	84,699	45,528	54%
Record Management	1,000	83	60	72%
Rates Services	839,040	25,794	24,111	93%
Finance Services	250	(2,902)	463	-16%
Information Systems	0	244,090	0	0%
Marketing and Communications	1,723,787	107,477	88,896	83%
Beatty Park Leisure Centre	9,421,881	663,256	479,189	72%
Customer Services	0	0	0	0%
Community Partnerships	1,489,317	67,536	72,151	107%
Library & Local History Services	1,859,512	111,289	90,832	82%
Ranger Services	6,231,382	839,998	617,033	73%
Director Development Services	0	0	(0)	0%
Health Services	1,689,208	92,267	79,959	87%
Compliance Services	824,175	51,809	38,942	75%
Statutory Planning Services	2,001,598	151,791	109,996	72%
Policy and Place Services	2,329,843	111,794	(144,866)	-130%
Building Services	595,026	37,384	32,609	87%
Engineering Design Services	2,641,281	135,802	51,287	38%
Environment Services	368,247	24,513	12,673	52%
Parks Services	12,906,083	859,213	552,342	64%
Waste Management Services	6,945,131	527,383	157,235	30%
Works & Operations Services	7,322,009	206,677	139,887	68%
Director Community Engagement2	0	0	(0)	0%
Community Connections	405,616	29,883	18,792	63%
Sustainability	289,471	11,909	18,538	
Director Engineering Services	0	0	(0)	0%
Art and Culture	524,815	7,236	2,803	39%
<b>Operating Expenditure By Service Area Total</b>	<b>62,528,548</b>	<b>4,415,133</b>	<b>2,529,512</b>	<b>57%</b>



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Chief Executive Officer</u></b>						
Chief Executive Officer Expenditure						
Employee Costs	615,147	35,733	38,394	2,661	7%	
Other Employee Costs	18,317	1,526	1,435	(91)	-6%	
Other Expenses	273,100	675	(4)	(679)	-101%	
Operating Projects	193,103	0	0	0		
<b>Chief Executive Officer Expenditure Total</b>	<b>1,099,667</b>	<b>37,934</b>	<b>39,825</b>	<b>1,891</b>	<b>5%</b>	
Chief Executive Officer Indirect Costs						
Allocations	(1,099,659)	(52,102)	(39,825)	12,277	-24%	
<b>Chief Executive Officer Indirect Costs Total</b>	<b>(1,099,659)</b>	<b>(52,102)</b>	<b>(39,825)</b>	<b>12,277</b>	<b>-24%</b>	
<b>Chief Executive Officer Total</b>	<b>8</b>	<b>(14,168)</b>	<b>0</b>	<b>14,168</b>	<b>-100%</b>	
<b><u>Members of Council</u></b>						
Members Of Council Expenditure						
Employee Costs	87,876	5,106	5,247	141	3%	
Other Employee Costs	10,000	833	0	(833)	-100%	
Other Expenses	494,482	27,457	25,241	(2,216)	-8%	
<b>Members Of Council Expenditure Total</b>	<b>592,358</b>	<b>33,396</b>	<b>30,488</b>	<b>(2,908)</b>	<b>-9%</b>	
Members Of Council Indirect Costs						
Allocations	52,162	3,173	2,681	(492)	-16%	
<b>Members Of Council Indirect Costs Total</b>	<b>52,162</b>	<b>3,173</b>	<b>2,681</b>	<b>(492)</b>	<b>-16%</b>	
<b>Members of Council Total</b>	<b>644,520</b>	<b>36,569</b>	<b>33,169</b>	<b>(3,400)</b>	<b>-9%</b>	



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Other Governance</u></b>						
Other Governance Expenditure						
Employee Costs	649,426	37,743	35,956	(1,787)	-5%	
Other Employee Costs	12,600	0	0	0		
Other Expenses	205,400	17,115	612	(16,503)	-96%	\$9,000 consultant fees, \$2,500 internal audit fees and \$3,000 legal fees not spent as anticipated.
Operating Projects	120,000	5,000	0	(5,000)	-100%	
<b>Other Governance Expenditure Total</b>	<b>987,426</b>	<b>59,858</b>	<b>36,568</b>	<b>(23,290)</b>	<b>-39%</b>	
Other Governance Indirect Costs						
Allocations	393,922	24,841	8,960	(15,881)	-64%	
<b>Other Governance Indirect Costs Total</b>	<b>393,922</b>	<b>24,841</b>	<b>8,960</b>	<b>(15,881)</b>	<b>-64%</b>	
<b>Other Governance Total</b>	<b>1,381,348</b>	<b>84,699</b>	<b>45,528</b>	<b>(39,171)</b>	<b>-46%</b>	
<b><u>Human Resources</u></b>						
Human Resources Revenue						
Revenue	(40,000)	(3,333)	(7,385)	(4,052)	122%	
<b>Human Resources Revenue Total</b>	<b>(40,000)</b>	<b>(3,333)</b>	<b>(7,385)</b>	<b>(4,052)</b>	<b>122%</b>	
Human Resources Expenditure						
Employee Costs	978,449	44,778	40,039	(4,739)	-11%	
Other Employee Costs	118,600	9,882	4,195	(5,687)	-58%	
Other Expenses	124,730	23,058	(7)	(23,065)	-100%	\$13,165 subscription fees and \$6,250 subsidy and \$3,333 legal fees not spent as anticipated.
<b>Human Resources Expenditure Total</b>	<b>1,221,779</b>	<b>77,718</b>	<b>44,227</b>	<b>(33,491)</b>	<b>-43%</b>	
Human Resources Indirect Costs						
Allocations	(1,181,779)	(74,385)	(36,842)	37,543	-50%	
<b>Human Resources Indirect Costs Total</b>	<b>(1,181,779)</b>	<b>(74,385)</b>	<b>(36,842)</b>	<b>37,543</b>	<b>-50%</b>	
<b>Human Resources Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>100%</b>	



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b>Information Technology</b>						
Information Technology Expenditure						
Employee Costs	549,432	31,927	25,233	(6,694)	-21%	
Other Employee Costs	14,500	3,625	1,455	(2,170)	-60%	
Other Expenses	1,058,600	389,682	275,065	(114,617)	-29%	Timing variance of \$19,063 for consultant fees, \$52,180 software and hardware annual maintenance, \$30,372 software upgrade and \$11,125 telephone charges.
Operating Projects	305,000	25,417	26,680	1,263	5%	
<b>Information Technology Expenditure Total</b>	<b>1,927,532</b>	<b>450,651</b>	<b>328,432</b>	<b>(122,219)</b>	<b>-27%</b>	
Information Technology Indirect Costs						
Allocations	(1,927,532)	(206,561)	(328,432)	(121,871)	59%	
<b>Information Technology Indirect Costs Total</b>	<b>(1,927,532)</b>	<b>(206,561)</b>	<b>(328,432)</b>	<b>(121,871)</b>	<b>59%</b>	
<b>Information Technology Total</b>	<b>0</b>	<b>244,090</b>	<b>0</b>	<b>(244,090)</b>	<b>-100%</b>	
<b>Records Management</b>						
Records Management Revenue						
Revenue	(1,000)	(83)	(60)	23	-28%	
<b>Records Management Revenue Total</b>	<b>(1,000)</b>	<b>(83)</b>	<b>(60)</b>	<b>23</b>	<b>-28%</b>	
Records Management Expenditure						
Employee Costs	289,699	16,843	17,256	413	2%	
Other Employee Costs	7,200	600	99	(501)	-83%	
Other Expenses	36,100	3,008	335	(2,673)	-89%	
<b>Records Management Expenditure Total</b>	<b>332,999</b>	<b>20,451</b>	<b>17,690</b>	<b>(2,761)</b>	<b>-14%</b>	
Records Management Indirect Costs						
Allocations	(331,999)	(20,368)	(17,630)	2,738	-13%	
<b>Records Management Indirect Costs Total</b>	<b>(331,999)</b>	<b>(20,368)</b>	<b>(17,630)</b>	<b>2,738</b>	<b>-13%</b>	
<b>Records Management Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Sustainability and Environment</u></b>						
Sustainability and Environment						
Employee Costs	130,896	7,580	5,808	(1,772)	-23%	
Other Expenses	53,900	0	12,730	12,730	100%	Sustainability programmes commenced earlier than anticipated.
Operating Projects	33,000	0	0	0		
<b>Sustainability and Environment Total</b>	<b>217,796</b>	<b>7,580</b>	<b>18,538</b>	<b>10,958</b>	<b>145%</b>	
<b>Sustainability and Environment Total</b>	<b>217,796</b>	<b>7,580</b>	<b>18,538</b>	<b>10,958</b>	<b>145%</b>	
<b><u>Sustainability and Environment Indirect Cost</u></b>						
Sustainability and Environment Indirect Cost						
Allocations	71,675	4,329	0	(4,329)	-100%	
<b>Sustainability and Environment Indirect Cost Total</b>	<b>71,675</b>	<b>4,329</b>	<b>0</b>	<b>(4,329)</b>	<b>-100%</b>	
<b>Sustainability and Environment Indirect Cost Total</b>	<b>71,675</b>	<b>4,329</b>	<b>0</b>	<b>(4,329)</b>	<b>-100%</b>	
<b><u>Director Community Engagement</u></b>						
Director Community Engagement Expenditure						
Employee Costs	290,309	16,853	19,522	2,669	16%	
Other Employee Costs	7,874	656	570	(86)	-13%	
Other Expenses	5,300	441	(1,124)	(1,565)	-355%	
<b>Director Community Engagement Expenditure Total</b>	<b>303,483</b>	<b>17,950</b>	<b>18,967</b>	<b>1,017</b>	<b>6%</b>	
Director Community Engagement Indirect Costs						
Allocations	(303,483)	(17,950)	(18,967)	(1,017)	6%	
<b>Director Community Engagement Indirect Costs Total</b>	<b>(303,483)</b>	<b>(17,950)</b>	<b>(18,967)</b>	<b>(1,017)</b>	<b>6%</b>	
<b>Director Community Engagement Total</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>100%</b>	



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Finance Services</u></b>						
Finance Services Revenue						
Revenue	(250)	0	(463)	(463)	100%	
<b>Finance Services Revenue Total</b>	<b>(250)</b>	<b>0</b>	<b>(463)</b>	<b>(463)</b>	<b>100%</b>	
Finance Services Expenditure						
Employee Costs	683,631	39,735	41,840	2,105	5%	
Other Employee Costs	16,600	0	(675)	(675)	100%	
Other Expenses	173,060	4,611	(15,797)	(20,408)	-443%	Reversal of accrual of audit fees relating to 2018/19. This amount will be offset once the invoice is paid on completion of the final audit.
<b>Finance Services Expenditure Total</b>	<b>873,291</b>	<b>44,346</b>	<b>25,368</b>	<b>(18,978)</b>	<b>-43%</b>	
Finance Services Indirect Costs						
Allocations	(873,041)	(47,248)	(24,905)	22,343	-47%	
<b>Finance Services Indirect Costs Total</b>	<b>(873,041)</b>	<b>(47,248)</b>	<b>(24,905)</b>	<b>22,343</b>	<b>-47%</b>	
<b>Finance Services Total</b>	<b>0</b>	<b>(2,902)</b>	<b>(0)</b>	<b>2,902</b>	<b>-100%</b>	
<b><u>Insurance Premium</u></b>						
Insurance Premium Expenditure						
Other Expenses	534,879	44,574	57,837	13,263	30%	Over expenditure relates to workers compensation premium allocation. To be adjusted in August 2019.
<b>Insurance Premium Expenditure Total</b>	<b>534,879</b>	<b>44,574</b>	<b>57,837</b>	<b>13,263</b>	<b>30%</b>	
Insurance Premium Recovery						
Allocations	(534,879)	(44,573)	(57,842)	(13,269)	30%	
<b>Insurance Premium Recovery Total</b>	<b>(534,879)</b>	<b>(44,573)</b>	<b>(57,842)</b>	<b>(13,269)</b>	<b>30%</b>	
<b>Insurance Premium Total</b>	<b>0</b>	<b>1</b>	<b>(5)</b>	<b>(6)</b>	<b>-559%</b>	



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Insurance Claim</u></b>						
Insurance Claim Recoup Revenue	(65,000)	0	0	0		
<b>Insurance Claim Recoup Total</b>	<b>(65,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Insurance Claim Expenditure Other Expenses	5,000	417	500	83	20%	
<b>Insurance Claim Expenditure Total</b>	<b>5,000</b>	<b>417</b>	<b>500</b>	<b>83</b>	<b>20%</b>	
<b>Insurance Claim Total</b>	<b>(60,000)</b>	<b>417</b>	<b>500</b>	<b>83</b>	<b>20%</b>	
<b><u>Mindarie Regional Council</u></b>						
Mindarie Regional Council Revenue Revenue	(118,569)	(9,880)	(7,357)	2,523	-26%	
<b>Mindarie Regional Council Revenue Total</b>	<b>(118,569)</b>	<b>(9,880)</b>	<b>(7,357)</b>	<b>2,523</b>	<b>-26%</b>	
Mindarie Regional Council Expenditure Other Expenses	49,000	0	0	0		
<b>Mindarie Regional Council Expenditure Total</b>	<b>49,000</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Mindarie Regional Council Total</b>	<b>(69,569)</b>	<b>(9,880)</b>	<b>(7,357)</b>	<b>2,523</b>	<b>-26%</b>	
<b><u>General Purpose Revenue</u></b>						
General Purpose Revenue Revenue	352,312	(58,224)	(40,530)	17,694	-30%	Interest income lesser than anticipated.
<b>General Purpose Revenue Total</b>	<b>352,312</b>	<b>(58,224)</b>	<b>(40,530)</b>	<b>17,694</b>	<b>-30%</b>	
<b>General Purpose Revenue Total</b>	<b>352,312</b>	<b>(58,224)</b>	<b>(40,530)</b>	<b>17,694</b>	<b>-30%</b>	



CITY OF VINCENT  
NOTE 4 - SUMMARY OF INCOME AND EXPENDITURE  
BY SERVICE AREAS  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Rates Services</u></b>						
Rates Services Revenue						
Revenue	(36,280,098)	(35,365,248)	(35,389,249)	(24,001)	0%	
<b>Rates Services Revenue Total</b>	<b>(36,280,098)</b>	<b>(35,365,248)</b>	<b>(35,389,249)</b>	<b>(24,001)</b>	<b>0%</b>	
Rates Services Expenditure						
Employee Costs	257,143	14,950	14,943	(7)	0%	
Other Expenses	425,550	1,333	1,122	(211)	-16%	
<b>Rates Services Expenditure Total</b>	<b>682,693</b>	<b>16,283</b>	<b>16,065</b>	<b>(218)</b>	<b>-1%</b>	
Rates Services Indirect Costs						
Allocations	156,347	9,511	8,046	(1,465)	-15%	
<b>Rates Services Indirect Costs Total</b>	<b>156,347</b>	<b>9,511</b>	<b>8,046</b>	<b>(1,465)</b>	<b>-15%</b>	
<b>Rates Services Total</b>	<b>(35,441,058)</b>	<b>(35,339,454)</b>	<b>(35,365,138)</b>	<b>(25,684)</b>	<b>0%</b>	
<b><u>Marketing and Communications</u></b>						
Marketing and Communications Revenue						
Revenue	0	0	0	0		
<b>Marketing and Communications Revenue Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Marketing and Communications Expenditure						
Employee Costs	822,753	47,948	48,681	733	2%	
Other Employee Costs	8,450	1,179	711	(468)	-40%	
Other Expenses	473,050	32,784	22,558	(10,226)	-31%	Timing variance of \$9,307 relating to public relations.
Operating Projects	0	0	0	0		
<b>Marketing and Communications Expenditure Total</b>	<b>1,304,253</b>	<b>81,911</b>	<b>71,950</b>	<b>(9,961)</b>	<b>-12%</b>	
Marketing and Communications Indirect Costs						
Allocations	419,534	25,566	16,946	(8,620)	-34%	
<b>Marketing and Communications Indirect Costs Total</b>	<b>419,534</b>	<b>25,566</b>	<b>16,946</b>	<b>(8,620)</b>	<b>-34%</b>	
<b>Marketing and Communications Total</b>	<b>1,723,787</b>	<b>107,477</b>	<b>88,896</b>	<b>(18,581)</b>	<b>-17%</b>	



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	\$	\$	\$	\$	%	
<b><u>Art and Culture</u></b>						
Art and Culture						
Other Expenses	464,815	7,236	200	(7,036)	-97%	
Operating Projects	60,000	0	0	0		
<b>Art and Culture Total</b>	<b>524,815</b>	<b>7,236</b>	<b>200</b>	<b>(7,036)</b>	<b>-97%</b>	
Art and Culture Indirect Costs						
Allocations	0	0	2,603	2,603	100%	
<b>Art and Culture Indirect Costs Total</b>	<b>0</b>	<b>0</b>	<b>2,603</b>	<b>2,603</b>	<b>100%</b>	
<b>Art and Culture Total</b>	<b>524,815</b>	<b>7,236</b>	<b>2,803</b>	<b>(4,433)</b>	<b>-61%</b>	
<b><u>Customer Service Centre</u></b>						
Customer Services Centre Expenditure						
Employee Costs	597,134	37,404	32,997	(4,407)	-12%	
Other Employee Costs	7,700	725	0	(725)	-100%	
Other Expenses	41,000	3,417	(6)	(3,423)	-100%	
<b>Customer Services Centre Expenditure Total</b>	<b>645,834</b>	<b>41,546</b>	<b>32,991</b>	<b>(8,555)</b>	<b>-21%</b>	
Customer Services Centre Indirect Costs						
Allocations	(645,834)	(41,546)	(32,991)	8,555	-21%	
<b>Customer Services Centre Indirect Costs Total</b>	<b>(645,834)</b>	<b>(41,546)</b>	<b>(32,991)</b>	<b>8,555</b>	<b>-21%</b>	
<b>Customer Service Centre Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		



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	\$	\$	\$	\$	%	
<b><u>Beatty Park Leisure Centre Administration</u></b>						
Beatty Park Leisure Centre Admin Revenue						
Revenue	(2,662,200)	(212,996)	(226,063)	(13,067)	6%	
<b>Beatty Park Leisure Centre Admin Revenue Total</b>	<b>(2,662,200)</b>	<b>(212,996)</b>	<b>(226,063)</b>	<b>(13,067)</b>	<b>6%</b>	
Beatty Park Leisure Centre Admin Indirect Revenue						
Allocations	2,662,200	212,996	226,063	13,067	6%	
<b>Beatty Park Leisure Centre Admin Indirect Revenue Total</b>	<b>2,662,200</b>	<b>212,996</b>	<b>226,063</b>	<b>13,067</b>	<b>6%</b>	
Beatty Park Leisure Centre Admin Expenditure						
Employee Costs	962,863	61,145	49,382	(11,763)	-19%	Timing variance on costs relating to casual employees that were not required at Beatty Park as anticipated.
Other Employee Costs	20,486	1,351	478	(873)	-65%	
Other Expenses	276,850	16,470	16,127	(343)	-2%	
Operating Projects	180,000	0	0	0		
<b>Beatty Park Leisure Centre Admin Expenditure Total</b>	<b>1,440,199</b>	<b>78,966</b>	<b>65,987</b>	<b>(12,980)</b>	<b>-16%</b>	
Beatty Park Leisure Centre Admin Indirect Costs						
Allocations	(1,440,199)	(78,966)	(65,987)	12,980	-16%	
<b>Beatty Park Leisure Centre Admin Indirect Costs Total</b>	<b>(1,440,199)</b>	<b>(78,966)</b>	<b>(65,987)</b>	<b>12,980</b>	<b>-16%</b>	
<b>Beatty Park Leisure Centre Administration Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	



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	\$	\$	\$	\$	%	
<b><u>Beatty Park Leisure Centre Building</u></b>						
Beatty Park Leisure Centre Building Revenue						
Revenue	(162,907)	(13,481)	(13,308)	173	-1%	
<b>Beatty Park Leisure Centre Building Revenue Total</b>	<b>(162,907)</b>	<b>(13,481)</b>	<b>(13,308)</b>	<b>173</b>	<b>-1%</b>	
Beatty Park Leisure Centre Occupancy Costs						
Building Maintenance	559,250	37,519	6,077	(31,442)	-84%	Major maintenance not required as yet.
Ground Maintenance	58,900	4,408	2,829	(1,579)	-36%	
Other Expenses	2,028,920	97,398	36,748	(60,650)	-62%	Positive variance on water and electricity expenses due to reversal of 2018-19 accrued expenses.
<b>Beatty Park Leisure Centre Occupancy Costs Total</b>	<b>2,647,070</b>	<b>139,325</b>	<b>45,654</b>	<b>(93,671)</b>	<b>-67%</b>	
Beatty Park Leisure Centre Indirect Costs						
Allocations	(2,484,163)	(127,592)	(32,345)	95,247	-75%	
<b>Beatty Park Leisure Centre Indirect Costs Total</b>	<b>(2,484,163)</b>	<b>(127,592)</b>	<b>(32,345)</b>	<b>95,247</b>	<b>-75%</b>	
<b>Beatty Park Leisure Centre Building Total</b>	<b>0</b>	<b>(1,748)</b>	<b>0</b>	<b>1,748</b>	<b>-100%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Swimming Pool Areas</u></b>						
Swimming Pool Areas Revenue						
Revenue	(1,784,100)	(102,002)	(117,708)	(15,706)	15%	Revenue higher than anticipated.
<b>Swimming Pool Areas Revenue Total</b>	<b>(1,784,100)</b>	<b>(102,002)</b>	<b>(117,708)</b>	<b>(15,706)</b>	<b>15%</b>	
Swimming Pool Areas Indirect Revenue						
Allocations	(427,287)	(34,186)	(63,818)	(29,632)	87%	Internal allocation workings for this area to be reviewed in August 2019.
<b>Swimming Pool Areas Indirect Revenue Total</b>	<b>(427,287)</b>	<b>(34,186)</b>	<b>(63,818)</b>	<b>(29,632)</b>	<b>87%</b>	
Swimming Pool Areas Expenditure						
Employee Costs	1,039,679	71,412	63,884	(7,528)	-11%	
Other Employee Costs	20,800	3,936	4,107	171	4%	
Other Expenses	256,270	20,266	4,671	(15,595)	-77%	\$7,908 positive variance on plant maintenance due to major maintenance not required as yet and \$4,813 timing variance on water treatment chemicals.
<b>Swimming Pool Areas Expenditure Total</b>	<b>1,316,749</b>	<b>95,614</b>	<b>72,662</b>	<b>(22,952)</b>	<b>-24%</b>	
Swimming Pool Areas Indirect Costs						
Allocations	2,984,588	163,167	128,688	(34,479)	-21%	
<b>Swimming Pool Areas Indirect Costs Total</b>	<b>2,984,588</b>	<b>163,167</b>	<b>128,688</b>	<b>(34,479)</b>	<b>-21%</b>	
<b>Swimming Pool Areas Total</b>	<b>2,089,950</b>	<b>122,593</b>	<b>19,825</b>	<b>(102,768)</b>	<b>-84%</b>	



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	\$	\$	\$	\$	%	
<b>Swim School</b>						
Swim School Revenue						
Revenue	(1,575,000)	(153,123)	(182,970)	(29,847)	19%	Revenue higher than anticipated.
<b>Swim School Revenue Total</b>	<b>(1,575,000)</b>	<b>(153,123)</b>	<b>(182,970)</b>	<b>(29,847)</b>	<b>19%</b>	
Swim School Indirect Revenue						
Allocations	(4,524)	(362)	(63,298)	(62,936)	17386%	Internal allocation workings for this area to be reviewed in August 2019.
<b>Swim School Indirect Revenue Total</b>	<b>(4,524)</b>	<b>(362)</b>	<b>(63,298)</b>	<b>(62,936)</b>	<b>17386%</b>	
Swim School Expenditure						
Employee Costs	882,234	60,486	57,189	(3,297)	-5%	
Other Employee Costs	7,600	500	90	(410)	-82%	
Other Expenses	39,750	1,071	2,957	1,886	176%	
<b>Swim School Expenditure Total</b>	<b>929,584</b>	<b>62,057</b>	<b>60,236</b>	<b>(1,821)</b>	<b>-3%</b>	
Swim School Indirect Costs						
Allocations	228,330	12,433	25,589	13,156	106%	
<b>Swim School Indirect Costs Total</b>	<b>228,330</b>	<b>12,433</b>	<b>25,589</b>	<b>13,156</b>	<b>106%</b>	
<b>Swim School Total</b>	<b>(421,610)</b>	<b>(78,995)</b>	<b>(160,443)</b>	<b>(81,448)</b>	<b>103%</b>	



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	\$	\$	\$	\$	%	
<b>Café</b>						
Cafe Revenue						
Revenue	(724,000)	(49,350)	(48,912)	438	-1%	
<b>Cafe Revenue Total</b>	<b>(724,000)</b>	<b>(49,350)</b>	<b>(48,912)</b>	<b>438</b>	<b>-1%</b>	
Cafe Indirect Revenue						
Allocations	(4,524)	(362)	(26,404)	(26,042)	7194%	Internal allocation workings for this area to be reviewed in August 2019.
<b>Cafe Indirect Revenue Total</b>	<b>(4,524)</b>	<b>(362)</b>	<b>(26,404)</b>	<b>(26,042)</b>	<b>7194%</b>	
Cafe Expenditure						
Employee Costs	425,072	30,988	22,035	(8,953)	-29%	
Other Employee Costs	1,400	350	0	(350)	-100%	
Other Expenses	325,698	12,399	8,655	(3,744)	-30%	
<b>Cafe Expenditure Total</b>	<b>752,170</b>	<b>43,737</b>	<b>30,690</b>	<b>(13,047)</b>	<b>-30%</b>	
Cafe Indirect Costs						
Allocations	116,779	6,923	10,035	3,112	45%	
<b>Cafe Indirect Costs Total</b>	<b>116,779</b>	<b>6,923</b>	<b>10,035</b>	<b>3,112</b>	<b>45%</b>	
<b>Café Total</b>	<b>140,425</b>	<b>948</b>	<b>(34,592)</b>	<b>(35,540)</b>	<b>-3749%</b>	



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	\$	\$	\$	\$	%	
<b>Retail</b>						
Retail Revenue						
Revenue	(535,000)	(30,000)	(33,589)	(3,589)	12%	
<b>Retail Revenue Total</b>	<b>(535,000)</b>	<b>(30,000)</b>	<b>(33,589)</b>	<b>(3,589)</b>	<b>12%</b>	
Retail Indirect Revenue						
Allocations	(797)	(64)	(5,041)	(4,977)	7777%	
<b>Retail Indirect Revenue Total</b>	<b>(797)</b>	<b>(64)</b>	<b>(5,041)</b>	<b>(4,977)</b>	<b>7777%</b>	
Retail Expenditure						
Employee Costs	75,292	4,380	4,496	116	3%	
Other Employee Costs	950	0	0	0		
Other Expenses	290,700	85,791	(29,498)	(115,289)	-134%	Timing variance on the payment of invoice.
<b>Retail Expenditure Total</b>	<b>366,942</b>	<b>90,171</b>	<b>(25,002)</b>	<b>(115,173)</b>	<b>-128%</b>	
Retail Indirect Costs						
Allocations	96,677	5,655	6,999	1,344	24%	
<b>Retail Indirect Costs Total</b>	<b>96,677</b>	<b>5,655</b>	<b>6,999</b>	<b>1,344</b>	<b>24%</b>	
<b>Retail Total</b>	<b>(72,178)</b>	<b>65,762</b>	<b>(56,633)</b>	<b>(122,395)</b>	<b>-186%</b>	



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	\$	\$	\$	\$	%	
<b><u>Health and Fitness</u></b>						
Health and Fitness Revenue						
Revenue	(170,500)	(13,792)	(13,549)	243	-2%	
<b>Health and Fitness Revenue Total</b>	<b>(170,500)</b>	<b>(13,792)</b>	<b>(13,549)</b>	<b>243</b>	<b>-2%</b>	
Health and Fitness Indirect Revenue						
Allocations	(1,472,463)	(117,808)	(32,960)	84,848	-72%	
<b>Health and Fitness Indirect Revenue Total</b>	<b>(1,472,463)</b>	<b>(117,808)</b>	<b>(32,960)</b>	<b>84,848</b>	<b>-72%</b>	
Health and Fitness Expenditure						
Employee Costs	541,883	34,383	33,798	(585)	-2%	
Other Employee Costs	9,700	0	0	0		
Other Expenses	148,100	26,683	18,923	(7,760)	-29%	
<b>Health and Fitness Expenditure Total</b>	<b>699,683</b>	<b>61,066</b>	<b>52,721</b>	<b>(8,345)</b>	<b>-14%</b>	
Health and Fitness Indirect Costs						
Allocations	659,832	39,304	38,233	(1,071)	-3%	
<b>Health and Fitness Indirect Costs Total</b>	<b>659,832</b>	<b>39,304</b>	<b>38,233</b>	<b>(1,071)</b>	<b>-3%</b>	
<b>Health and Fitness Total</b>	<b>(283,448)</b>	<b>(31,230)</b>	<b>44,445</b>	<b>75,675</b>	<b>-242%</b>	



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	\$	\$	\$	\$	%	
<b>Group Fitness</b>						
Group Fitness Revenue						
Revenue	(162,000)	(13,333)	(11,409)	1,924	-14%	
<b>Group Fitness Revenue Total</b>	<b>(162,000)</b>	<b>(13,333)</b>	<b>(11,409)</b>	<b>1,924</b>	<b>-14%</b>	
Group Fitness Indirect Revenue						
Allocations	(499,959)	(40,001)	(13,112)	26,889	-67%	
<b>Group Fitness Indirect Revenue Total</b>	<b>(499,959)</b>	<b>(40,001)</b>	<b>(13,112)</b>	<b>26,889</b>	<b>-67%</b>	
Group Fitness Expenditure						
Employee Costs	190,927	11,090	11,263	173	2%	
Other Employee Costs	4,100	0	0	0		
Other Expenses	138,250	14,875	8,246	(6,629)	-45%	
<b>Group Fitness Expenditure Total</b>	<b>333,277</b>	<b>25,965</b>	<b>19,509</b>	<b>(6,456)</b>	<b>-25%</b>	
Group Fitness Indirect Costs						
Allocations	215,311	10,604	12,318	1,714	16%	
<b>Group Fitness Indirect Costs Total</b>	<b>215,311</b>	<b>10,604</b>	<b>12,318</b>	<b>1,714</b>	<b>16%</b>	
<b>Group Fitness Total</b>	<b>(113,371)</b>	<b>(16,765)</b>	<b>7,305</b>	<b>24,070</b>	<b>-144%</b>	



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	\$	\$	\$	\$	%	
<b><u>Aqua Fitness</u></b>						
Aqua Fitness Revenue						
Revenue	(33,000)	(2,750)	(1,438)	1,312	-48%	
<b>Aqua Fitness Revenue Total</b>	<b>(33,000)</b>	<b>(2,750)</b>	<b>(1,438)</b>	<b>1,312</b>	<b>-48%</b>	
Aqua Fitness Indirect Revenue						
Allocations	(211,647)	(16,933)	(2,125)	14,808	-87%	
<b>Aqua Fitness Indirect Revenue Total</b>	<b>(211,647)</b>	<b>(16,933)</b>	<b>(2,125)</b>	<b>14,808</b>	<b>-87%</b>	
Aqua Fitness Expenditure						
Employee Costs	36,623	2,434	1,234	(1,200)	-49%	
Other Employee Costs	450	0	0	0		
Other Expenses	32,350	2,425	309	(2,116)	-87%	
<b>Aqua Fitness Expenditure Total</b>	<b>69,423</b>	<b>4,859</b>	<b>1,543</b>	<b>(3,316)</b>	<b>-68%</b>	
Aqua Fitness Indirect Costs						
Allocations	130,865	6,480	10,799	4,319	67%	
<b>Aqua Fitness Indirect Costs Total</b>	<b>130,865</b>	<b>6,480</b>	<b>10,799</b>	<b>4,319</b>	<b>67%</b>	
<b>Aqua Fitness Total</b>	<b>(44,359)</b>	<b>(8,344)</b>	<b>8,779</b>	<b>17,123</b>	<b>-205%</b>	



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	\$	\$	\$	\$	%	
<b>Crèche</b>						
Crèche Revenue						
Revenue	(24,500)	(2,042)	(2,230)	(188)	9%	
<b>Crèche Revenue Total</b>	<b>(24,500)</b>	<b>(2,042)</b>	<b>(2,230)</b>	<b>(188)</b>	<b>9%</b>	
Crèche Indirect Revenue						
Allocations	(40,999)	(3,280)	(19,306)	(16,026)	489%	
<b>Crèche Indirect Revenue Total</b>	<b>(40,999)</b>	<b>(3,280)</b>	<b>(19,306)</b>	<b>(16,026)</b>	<b>489%</b>	
Crèche Expenditure						
Employee Costs	235,718	16,180	11,914	(4,266)	-26%	
Other Employee Costs	1,425	0	0	0		
Other Expenses	8,375	1,262	0	(1,262)	-100%	
<b>Crèche Expenditure Total</b>	<b>245,518</b>	<b>17,442</b>	<b>11,914</b>	<b>(5,528)</b>	<b>-32%</b>	
Crèche Indirect Costs						
Allocations	113,246	6,046	8,948	2,902	48%	
<b>Crèche Indirect Costs Total</b>	<b>113,246</b>	<b>6,046</b>	<b>8,948</b>	<b>2,902</b>	<b>48%</b>	
<b>Crèche Total</b>	<b>293,265</b>	<b>18,166</b>	<b>(674)</b>	<b>(18,840)</b>	<b>-104%</b>	



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	\$	\$	\$	\$	%	
<b><u>Community Partnership Mgmt Administration</u></b>						
Community Partnerships Management Administration						
Employee Costs	549,046	31,995	38,792	6,797	21%	
Other Employee Costs	5,050	420	0	(420)	-100%	
Other Expenses	206,100	2,092	1,151	(941)	-45%	
<b>Community Partnerships Management Administration Total</b>	<b>760,196</b>	<b>34,507</b>	<b>39,943</b>	<b>5,436</b>	<b>16%</b>	
Community Partnerships Mgmt Admin Indirect Costs						
Allocations	208,622	14,418	6,100	(8,318)	-58%	
Library Occupancy Costs Allocations	14,649	498	0	(498)	-100%	
Community Partnerships Mgmt Admin Recove	(983,467)	(49,423)	(46,043)	3,380	-7%	
<b>Community Partnerships Mgmt Admin Indirect Costs Total</b>	<b>(760,196)</b>	<b>(34,507)</b>	<b>(39,943)</b>	<b>(5,436)</b>	<b>16%</b>	
<b>Community Partnership Mgmt Administration Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b><u>Community Connections</u></b>						
Community Connections Expenditure						
Employee Costs	51,572	2,999	1,767	(1,232)	-41%	
Other Expenses	82,800	12,817	271	(12,546)	-98%	Noongar outreach service contract still being reviewed.
<b>Community Connections Expenditure Total</b>	<b>134,372</b>	<b>15,816</b>	<b>2,038</b>	<b>(13,778)</b>	<b>-87%</b>	
Community Connections Indirect Costs						
Allocations	24,838	1,713	5,301	3,588	209%	
Community Partnerships Mgmt Admin Alloca	244,644	12,294	11,453	(841)	-7%	
Library Occupancy Costs Allocations	1,762	60	0	(60)	-100%	
<b>Community Connections Indirect Costs Total</b>	<b>271,244</b>	<b>14,067</b>	<b>16,754</b>	<b>2,687</b>	<b>19%</b>	
<b>Community Connections Total</b>	<b>405,616</b>	<b>29,883</b>	<b>18,792</b>	<b>(11,091)</b>	<b>-37%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Recreation, Arts and Culture</u></b>						
Recreation, Arts and Culture Revenue						
Revenue	(3,000)	0	0	0		
Recreation, Arts and Culture Revenue Total	(3,000)	0	0	0		
<b><u>Recreation, Arts and Culture Expenditure</u></b>						
Employee Costs	117,289	6,821	6,642	(179)	-3%	
Other Employee Costs	4,530	377	369	(8)	-2%	
Other Expenses	120,050	2,864	5,680	2,816	98%	
Operating Projects	13,000	0	0	0		
Recreation, Arts and Culture Expenditure Total	254,869	10,062	12,691	2,629	26%	
Recreation, Arts and Culture Indirect Costs						
Allocations	60,256	4,190	11,192	7,002	167%	
Community Partnerships Mgmt Admin Alloca	185,929	9,344	8,705	(639)	-7%	
Library Occupancy Costs Allocations	4,099	139	0	(139)	-100%	
Recreation, Arts and Culture Indirect Costs Total	250,284	13,673	19,896	6,223	46%	
<b>Recreation, Arts and Culture Total</b>	<b>502,153</b>	<b>23,735</b>	<b>32,587</b>	<b>8,852</b>	<b>37%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Senior, Disability and Youth Services</u></b>						
Senior, Disability and Youth Services Revenue	(12,000)	0	(45)	(45)	100%	
<b>Senior, Disability and Youth Services Revenue Total</b>	<b>(12,000)</b>	<b>0</b>	<b>(45)</b>	<b>(45)</b>	<b>100%</b>	
 Senior, Disability and Youth Services Expenditure						
Employee Costs	233,540	13,578	10,832	(2,746)	-20%	
Other Employee Costs	60	5	0	(5)	-100%	
Other Expenses	174,600	884	1,332	448	51%	
Operating Projects	30,000	0	3,067	3,067	100%	
<b>Senior, Disability and Youth Services Expenditure Total</b>	<b>438,200</b>	<b>14,467</b>	<b>15,232</b>	<b>765</b>	<b>5%</b>	
 Senior, Disability and Youth Serv Indirect Costs						
Allocations	107,774	7,437	4,174	(3,263)	-44%	
Community Partnerships Mgmt Admin Alloca	430,572	21,638	20,158	(1,480)	-7%	
Library Occupancy Costs Allocations	7,618	259	0	(259)	-100%	
<b>Senior, Disability and Youth Serv Indirect Costs Total</b>	<b>545,964</b>	<b>29,334</b>	<b>24,332</b>	<b>(5,002)</b>	<b>-17%</b>	
<b>Senior, Disability and Youth Services Total</b>	<b>972,164</b>	<b>43,801</b>	<b>39,519</b>	<b>(4,282)</b>	<b>-10%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Library Services</u></b>						
Library Services Revenue						
Revenue	(19,700)	(1,641)	47	1,688	-103%	
<b>Library Services Revenue Total</b>	<b>(19,700)</b>	<b>(1,641)</b>	<b>47</b>	<b>1,688</b>	<b>-103%</b>	
 Library Services Expenditure						
Employee Costs	886,248	53,254	50,468	(2,786)	-5%	
Other Employee Costs	12,200	1,016	0	(1,016)	-100%	
Other Expenses	120,350	10,780	5,595	(5,185)	-48%	
<b>Library Services Expenditure Total</b>	<b>1,018,798</b>	<b>65,050</b>	<b>56,063</b>	<b>(8,987)</b>	<b>-14%</b>	
 Library Services Indirect Costs						
Allocations	447,661	30,894	27,395	(3,499)	-11%	
Community Partnerships Mgmt Admin Alloca	122,322	6,147	5,727	(420)	-7%	
Library Occupancy Costs Allocations	31,642	1,075	0	(1,075)	-100%	
<b>Library Services Indirect Costs Total</b>	<b>601,625</b>	<b>38,116</b>	<b>33,122</b>	<b>(4,994)</b>	<b>-13%</b>	
<b>Library Services Total</b>	<b>1,600,723</b>	<b>101,525</b>	<b>89,232</b>	<b>(12,293)</b>	<b>-12%</b>	
 <b><u>Library Building</u></b>						
Library Occupancy Costs						
Building Maintenance	135,500	6,874	0	(6,874)	-100%	
Ground Maintenance	0	0	0	0		
Other Expenses	157,937	2,829	1,219	(1,610)	-57%	
<b>Library Occupancy Costs Total</b>	<b>293,437</b>	<b>9,703</b>	<b>1,219</b>	<b>(8,484)</b>	<b>-87%</b>	
 Library Indirect Costs						
Allocations	5,422	452	428	(24)	-5%	
Library Occupancy Costs Recovery	(59,770)	(2,032)	0	2,032	-100%	
<b>Library Indirect Costs Total</b>	<b>(54,348)</b>	<b>(1,580)</b>	<b>428</b>	<b>2,008</b>	<b>-127%</b>	
<b>Library Building Total</b>	<b>239,089</b>	<b>8,123</b>	<b>1,647</b>	<b>(6,476)</b>	<b>-80%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Director Development Services</u></b>						
Director Development Services Expenditure						
Employee Costs	319,647	18,595	18,609	14	0%	
Other Employee Costs	6,354	529	282	(247)	-47%	
Other Expenses	3,630	301	(6)	(307)	-102%	
<b>Director Development Services Expenditure Total</b>	<b>329,631</b>	<b>19,425</b>	<b>18,885</b>	<b>(540)</b>	<b>-3%</b>	
Director Development Services Indirect Costs						
Allocations	(329,631)	(19,425)	(18,885)	540	-3%	
<b>Director Development Services Indirect Costs Total</b>	<b>(329,631)</b>	<b>(19,425)</b>	<b>(18,885)</b>	<b>540</b>	<b>-3%</b>	
<b>Director Development Services Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	
<b><u>Health Administration and Inspection</u></b>						
Health Administration and Inspection Revenue						
Revenue	(359,520)	(9,381)	(6,467)	2,914	-31%	
<b>Health Administration and Inspection Revenue Total</b>	<b>(359,520)</b>	<b>(9,381)</b>	<b>(6,467)</b>	<b>2,914</b>	<b>-31%</b>	
Health Administration and Inspection Expenditure						
Employee Costs	921,683	53,589	51,912	(1,677)	-3%	
Other Employee Costs	24,783	1,357	1,357	0	0%	
Other Expenses	108,300	2,375	1,235	(1,140)	-48%	
<b>Health Administration and Inspection Expenditure Total</b>	<b>1,054,766</b>	<b>57,321</b>	<b>54,503</b>	<b>(2,818)</b>	<b>-5%</b>	
Health Administration and Inspection Indirect Cost						
Allocations	541,662	33,383	23,282	(10,101)	-30%	
<b>Health Administration and Inspection Indirect Cost Total</b>	<b>541,662</b>	<b>33,383</b>	<b>23,282</b>	<b>(10,101)</b>	<b>-30%</b>	
<b>Health Administration and Inspection Total</b>	<b>1,236,908</b>	<b>81,323</b>	<b>71,317</b>	<b>(10,006)</b>	<b>-12%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b>Food Control</b>						
Food Control Revenue						
Revenue	(500)	0	0	0		
<b>Food Control Revenue Total</b>	<b>(500)</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Food Control Expenditure						
Other Expenses	15,500	0	500	500	100%	
<b>Food Control Expenditure Total</b>	<b>15,500</b>	<b>0</b>	<b>500</b>	<b>500</b>	<b>100%</b>	
<b>Food Control Total</b>	<b>15,000</b>	<b>0</b>	<b>500</b>	<b>500</b>	<b>100%</b>	
<b>Health Clinics</b>						
Health Clinics Revenue						
Revenue	(19,260)	(4,237)	(4,247)	(10)	0%	
<b>Health Clinics Revenue Total</b>	<b>(19,260)</b>	<b>(4,237)</b>	<b>(4,247)</b>	<b>(10)</b>	<b>0%</b>	
Health Clinics Expenditure						
Building Maintenance	17,650	867	0	(867)	-100%	
Ground Maintenance	0	0	1,148	1,148	100%	
Other Expenses	57,879	550	389	(161)	-29%	
<b>Health Clinics Expenditure Total</b>	<b>75,529</b>	<b>1,417</b>	<b>1,537</b>	<b>120</b>	<b>8%</b>	
Health Clinics Indirect Costs						
Allocations	1,751	146	137	(9)	-6%	
<b>Health Clinics Indirect Costs Total</b>	<b>1,751</b>	<b>146</b>	<b>137</b>	<b>(9)</b>	<b>-6%</b>	
<b>Health Clinics Total</b>	<b>58,020</b>	<b>(2,674)</b>	<b>(2,573)</b>	<b>101</b>	<b>-4%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Statutory Planning Services</u></b>						
Statutory Planning Services Revenue						
Revenue	(919,551)	(76,628)	(301,548)	(224,920)	294%	Phasing variance of \$240,600 relating to percent of art contribution monies held in Trust.
<b>Statutory Planning Services Revenue Total</b>	<b>(919,551)</b>	<b>(76,628)</b>	<b>(301,548)</b>	<b>(224,920)</b>	<b>294%</b>	
Statutory Planning Services Expenditure						
Employee Costs	1,071,753	62,320	78,828	16,508	26%	Salary incorrectly costed. To be adjusted in the August 2019.
Other Employee Costs	13,992	1,166	792	(374)	-32%	
Other Expenses	330,584	52,449	3,335	(49,114)	-94%	\$25,000 legal costs and \$12,500 consultant fees not yet required.
<b>Statutory Planning Services Expenditure Total</b>	<b>1,416,329</b>	<b>115,935</b>	<b>82,956</b>	<b>(32,979)</b>	<b>-28%</b>	
Statutory Planning Services Indirect Costs						
Allocations	585,269	35,856	27,040	(8,816)	-25%	
<b>Statutory Planning Services Indirect Costs Total</b>	<b>585,269</b>	<b>35,856</b>	<b>27,040</b>	<b>(8,816)</b>	<b>-25%</b>	
<b>Statutory Planning Services Total</b>	<b>1,082,047</b>	<b>75,163</b>	<b>(191,553)</b>	<b>(266,716)</b>	<b>-355%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Compliance Services</u></b>						
Compliance Services Revenue						
Revenue	(19,800)	(1,650)	(694)	956	-58%	
<b>Compliance Services Revenue Total</b>	<b>(19,800)</b>	<b>(1,650)</b>	<b>(694)</b>	<b>956</b>	<b>-58%</b>	
Compliance Services Expenditure						
Employee Costs	447,368	26,005	25,892	(113)	0%	
Other Employee Costs	11,391	1,224	345	(879)	-72%	
Other Expenses	98,400	8,199	61	(8,138)	-99%	
<b>Compliance Services Expenditure Total</b>	<b>557,159</b>	<b>35,428</b>	<b>26,298</b>	<b>(9,130)</b>	<b>-26%</b>	
Compliance Services Indirect Costs						
Allocations	267,016	16,381	12,645	(3,736)	-23%	
<b>Compliance Services Indirect Costs Total</b>	<b>267,016</b>	<b>16,381</b>	<b>12,645</b>	<b>(3,736)</b>	<b>-23%</b>	
<b>Compliance Services Total</b>	<b>804,375</b>	<b>50,159</b>	<b>38,249</b>	<b>(11,910)</b>	<b>-24%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Policy and Place Services</u></b>						
Policy and Place Services Revenue						
Revenue	(1,800)	(150)	(169)	(19)	13%	
<b>Policy and Place Services Revenue Total</b>	<b>(1,800)</b>	<b>(150)</b>	<b>(169)</b>	<b>(19)</b>	<b>13%</b>	
 Policy and Place Serv Expenditure						
Employee Costs	1,016,829	59,095	44,072	(15,023)	-25%	Underspent due to secondment of an employee to another service area.
Other Employee Costs	21,884	699	920	221	32%	
Other Expenses	498,165	14,050	(218,143)	(232,193)	-1653%	Accrual of expenditure relating to 2018/19. This amount will be adjusted once the invoice is paid. Project relates to the Integrated Transport plan.
Operating Projects	241,000	4,167	0	(4,167)	-100%	
<b>Policy and Place Serv Expenditure Total</b>	<b>1,777,878</b>	<b>78,011</b>	<b>(173,151)</b>	<b>(251,162)</b>	<b>-322%</b>	
 Policy and Place Services Indirect Cost						
Allocations	551,965	33,783	28,285	(5,498)	-16%	
<b>Policy and Place Services Indirect Cost Total</b>	<b>551,965</b>	<b>33,783</b>	<b>28,285</b>	<b>(5,498)</b>	<b>-16%</b>	
<b>Policy and Place Services Total</b>	<b>2,328,043</b>	<b>111,644</b>	<b>(145,035)</b>	<b>(256,679)</b>	<b>-230%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Building Control</u></b>						
Building Control Revenue						
Revenue	(356,300)	(30,942)	(37,565)	(6,623)	21%	
<b>Building Control Revenue Total</b>	<b>(356,300)</b>	<b>(30,942)</b>	<b>(37,565)</b>	<b>(6,623)</b>	<b>21%</b>	
Building Control Expenditure						
Employee Costs	316,347	18,391	17,573	(818)	-4%	
Other Employee Costs	24,053	2,004	667	(1,337)	-67%	
Other Expenses	55,600	4,632	(822)	(5,454)	-118%	
<b>Building Control Expenditure Total</b>	<b>396,000</b>	<b>25,027</b>	<b>17,418</b>	<b>(7,609)</b>	<b>-30%</b>	
Building Control Indirect Costs						
Allocations	199,026	12,357	15,191	2,834	23%	
<b>Building Control Indirect Costs Total</b>	<b>199,026</b>	<b>12,357</b>	<b>15,191</b>	<b>2,834</b>	<b>23%</b>	
<b>Building Control Total</b>	<b>238,726</b>	<b>6,442</b>	<b>(4,955)</b>	<b>(11,397)</b>	<b>-177%</b>	
<b><u>Director Engineering Expenditure</u></b>						
Director Engineering Expenditure						
Employee Costs	391,459	22,793	19,059	(3,734)	-16%	
Other Employee Costs	20,574	564	560	(4)	-1%	
Other Expenses	74,200	6,183	(54)	(6,237)	-101%	
<b>Director Engineering Expenditure Total</b>	<b>486,233</b>	<b>29,540</b>	<b>19,565</b>	<b>(9,975)</b>	<b>-34%</b>	
Director Engineering Indirect Costs						
Allocations	(486,233)	(29,540)	(19,565)	9,975	-34%	
<b>Director Engineering Indirect Costs Total</b>	<b>(486,233)</b>	<b>(29,540)</b>	<b>(19,565)</b>	<b>9,975</b>	<b>-34%</b>	
<b>Director Engineering Expenditure Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100%</b>	



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	\$	\$	\$	\$	%	
<b><u>Ranger Services Administration</u></b>						
Ranger Services Administration Revenue						
Revenue	(3,000)	(250)	(291)	(41)	16%	
<b>Ranger Services Administration Revenue Total</b>	<b>(3,000)</b>	<b>(250)</b>	<b>(291)</b>	<b>(41)</b>	<b>16%</b>	
Ranger Services Administration Expenditure						
Employee Costs	2,208,961	129,561	140,071	10,510	8%	
Other Employee Costs	52,047	3,717	4,684	967	26%	
Other Expenses	229,000	12,834	4,702	(8,132)	-63%	
<b>Ranger Services Administration Expenditure Total</b>	<b>2,490,008</b>	<b>146,112</b>	<b>149,457</b>	<b>3,345</b>	<b>2%</b>	
Ranger Services Administration Indirect Costs						
Allocations	(2,487,008)	(152,112)	(149,166)	2,946	-2%	
<b>Ranger Services Administration Indirect Costs Total</b>	<b>(2,487,008)</b>	<b>(152,112)</b>	<b>(149,166)</b>	<b>2,946</b>	<b>-2%</b>	
<b>Ranger Services Administration Total</b>	<b>0</b>	<b>(6,250)</b>	<b>0</b>	<b>6,250</b>	<b>-100%</b>	
<b><u>Fire Prevention</u></b>						
Fire Prevention Revenue						
Revenue	(3,000)	0	0	0		
<b>Fire Prevention Revenue Total</b>	<b>(3,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Fire Prevention Indirect Costs						
Allocations	36,120	2,271	2,153	(118)	-5%	
<b>Fire Prevention Indirect Costs Total</b>	<b>36,120</b>	<b>2,271</b>	<b>2,153</b>	<b>(118)</b>	<b>-5%</b>	
<b>Fire Prevention Total</b>	<b>33,120</b>	<b>2,271</b>	<b>2,153</b>	<b>(118)</b>	<b>-5%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Animal Control</u></b>						
Animal Control Revenue						
Revenue	(74,100)	(4,643)	(6,792)	(2,149)	46%	
<b>Animal Control Revenue Total</b>	<b>(74,100)</b>	<b>(4,643)</b>	<b>(6,792)</b>	<b>(2,149)</b>	<b>46%</b>	
Animal Control Expenditure						
Other Expenses	12,300	1,024	(1,388)	(2,412)	-236%	
<b>Animal Control Expenditure Total</b>	<b>12,300</b>	<b>1,024</b>	<b>(1,388)</b>	<b>(2,412)</b>	<b>-236%</b>	
Animal Control Indirect Costs						
Allocations	289,077	18,177	17,232	(945)	-5%	
<b>Animal Control Indirect Costs Total</b>	<b>289,077</b>	<b>18,177</b>	<b>17,232</b>	<b>(945)</b>	<b>-5%</b>	
<b>Animal Control Total</b>	<b>227,277</b>	<b>14,558</b>	<b>9,052</b>	<b>(5,506)</b>	<b>-38%</b>	
<b><u>Local Laws (Law and Order)</u></b>						
Local Laws (Law and Order) Revenue						
Revenue	(48,850)	(3,164)	(1,687)	1,477	-47%	
<b>Local Laws (Law and Order) Revenue Total</b>	<b>(48,850)</b>	<b>(3,164)</b>	<b>(1,687)</b>	<b>1,477</b>	<b>-47%</b>	
Local Laws (Law and Order) Indirect Costs						
Allocations	462,524	29,084	27,571	(1,513)	-5%	
<b>Local Laws (Law and Order) Indirect Costs Total</b>	<b>462,524</b>	<b>29,084</b>	<b>27,571</b>	<b>(1,513)</b>	<b>-5%</b>	
<b>Local Laws (Law and Order) Total</b>	<b>413,674</b>	<b>25,920</b>	<b>25,883</b>	<b>(37)</b>	<b>0%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Abandoned Vehicles</u></b>						
Abandoned Vehicles Revenue						
Revenue	(13,500)	(1,125)	0	1,125	-100%	
<b>Abandoned Vehicles Revenue Total</b>	<b>(13,500)</b>	<b>(1,125)</b>	<b>0</b>	<b>1,125</b>	<b>-100%</b>	
Abandoned Vehicles Expenditure						
Other Expenses	9,000	750	0	(750)	-100%	
<b>Abandoned Vehicles Expenditure Total</b>	<b>9,000</b>	<b>750</b>	<b>0</b>	<b>(750)</b>	<b>-100%</b>	
Abandoned Vehicles Indirect Costs						
Allocations	404,710	25,448	23,761	(1,687)	-7%	
<b>Abandoned Vehicles Indirect Costs Total</b>	<b>404,710</b>	<b>25,448</b>	<b>23,761</b>	<b>(1,687)</b>	<b>-7%</b>	
<b>Abandoned Vehicles Total</b>	<b>400,210</b>	<b>25,073</b>	<b>23,761</b>	<b>(1,312)</b>	<b>-5%</b>	
<b><u>Inspectorial Control</u></b>						
Inspectorial Control Revenue						
Revenue	(2,627,750)	(217,868)	(186,256)	31,612	-15%	Revenue lower than anticipated.
<b>Inspectorial Control Revenue Total</b>	<b>(2,627,750)</b>	<b>(217,868)</b>	<b>(186,256)</b>	<b>31,612</b>	<b>-15%</b>	
Inspectorial Control Expenditure						
Other Expenses	1,067,195	456,624	420,826	(35,798)	-8%	
<b>Inspectorial Control Expenditure Total</b>	<b>1,067,195</b>	<b>456,624</b>	<b>420,826</b>	<b>(35,798)</b>	<b>-8%</b>	
Inspectorial Control Indirect Costs						
Allocations	2,572,797	161,779	153,362	(8,417)	-5%	
<b>Inspectorial Control Indirect Costs Total</b>	<b>2,572,797</b>	<b>161,779</b>	<b>153,362</b>	<b>(8,417)</b>	<b>-5%</b>	
<b>Inspectorial Control Total</b>	<b>1,012,242</b>	<b>400,535</b>	<b>387,933</b>	<b>(12,602)</b>	<b>-3%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Car Park Control</u></b>						
Car Park Control Revenue						
Revenue	(2,891,579)	(240,965)	(261,792)	(20,827)	9%	
<b>Car Park Control Revenue Total</b>	<b>(2,891,579)</b>	<b>(240,965)</b>	<b>(261,792)</b>	<b>(20,827)</b>	<b>9%</b>	
Car Park Control Expenditure						
Ground Maintenance	108,650	9,055	8,362	(693)	-8%	
Other Expenses	713,948	74,113	(59,587)	(133,700)	-180%	Reverse accrual of expenditure relating to parking revenue reimbursement and coin collection fee in 2018-19. Amount will be offset once the invoice is paid.
<b>Car Park Control Expenditure Total</b>	<b>822,598</b>	<b>83,168</b>	<b>(51,226)</b>	<b>(134,394)</b>	<b>-162%</b>	
<b>Car Park Control Total</b>	<b>(2,068,981)</b>	<b>(157,797)</b>	<b>(313,017)</b>	<b>(155,220)</b>	<b>98%</b>	
<b><u>Kerbside Parking Control</u></b>						
Kerbside Parking Control Revenue						
Revenue	(2,525,598)	(210,467)	(209,456)	1,011	0%	
<b>Kerbside Parking Control Revenue Total</b>	<b>(2,525,598)</b>	<b>(210,467)</b>	<b>(209,456)</b>	<b>1,011</b>	<b>0%</b>	
Kerbside Parking Control Expenditure						
Other Expenses	550,761	67,565	24,452	(43,113)	-64%	\$27,996 equipment maintenance not yet required. \$11,441 relating to the reverse accrual of expenditure for parking revenue reimbursement and coin collection fee in 2018-19. Amount will be offset once the invoice is paid.
<b>Kerbside Parking Control Expenditure Total</b>	<b>550,761</b>	<b>67,565</b>	<b>24,452</b>	<b>(43,113)</b>	<b>-64%</b>	
<b>Kerbside Parking Control Total</b>	<b>(1,974,837)</b>	<b>(142,902)</b>	<b>(185,005)</b>	<b>(42,103)</b>	<b>29%</b>	
<b><u>Dog Pound Expenditure</u></b>						
Dog Pound Expenditure						
Building Maintenance	1,300	108	0	(108)	-100%	
<b>Dog Pound Expenditure Total</b>	<b>1,300</b>	<b>108</b>	<b>0</b>	<b>(108)</b>	<b>-100%</b>	
<b>Dog Pound Expenditure Total</b>	<b>1,300</b>	<b>108</b>	<b>0</b>	<b>(108)</b>	<b>-100%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Engineering Design Services</u></b>						
Engineering Design Services Revenue	(7,500)	(83)	(169)	(86)	104%	
Engineering Design Services Revenue Total	(7,500)	(83)	(169)	(86)	104%	
Engineering Design Services Expenditure						
Employee Costs	607,858	35,327	31,747	(3,580)	-10%	
Other Employee Costs	32,514	2,334	576	(1,758)	-75%	
Other Expenses	264,550	629	268	(361)	-57%	
Operating Projects	280,000	0	0	0		
Engineering Design Services Expenditure Total	1,184,922	38,290	32,591	(5,699)	-15%	
Engineering Design Services Indirect Costs						
Allocations	327,995	20,962	16,933	(4,029)	-19%	
Engineering Design Services Indirect Costs Total	327,995	20,962	16,933	(4,029)	-19%	
<b>Engineering Design Services Total</b>	<b>1,505,417</b>	<b>59,169</b>	<b>49,355</b>	<b>(9,814)</b>	<b>-17%</b>	
<b><u>Bike Station Expenditure</u></b>						
Bike Station Expenditure						
Other Expenses	5,000	0	0	0		
Bike Station Expenditure Total	5,000	0	0	0		
<b>Bike Station Expenditure Total</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>		



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Street Lighting</u></b>						
Street Lighting Revenue						
Revenue	(24,500)	0	0	0		
Street Lighting Revenue Total	(24,500)	0	0	0		
Street Lighting Expenditure						
Other Expenses	765,000	61,666	(160)	(61,826)	-100%	Timing variance on electricity costs.
Street Lighting Expenditure Total	765,000	61,666	(160)	(61,826)	-100%	
<b>Street Lighting Total</b>	<b>740,500</b>	<b>61,666</b>	<b>(160)</b>	<b>(61,826)</b>	<b>-100%</b>	
<b><u>Bus Shelter</u></b>						
Bus Shelter Revenue						
Revenue	(109,000)	0	0	0		
Bus Shelter Revenue Total	(109,000)	0	0	0		
Bus Shelter Expenditure						
Other Expenses	118,864	1,050	395	(655)	-62%	
Bus Shelter Expenditure Total	118,864	1,050	395	(655)	-62%	
<b>Bus Shelter Total</b>	<b>9,864</b>	<b>1,050</b>	<b>395</b>	<b>(655)</b>	<b>-62%</b>	
<b><u>Parking and Street Name Signs Expenditure</u></b>						
Parking and Street Name Signs Expenditure						
Other Expenses	86,000	7,167	1,013	(6,154)	-86%	
Parking and Street Name Signs Expenditure Total	86,000	7,167	1,013	(6,154)	-86%	
<b>Parking and Street Name Signs Expenditure Total</b>	<b>86,000</b>	<b>7,167</b>	<b>1,013</b>	<b>(6,154)</b>	<b>-86%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<u>Crossovers</u>						
Crossovers Expenditure						
Other Expenses	15,000	1,250	515	(735)	-59%	
Crossovers Expenditure Total	15,000	1,250	515	(735)	-59%	
Crossovers Total	15,000	1,250	515	(735)	-59%	
<u>Roads Linemarking Expenditure</u>						
Roads Linemarking Expenditure						
Other Expenses	65,000	5,417	0	(5,417)	-100%	
Roads Linemarking Expenditure Total	65,000	5,417	0	(5,417)	-100%	
Roads Linemarking Expenditure Total	65,000	5,417	0	(5,417)	-100%	
<u>Tree Lighting Leederville Expenditure</u>						
Tree Lighting Leederville Expenditure						
Other Expenses	70,000	0	0	0		
Tree Lighting Leederville Expenditure Total	70,000	0	0	0		
Tree Lighting Leederville Expenditure Total	70,000	0	0	0		
<u>Parklets Expenditure</u>						
Parklets Expenditure						
Other Expenses	3,500	0	0	0		
Parklets Expenditure Total	3,500	0	0	0		
Parklets Expenditure Total	3,500	0	0	0		



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Environmental Services</u></b>						
Environmental Services Revenue						
Revenue	(8,000)	(667)	(910)	(243)	36%	
<b>Environmental Services Revenue Total</b>	<b>(8,000)</b>	<b>(667)</b>	<b>(910)</b>	<b>(243)</b>	<b>36%</b>	
Environmental Services Expenditure						
Employee Costs	89,389	5,196	5,311	115	2%	
Other Expenses	233,300	16,358	4,852	(11,506)	-70%	Favourable variance, however breakdown is individually immaterial.
<b>Environmental Services Expenditure Total</b>	<b>322,689</b>	<b>21,554</b>	<b>10,163</b>	<b>(11,391)</b>	<b>-53%</b>	
Environmental Services Indirect Costs						
Allocations	45,558	2,959	2,510	(449)	-15%	
<b>Environmental Services Indirect Costs Total</b>	<b>45,558</b>	<b>2,959</b>	<b>2,510</b>	<b>(449)</b>	<b>-15%</b>	
<b>Environmental Services Total</b>	<b>360,247</b>	<b>23,846</b>	<b>11,763</b>	<b>(12,083)</b>	<b>-51%</b>	
<b><u>Property Management Administration</u></b>						
Property Management Administration Revenue						
Revenue	(2,000)	(167)	(194)	(27)	16%	
<b>Property Management Administration Revenue Total</b>	<b>(2,000)</b>	<b>(167)</b>	<b>(194)</b>	<b>(27)</b>	<b>16%</b>	
Property Management Administration Expenditure						
Employee Costs	304,768	17,707	16,906	(801)	-5%	
Other Employee Costs	4,770	398	398	0	0%	
Other Expenses	2,650	220	(32)	(252)	-115%	
<b>Property Management Administration Expenditure Total</b>	<b>312,188</b>	<b>18,325</b>	<b>17,272</b>	<b>(1,053)</b>	<b>-6%</b>	
Property Management Administration Indirect Costs						
Allocations	216,248	14,498	9,226	(5,272)	-36%	
<b>Property Management Administration Indirect Costs Total</b>	<b>216,248</b>	<b>14,498</b>	<b>9,226</b>	<b>(5,272)</b>	<b>-36%</b>	
<b>Property Management Administration Total</b>	<b>526,436</b>	<b>32,656</b>	<b>26,304</b>	<b>(6,352)</b>	<b>-19%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Civic Centre Building</u></b>						
Civic Centre Building Expenditure						
Building Maintenance	284,400	19,875	12,367	(7,508)	-38%	
Ground Maintenance	66,100	4,674	2,045	(2,629)	-56%	
Other Expenses	809,485	9,062	3,095	(5,967)	-66%	
<b>Civic Centre Building Expenditure Total</b>	<b>1,159,985</b>	<b>33,611</b>	<b>17,508</b>	<b>(16,103)</b>	<b>-48%</b>	
Civic Centre Building Indirect Costs						
Allocations	(1,159,985)	(33,611)	(17,508)	16,103	-48%	
<b>Civic Centre Building Indirect Costs Total</b>	<b>(1,159,985)</b>	<b>(33,611)</b>	<b>(17,508)</b>	<b>16,103</b>	<b>-48%</b>	
<b>Civic Centre Building Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b><u>Child Care Centres and Play Groups</u></b>						
Child Care Centres and Play Groups Revenue						
Revenue	(11,686)	(293)	(979)	(686)	234%	
<b>Child Care Centres and Play Groups Revenue Total</b>	<b>(11,686)</b>	<b>(293)</b>	<b>(979)</b>	<b>(686)</b>	<b>234%</b>	
Child Care Centres and Play Groups Expenditure						
Building Maintenance	5,400	0	525	525	100%	
Ground Maintenance	500	42	146	104	249%	
Other Expenses	46,684	343	157	(186)	-54%	
<b>Child Care Centres and Play Groups Expenditure Total</b>	<b>52,584</b>	<b>385</b>	<b>829</b>	<b>444</b>	<b>115%</b>	
Child Care Centres and Play Groups Indirect Costs						
Allocations	2,171	181	169	(12)	-7%	
<b>Child Care Centres and Play Groups Indirect Costs Total</b>	<b>2,171</b>	<b>181</b>	<b>169</b>	<b>(12)</b>	<b>-7%</b>	
<b>Child Care Centres and Play Groups Total</b>	<b>43,069</b>	<b>273</b>	<b>18</b>	<b>(255)</b>	<b>-93%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Pre Schools and Kindergartens</u></b>						
Pre Schools and Kindergartens Revenue						
Revenue	(47,433)	(6,297)	(10,231)	(3,934)	62%	
<b>Pre Schools and Kindergartens Revenue Total</b>	<b>(47,433)</b>	<b>(6,297)</b>	<b>(10,231)</b>	<b>(3,934)</b>	<b>62%</b>	
 Pre Schools and Kindergartens Expenditure						
Building Maintenance	2,775	0	0	0		
Ground Maintenance	4,000	0	0	0		
Other Expenses	47,805	350	231	(119)	-34%	
<b>Pre Schools and Kindergartens Expenditure Total</b>	<b>54,580</b>	<b>350</b>	<b>231</b>	<b>(119)</b>	<b>-34%</b>	
 Pre Schools and Kindergartens Indirect Costs						
Allocations	1,591	133	121	(12)	-9%	
<b>Pre Schools and Kindergartens Indirect Costs Total</b>	<b>1,591</b>	<b>133</b>	<b>121</b>	<b>(12)</b>	<b>-9%</b>	
 <b>Pre Schools and Kindergartens Total</b>	<b>8,738</b>	<b>(5,814)</b>	<b>(9,880)</b>	<b>(4,066)</b>	<b>70%</b>	



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<b><u>Community and Welfare Centres</u></b>						
Community and Welfare Centres Revenue						
Revenue	(64,784)	(2,438)	(1,858)	580	-24%	
<b>Community and Welfare Centres Revenue Total</b>	<b>(64,784)</b>	<b>(2,438)</b>	<b>(1,858)</b>	<b>580</b>	<b>-24%</b>	
Community and Welfare Centres Expenditure						
Building Maintenance	26,450	0	131	131	100%	
Ground Maintenance	3,150	263	0	(263)	-100%	
Other Expenses	224,628	725	985	260	36%	
<b>Community and Welfare Centres Expenditure Total</b>	<b>254,228</b>	<b>988</b>	<b>1,116</b>	<b>128</b>	<b>13%</b>	
Community and Welfare Centres Indirect Costs						
Allocations	7,145	595	533	(62)	-10%	
<b>Community and Welfare Centres Indirect Costs Total</b>	<b>7,145</b>	<b>595</b>	<b>533</b>	<b>(62)</b>	<b>-10%</b>	
<b>Community and Welfare Centres Total</b>	<b>196,589</b>	<b>(855)</b>	<b>(210)</b>	<b>645</b>	<b>-75%</b>	



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	\$	\$	\$	\$	%	
<b><u>Department of Sports and Recreation Building</u></b>						
Dept of Sports and Recreation Building Revenue	(770,115)	(62,884)	(62,029)	855	-1%	
<b>Dept of Sports and Recreation Building Revenue Total</b>	<b>(770,115)</b>	<b>(62,884)</b>	<b>(62,029)</b>	<b>855</b>	<b>-1%</b>	
Dept of Sports and Recreation Building Expenditure						
Building Maintenance	98,000	5,750	3,674	(2,076)	-36%	
Ground Maintenance	9,800	818	0	(818)	-100%	
Other Expenses	488,067	47,596	47,583	(13)	0%	
<b>Dept of Sports and Recreation Building Expenditure Total</b>	<b>595,867</b>	<b>54,164</b>	<b>51,257</b>	<b>(2,907)</b>	<b>-5%</b>	
Dept of Sports and Recreation Building Indirect Costs						
Allocations	12,469	1,039	887	(152)	-15%	
<b>Dept of Sports and Recreation Building Indirect Costs Total</b>	<b>12,469</b>	<b>1,039</b>	<b>887</b>	<b>(152)</b>	<b>-15%</b>	
<b>Department of Sports and Recreation Building Total</b>	<b>(161,779)</b>	<b>(7,681)</b>	<b>(9,885)</b>	<b>(2,204)</b>	<b>29%</b>	
<b><u>nib Stadium</u></b>						
nib Stadium Revenue						
Revenue	(27,765)	0	0	0		
<b>nib Stadium Revenue Total</b>	<b>(27,765)</b>	<b>0</b>	<b>0</b>	<b>0</b>		
nib Stadium Expenditure						
Other Expenses	17,835	0	0	0		
<b>nib Stadium Expenditure Total</b>	<b>17,835</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>nib Stadium Total</b>	<b>(9,930)</b>	<b>0</b>	<b>0</b>	<b>0</b>		



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<b><u>Leederville Oval</u></b>						
Leederville Oval Revenue						
Revenue	(242,274)	(19,141)	(14,856)	4,285	-22%	
<b>Leederville Oval Revenue Total</b>	<b>(242,274)</b>	<b>(19,141)</b>	<b>(14,856)</b>	<b>4,285</b>	<b>-22%</b>	
Leederville Oval Expenditure						
Building Maintenance	33,600	0	0	0		
Ground Maintenance	100,000	8,333	0	(8,333)	-100%	
Other Expenses	461,699	7,203	917	(6,286)	-87%	
<b>Leederville Oval Expenditure Total</b>	<b>595,299</b>	<b>15,536</b>	<b>917</b>	<b>(14,619)</b>	<b>-94%</b>	
Leederville Oval Indirect Costs						
Allocations	11,872	989	926	(63)	-6%	
<b>Leederville Oval Indirect Costs Total</b>	<b>11,872</b>	<b>989</b>	<b>926</b>	<b>(63)</b>	<b>-6%</b>	
<b>Leederville Oval Total</b>	<b>364,897</b>	<b>(2,616)</b>	<b>(13,012)</b>	<b>(10,396)</b>	<b>397%</b>	



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	\$	\$	\$	\$	%	
<b><u>Loftus Centre</u></b>						
Loftus Centre Revenue						
Revenue	(660,984)	(52,418)	(52,869)	(451)	1%	
<b>Loftus Centre Revenue Total</b>	<b>(660,984)</b>	<b>(52,418)</b>	<b>(52,869)</b>	<b>(451)</b>	<b>1%</b>	
Loftus Centre Expenditure						
Building Maintenance	87,100	4,168	3,108	(1,060)	-25%	
Ground Maintenance	35,850	2,987	143	(2,844)	-95%	
Other Expenses	844,268	40,486	40,258	(228)	-1%	
<b>Loftus Centre Expenditure Total</b>	<b>967,218</b>	<b>47,641</b>	<b>43,508</b>	<b>(4,133)</b>	<b>-9%</b>	
Loftus Centre Indirect Costs						
Allocations	21,685	1,808	1,692	(116)	-6%	
<b>Loftus Centre Indirect Costs Total</b>	<b>21,685</b>	<b>1,808</b>	<b>1,692</b>	<b>(116)</b>	<b>-6%</b>	
<b>Loftus Centre Total</b>	<b>327,919</b>	<b>(2,969)</b>	<b>(7,668)</b>	<b>(4,699)</b>	<b>158%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b>Public Halls</b>						
Public Halls Revenue						
Revenue	(164,319)	(10,619)	(7,608)	3,011	-28%	
<b>Public Halls Revenue Total</b>	<b>(164,319)</b>	<b>(10,619)</b>	<b>(7,608)</b>	<b>3,011</b>	<b>-28%</b>	
Public Halls Expenditure						
Building Maintenance	130,500	6,090	1,673	(4,417)	-73%	
Ground Maintenance	2,000	0	0	0		
Other Expenses	217,909	2,961	1,383	(1,578)	-53%	
<b>Public Halls Expenditure Total</b>	<b>350,409</b>	<b>9,051</b>	<b>3,057</b>	<b>(5,994)</b>	<b>-66%</b>	
Public Halls Indirect Costs						
Allocations	5,742	479	446	(33)	-7%	
<b>Public Halls Indirect Costs Total</b>	<b>5,742</b>	<b>479</b>	<b>446</b>	<b>(33)</b>	<b>-7%</b>	
<b>Public Halls Total</b>	<b>191,832</b>	<b>(1,089)</b>	<b>(4,106)</b>	<b>(3,017)</b>	<b>277%</b>	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Reserves Pavilions and Facilities</u></b>						
Reserves Pavilions and Facilities Revenue						
Revenue	(77,631)	(6,424)	(7,342)	(918)	14%	
<b>Reserves Pavilions and Facilities Revenue Total</b>	<b>(77,631)</b>	<b>(6,424)</b>	<b>(7,342)</b>	<b>(918)</b>	<b>14%</b>	
 Reserves Pavilions and Facilities Expenditure						
Building Maintenance	314,605	19,722	4,015	(15,707)	-80%	Major maintenance not yet required.
Ground Maintenance	5,500	0	0	0		
Other Expenses	303,816	5,847	2,249	(3,598)	-62%	
Operating Projects	60,000	0	0	0		
<b>Reserves Pavilions and Facilities Expenditure Total</b>	<b>683,921</b>	<b>25,569</b>	<b>6,263</b>	<b>(19,306)</b>	<b>-76%</b>	
 Reserves Pavilions and Facilities Indirect Costs						
Allocations	7,392	617	495	(122)	-20%	
<b>Reserves Pavilions and Facilities Indirect Costs Total</b>	<b>7,392</b>	<b>617</b>	<b>495</b>	<b>(122)</b>	<b>-20%</b>	
 <b>Reserves Pavilions and Facilities Total</b>	<b>613,682</b>	<b>19,762</b>	<b>(584)</b>	<b>(20,346)</b>	<b>-103%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Sporting Clubs Buildings</u></b>						
Sporting Clubs Buildings Revenue						
Revenue	(132,988)	(6,152)	(6,531)	(379)	6%	
<b>Sporting Clubs Buildings Revenue Total</b>	<b>(132,988)</b>	<b>(6,152)</b>	<b>(6,531)</b>	<b>(379)</b>	<b>6%</b>	
Sporting Clubs Buildings Expenditure						
Building Maintenance	48,000	1,012	2,269	1,257	124%	
Ground Maintenance	2,000	0	0	0		
Other Expenses	718,704	6,593	2,757	(3,836)	-58%	
Operating Projects	0	0	0	0		
<b>Sporting Clubs Buildings Expenditure Total</b>	<b>768,704</b>	<b>7,605</b>	<b>5,026</b>	<b>(2,579)</b>	<b>-34%</b>	
Sporting Clubs Buildings Indirect Costs						
Allocations	27,935	2,327	2,169	(158)	-7%	
<b>Sporting Clubs Buildings Indirect Costs Total</b>	<b>27,935</b>	<b>2,327</b>	<b>2,169</b>	<b>(158)</b>	<b>-7%</b>	
<b>Sporting Clubs Buildings Total</b>	<b>663,651</b>	<b>3,780</b>	<b>664</b>	<b>(3,116)</b>	<b>-82%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Parks and Reserves Administration</u></b>						
Parks and Reserves Administration Revenue						
Revenue	(3,200)	(267)	(266)	1	0%	
<b>Parks and Reserves Administration Revenue Total</b>	<b>(3,200)</b>	<b>(267)</b>	<b>(266)</b>	<b>1</b>	<b>0%</b>	
 Parks and Reserves Administration Expenditure						
Employee Costs	976,551	56,969	66,763	9,794	17%	
Other Employee Costs	24,823	2,069	7,267	5,198	251%	
Other Expenses	122,647	8,457	3,801	(4,656)	-55%	
<b>Parks and Reserves Administration Expenditure Total</b>	<b>1,124,021</b>	<b>67,495</b>	<b>77,831</b>	<b>10,336</b>	<b>15%</b>	
 Parks and Reserves Administration Indirect Costs						
Allocations	1,377,416	89,374	83,890	(5,484)	-6%	
On Costs Recovery	(1,420,564)	0	(96,202)	(96,202)	100%	
<b>Parks and Reserves Administration Indirect Costs Total</b>	<b>(43,148)</b>	<b>89,374</b>	<b>(12,313)</b>	<b>(101,687)</b>	<b>-114%</b>	
<b><u>Parks and Reserves Administration Total</u></b>	<b>1,077,673</b>	<b>156,602</b>	<b>65,252</b>	<b>(91,350)</b>	<b>-58%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Parks and Reserves</u></b>						
Parks and Reserves Revenue						
Revenue	(50,950)	(333)	(364)	(31)	9%	
<b>Parks and Reserves Revenue Total</b>	<b>(50,950)</b>	<b>(333)</b>	<b>(364)</b>	<b>(31)</b>	<b>9%</b>	
Parks and Reserves Expenditure						
Ground Maintenance	2,255,450	179,687	113,345	(66,342)	-37%	Work not undertaken due to bad weather conditions.
Other Expenses	694,577	4,961	(332)	(5,293)	-107%	
<b>Parks and Reserves Expenditure Total</b>	<b>2,950,027</b>	<b>184,648</b>	<b>113,013</b>	<b>(71,635)</b>	<b>-39%</b>	
Parks and Reserves Indirect Costs						
Allocations	324	27	25	(2)	-7%	
<b>Parks and Reserves Indirect Costs Total</b>	<b>324</b>	<b>27</b>	<b>25</b>	<b>(2)</b>	<b>-7%</b>	
<b>Parks and Reserves Total</b>	<b>2,899,401</b>	<b>184,342</b>	<b>112,674</b>	<b>(71,668)</b>	<b>-39%</b>	
<b><u>Sporting Grounds</u></b>						
Sporting Grounds Revenue						
Revenue	(57,000)	(246)	(3,583)	(3,337)	1357%	
<b>Sporting Grounds Revenue Total</b>	<b>(57,000)</b>	<b>(246)</b>	<b>(3,583)</b>	<b>(3,337)</b>	<b>1357%</b>	
Sporting Grounds Expenditure						
Ground Maintenance	1,221,700	89,524	60,054	(29,470)	-33%	Work not undertaken due to bad weather conditions.
Other Expenses	564,286	174	29	(145)	-83%	
<b>Sporting Grounds Expenditure Total</b>	<b>1,785,986</b>	<b>89,698</b>	<b>60,083</b>	<b>(29,615)</b>	<b>-33%</b>	
<b>Sporting Grounds Total</b>	<b>1,728,986</b>	<b>89,452</b>	<b>56,500</b>	<b>(32,952)</b>	<b>-37%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Road Reserves Expenditure</u></b>						
Road Reserves Expenditure						
Ground Maintenance	412,900	34,058	8,272	(25,786)	-76%	Work not undertaken due to bad weather conditions.
Other Expenses	15,290	1,275	(95)	(1,370)	-107%	
<b>Road Reserves Expenditure Total</b>	<b>428,190</b>	<b>35,333</b>	<b>8,178</b>	<b>(27,155)</b>	<b>-77%</b>	
<b>Road Reserves Expenditure Total</b>	<b>428,190</b>	<b>35,333</b>	<b>8,178</b>	<b>(27,155)</b>	<b>-77%</b>	
<b><u>Parks Other</u></b>						
Parks Other Revenue						
Revenue	(2,000)	0	0	0		
<b>Parks Other Revenue Total</b>	<b>(2,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Parks Other Expenditure						
Other Expenses	1,673,600	180,358	159,386	(20,972)	-12%	Positive variance on general maintenance due to major maintenance not required as yet.
Money/Monger Street Trees Surgery	20,000	10,000	0	(10,000)	-100%	Timing variance on tree pruning works.
<b>Parks Other Expenditure Total</b>	<b>1,693,600</b>	<b>190,358</b>	<b>159,386</b>	<b>(30,972)</b>	<b>-16%</b>	
<b>Parks Other Total</b>	<b>1,691,600</b>	<b>190,358</b>	<b>159,386</b>	<b>(30,972)</b>	<b>-16%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Processable Waste Collection</u></b>						
Processable Waste Collection Revenue						
Revenue	(332,944)	(337,619)	(338,324)	(705)	0%	
<b>Processable Waste Collection Revenue Total</b>	<b>(332,944)</b>	<b>(337,619)</b>	<b>(338,324)</b>	<b>(705)</b>	<b>0%</b>	
Processable Waste Collection Expenditure						
Employee Costs	1,022,099	59,512	55,998	(3,514)	-6%	
Other Employee Costs	43,339	3,611	2,341	(1,270)	-35%	
Other Expenses	4,282,239	353,418	99,096	(254,322)	-72%	Timing variance on waste tipping costs.
Operating Projects	80,000	0	0	0		
<b>Processable Waste Collection Expenditure Total</b>	<b>5,427,677</b>	<b>416,541</b>	<b>157,436</b>	<b>(259,105)</b>	<b>-62%</b>	
Processable Waste Collection Indirect Costs						
Allocations	1,009,535	65,225	51,130	(14,095)	-22%	
On Costs Recovery	(880,657)	0	(57,020)	(57,020)	100%	
<b>Processable Waste Collection Indirect Costs Total</b>	<b>128,878</b>	<b>65,225</b>	<b>(5,889)</b>	<b>(71,114)</b>	<b>-109%</b>	
<b>Processable Waste Collection Total</b>	<b>5,223,611</b>	<b>144,147</b>	<b>(186,777)</b>	<b>(330,924)</b>	<b>-230%</b>	
<b><u>Other Waste Services</u></b>						
Other Waste Services Revenue						
Revenue	(5,750)	(479)	(815)	(336)	70%	
<b>Other Waste Services Revenue Total</b>	<b>(5,750)</b>	<b>(479)</b>	<b>(815)</b>	<b>(336)</b>	<b>70%</b>	
Other Waste Services Expenditure						
Other Expenses	617,159	45,617	5,689	(39,928)	-88%	\$37,805 positive variance on general maintenance due to major maintenance not yet required.
<b>Other Waste Services Expenditure Total</b>	<b>617,159</b>	<b>45,617</b>	<b>5,689</b>	<b>(39,928)</b>	<b>-88%</b>	
<b>Other Waste Services Total</b>	<b>611,409</b>	<b>45,138</b>	<b>4,874</b>	<b>(40,264)</b>	<b>-89%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Recycling Expenditure</u>						
Recycling Expenditure	771,417	0	0	0		
<b>Recycling Expenditure Total</b>	<b>771,417</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<u>Public Works Overhead</u>						
Public Works Overhead Revenue						
Revenue	(56,200)	(4,683)	(3,710)	973	-21%	
<b>Public Works Overhead Revenue Total</b>	<b>(56,200)</b>	<b>(4,683)</b>	<b>(3,710)</b>	<b>973</b>	<b>-21%</b>	
Public Works Overhead Expenditure						
Employee Costs	430,007	25,087	26,250	1,163	5%	
Other Employee Costs	45,559	3,797	10,953	7,156	188%	
Other Expenses	68,000	5,667	3,468	(2,199)	-39%	
<b>Public Works Overhead Expenditure Total</b>	<b>543,566</b>	<b>34,551</b>	<b>40,672</b>	<b>6,121</b>	<b>18%</b>	
Public Works Overhead Indirect Costs						
Allocations	625,073	40,750	31,801	(8,949)	-22%	
On Costs Recovery	(289,370)	0	(39,654)	(39,654)	100%	
<b>Public Works Overhead Indirect Costs Total</b>	<b>335,703</b>	<b>40,750</b>	<b>(7,853)</b>	<b>(48,603)</b>	<b>-119%</b>	
<b>Public Works Overhead Total</b>	<b>823,069</b>	<b>70,618</b>	<b>29,108</b>	<b>(41,510)</b>	<b>-59%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<b><u>Plant Operating</u></b>						
Plant Operating Expenditure						
Other Expenses	1,481,092	64,291	50,479	(13,812)	-21%	Timing variance on fuel cost and vehicle registration fees.
<b>Plant Operating Expenditure Total</b>	<b>1,481,092</b>	<b>64,291</b>	<b>50,479</b>	<b>(13,812)</b>	<b>-21%</b>	
Plant Operating Indirect Costs						
Allocations	(1,253,542)	(107,701)	(89,393)	18,308	-17%	
<b>Plant Operating Indirect Costs Total</b>	<b>(1,253,542)</b>	<b>(107,701)</b>	<b>(89,393)</b>	<b>18,308</b>	<b>-17%</b>	
<b>Plant Operating Total</b>	<b>227,550</b>	<b>(43,410)</b>	<b>(38,914)</b>	<b>4,496</b>	<b>-10%</b>	
<b><u>Recoverable Works</u></b>						
Recoverable Works Revenue						
Revenue	(50,000)	0	(1,436)	(1,436)	100%	
<b>Recoverable Works Revenue Total</b>	<b>(50,000)</b>	<b>0</b>	<b>(1,436)</b>	<b>(1,436)</b>	<b>100%</b>	
Recoverable Works Expenditure						
Other Expenses	50,000	0	9,088	9,088	100%	
<b>Recoverable Works Expenditure Total</b>	<b>50,000</b>	<b>0</b>	<b>9,088</b>	<b>9,088</b>	<b>100%</b>	
<b>Recoverable Works Total</b>	<b>0</b>	<b>0</b>	<b>7,652</b>	<b>7,652</b>	<b>100%</b>	
<b><u>Drainage Expenditure</u></b>						
Drainage Expenditure						
Other Expenses	370,435	10,876	7,550	(3,326)	-31%	
<b>Drainage Expenditure Total</b>	<b>370,435</b>	<b>10,876</b>	<b>7,550</b>	<b>(3,326)</b>	<b>-31%</b>	
<b>Drainage Expenditure Total</b>	<b>370,435</b>	<b>10,876</b>	<b>7,550</b>	<b>(3,326)</b>	<b>-31%</b>	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Footpaths/Cycleways Expenditure</u>						
Footpaths/Cycleways Expenditure						
Other Expenses	988,195	27,904	27,492	(412)	-1%	
Footpaths/Cycleways Expenditure Total	988,195	27,904	27,492	(412)	-1%	
Footpaths/Cycleways Expenditure Total	988,195	27,904	27,492	(412)	-1%	
<u>Rights of Way Expenditure</u>						
Rights of Way Expenditure						
Other Expenses	286,532	6,464	6,058	(406)	-6%	
Rights of Way Expenditure Total	286,532	6,464	6,058	(406)	-6%	
Rights of Way Expenditure Total	286,532	6,464	6,058	(406)	-6%	
<u>Roads Expenditure</u>						
Roads Expenditure						
Other Expenses	3,041,958	10,885	13,110	2,225	20%	
Roads Expenditure Total	3,041,958	10,885	13,110	2,225	20%	
Roads Expenditure Total	3,041,958	10,885	13,110	2,225	20%	



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	Adopted Budget 2019/20	YTD Budget 31/07/2019	YTD Actual 31/07/2019	YTD Variance	Variance	Variance Commentary
	\$	\$	\$	\$	%	
<u>Street Cleaning Expenditure</u>						
Street Cleaning Expenditure						
Other Expenses	1,307,070	104,407	79,616	(24,791)	-24%	Timing variance on works.
Street Cleaning Expenditure Total	1,307,070	104,407	79,616	(24,791)	-24%	
Street Cleaning Expenditure Total	1,307,070	104,407	79,616	(24,791)	-24%	
<u>Traffic Control for Roadworks Expenditure</u>						
Traffic Control for Roadworks Expenditure						
Other Expenses	166,000	13,833	2,967	(10,866)	-79%	Timing variance on works.
Traffic Control for Roadworks Expenditure Total	166,000	13,833	2,967	(10,866)	-79%	
Traffic Control for Roadworks Expenditure Total	166,000	13,833	2,967	(10,866)	-79%	
<u>Roadwork Signs and Barricades Expenditure</u>						
Roadwork Signs and Barricades Expenditure						
Other Expenses	5,000	417	0	(417)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	417	0	(417)	-100%	
Roadwork Signs and Barricades Expenditure Total	5,000	417	0	(417)	-100%	
<u>Sump Expenditure</u>						
Sump Expenditure						
Other Expenses	0	0	3	3	100%	
Sump Expenditure Total	0	0	3	3	100%	
Sump Expenditure Total	0	0	3	3	100%	



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	Adopted Budget 2019/20 \$	YTD Budget 31/07/2019 \$	YTD Actual 31/07/2019 \$	YTD Variance \$	Variance %	Variance Commentary
<b><u>Works Depot</u></b>						
Works Depot Expenditure						
Employee Costs	185,958	10,807	14,478	3,671	34%	
Other Employee Costs	3,300	275	240	(35)	-13%	
Other Expenses	10,250	853	235	(618)	-72%	
<b>Works Depot Expenditure Total</b>	<b>199,508</b>	<b>11,935</b>	<b>14,953</b>	<b>3,018</b>	<b>25%</b>	
Works Depot Indirect Costs						
Allocations	(199,508)	(11,935)	(14,856)	(2,921)	24%	
<b>Works Depot Indirect Costs Total</b>	<b>(199,508)</b>	<b>(11,935)</b>	<b>(14,856)</b>	<b>(2,921)</b>	<b>24%</b>	
<b>Works Depot Total</b>	<b>0</b>	<b>0</b>	<b>97</b>	<b>97</b>	<b>100%</b>	



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	\$	\$	\$	\$	%	
<b><u>Works Depot Revenue</u></b>						
Works Depot Revenue	0	0	(97)	(97)	100%	
Works Depot Revenue Total	0	0	(97)	(97)	100%	
<b>Works Depot Revenue Total</b>	<b>0</b>	<b>0</b>	<b>(97)</b>	<b>(97)</b>	<b>100%</b>	
<b><u>Depot Building</u></b>						
Depot Occupancy Costs						
Building Maintenance	130,000	5,792	98	(5,694)	-98%	
Other Expenses	238,284	3,000	(288)	(3,288)	-110%	
Depot Occupancy Costs Total	368,284	8,792	(189)	(8,981)	-102%	
Depot Indirect Costs						
Allocations	(368,284)	(8,792)	189	8,981	-102%	
Depot Indirect Costs Total	(368,284)	(8,792)	189	8,981	-102%	
<b>Depot Building Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Net Operating</b>	<b>5,734,905</b>	<b>(32,928,825)</b>	<b>(35,097,843)</b>	<b>(2,169,018)</b>	<b>7%</b>	



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 31 JULY 2019**

		Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commentary
<b>LAND &amp; BUILDING ASSETS</b>							
<b>ADMIN CENTRE</b>							
Solar Photovoltaic Panel System Installation - Administration and Civic Centre	New	179,201	-	1,151	1,151	100%	
Administration & Civic Centre Upgrade/Renewals - Workforce Accommodation Upgrade	Upgrade	225,000	25,000	24,016	(984)	-4%	
<b>BEATTY PARK LEISURE CENTRE</b>							
Beatty Park Leisure Centre - Risk Renewals	Renewal	370,000	-	2,936	2,936	100%	
Solar Photovoltaic Panel System Installation - Beatty Park	New	138,932	-	-	0	0%	
Beatty Park - Ceiling renewal passive pool slides	Renewal	60,000	-	-	0	0%	
Beatty Park - Landscape renewal passive pool	Renewal	30,000	-	-	0	0%	
Beatty Park - Roof sheet and screw renewal	Renewal	100,000	-	-	0	0%	
Beatty Park - Ground floor switchboards and cabling	Upgrade	250,000	10,000	-	(10,000)	-100%	Project in planning stage.
Beatty Park - Replacement of gym carpet	Renewal	70,000	-	-	0	0%	
Beatty Park - Replacement of studio 2 carpet	Renewal	30,000	-	-	0	0%	
<b>LIBRARY</b>							
Library - Reception Desk Fit-Out Renewal	Renewal	35,000	-	-	0	0%	
Co-location of reception to library	Upgrade	225,000	-	-	0	0%	
<b>DEPARTMENT OF SPORTS AND RECREATION</b>							
Carpet Replacement - DSR	New	120,000	-	-	0	0%	
<b>MISCELLANEOUS</b>							
Mt Hawthorn main hall Renewal/Upgrade	Renewal	-	-	(1,491)	(1,491)	100%	Reversal accrual for expenditure relating to 2018-19. Amount will be offset once the invoice is paid.
Mt Hawthorn main hall Renewal/Upgrade	Renewal	175,000	-	-	0	0%	
Mt Hawthorn - Additional Flooring	Renewal	20,000	-	-	0	0%	
Loftus Recreation Centre - Change room upgrade	Renewal	184,000	-	-	0	0%	
Charles Veryard - Change Room Renewal/Upgrade	Upgrade	50,000	-	-	0	0%	
Leederville Oval Stadium - Electrical renewal - 3 boards	Renewal	130,000	10,000	-	(10,000)	-100%	Project in planning stage.
Loftus Community Centre - Ceiling Fabric and Lighting Renewal	Renewal	120,000	-	-	0	0%	
Air Conditioning & HVAC Renewal - Depot	Renewal	75,000	-	-	0	0%	
Air Conditioning & HVAC Renewal - Belgravia Leisure	Renewal	96,000	-	-	0	0%	
Air Conditioning & HVAC Renewal - Menzies Pavilion	Renewal	10,000	-	-	0	0%	
Air Conditioning & HVAC Renewal - Mt Hawthorn main hall	Renewal	49,000	-	-	0	0%	
North Perth bowling club-removal of ACM and reinstatement of soffit	Renewal	60,000	-	-	0	0%	
Belgravia Leisure - Non-fixed assets renewal	Renewal	50,000	-	-	0	0%	
Public Toilet - Hyde park east - renewal	Renewal	65,000	-	-	0	0%	
Roof Renewal - Menzies Pavilion	Renewal	51,000	-	-	0	0%	
Roof Renewal - Depot	Renewal	51,000	-	-	0	0%	
<b>FOR LAND &amp; BUILDING ASSETS</b>		<b>3,019,133</b>	<b>45,000</b>	<b>26,612</b>	<b>(18,388)</b>	<b>-41%</b>	



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 31 JULY 2019**

		Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commentary
<b>INFRASTRUCTURE ASSETS</b>							
<b>TRAFFIC MANAGEMENT</b>							
Improved pedestrian crossings at signalised intersections	Upgrade	180,000	-	-	0	0%	
40kph area wide speed zone trial	Renewal	35,000	-	-	0	0%	
Intersection Modifications Scarborough Beach Road, Green, Main and Brady Streets	Upgrade	30,000	-	-	0	0%	
Minor Traffic Management Improvement Program	Renewal	85,000	-	-	0	0%	
Alma/Claverton Local Area Traffic Management	Renewal	50,000	-	-	0	0%	
Britannia Rd Traffic Calming - Seabrook St to Federation St	Renewal	62,000	-	-	0	0%	
Cleveland and Hunter St Intersection	Renewal	30,000	-	-	0	0%	
Harold and Lord St Intersection	Renewal	25,000	-	-	0	0%	
<b>LOCAL ROADS PROGRAM</b>							
Norfolk St - North Perth/Mt Lawley - Burt to Monmouth St	Renewal	119,000	-	-	0	0%	
Blake St - North Perth - Knutsford St to Norham St	Renewal	47,000	-	-	0	0%	
East St - Mt Hawthorn - Berryman St to Ashby St	Renewal	98,000	-	10,132	10,132	100%	Works commenced ahead of schedule.
East St - Mt Hawthorn - Ashby St to Anzac Rd	Renewal	119,000	-	19,508	19,508	100%	Works commenced ahead of schedule.
Larne St - Mt Hawthorn - The Boulevard to Mallock St	Renewal	41,000	-	-	0	0%	
Wylie Pl - Leederville - Oxford to Cul-de-Sac	Renewal	38,000	-	8,761	8,761	100%	Works commenced ahead of schedule.
Egina St - Mt Hawthorn - Anzac Rd to Britannia Rd	Renewal	61,000	-	-	0	0%	
Buxton - Mt Hawthorn - Anzac Rd to Britannia Rd	Renewal	57,000	-	-	0	0%	
<b>BLACK SPOT PROGRAM</b>							
Intersection Lincoln and Wright Streets Roundabout	New	132,000	-	3,644	3,644	100%	Works commenced ahead of schedule.
Vincent - Fitzgerald St to Chelmsford Rd	New	75,000	-	-	0	0%	
Vincent - Beaufort St to Grosvenor Rd	New	12,000	-	-	0	0%	
<b>STREETSCAPE IMPROVEMENTS</b>							
Greening (Streetscapes)	Renewal	189,669	-	7,196	7,196	100%	
Oxford/Newcastle St Shared Space	New	-	-	(1,490)	(1,490)	100%	Reversal accrual for expenditure relating to 2018-19. Amount will be offset once the invoice is paid.
Planned Fitzgerald Street Upgrades	New	9,000	-	-	0	0%	
Streetscape Improvements/Place Making - Miscellaneous Renewals	Upgrade	6,500	-	-	0	0%	
Minor streetscape improvements	Renewal	30,000	-	-	0	0%	
Barlee St shared space, project initiation, design and construction (staged over 2 yrs)	Renewal	20,000	-	-	0	0%	



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 31 JULY 2019**

		Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commentary
<b>ROADWORKS - REHABILITATION (MRRG PROGRAM)</b>							
William St 2 Way Project	Upgrade	360,000	-	-	0	0%	
Newcastle Street, Loftus Street to Charles Street	Renewal	50,000	-	(2,397)	(2,397)	100%	Reversal accrual for expenditure relating to 2018-19. Amount will be offset once the invoice is paid.
Bulwer St - Beaufort St to Williams St	Renewal	194,400	-	-	0	0%	
Newcastle St EB - Fitzgerald St to Money St	Renewal	192,100	-	-	0	0%	
Vincent St - Loftus St to Morriston St	Renewal	76,700	-	-	0	0%	
Loftus St - Bourke St to Scarborough Beach Rd	Renewal	619,300	-	-	0	0%	
<b>RIGHTS OF WAY</b>							
Annual review based upon the most recent condition assessment survey	Renewal	75,000	-	-	0	0%	
<b>ROADS TO RECOVERY</b>							
R2R - Ellesmere St - Mt Hawthorn - Scar Bch to matlock St	Renewal	186,992	-	1,326	1,326	100%	
<b>SLAB FOOTPATH PROGRAMME</b>							
Golding St - Newcastle St to Old Aberdeen Place	Renewal	13,000	-	-	0	0%	
Florence/Carr bike network plan construction	New	450,000	-	-	0	0%	
Footpath upgrade and construction	Renewal	16,500	-	-	0	0%	
Footpath - Ellesmere St shared path-stage 4	Renewal	55,000	-	-	0	0%	
Tactile Indicators Installation Program	Renewal	20,000	-	-	0	0%	
Charles Street - Footpath Upgrade & Cons	Renewal	55,000	-	-	0	0%	
Oxford St - Footpath Upgrade and Const	Renewal	7,500	-	-	0	0%	
Cliveden St - Footpath Upgrade and Cons	Renewal	10,000	-	-	0	0%	
Stirling St - Footpath Upgrade and Const	Renewal	4,500	-	-	0	0%	
Vincent St - Footpath Upgrade and Const	Renewal	56,000	-	-	0	0%	
Mount Hawthorn Main Hall - Footpath Upgr	Renewal	5,500	5,500	6,433	933	17%	
Angove St - Footpath Upgrade and Const	Renewal	25,000	-	-	0	0%	
<b>BICYCLE NETWORK</b>							
Bike Network Plan 2015-16 Implementation (Loftus Street - Vincent to Richmond St)	New	368,000	10,000	9,972	(28)	0%	
<b>DRAINAGE</b>							
Beatty Park Reserve - Drainage Improvements	Upgrade	30,000	-	-	0	0%	
2018/19 Gully Soakwell Program	Upgrade	-	-	1,093	1,093	100%	Expenditure relates to FY 2018-19, to be adjusted as part of end of year processing.
Minor drainage improvement program	Upgrade	50,000	-	-	0	0%	
Gully Soak-well program	Upgrade	80,000	20,000	21,373	1,373	7%	



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 31 JULY 2019**

	Adopted Budget	YTD Budget	YTD Actual	YTD Variance	Variance	Commentary
	2019/20	2019/20	2019/20			
<b>CAR PARK DEVELOPMENT</b>						
The Avenue carpark, stage 1 upgrade lights to LED	Renewal	30,000	-	-	0	0%
Frame court carpark, stage 1 upgrade lights to LED	Renewal	30,000	-	-	0	0%
Brisbane St carpark WSUD Project	Renewal	180,000	-	-	0	0%
<b>PARKS AND RESERVES</b>						
Playgrounds for under 4yo	New	40,000	40,000	-	(40,000)	-100% Project in planning stage.
Public Open Space Strategy Implementation	Upgrade	500,000	-	6,075	6,075	100% Works commenced ahead of schedule.
Banks Reserve Master Plan Implementation - Stage 1	Upgrade	687,000	-	3,890	3,890	100% Awaiting invoices on project completed so far - Modus toilet installed, lighting upgrade complete and ecozoning. Detail design for active zone in progress.
Central Control Irrigation System	New	60,000	45,000	45,076	76	0%
Netball Installation Public Open Space	New	12,000	-	-	0	0%
Greening Plan - Brisbane St carpark redevelopment (stage 2)	New	200,000	-	-	0	0%
Greening Plan - Redfern St	New	25,000	2,000	-	(2,000)	-100% Project completed before schedule. Awaiting final invoices.
Greening Plan - Cliveden St	New	25,000	2,000	1,055	(945)	-47%
Greening Plan - Sydney St	New	25,000	-	-	0	0%
Greening Plan - Berryman St	New	25,000	-	-	0	0%
Synthetic cricket wicket surfaces replacement - Various Locations	Renewal	25,000	-	-	0	0%
Brentham st reserve - installation of pathways (greenway link)	New	80,000	-	-	0	0%
Blackford st reserve - replace playground rubber soft fall	Renewal	25,000	-	-	0	0%
Les Lilleyman Reserve - Fencing	New	25,000	-	-	0	0%
Lynton Street Park Upgrade	Upgrade	25,000	-	-	0	0%
Leederville Oval - Various assets renewal work	Renewal	245,000	-	-	0	0%
Eco Zoning - Brentham St reserve	Upgrade	30,000	-	-	0	0%
Axford Park Redevelopment	Upgrade	-	-	375	375	100% Expenditure relates to FY 2018-19, to be adjusted as part of end of year processing.
<b>PARKS FURNITURE</b>						
Gladstone St reserve - replace electric BBQ	Renewal	15,000	-	-	0	0%
Fencing - Beatty park reserve - replacement bollard fencing	Renewal	25,000	-	-	0	0%
Fencing - Keith frame reserve - replacement bollard fencing	Renewal	15,000	-	-	0	0%
Fencing - Leake/Alma reserve - replacement pine-log fencing	Renewal	15,000	-	-	0	0%
Fencing - Birdwood square - replacement chain wire fencing	Renewal	70,000	-	-	0	0%
Hyde park - replacement of existing high pressure sodium park lights with LED (stage 2 of 2)	Upgrade	50,000	15,000	12,720	(2,280)	-15% Project completed before schedule. Awaiting final invoices.



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 31 JULY 2019**

	Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commentary
<b>PLAYGROUND EQUIPMENT</b>						
Playground Equipment - Forrest park - replace exercise equipment	Renewal	60,000	-	-	0	0%
<b>RETICULATION</b>						
Reticulation - Auckland/Hobart st reserve - upgrade irrigation system	Renewal	50,000	-	-	0	0%
Reticulation - Robertson park reserve - replace irrigation cubicle	Renewal	15,000	-	-	0	0%
Reticulation - Brisbane/Wase st reserve - replace irrigation cubicle	Renewal	15,000	-	-	0	0%
<b>STREET FURNITURE</b>						
Bike parking	New	20,000	-	-	0	0%
Bus Shelters - Replace & Upgrade	Renewal	-	-	3,100	3,100	100% Expenditure relates to FY 2018-19, to be adjusted as part of end of year processing.
Scarborough Beach road and Oxford streets - Bus Shelter	Renewal	40,000	5,000	-	(5,000)	-100% Project in planning stage.
Upgrade lighting at Oxford st/Anzac Rd roundabout	New	12,000	-	-	0	0%
Street Lighting - Kadina, Albert St and Tay Place, North Perth	Upgrade	50,000	-	-	0	0%
<b>FOR INFRASTRUCTURE ASSETS</b>	<b>7,297,661</b>	<b>144,500</b>	<b>157,841</b>	<b>13,341</b>	<b>9%</b>	
<b>PLANT &amp; EQUIPMENT ASSETS</b>						
<b>LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME</b>						
Light Fleet - Annual Changeover		715,500	82,000	81,720	(280)	0% Purchase orders raised. Delivery of vehicles pending.
<b>MAJOR PLANT REPLACEMENT PROGRAMME</b>						
Single Axle Truck (Flocon)	Renewal	215,000	-	-	0	0%
Single Axle Truck (Parks Mowing Operations)	Renewal	129,000	-	-	0	0%
Replace Existing Rear Loader (Rubbish Truck)	Renewal	392,368	-	-	0	0%
Replace Existing Side Loader (Rubbish Truck)	Renewal	420,668	-	-	0	0%
Ride on Mower	Renewal	35,000	-	-	0	0%
Single Axle Tipper Truck	Renewal	170,000	-	-	0	0%
Gang Mower	Renewal	55,000	-	-	0	0%
Road Sweeper	Renewal	380,000	-	-	0	0%
Rubbish Compactor 10T Lge Rear Loader	Renewal	470,000	-	-	0	0%
Single Axle Truck	Renewal	80,000	-	-	0	0%



**CITY OF VINCENT**  
**NOTE 5 - CAPITAL WORKS SCHEDULE 2019/20**  
**AS AT 31 JULY 2019**

		Adopted Budget 2019/20	YTD Budget 2019/20	YTD Actual 2019/20	YTD Variance	Variance	Commentary
<b>MISCELLANEOUS</b>							
Water and Energy Efficiency Initiatives	Upgrade	100,000	-	(6,450)	(6,450)	100%	Reversal accrual for expenditure relating to 2018-19. Amount will be offset once the invoice is paid.
Laneway Lighting Program (Right of Way)	New	84,990	20,000	16,997	(3,003)	-15%	
Beaufort Street CCTV Network Upgrade	Upgrade	305,510	-	-	0	0%	
Laneway Lighting Between Fairfield st & Oxford st, leederville. Laneway	Upgrade	13,750	-	-	0	0%	
Laneway Lighting Between Pennant st and Coronation st North Perth	Upgrade	13,750	-	-	0	0%	
Laneway 3	Upgrade	13,750	-	-	0	0%	
Laneway 4	Upgrade	13,750	-	-	0	0%	
<b>TOTAL EXPENDITURE</b>							
<b>FOR PLANT &amp; EQUIPMENT ASSETS</b>		<b>3,608,036</b>	<b>102,000</b>	<b>92,267</b>	<b>(9,733)</b>	<b>-10%</b>	
<b>FURNITURE &amp; EQUIPMENT ASSETS</b>							
<b>ADMINISTRATION &amp; CIVIC CENTRE</b>							
<b>INFORMATION TECHNOLOGY</b>							
Upgrade of IT Firewall	Upgrade	39,000	-	-	0	0%	
Upgrade IT Network Remote Access Facility	Upgrade	20,000	-	-	0	0%	
Online Lodgement of Applications	Upgrade	27,547	-	-	0	0%	
Backup Server	Renewal	35,000	-	-	0	0%	
Renew Switches	Renewal	35,000	-	-	0	0%	
Wi-Fi Installation	New	35,000	-	-	0	0%	
ICT Strategy Implementation	New	300,000	-	-	0	0%	
<b>MARKETING &amp; COMMUNICATIONS</b>							
Mount Lawley/ Highgate Town Centre Streetscape Upgrades	New	75,000	-	-	0	0%	
Public Art Project	New	200,000	-	-	0	0%	
<b>MISCELLANEOUS</b>							
Purchase of portable water fountain/refill station	New	7,000	-	-	0	0%	
Install colour change LED up-lights for Albert square Ficus tree	Renewal	12,000	-	-	0	0%	
Install additional Christmas tree lights in large spotted gum inter. Carr place and Newcastle st	Renewal	10,000	-	-	0	0%	
Installation of public recycling stations	New	5,000	-	-	0	0%	
Miscellaneous Assets Renewal	Renewal	50,000	-	-	0	0%	
<b>TOTAL EXPENDITURE</b>							
<b>FOR FURNITURE &amp; EQUIPMENT ASSETS</b>		<b>850,547</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0%</b>	
<b>TOTAL CAPITAL EXPENDITURE</b>							
		<b>14,775,377</b>	<b>291,500</b>	<b>276,720</b>	<b>(14,780)</b>	<b>-5%</b>	



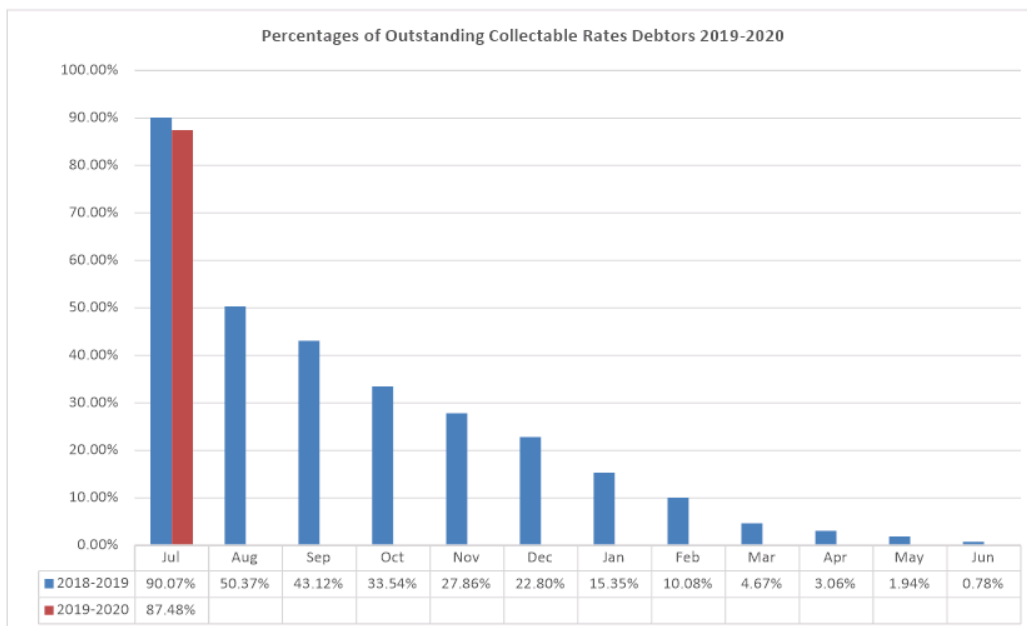
CITY OF VINCENT  
NOTE 6 - CASH BACKED RESERVES  
AS AT 31 JULY 2019



Reserve Particulars	Budget Opening Balance 01/07/2019 \$	Actual Opening Balance 01/07/2019 \$	Budget Transfers to Reserve 30/06/2020 \$	YTD Actual Transfers to Reserve 31/07/2019 \$	Budget Interest Earned 30/06/2020 \$	YTD Actual Interest Earned 31/07/2019 \$	Budget Transfers from Reserve 30/06/2020 \$	YTD Actual Transfers from Reserve 31/07/2019 \$	Budget Closing Balance 30/06/2020 \$	Actual Closing Balance 31/07/2019 \$
Administration Centre Reserve	0	0	0	0	0	0	0	0	0	0
Asset Sustainability Reserve	4,198,844	4,181,401	(0)	0	106,956	8,127	(440,000)	(4,087)	3,865,800	4,185,441
Beatty Park Leisure Centre Reserve	99,278	99,246	0	0	2,681	193	0	0	101,959	99,439
Capital Reserve	0	0	0	0	0	0	0	0	0	0
Cash in Lieu Parking Reserve	1,846,678	1,855,373	50,000	2,585	45,878	3,606	(320,000)	0	1,622,556	1,861,564
Electronic Equipment Reserve	0	0	0	0	0	0	0	0	0	0
Hyde Park Lake Reserve	156,142	156,166	0	0	4,216	304	0	0	160,358	156,470
Land and Building Acquisition Reserve	291,632	291,677	(0)	0	7,874	567	0	0	299,506	292,244
Leederville Oval Reserve	163,981	164,016	(0)	0	2,672	319	(130,000)	0	36,653	164,335
Leederville Tennis Reserve	0	0	0	0	0	0	0	0	0	0
Loftus Community Centre Reserve	31,475	31,481	0	1,558	850	61	0	0	32,325	33,100
Loftus Recreation Centre Reserve	117,941	118,291	(0)	4,843	3,184	230	0	0	121,125	123,364
North Perth Tennis Reserve	0	0	0	0	0	0	0	0	0	0
Office Building Reserve - 246 Vincent Street	445,105	425,187	0	0	9,318	826	(120,000)	0	334,423	426,013
Parking Facility Reserve	103,535	103,550	(0)	0	2,795	201	0	0	106,330	103,751
Percentage For Public Art Reserve	200,000	200,000	260,200	260,240	5,400	389	(200,000)	0	265,600	460,629
Plant and Equipment Reserve	188,701	188,734	0	0	3,565	367	(170,000)	0	22,266	189,101
State Gymnastics Centre Reserve	102,652	102,201	0	908	2,772	199	0	0	105,424	103,308
Strategic Waste Management Reserve	21,962	21,965	500,000	0	10,718	43	0	0	532,680	22,008
Tamala Park Land Sales Reserve	4,258,875	4,259,422	(0)	0	58,054	8,279	(4,217,436)	0	99,493	4,267,701
Underground Power Reserve	205,930	205,961	(0)	0	5,560	400	0	0	211,490	206,361
Waste Management Plant and Equipment Reserve	215,632	215,665	(0)	0	5,822	419	0	0	221,454	216,084
	<b>12,648,362</b>	<b>12,620,336</b>	<b>810,200</b>	<b>270,134</b>	<b>278,315</b>	<b>24,530</b>	<b>(5,597,436)</b>	<b>(4,087)</b>	<b>8,139,441</b>	<b>12,910,913</b>



**CITY OF VINCENT  
NOTE 7 - RATING INFORMATION  
AS AT 31 JULY 2019**





CITY OF VINCENT  
NOTE 7 - RATING INFORMATION  
FOR THE MONTH ENDED 31 JULY 2019



	Rateable Value	Rate in Dollar Cents	Budget	Actual	Rates Levied to Budget
	\$		\$	\$	%
<b>Rate Revenue</b>					
General Rate					
11,349 Residential	291,826,984	0.0665	19,406,494	19,406,494	100.0%
1620 Other	128,941,186	0.0672	8,662,269	8,651,382	99.9%
41 Vacant Other	2,482,850	0.1282	318,227	318,227	100.0%
Minimum Rate					
5678 Residential @ \$1,211.9	86,934,020	0.0665	6,882,380	6,882,380	100.0%
147 Other @ \$1,197.7	1,763,734	0.0672	176,062	176,062	100.0%
4 Vacant Other @ \$1,516.4	41,700	0.1282	6,066	6,066	100.0%
Interim Rates	0		220,000	0	0.0%
Rates Waiver	0		(145,000)	(138,421)	95.5%
<b>Total Amount Made up from Rates</b>	511,990,474		35,526,498	35,302,190	
<b>Non Payment Penalties</b>					
Instalment Interest @ 5.5%			185,000	(29,823)	-16.1%
Penalty Interest @ 11%			145,000	(3,818)	-2.6%
Administration Charge - \$13 per instalment			260,000	(42,900)	-16.5%
Legal Costs Recovered				(3,989)	100.0%
			36,116,498	35,221,659	
<b>Other Revenue</b>					
Exempt Bins - Non Rated Properties			(155,021)	172,228	-111.1%
Commercial / Residential Additional Bins			(166,223)	165,756	-99.7%
Swimming Pools Inspection Fees			(18,800)	13,631	-72.5%
			35,776,454	35,573,275	
<b>Opening Balance</b>				142,598	
<b>Total Collectable</b>			35,776,454	35,715,873	99.83%
<b>Less</b>					
Cash Received				3,358,129	
Rebates Allowed				1,062,066	
Refunds Allowed				0	
<b>Rates Balance To Be Collected</b>			35,776,454	31,295,678	87.48%
<b>Add</b>					
ESL Debtors				5,838,621	
Pensioner Rebates Not Yet Claimed				1,061,555	
ESL Rebates Not Yet Claimed				300,919	
<b>Less</b>					
Deferred Rates Debtors				(116,936)	
<b>Current Rates Debtors Balance</b>				38,379,838	



CITY OF VINCENT  
NOTE 8 - DEBTOR REPORT  
FOR THE MONTH ENDED 31 JULY 2019



DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	80	213	(94)	41,494	41,692
DEBTOR CONTROL - RUBBISH CHARGES	0	0	0	0	0
DEBTOR CONTROL - CASH IN LIEU CAR PARKING *	1,318	0	845	200,766	202,928
DEBTOR CONTROL - PROPERTY INCOME	0	0	(0)	40,275	40,275
DEBTOR CONTROL - RECOVERABLE WORKS	0	(10,216)	0	0	(10,216)
DEBTOR CONTROL - BEATTY PARK LEISURE CENTRE	0	0	0	0	0
DEBTOR CONTROL - OTHER	1,448	23,392	0	69,632	94,472
DEBTOR CONTROL - % ART CONTRIBUTIONS	0	0	0	0	0
DEBTOR CONTROL - GST	0	(132,823)	(97,770)	230,593	0
DEBTOR CONTROL - INFRINGEMENT *	105,865	56,285	45,721	1,489,276	1,697,147
PROVISION FOR DOUBTFUL DEBT	(139,788)	0	0	0	(139,788)
<b>TOTAL DEBTORS OUTSTANDING AS AT 31/07/2019</b>	<b>(31,077)</b>	<b>(63,150)</b>	<b>(51,299)</b>	<b>2,072,037</b>	<b>1,926,511</b>
ACCRUED INCOME					42,755
ACCRUED INTEREST					136,899
<b>TOTAL TRADE AND OTHER RECEIVABLES</b>					<b>2,106,164</b>



CITY OF VINCENT  
NOTE 8 - DEBTOR REPORT  
FOR THE MONTH ENDED 31 JULY 2019



DATE	DEBTOR OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
11/03/2019	Tennis Seniors Western Australia	4,279.99	Building Insurance 2018/19	AR issued final reminder before proceeding with legal action.
25/02/2015	Subiaco Football Club	16,202.10	Turf maintenance & top dressing	In the process of finalising.
25/02/2015	East Perth Football Club	19,398.04	Turf maintenance & top dressing	In the process of finalising.
21/02/2019	Loftus Community Centre	2,747.88	Building Ins, Lease, Utility & maintenance	In discussion with LCC.
19/03/2019	Modernians Hockey Club	3,184.03	Utilities, Lease & Bond	Club treasurer confirmed, payment will be made.
11/03/2019	Perth Soccer Club	5,667.08	Building Insurance	Payment received 1/8/19
07/03/2019	Tuart Hill Cricket Club	2,001.40	Water recoup	Dispute percentage, refer Property Officer/Community Partnerships/Park
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
29/03/2019	AMS Holdings WA Pty Ltd	4,576.00	Non compliance Parking Permit	Federal Court Orders - awaiting payment
21/01/2019	Matthew Slinger	21,800.30	Cost for court fine	Have been handed over to FER
BALANCE OF 90 DAY DEBTORS OVER \$500.00		<u>123,112.07</u>		



CITY OF VINCENT  
NOTE 9 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION  
AS AT 31 JULY 2019



	Adopted Budget 2019/20	YTD Budget Jul-19	YTD Actuals Jul-19	YTD Actuals Jul-18	Month Actuals Jul-19	Month Actuals Jul-18
	\$	\$	\$	\$	\$	\$
<b>ADMINISTRATION</b>						
Revenue	0	0	0	0	0	0
Expenditure	0	1,748	(0)	62,835	(0)	62,835
Surplus/(Deficit)	0	1,748	(0)	62,835	(0)	62,835
<b>SWIMMING POOLS AREA</b>						
Revenue	2,211,387	136,188	181,525	160,700	181,525	160,700
Expenditure	(4,301,337)	(258,781)	(201,350)	(145,689)	(201,350)	(145,689)
Surplus/(Deficit)	(2,089,950)	(122,593)	(19,825)	15,011	(19,825)	15,011
<b>SWIM SCHOOL</b>						
Revenue	1,579,524	153,485	246,268	209,361	246,268	209,361
Expenditure	(1,157,914)	(74,490)	(85,825)	(71,392)	(85,825)	(71,392)
Surplus/(Deficit)	421,610	78,995	160,443	137,969	160,443	137,969
<b>CAFÉ</b>						
Revenue	728,524	49,712	75,316	69,142	75,316	69,142
Expenditure	(868,949)	(50,660)	(40,725)	(39,996)	(40,725)	(39,996)
Surplus/(Deficit)	(140,425)	(948)	34,592	29,146	34,592	29,146
<b>RETAIL SHOP</b>						
Revenue	535,797	30,064	38,630	33,382	38,630	33,382
Expenditure	(463,619)	(95,826)	18,004	37,583	18,004	37,583
Surplus/(Deficit)	72,178	(65,762)	56,633	70,965	56,633	70,965
<b>HEALTH &amp; FITNESS</b>						
Revenue	1,642,963	131,600	46,509	43,411	46,509	43,411
Expenditure	(1,359,515)	(100,370)	(90,955)	(89,593)	(90,955)	(89,593)
Surplus/(Deficit)	283,448	31,230	(44,445)	(46,182)	(44,445)	(46,182)
<b>GROUP FITNESS</b>						
Revenue	661,959	53,334	24,521	25,364	24,521	25,364
Expenditure	(548,588)	(36,569)	(31,826)	(29,673)	(31,826)	(29,673)
Surplus/(Deficit)	113,371	16,765	(7,305)	(4,310)	(7,305)	(4,310)
<b>AQUAROBICS</b>						
Revenue	244,647	19,683	3,563	6,416	3,563	6,416
Expenditure	(200,288)	(11,339)	(12,342)	(9,089)	(12,342)	(9,089)
Surplus/(Deficit)	44,359	8,344	(8,779)	(2,673)	(8,779)	(2,673)
<b>CRECHE</b>						
Revenue	65,499	5,322	21,536	18,929	21,536	18,929
Expenditure	(358,764)	(23,488)	(20,862)	(18,195)	(20,862)	(18,195)
Surplus/(Deficit)	(293,265)	(18,166)	674	734	674	734
<b>Net Surplus/(Deficit)</b>	<b>(1,588,674)</b>	<b>(70,387)</b>	<b>171,987</b>	<b>263,497</b>	<b>171,987</b>	<b>263,497</b>
Less: Depreciation	(1,131,369)	0	0	0	0	0
<b>Cash Surplus/(Deficit)</b>	<b>(457,305)</b>	<b>(70,387)</b>	<b>171,987</b>	<b>263,497</b>	<b>171,987</b>	<b>263,497</b>



**11.4 DRAFT SAFER VINCENT PLAN 2019-2022****TRIM Ref:** D19/101175**Authors:** Karen Balm, Senior Community Partner  
Cara Finch, Community Partner – Community Safety**Authoriser:** Sandra Watson, Manager Community Partnerships**Attachments:** 1. [Draft Safer Vincent Plan 2019-2022 - Community Consultation Comments](#)  
2. [Draft Safer Vincent Plan 2019-2022](#)**RECOMMENDATION:****That Council:**

1. **NOTES** the responses received during the draft Safer Vincent Plan 2019-2022 public comment period; and
2. **ADOPTS** the Safer Vincent Plan 2019-2022 (Attachment 2) and **NOTES** that the Plan will be subject to further formatting, styling and graphic design as determined by the Chief Executive Officer prior to publication.

**PURPOSE OF REPORT:**

To seek Council adoption of the Safer Vincent Plan 2019-2022.

**BACKGROUND:**

In 2018, the City undertook an extensive review of the Safer Vincent Community Safety and Crime Prevention Plan 2015-2018, as well as analysing the thoughts and ideas related to community safety that were captured in the Imagine Vincent campaign. Administration also engaged with key stakeholders including relevant City staff, WA Police Force, Nyoongar Outreach Services and the Safer Vincent Advisory Group (SVAG) and sought their advice, input and guidance on the development of the draft Safer Vincent Plan 2019-2022 (the 'Plan').

The draft Plan builds upon the strategies and objectives within the previous Plan and aims to:

- Provide the community with an overview of current local community safety priorities; and
- Promote strong community partnerships and connections that contribute to positive community safety outcomes within the City.

Three key themes emerged from the review and consultation process that underpin a range of actions and deliverables:

- Safer spaces;
- Community connection; and
- Crime prevention.

The Plan highlights streamlined and strengthened key priorities in order to address the ongoing challenges related to the prevention and policing of crime. Additionally, the inclusion of support to organisations working with people experiencing homelessness, along with collaboration with the City Homelessness Framework Committee are seen as key imperatives to ensuring a holistic approach is taken when addressing the complex issue of homelessness.



**DETAILS:**

At the Ordinary Council Meeting of 28 May 2019, it was resolved that Council:

1. “1. *RECEIVES the draft Safer Vincent Plan 2019-2022;*
2. 2. *AUTHORISES the Chief Executive Officer to advertise the draft Safer Vincent Plan 2019-2022 for public comment for a period of 21 days inviting written submissions in accordance with Council Policy No. 4.1.5 – Community Consultation;*
3. 3. *NOTES that a further report will be presented to the Ordinary Council Meeting in July 2019 detailing any submissions received during the public comment period; and*
4. 4. *NOTES that the draft Safer Vincent Plan 2019-2022 will be subject to further formatting, styling and graphic design as determined by the Chief Executive Officer prior to publication.”*

Public advertising of the draft Safer Vincent Plan 2019-2022 has been undertaken in accordance with Police 4.1.5 – Community Consultation.

37 visitors to the EHQ website viewed the draft Plan during the consultation period and of these, nine (9) responses were received through EHQ and a further seven (7) responses were received as written correspondence.

In addition, verbal feedback was received from a number of internal and external stakeholders. Feedback of an administrative nature (i.e. changes to the responsible work area) has not been included in the consultation notes.

Of note, is WA Police Force's recommendation in relation to the value of displaying the crime statistics for each suburb. The WA Police Force recommend that:

- Crime categories relating to domestic offences and those which fall outside the scope of the jurisdiction of local government (ie. Homicide, Sexual Offences, Assault (Family), Threatening Behaviour (Family), Deprivation of Liberty and Breach of Violence Restraining Order should be removed from the statistics;
- As crime trends for each individual suburb are very similar, suburb-specific data could be removed and replaced with data and commentary which clearly shows the offence types which are a priority within the City as a whole; and
- Further commentary around the higher crime rates in the suburb of Perth, which is shared with the City of Perth, should be provided to provide greater context.

Representatives from the WA Police Force have also suggested that the Commander, Metro Region North could provide a general summary about crime trends and priority offences in the Plan to further demonstrate the City's collaborative approach to community safety and crime prevention.

Based on the submissions received, Administration believes that most of the areas of concern will be addressed through existing actions and deliverables, with the following minor amendments:

- Inclusion of an 'About this Plan' section to further clarify the objectives of the Safer Vincent Plan; and its link to the City's existing strategies and planning framework;
- Place a greater emphasis on the key themes, actions and deliverables outlined in the Plan by moving the current location of the crime statistics to the end of the document as supporting information; and
- The inclusion of a new deliverable relating to the City's commitment to the provision of services such as Outreach Workers predominantly at Weld Square.

**CONSULTATION/ADVERTISING:**

Preparation of the draft Safer Vincent Plan 2019-2022 was based upon a variety of inputs and feedback, including:

- An analysis of the thoughts and ideas related to community safety, captured in the Imagine Vincent community engagement campaign from local residents, businesses, community organisations and visitors;



- Feedback from key stakeholders including:
  - WA Police Force
  - Nyoongar Outreach Services
  - Safer Vincent Advisory Group
- An analysis of available crime statistics and other available data.

Following Council endorsement, the draft Plan was released for community consultation from 25 June 2019 until 16 July 2019 and advertised during this period as follows:

- A news story on the City's website on 25 June, launching the draft Safer Vincent Plan community consultation;
- A comprehensive social media campaign (Facebook) commencing on 25 June 2019, advising that the draft Safer Vincent Plan 2019-2022 was open for comment, and promoting the three key focus areas of the draft Plan, along with promotion of the City's existing and proposed community safety initiatives;
- Social media posts on Twitter and LinkedIn on 25 June 2019;
- Promotion through the Perth District – WA Police Force Facebook page on 25 June 2019 (reach of over 31,000 followers); and
- A link to the City's online community engagement portal (EHQ) sent to community networks and stakeholders including WA Police Force, Nyoongar Outreach Services and the City's Advisory Groups.

Direct engagement with a number of key internal and external stakeholders also took place during the consultation period.

The submissions received have been detailed in **Attachment 1**.

#### **LEGAL/POLICY:**

Nil.

#### **RISK MANAGEMENT IMPLICATIONS:**

**Low:** While there is no legislative requirement to adopt a Community Safety and Crime Prevention Plan, it is important to promote a collaborative, holistic and whole of community approach to community safety and crime prevention within the City of Vincent.

#### **STRATEGIC IMPLICATIONS:**

This 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.*

*We are an inclusive, accessible and equitable City for all.*

##### Thriving Places

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

##### Innovative and Accountable

*Our community is aware of what we are doing and how we are meeting our goals.*

*We are open and accountable to an engaged community.*

#### **SUSTAINABILITY IMPLICATIONS:**

Nil.



**FINANCIAL/BUDGET IMPLICATIONS:**

Specific actions and deliverables within the draft Safer Vincent Plan 2019-2022 will be delivered through allocations in the 2019/20 operating budget and subsequent budgets subject to Council consideration. Administration will also seek grant funding through the Federal and State Government as opportunities arise.

**COMMENTS:**

The actions and deliverables detailed within the Plan address the areas of concern raised in public submissions.



## Attachment 1 – Draft Safer Vincent Plan community consultation comments

	Comments Received	Administration Response
1	I am strongly against the proposal to look into a security patrol service. Such a service is a huge expensive waste of time, with the officers employed being nothing more than security guards and having no more powers than an average citizen.	The deliverable within the draft Safer Vincent Action Plan identifies the preparation of 'a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs'.
	The money would be better used in promoting the neighbourhood watch philosophy and encouraging people to call the Police.	A business case will be prepared along with a community consultation campaign prior to a determination being made with respect to the implementation of a Security Service. This has been identified as a deliverable within the draft Safer Vincent Action Plan under the Crime Prevention theme. <ul style="list-style-type: none"><li>• Share crime prevention messages with the public</li><li>• Promote the Neighbourhood Watch philosophy to residents and businesses</li></ul>
2	Very keen to see how the security patrol trial goes. Have had in a different shire and was comforting to be able to phone them day or night with a security concern and have them there checking things out within 5 minutes.	The deliverable within the draft Safer Vincent Action Plan identifies the preparation of 'a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs'.
		A business case will be prepared along with a community consultation campaign prior to a determination being made with respect to the implementation of a Security Service.
3	Fed up rate payers in North Perth (north of Scarborough Rd). They need to be considered as every apparent initiative to make Vincent streets safer ignores this area.  Unless and until the City takes the initiative and creates a traffic plan that stops City of Stirling residents and others using our residential streets as rat runs and race tracks, I will continue to consider that the council is only interested in creating vanity projects to aggrandize themselves and certainly not concerned with creating a 'Safer Vincent'.	Administration will liaise with this respondent directly given the specific nature of these comments.
4	Security patrols (like Cockburn's CoSafe) who can be called to deal with incidents, but also have another set of eyes on the streets.	Noted.
	Support the idea of moving the rangers to a more central location.	Noted.
5	Safer streets: Reconsider permitting a 1.8m high front fence (next to the street) around a single dwelling's front garden when there is a private back garden available to use. This fence causes a barrier between the front garden and the street, and the visually permeable panels do not enable the passive surveillance of the street by a person in the house or engagement by the person on the street. I also note examples of dwellings with a high 1.8m front fence combined with a carport at the front that has a translucent security door - the whole house becomes a 'fortress' rather than a traditional house frontage being publicly visible and with a low fence if necessary	The draft Safer Vincent Plan includes an action to utilise Crime Prevention Through Environmental Design (CPTED) principles, and embed the application of these principles within the City's Built Form Policy and the creation of 'Creating Safer Space' guidelines.
	Town Centres: some retailers cover their shop windows with advertisements on solid material, so there is no light shining through to the street or activity visible within the shop. Please re-consider the ability to cover windows with a solid material as this prevents passive surveillance and appears unfriendly.	As above.



	Comments Received	Administration Response
6	<p>Crime prevention - Patrol cars need to be driving around and more street lights installed.</p> <p>I would like to see along Flinders Street near the Mezz parking restriction signs resident only as now there is a doctors and dental surgery and dental on Flinders Street there is increased parking across driveways. There is no parking restrictions for the whole day.</p> <p>The parking situation on Flinders Street would prevent crime as people park up here on Flinders Street, commit a crime as well at the Mezz then drive off from outside my home.</p> <p>I'd like to see CCTV installed around public areas and more street lights, more patrols around the area. Mount Hawthorn lighting is terrible and encourages crime in our neighbourhood.</p> <p>Also, as a former resident of the City of Bayswater, their rangers have far more authority as an in between to reliance on police. Perhaps look at introducing greater powers to our rangers and training them to assist.</p>	<p>The deliverable within the draft Safer Vincent Action Plan identifies the preparation of 'a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs'.</p> <p>A business case will be prepared along with a community consultation campaign prior a determination being made with respect to the implementation of a Security Service.</p> <p>The draft Safer Vincent Plan addresses lighting infrastructure through the Safer Spaces action to improve and expand lighting infrastructure within the public realm.</p> <p>Administration will liaise with this respondent directly given this comment does not refer to the draft Safer Vincent Plan.</p> <p>This outcome can be achieved through the Safer Spaces deliverables contained within the City's draft Safer Vincent Plan:</p> <ul style="list-style-type: none"> <li>Plan for the expansion and management of the City's CCTV networks</li> <li>Improve and expand lighting infrastructure within the public realm</li> </ul> <p>The City's Rangers have no additional powers with respect to the enforcement of matters within WA Police Force jurisdiction. Rangers undergo extensive training in order to enforce local laws and liaise closely with WA Police Force on matters that fall out of these areas. Rangers have also undergone training with WA Police Force with respect to 'Eyes on the Street'.</p>
7	<p>I think we need more street lighting, more patrols at night and in the day a greater presence on the streets, more visual</p> <p>Looks good. It identifies the way forward and the strong intent and City of Vincent leadership in driving the plan.</p>	<p>This outcome can be achieved through the Safer Spaces deliverable contained within the City's draft Safer Vincent Plan with respect to improve and expand lighting infrastructure within the public realm.</p> <p>Noted.</p>
8	I have looked at the draft and it looks very impressive. I have no further suggestions.	Noted.
9	From my perspective, it's a well captured and presented document.	Noted.
10	Well done on the Safer Vincent Plan.	Noted.
11	One thing that stuck out for me is that it is a bit big on the Police/COV relationship. Just things like 'Police and other stakeholders'. I think the trend is more towards saying things like, 'City of Vincent and its stakeholders'.	The draft Safer Vincent plan remains subject to further formatting and this change will be taken into consideration prior to finalising the document.
12	Order of the plan. I think the crime profile and trends and the stats pages are a bit of a negative start. I know it's about trying to set the scene and justifying the way forward but I'd move those pages to the back and kick off after the Mayors message and background with the themes, Safer Spaces, Community Connection and Crime Prevention	The draft Safer Vincent plan remains subject to further formatting and this change will be made prior to finalising the document.
	References to 'WA Police' in the Plan should be changed to 'WA Police Force'.	The draft Safer Vincent plan remains subject to further formatting and this change will be made prior to finalising the document.



	Comments Received	Administration Response
	Insert a hyperlink to the WA Police website where crime statistics are available.	The draft Safer Vincent plan remains subject to further formatting and this change will be made prior to finalising the document.
13	<p>I question the value of displaying the crime stats for each suburb.</p> <p>Weld Square has deteriorated to a point that after midday it is unsafe to venture into the park.</p> <ul style="list-style-type: none"> <li>Local residents are subject to physical and verbal abuse on an a daily basis</li> <li>Needles are strewn through the area</li> <li>Pathways are regularly defecated on</li> <li>Litter and rubbish is evident from about 2pm when Manna food service leave the area</li> <li>Letterboxes, vehicles, storage cupboards and apartment complexes are regularly broken into</li> <li>There are a row of houses in Parry Street left vacant attracting anti-social and criminal behaviour</li> <li>Despite objections from local residents Manna Inc are encouraged by the City of Vincent to attend Weld Square Monday to Friday.</li> <li>Without authorisation over the week end other organisations attend, the result being the park is left in an un hygienic and filthy condition until Monday morning when the city cleaning services arrive</li> </ul> <p>Changing your Built form policy No 7.1.1, clause 1.4, n.1.4.3 "Active frontage allowing uses to be clearly visible from the street" to allow vacant properties to be properly secured against squatters, drug users and pretty criminals.</p> <p>Changing this policy would also make it easier for apartment buildings to secure their substations and other service areas with suitable fencing as these areas are often used as bathrooms, to shoot up, sleep and even camp.</p>	<p>The draft Safer Vincent plan remains subject to further formatting and this change will be taken into consideration prior to finalising the document, in consultation with Council.</p> <p>This outcome can be achieved through the Safer Spaces action and deliverables contained within the City's draft Safer Vincent Plan by providing support to organisations working with people experiencing homelessness by:</p> <ul style="list-style-type: none"> <li>Collaborate with the City Homelessness Framework Committee to deliver an accreditation system for organisations delivering emergency relief services within Vincent</li> <li>Maintain an interagency approach as per the City Homelessness Framework Committee Actions to assisting people within Vincent experiencing homelessness by collaborating with outreach and other community organisations and provide information on available support and services to people experiencing homelessness</li> <li>Provide funding to Nyoongar Outreach Services to deliver support to Aboriginal people within our community</li> <li>Refine the Collaborative Grants program to better support the delivery of projects that assist people experiencing disadvantage, homelessness or who are at risk within the community</li> </ul> <p>The Manna Inc food service provided each week day at Weld Square is currently authorised until 30 November 2019, subject to various conditions approved by Council in October 2018.</p> <p>The City has recently awarded a Collaborative Grant to UnitingCare West to support an outreach worker who will be based at Weld Square five days a week to provide support to those experiencing homelessness, helping link people to services, shelter and to make the critical transition to housing. This specific initiative to address issues at Weld Square will be included in the final document, in consultation with Council.</p> <p>Administration will liaise with this respondent further given the specific nature of this comment.</p> <p>The draft Safer Vincent Plan includes an action to Utilise Crime Prevention Through Environmental Design (CPTED) principles, and embed the application of these principles within the City's Built Form Policy and the creation of 'Creating Safer Space' guidelines.</p>
14	Constructing more public bathroom facilities. Quite simply if you are homeless where do you shower and go to the bathroom. The feeding of the homeless at Weld Square can bring over 50 people at a time. The concentration of aid services such as the needle exchange, mental health and legal services further increase the concentration of people in real need. And the weekends and stadium events bring thousands to the area. Yet there is only one public bathroom in Weld Park.	This outcome can be achieved through the Safer Spaces action and deliverables contained within the City's draft Safer Vincent Plan by providing support to organisations working with people experiencing homelessness by:



	Comments Received	Administration Response
		<ul style="list-style-type: none"> <li>Collaborate with the City Homelessness Framework Committee to deliver an accreditation system for organisations delivering emergency relief services within Vincent</li> <li>Maintain an interagency approach as per the City Homelessness Framework Committee Action Plan to assist people within Vincent experiencing homelessness by collaborating with outreach and other community organisations and provide information on available support and services to people experiencing homelessness</li> <li>Provide funding to Nyoongar Outreach Services to deliver support to Aboriginal people within our community</li> <li>Refine the Collaborative Grants program to better support the delivery of projects that assist people experiencing disadvantage, homelessness or who are at risk within the community.</li> </ul> <p>The City has recently awarded a Collaborative Grant to UnitingCare West to support an outreach worker who will be based at Weld Square five days a week to provide support to those experiencing homelessness, helping link people to services, shelter and to make the critical transition to housing. This specific initiative to address issues at Weld Square will be included in the final document, in consultation with Council.</p> <p>Administration will liaise with this respondent further given the specific nature of this comment.</p>
15	Dedicating more of the budget to address this highly complex issue that is severely impacting the City's ratepayers. This will allow funding of services such short stay accommodation available for homeless people identified by rangers/police and liaison officers to ensure those in need are connected to all available services including Centrelink, Department of Housing, medical services etc	As above.
	More Rangers with more powers to deal with these issues. Such as the ability to contact the police and other government departments directly for disorderly behaviour, squatting, drug use etc.	The City's Rangers have no additional powers with respect to the enforcement of matters within WA Police Force jurisdiction. Rangers undergo extensive training in order to enforce local laws and liaise closely with WA Police Force on matters that fall out of these areas. Rangers have also undergone training with WA Police Force with respect to 'Eyes on the Street'.
16	Pictorials would be useful for stats	The draft Safer Vincent plan remains subject to further formatting and this change will be taken into consideration prior to finalising the document.
	No strategies are place or project specific enough to make an impact	Noted. Further commentary to clarify the link between the Safer Vincent Plan and other specific City strategies and plans will be included in the Plan.
	Higher incidents of crime trends in shared suburbs also demonstrates the importance of collaboration with neighbouring local governments.	Noted.
	Large spike 2018 of fraud and related offences in Leederville, Highgate, North Perth and Mount Hawthorn.	Comment is noted. Further commentary to clarify these crime trends will be provided in the Plan.



	Comments Received	Administration Response
	Discuss the City's move to spread out events over town centres and the curation of events and activations a particular focus on town centres. Identify priority public artworks for anti-graffiti coating	Noted. Further commentary to clarify the link between the Safer Vincent Plan and other specific Ci strategies and plans will be included in the Plan. Noted.
	Add a new strategy about upskilling infrastructure team member to apply anti-graffiti	This is an operational matter and can be dealt with outside of the draft Safer Vincent Plan.
	Support and encourage urban arts projects – remove urban and change to public art	Noted.
	Maintenance of public art schedule could be included (arts development plan)	Noted.
	How is the City managing the success of these strategies, none seem to be addressing particular suburbs and their relevant issues as outlined at the start of the document?	As with similar strategic documents, the draft Safer Vincent Plan will have an associated implementation plan that tracks and monitors the deliverables.
	Note that the Plan includes the engagement that the City has with local Town Teams	Noted.
17.	Crime Stoppers WA have advised that they will be taking on the Eyes on the Street program and branding shortly.	Noted.  The wording of actions and deliverables relating to the Eyes on the Street and Neighbourhood Watch will be updated in the Plan accordingly.
18	The Plan does not outline clear objectives, and what the City is trying to achieve.	Noted. Administration will include a new "About this Plan" page in the draft Safer Vincent Plan to clarify the Plan objectives.
	Consider the establishment of a Vacant Property Register which can be shared with WA Police and promote a collaborative approach to management of vacant properties, squatting and trespass offences within the City.	Noted. This outcome can be achieved through an existing action contained within the City's draft Safer Vincent Plan to improve the management of squatting in vacant properties.







# ACKNOWLEDGEMENT OF COUNTRY

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

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.





ARTWORK BY:  
JADE DOLMAN





## MAYOR'S MESSAGE

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Vincent Plan 2019/22



## ABOUT THIS PLAN

The Safer Vincent Plan 2019-2022 builds upon the achievements of the City's previous Community Safety and Crime Prevention Plans which were adopted in 2007, 2010 and 2015 and provides a framework to address key local community safety and crime prevention priorities, actions and deliverables over the next four years.

The Plan aims to:

- Provide an overview of current community safety priorities within the City of Vincent;
- Encourage a collaborative, whole of community approach to community safety and crime prevention; and
- Promote strong community partnerships and connections that contribute to positive community safety outcomes within the City.

The City's Strategic Community Plan 2018-2028 identifies the community's vision and strategic priorities for Vincent, as identified through the Imagine Vincent engagement campaign which attracted more than 4,000 responses.

The Safer Vincent Plan 2019-2022 is informed by this overarching Plan and community consultation, as well as other key corporate plans and strategies including:

- Corporate Business Plan 2018-2019
- Public Open Space Strategy 2018
- Disability Access and Inclusion Plan 2017-2022
- Reconciliation Action Plan | Innovate 2019-2021
- Arts Development Action Plan 2018-2020
- Waste Strategy 2018-2023
- Sustainable Environment Strategy 2019-2024
- Town Centre Place Plans

Whilst primary responsibility for law enforcement and crime prevention rests with State Government agencies such as WA Police Force, local government also plays a crucial role in leading and contributing to targeted crime prevention strategies, planning and responses, given the broad range of functions that local government undertakes and its close relationship with the local community.

Everyone has a role to play in making our community safe and working together to develop resilient, connected communities.

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## CRIME TRENDS AND PERCEPTIONS OF CRIME

[WA Police Force statistics](#) demonstrate that many offences across Western Australia including homicide, robbery, burglary and stealing of motor vehicles are lower on average, when compared to the previous five-year period, although there has been notable increases amongst other offences including family and non-family assaults, drug offences, stealing and fraud.

Given the location of major activity centres and entertainment precincts, higher density living and proximity to public transport in the City of Vincent there are certain offences more prevalent when compared to other suburban areas. Stealing from motor vehicles is a common issue, particularly in on-street parking areas where electronic devices are often left unattended. Anti-social behaviour and alcohol-related crime remains a challenge within town centres and the complex issue of homelessness is increasingly visible within public spaces, necessitating a collaborative response by a range of key stakeholders.

The City of Vincent is fortunate to have an active community that is keen to engage and connect with others. Strong community connections can assist with communicating crime trends and messages from Police, as well as creating an environment where the community actively reports suspicious activity and keeps a look out for their neighbours.

The sharing of information, particularly via mass communication channels such as social media, can also lead to a perception that crime rates are higher than they actually are, through increased exposure to these incidents. Managing this perception remains important so that the community does not become overly fearful or distrustful of others.

Safer Vincent Plan 2019/22

## A MESSAGE FROM WA POLICE FORCE

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# THEMES

Three key themes underpin a broad range of actions and deliverables aimed at enhancing community safety and reducing criminal and anti-social behaviour through collaborations and partnerships.

These themes are:

- Safer Spaces
- Community Connection
- Crime Prevention



## SAFER SPACES

**Town centres, open spaces and streets are welcoming and safe for the whole community to use.**

Vibrant, welcoming and safe places are integral to Vincent's identity, economy and appeal. Our town centres, local neighbourhoods and other gathering spaces must provide environments that reduce opportunities for criminal behaviour, positively impact perceptions of community safety, and support utilisation and activation. The City recognises that community safety and crime prevention principles must inform the planning, design and management of town centres, open spaces and streets. We will work with government agencies, businesses and community organisations to promote and support activities and programs that make our public spaces safer.

Safer Vincent Plan 2019/22





## SAFER SPACES

Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Establish Town Centre specific community safety priorities	Undertake night inspections of all Town Centres to identify priority areas for action	Community Safety Policy and Place	Dec 2019	Thriving Places Accessible City
	Identify streetscape, public realm, lighting and CCTV improvements in hotspot areas	Policy and Place Community Safety Asset and Design	Dec 2019	
	Ensure priority community safety projects are reflected in Town Centre Place Plans	Policy and Place Community Safety Community Partnerships	Jun 2020	
	Implement a Citywide approach to projects that impact community safety ensuring alignment with planning, development and activation considerations	Development and Design Community Safety	Jun 2022	
Improve and expand lighting infrastructure within the public realm	Gather and maintain information and statistics from WA Police Force and the community to determine priority lighting areas	Community Safety Asset and Design	Jun 2022	Thriving Places Accessible City
	Undertake GIS mapping of public lighting infrastructure	Asset and Design Community Safety	Jun 2020	
	Develop and implement a public area lighting plan	Community Safety Asset and Design	Jun 2021	
	Allocate funding within the City budget to the laneway lighting program	Community Safety Asset and Design	Jun 2020	
	Obtain external grant funding to implement lighting in priority areas	Community Safety Asset and Design	Jun 2022	



Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Provide support to organisations working with people experiencing homelessness	Collaborate with the City Homelessness Framework Committee to deliver an accreditation system for organisations delivering emergency relief services within Vincent	Community Partnerships	Jun 2020	Thriving Places Connected Community
	Maintain an interagency approach as per the City Homelessness Framework Committee Actions to assisting people within Vincent experiencing homelessness by collaborating with outreach and other community organisations and provide information on available support and services to people experiencing homelessness	Community Partnerships Community Safety	Jun 2022	
	Provide funding to Nyoongar Outreach Services to deliver support to Aboriginal people within our community	Community Partnerships	Jun 2022	
	Refine the Collaborative Grants program to better support the delivery of projects that assist people experiencing disadvantage, homelessness or who are at risk within the community	Community Partnerships	Dec 2022	
	Collaborate with service providers to ensure the provision of services, such as outreach workers, in the vicinity of Weld Square, Perth.	Community Partnerships	Dec 2022	



## SAFER SPACES

Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Plan for the expansion and management of the City's CCTV networks	Review, update and implement the City's CCTV Strategy	Community Safety	Jun 2020	Thriving Places Innovative and Accountable
	Maintain a Memorandum of Understanding with WA Police Force for access and sharing of CCTV footage under the State CCTV Strategy	Community Safety Governance and Risk	Jun 2022	
	Obtain external grant funding to implement CCTV in priority areas	Community Safety	Jun 2022	
	Undertake GIS mapping of all CCTV cameras owned by the City	Community Safety	Jun 2021	
	Investigate the feasibility of purchasing a mobile CCTV unit for use at events and in hotspot areas	Community Safety	Jun 2020	Thriving Places Innovative and Accountable
	Work with WA Police, residents and businesses to identify priority locations for CCTV within our Town Centres	Community Safety Community Partnerships Policy and Place	Dec 2022	
Promote the State CCTV Register to the community	Promote the Register to businesses and residents and encourage registration of cameras in the public realm to assist police with investigations	Community Safety Community Partnerships	Jun 2022	Thriving Places
Review and prepare Local Emergency Management procedures and plans	Participate in the Western Central Local Emergency Management Committee	Community Safety	Jun 2022	Innovative and Accountable
	Maintain a current Local Emergency Recovery Plan	Community Safety	Jun 2022	
	Develop, review and implement Local Emergency Management Plans	Community Safety	Jun 2022	
	Facilitate and manage funding for Northshore State Emergency Services through the Department of Fire and Emergency Services Local Government Grant Scheme	Community Safety	Jun 2022	
Manage the risk of terrorist activity in crowded places	Participate in 'Crowded Places Forums' with WA Police Force to increase resilience and awareness of this type of risk	Community Safety Health Services	Jun 2022	Thriving Places
	Undertake security audits in high risk areas to mitigate risks and inform contingency planning	Community Safety Health Services	Jun 2022	



Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Undertake public health planning to reduce the risks of anti-social behaviour in entertainment precincts	Maintain the Vincent Liquor Accord for local businesses and WA Police Force	Health Services Community Partnerships	Jun 2022	Accessible City
	Work with WA Police Force to identify hotspots for anti-social behaviour associated with licenced premises and act to address identified issues	Health Services Community Safety Community Partnerships	Jun 2022	
Manage anti-social behaviour in parks and public spaces	Collaborate with Nyoongar Outreach Services to identify and monitor hotspot areas and provide outreach services in public spaces across the City	Community Safety Community Partnerships	Jun 2022	Thriving Places
	Work with high-risk service delivery organisations to ensure management plans include actions that minimise risks of anti-social behaviour in the surrounding area	Community Partnerships Health Services	Jun 2022	
	Conduct ranger patrols in parks and public spaces and report all suspicious and anti-social behaviour to WA Police Force	Community Safety	Jun 2022	
Utilise CPTED principles	Further embed the application of Crime Prevention Through Environmental Design (CPTED) principles within public spaces through the City's Built Form Policy and the adoption of 'Creating Safer Space' guidelines	Development and Design	Jun 2021	Thriving Places Accessible City
	Ensure community safety priorities are addressed within public space master and development plans	Development and Design Policy and Place Community Safety Community Partnerships Asset and Design	Jun 2022	
Assess the effectiveness and feasibility of a security patrol service	Prepare a business case to assess the effectiveness, possible financial model and feasibility of a dedicated patrol service in the City and, if viable, determine community appetite for the service and the associated costs	Community Safety Finance Services	Dec 2020	Innovative and Accountable



# COMMUNITY CONNECTION

**City of Vincent encourages and supports activities that connect residents, businesses and visitors, as well as projects that activate public spaces.**

Vincent has a diverse, welcoming and engaged community that wants to connect with those around us. Building and maintaining these strong community connections creates a sense of safety within local neighbourhoods, provides support networks where people look out for each other and strengthens passive surveillance. Activities that promote community involvement are particularly important for people in our community who are socially isolated and vulnerable as they are already at a higher risk of being a victim of crime. The City recognises that activated and thriving public places provide opportunities for residents to connect and build relationships.





Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Increase local community events that build connections	Promote the Open Streets Program to encourage street parties and other local events that build relationships between neighbours	Community Partnerships Marketing and Communications	Jun 2021	Thriving Places Connected Community
	Promote Neighbour Day to the community and investigate opportunities to support activities that encourage residents getting to know each other	Community Partnerships Marketing and Communications	Mar 2022	
	Develop and implement a Play Streets Kit and promote Play Streets to the community	Community Partnerships Marketing and Communications	Jun 2020	
Support organisations that create a safer and more connected community	Map organisations that deliver support or safety services within the community and identify any areas not currently being serviced, for potential collaboration	Community Partnerships Community Safety	Dec 2020	Thriving Places Connected Community
	Build relationships with organisations providing services to seniors and people with disability and promote community events to their clients	Community Partnerships	Jun 2020	
	Provide funding to Constable Care to deliver educational programs including performances and mascot appearances in local schools and at community events	Community Partnerships	Jun 2022	
	Identify and collaborate with groups and organisations that influence community safety including outreach services, community groups, Town Teams and other local governments.	Community Partnerships	Jun 2022	
Utilise the Safer Vincent Advisory Group to workshop and provide advice on community safety matters	Safer Vincent Advisory Group to be a forum for residents, businesses and community groups to present key community safety issues and assist with appropriate actions and coordinated responses	Community Partnerships Community Safety	Jun 2022	Connected Community Innovative and Accountable
Implement the 'Love Your Laneway Demonstration Project'	Develop and implement a demonstration project to enable residents to make better use of, and beautify their laneways, leading to increased activation and surveillance	Policy and Place Marketing and Communications	Jun 2020	Connected Community Accessible City



# CRIME PREVENTION

**City of Vincent works collaboratively with key stakeholders and our community to help prevent crime.**

Responsiveness to crime trends and the perception of crime, and the implementation of evidence-based crime prevention strategies requires a close working relationship between the City of Vincent and WA Police Force. Residents and businesses can also assist through the timely reporting of any criminal activities and helping to address any disparity between actual incidents of crime and community perceptions of crime. The City recognises that the provision of information, education, awareness and resources to both businesses and residents will reduce the risk of becoming a victim of crime.

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CITY OF VINCENT



## CRIME PREVENTION

Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Review the community safety resources program	Review the program to ensure effective and useful resources are being provided to residents and businesses	Community Partnerships Community Safety	Jun 2020	Innovative and Accountable
	Provide a resources program targeted at vulnerable groups including seniors and young people	Community Partnerships	Mar 2022	
	Undertake a feasibility analysis for a security rebate program within the City	Community Partnerships	Dec 2020	
Share crime prevention messages with the public	Promote crime prevention messages by sharing relevant content created by WA Police Force, Crime Stoppers WA and Neighbourhood Watch on social media, variable message boards and at events and forums	Community Partnerships Community Safety Marketing and Communications	Jun 2022	Connected Community Innovative and Accountable
	Provide crime prevention information to new residents through welcome packs	Community Partnerships Marketing and Communications	Jun 2022	
	Provide information to homeowners on home security design measures on receipt of building applications	Development and Design Building Services	Jun 2022	
	Monitor crime trends in collaboration with WA Police Force and provide updates to the public on hotspot locations and trends	Community Safety Community Partnerships	Jun 2022	
	Develop specific content for social media, the website and other distribution channels to address crime and community safety trends and current issues affecting the City	Community Partnerships Community Safety Marketing and Communications	Jun 2022	
	Encourage sharing of crime prevention content through local social media channels and neighbourhood groups	Community Partnerships Community Safety	Jun 2022	
	Host community safety forums as and when relevant for residents and businesses with WA Police Force and City representatives	Community Partnerships Community Safety	Jun 2022	
Improve management of squatting in vacant properties	Establish a policy or guidelines outlining owner responsibilities for management of vacant properties within the City of Vincent and to prevent unauthorised use	Health Services Compliance Services	Jun 2021	Innovative and Accountable



## CRIME PREVENTION

Actions	Deliverables	Responsibility	Timeline	Strategic Community Plan 2018–2028 Priorities
Prevent and remove graffiti vandalism with in the City	Continue to remove graffiti on City property and graffiti on private property that meets eligibility criteria, within 48 hours of reporting	Waste and Recycling	Jun 2022	Enhanced Environment Thriving Places
	Upload all reported graffiti incidents to the WA Police Force Goodbye Graffiti database	Waste and Recycling	Jun 2022	
	Identify priority public artworks for anti-graffiti coating	Marketing and Communications	Jun 2022	
	Support and encourage public art projects in graffiti hotspots in line with the Arts Development Action Plan	Art and Activation	Jun 2022	
Promote and support the Eyes on the Street program	Rangers to be 'eyes on the street' and act as a visual deterrent to criminal and anti-social behaviour	Community Safety	Jun 2022	Accessible City Thriving Places
	Review Ranger vehicles and branding to improve visibility and ensure effectiveness as a deterrent	Community Safety Marketing and Communications	Jun 2022	
	Undertake data collection to identify hotspots that inform Ranger patrol patterns	Community Safety	Dec 2019	
	Rangers and outside workforce to undertake relevant training with WA Police Force	Community Safety	Jun 2022	
Undertake re-location of Ranger Services to the proposed City of Vincent 'Community Hub'	Stronger 'eyes on the street' presence and improved access for residents/businesses through the re-location of Ranger Services to Leederville	Community Partnerships Community Safety Marketing and Communications	Dec 2020	Thriving Places Innovative and Accountable







## CITY OF VINCENT CRIME PROFILE

The crime statistics referred to in this document were obtained from the [WA Police Force website](#).

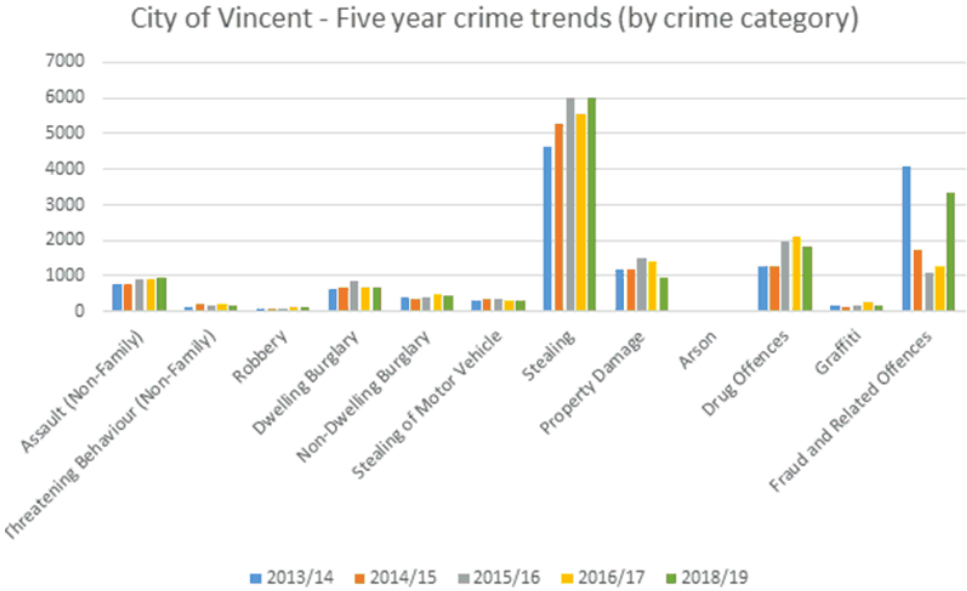
Crime statistics are only one measure of community safety, and may be influenced by a wide range of factors including, but not limited to:

- Population size
- Infrastructure (such as shopping centres and entertainment precincts)
- Seasonal trends
- The extent to which crime is reported to, and detected by police
- Changes to offence recording and reporting categories
- Other social, economic, proactive policing or inter-agency strategies

Consideration should be given to these factors when interpreting statistics.

Crime Category	2013/14	2014/15	2015/16	2016/17	2017/18
Assault (Non-family)	785	791	912	927	1084
Threatening Behaviour (Non-family)	147	206	173	238	268
Robbery	96	102	99	105	110
Dwelling Burglary	621	666	842	690	753
Non-Dwelling Burglary	382	358	398	513	361
Stealing of Motor Vehicle	298	333	357	308	250
Stealing	4628	5254	5993	5532	5780
Property Damage	1167	1187	1493	1426	1185
Arson	23	26	40	29	14
Drug Offences	1265	1254	1962	2104	2005
Graffiti	180	134	168	244	239
Fraud and Related Offences	4082	1720	1110	1291	3012
<b>TOTAL</b>	<b>13674</b>	<b>12031</b>	<b>13547</b>	<b>13407</b>	<b>15061</b>



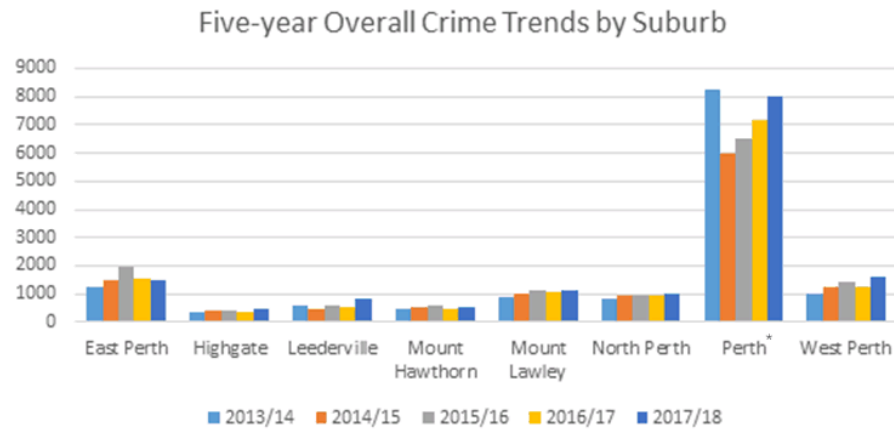


Safer Vincent Plan 2019/22



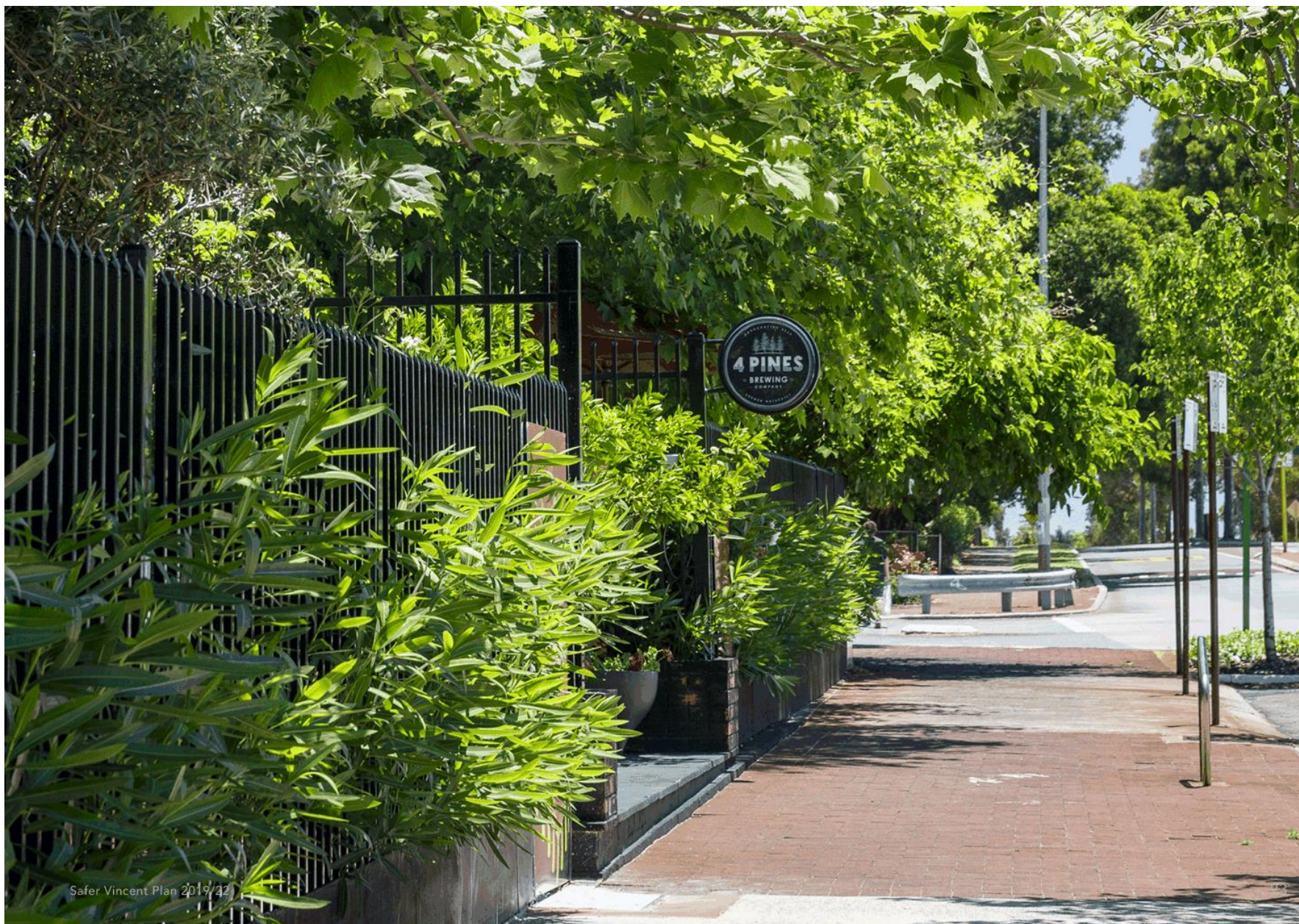
## OVERALL CRIME TRENDS BY SUBURB

- Within the City of Vincent, crime statistics vary greatly between suburbs.
- It is important to note that where a suburb is shared between two or more local governments, statistics for the suburb in its entirety have been provided. This is particularly relevant when considering the areas of East Perth, Mount Lawley, Perth and West Perth.



\* Perth is split between the City of Perth and the City of Vincent.





Safer Vincent Plan 2019/22





This document is available in other formats and languages upon request.

Numskull and Georgia Hill  
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VINCENT.WA.GOV.AU

CITY OF VINCENT



**11.5 POP-UP PLAY CONSULTATION RESULTS**

**TRIM Ref:** D19/120805

**Author:** Philippa Baker, Community Projects Officer

**Authoriser:** John Corbellini, A/Executive Director Community and Business Services

**Attachments:**

1. Location Pop-Up Play Trial - Woodville Reserve [!\[\]\(e3f8612927870f2e0f9f5989e6dd3064\_img.jpg\)](#) [!\[\]\(a86c7d1c9cb81c81614634a31267440d\_img.jpg\)](#)
2. Location Pop-Up Play Trial - Britannia Reserve [!\[\]\(ce158fc5e55633398941d0898ae45661\_img.jpg\)](#) [!\[\]\(6f77f2588732dff582d5f470675e762f\_img.jpg\)](#)
3. Location Pop-Up Play Trial - Beatty Park Reserve [!\[\]\(802fbc25d869d680d37bfef9949fa598\_img.jpg\)](#) [!\[\]\(a9acb6dfdb49a3a9fc7e53e5dc6ddf19\_img.jpg\)](#)
4. Summary Graphs and Consultation Responses [!\[\]\(26c284ceacfe74b15915c7b0209e626f\_img.jpg\)](#) [!\[\]\(abe8d376e530733513d8a260dd3fa5c4\_img.jpg\)](#)

**RECOMMENDATION:**

**That Council:**

1. **NOTE** the results of the community consultation received to date on the City's Pop-Up Play initiative included in Attachment 4;
2. **APPROVES** the ongoing use and improvements of the Woodville Reserve creative play space and Britannia Reserve pump track and bike trail;
3. **AUTHORISES BY AN ABSOLUTE MAJORITY** the reallocating of \$40,000 within the 2019/20 Budget toward the overall Public Open Space Strategy 2018 Implementation budget; and
4. **Notes** the following budget adjustments to facilitate 3. above:

Existing Budget Item	From	To
Playgrounds for under 4 year olds	\$40,000	
Public open space strategy implementation		\$40,000

5. **NOTES** that the following projects have been prioritised for implementation during this financial year in accordance with the Public Open Space Strategy Implementation budget included in the 2019/20 Budget:
  - Potential road to park and road reserve conversion in the vicinity of Brady, Powis, Jugan and Bonnievale streets, Mount Hawthorn (subject to further planning);
  - Active play and sports zone at Birdwood Square (subject to further planning);
  - Netball/basketball ring at Charles Veryard Reserve;
  - BBQ installation at Britannia Reserve;
  - Lighting installation at Leake/Alma Street Reserve; and
  - Amenity upgrades and replacements to meet minimum levels of service, including pop up play program initiatives.

**PURPOSE OF REPORT:**

To review the community consultation feedback conducted during the trial of pop-up play infrastructure at Woodville Reserve and Britannia Reserve and authorise the reallocation of funds for two under 4 year old playgrounds to the general Public Open Space Strategy Implementation budget.



**BACKGROUND:**

A lack of outdoor play equipment, particularly for older children, was identified as a gap in the City's recently completed Public Open Space Strategy 2018. The independent visual audit of the City of Vincent's public open space found a distinct lack of play equipment for older children and teenagers with the majority of the City's play infrastructure focused towards toddlers and young children.

The City has received a number of suggestions regarding older children and teenager play facilities, including through:

- The City of Vincent's Public Open Space Strategy 2018 itself;
- The Imagine Vincent Community engagement campaign, where a number of children requested more challenging nature based play and play equipment for older children; and
- Community budget submissions received over the previous three financial years, which requested nature play, playground upgrades and investment in pump tracks and bike trails.

Following the adoption of the Public Open Space Strategy in late 2019 the City began a trial of various low cost, low scale pop up play opportunities for older children and teenagers that aligned with these suggestions from the community. Specific areas were selected to accommodate for the children and young people demographic that was identified as under catered for within the Public Open Space Strategy 2018. The amenities included were then developed in consultation with children and young people to create a sense of ownership to meet community demand. The trial included the following:

- A creative play space at Woodville Reserve, as shown in **Attachment 1**;
- A pump track and bike trail at Britannia Reserve as shown in **Attachment 2**; and
- A sand pyramid and nature play at Beatty Park Reserve, as shown in **Attachment 3**.

The trials were all removable, expandable or able to be used in alternate locations depending upon the feedback received. The trial also provided an opportunity to seek community feedback to inform permanent older children and teenager play facilities in the future.

Further pop up play initiatives are currently being rolled out in the form of nature play at Birdwood Square and a parkour demonstration project, which occurred at North Perth Common and is being installed in front of the Loftus Community Centre.

**DETAILS:**

The Woodville Reserve creative play space was proposed for pop up play as this space was already an informal play area developed over time. The initiative was proposed to improve this space's function, increased its safety and add to the resources available. The upgrades were developed in collaboration with local children. The safety of the site was improved by removing dangerous sharp objects and nails and resources were improved through increased natural resources such as logs and sand based on input from local children.

The Britannia Reserve pump track and bike trail was proposed as a pop up play initiative as it was highlighted in the 2012 Britannia Reserve Master Plan as a recreation node with 'training trike track'. The Bike Trail location was chosen because it was the furthest area away from residents thereby minimising any impact or noise issues that residents feel may happen. The location also did not impact on any of the sporting clubs / teams that use the active reserve area.

The pump track and bike trail was developed through consultation involving local children, adults, Administration staff and a representative from invited local bicycle shops (My Ride Perth Central). The group were involved in a workshop where they provided suggestions as to the design of the pump track and bike trail. The City combined this input with what was appropriate for the site and would fit within a low cost budget and produced a final design.



**CONSULTATION/ADVERTISING:**

Consultation was conducted throughout the pop-up play trial and included an online anonymous survey that was launched on 20 May 2019 and which closed for the Woodville Reserve and Britannia Reserve pop up play initiatives on 12 August 2019. The following promotion linked readers to the online survey:

- Social media and website promotion;
- Features in May, June and July editions of the City's e-newsletter;
- Local newspaper advertisements – features in May, June and July edition of the City's full-page Council News;
- Two media releases – the first for project launch and Woodville Reserve Pop Up Play (in May) and the second for the Pop Up Play at Britannia Reserve (in July);
- Eco-sign displayed out the front of Vincent Administration Building in May/June;
- A6 postcard, distributed at City events across May-July (North Perth Common launch, Kaya Wandjoo Festival);
- A0 ACM sign displayed at Woodville Reserve Pop Up Play, and Beatty Park Reserve Pop Up Play;
- Information bulletins delivered to residents surrounding each Pop up Play site (Woodville Reserve, Beatty Park Reserve, Britannia Reserve);
- Pop up engagement sessions at North Perth Common launch event, Kaya Wandjoo Festival and Britannia Reserve Pump Track launch; and
- Two engagement sessions, at Woodville Reserve and Britannia Reserve where local children discussed what they wanted out of pop-up play.

The online survey asked whether the community wanted to see more pop up play, asked for feedback on the pop up play at Woodville Reserve and the proposed pop up play at Britannia Reserve and asked for survey participant's preferences and ideas.

Between 20 May 2019 and 12 August 2019 the City received 145 responses to the online survey. Over 91 percent of respondents stated that they would like to see more pop up play equipment in the City of Vincent.

All of the 12 survey responses received regarding the Woodville Reserve pop up play initiative were positive.

Of the 111 comments received in relation to the Britannia Reserve Pop Up pump track and bike trail, 101 (91%) indicated that they were supportive, seven (6%) indicated that they were not supportive and three (3%) did not indicate their level of support but had suggestions.

In relation to the preferences for future pop up play, a total of 140 response were received with bmx pump tracks ranking the highest followed by obstacle courses, parkour equipment/courses and sand pyramids, out of those four options. Other than these four suggestions, the ideas for pop up play focused mainly on bike tracks and skate infrastructure with the following ideas also being suggested:

- Informal play – stick huts, scrap materials, cubby building, nature play, muddy play, kids version of men's shed;
- Dog exercise areas;
- Disc golf;
- Giant puzzles;
- Circus skills/games/activities;
- Ziplines;
- Open air theatre;
- School yard games, sand pyramids and chalk drawing in town centres;
- Basketball rings; and
- Water park.

The results of the online survey, including all of the comments and suggestions, are included in **Attachment 4**.

Attendees at the launch of the pump track and Britannia Reserve, the Kaya Wandjoo NAIDOC week festival and North Perth Common opening provided the following preferences for further investment in play opportunities.



Rank	Type of play	Pump Track Launch	Kaya Wandjoo NAIDOC Week Festival	North Perth Common	Total
1	Pump Track	19	12	5	36
2	Parkour	15	12	5	32
3	Climbing and Bouldering	12	9	5	26
4	Obstacle Course	9	5	4	18
5	Nature Play	4	6	6	16
6	Swings and Ropes	4	5	3	12
	<b>TOTAL</b>	<b>63</b>	<b>49</b>	<b>28</b>	<b>140</b>

Other suggestions included:

- Basketball court/hoops
- Art and craft play
- BMX jump park
- Mazes
- Water park
- Skate park
- Tree climbing
- Ninja warrior course
- Trails
- Laser beam convention
- Abseiling
- Cubby building
- Soccer goals
- More lighting at Britannia

Those submitters and survey participants who provided their contact details have been advised of this Council Report and the survey page on the City's website has been updated to advise that the results of the survey are being presented to Council at this meeting.

#### LEGAL/POLICY:

Public Open Space Strategy;

Policy No.2.1.6 – Parks and Reserves – Playgrounds, Barbeques, outdoor exercise equipment and lights;

Policy No.4.1.4 – Community Consultation.

#### RISK MANAGEMENT IMPLICATIONS:

**Low:** The pop-up play initiatives are low cost, low scale and able to be removable, expandable or used in alternate locations, ensuring the financial and reputational risk is minimised.

#### Australian Standard AS 4685 – Playground Equipment & Surfacing

Play is a significant aspect of children's lives through which they develop and demonstrate knowledge, skills, concepts and dispositions. It is an important context for all aspects of children's learning and development including problem-solving, social-emotional development, the acquisition and mastery of physical skills, self-awareness, imaginative abilities, exploration of natural environments, and relaxation. Consideration of play provision should not be limited to formally-equipped areas but also extend to natural elements. Provision should also be made to cater for the needs and interests of users of all abilities.

The management of risk in a playground is the responsibility of all involved in the provision of play, including designers, manufacturers and operators. It should be recognized that risk-taking is an essential feature of play provision and of all environments in which children legitimately spend time playing. Play provision aims to offer children the chance to encounter acceptable risks as part of a stimulating and challenging learning environment. Play provision should aim at managing the balance between the need to offer risk and the need to keep children safe from serious harm.



## 5. Nature Play

AS 4685.0 now includes Nature Play. Nature Play is defined in the Australian Standards as:

The elements of a playground consisting of natural, non-manufactured items that are incorporated into the playground, including items such as logs, boulders, living plant materials, and surfaces, changes of level and other landscape elements.

It should be recognized that risk-taking is an essential feature of play provision and of all environments in which children legitimately spend time playing. Play provision aims to offer children the chance to encounter acceptable risks as part of a stimulating and challenging learning environment. Play provision should aim at managing the balance between the need to offer risk and the need to keep children safe from serious harm.

Natural elements incorporated into playgrounds are inherently diverse and open-ended, and many offer the benefit that children can manipulate them for their own play purposes. Such nature-based play environments can help build creativity, imagination, and problem solving skills. Unlike manufactured products and materials, natural elements are not necessarily predictable. They therefore increase the likelihood of children developing risk management skills as they negotiate natural environments, and build resilience through exposure to falls and minor injuries as they learn to adapt their behaviour to the setting.

The requirements of AS 4685 shall apply to natural play elements incorporated into a playground, however compliance with some aspects of this Standard may be difficult to achieve without compromising their inherent value or benefits.

Where the contents of this Standard do not apply directly to natural elements, a risk benefit assessment may be required to determine the suitability of such elements. For example, while it may not be practical or desirable to place barriers or handrails on a log or boulder, the following requirements should still be addressed: corresponding to the *hc*;

- The impact area should be free of obstacles that could cause injury;
- Hazardous situations that may cause entrapment should be avoided; and
- Consideration should be given to preventing easy access to hazardous situations.

NOTE 1: The use of a risk benefit assessment does not allow designers to simply replace manufactured items with natural elements in an effort to avoid the requirements of the Standards.

Designers and operators should consider the local context of each play setting in weighing up the risks and benefits associated with the use of natural materials. Where children have few opportunities to explore and play in nature, the benefits of nature play might be given additional weighting even when they are associated with some risks.

NOTE 2: This is especially applicable to the management of loose elements in playgrounds.

Playing with branches, pebbles and other loose items offers significant benefit to children, and school and park managers should consider strategies to manage such activities rather than deny them.

### STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

#### Enhanced Environment

*Our parks and reserves are maintained, enhanced and well utilised.*

#### Connected Community

*Our community facilities and spaces are well known and well used.*



### Innovative and Accountable

*Our community is aware of what we are doing and how we are meeting our goals.*

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

*We are open and accountable to an engaged community.*

### **SUSTAINABILITY IMPLICATIONS:**

The trials of pop-up play at Britannia Reserve and Woodville Reserve were implemented on space designated as public open space, in areas which maximises the types of uses for a variety of users. Low cost and nature play elements were created using natural resources as much as possible.

### **FINANCIAL/BUDGET IMPLICATIONS:**

Pop up play initiatives were funded through the 2018/19 Public Open Space Implementation budget and the City's operational budget. All works were undertaken within budget.

As part of Administration's planning for the delivery of the 2019/20 Budget, it was noted that an amount of \$40,000 was carried forward into the 2019/20 capital budget from the 2018/19 financial year to install 2 playgrounds for under 4 year olds, one in the south ward and one in the north ward. As discussed in the Background of this report, the visual audit conducted as part of the Public Open Space Strategy development indicated that play equipment for older children was a significant gap and that younger children are already well catered for in the City of Vincent. It is proposed that this \$40,000 budgeted amount is reallocated to the Public Open Space Strategy Implementation budget so that it can then be utilised for public open space works that cater for a variety of ages in line with the consultation results and to fill identified gaps in children and youth infrastructure across the City.

### **COMMENTS:**

The results of the consultation indicated strong community support for both more pop-up play trials and the existing pop up play spaces at Woodville and Britannia reserves, given their proven ability to provide engaging and exciting play opportunities for children and youth.

### Britannia Reserve Pump Track and Bike Trail

The majority of feedback received during the trial indicated strong support for the pump track and bike trail and the high volume of usage.

Concerns highlighted in community feedback related to:

- Impacts on the environment due to the trail being located among trees and the potential for conflict with tortoises;
- Conflicts between bike riders and other users of the park, including dogs and walkers, due to the trail being located in proximity to an off leash dog area and footpaths where park users walk; and
- Safety concerns with the design of the tracks and low hanging vegetation.

### *Impacts on the Environment*

No trees were removed as part of the pump track and bike trail, with the track route planned around the trees, maintaining the valuable purposes they provide to the community. Minimal tree pruning and weed removal (predominantly of dead material that may pose a hazard) was required.

In regards to a concern that the tortoise and local fauna population would have a safe access from Lake Monger removed, the only access the tortoises have currently to Britannia Reserve is through a long drain which runs under the freeway for over 75 metres. A fence currently runs the length of Britannia Reserve adjacent to the freeway which also prevents tortoises from accessing the reserve unless sections of the fence are damaged. The implementation of a pump track and bike trail would not pose significant threat to the tortoises as they do not currently have safe access due to these existing restrictions.



*Conflicts between users*

A number of concerns have been raised regarding the additional number of bicycles riders using Britannia Reserve and the risk to both pedestrians walking on the reserves paths and dogs using the off-the-lead area conflicting with these bicycles. Britannia Reserve is large reserve with adequate space to cater for all types of people and various types of recreation. A number of improvements have been and are proposed to be made to ensure the potential for conflict between these uses is minimised, including the following:

- Logs, provided from Main Roads free of cost, used to physically separate the sealed dual-use pathway from the dirt path in the areas where concern has been raised regarding bikes using footpaths;
- Limestone treatment of the bike trail north, beyond the back of Litis Stadium up to the end of Federation Street, and south, beyond the edge of the pump track down to the end of Bourke Street, to direct older children and teens off the pathways within Britannia Reserve. Bike riders are more likely to choose this limestone bike trail to access the area, as it will be a more fun and challenging ride than using the Britannia Reserve paths, thus reducing an amount of conflict on the sealed pathway;
- Discrete use of signage to direct riders to the areas of lowest conflict and make bike riders on the dirt track aware of the other users on the pathway; and
- Ongoing monitoring of the interaction between both bike riders and other park users and improvements as required.

It is proposed that whilst some resistance from the community due to the conflicts with current users, the size of the reserve is more than sufficient to cater to a wide range of users for a variety of purposes and the pump track and mountain bike trail is recommended to be retained for ongoing use.

*Safety*

The safety of the track has been assessed by the City's engineers and parks teams. This includes branches overhanging the track. Branches have been retained where they were considered safe, with low branches painted red so that it is more visible to users of the track.

If the track becomes permanent, the City will make continual safety improvements based on ongoing advice from experts, engagement with the users and consultation with the local community.

Woodville Reserve Creative Play Space

All of the feedback received during the Woodville Reserve pop up trial indicated strong support for the creative play space.

Of the feedback received, comments included that the City could provide more resources that kids are able to utilise and that the City should not over-engineer the space. It is recommended that the site remain an informal place space where its purpose is determined by the users, the children and young people.

It is recommended based on these results to approve the ongoing use of this site in its current form, working with the children and young people to consult them on any further resource needs and determine any changes or expansion depending on use and demand.

Future Pop-Up Play

The trial of pop-up play at Woodville Reserve and Britannia Reserve has provided an opportunity for the City to provide creative play infrastructure to the children and youth within the City and conduct simultaneous community consultation to inform future pop-up play investment.

These trial sites are recommended to be retained as creative play sites based on the positive feedback received by the community.

It is recommended that future creative play and pop-up play infrastructure is delivered through the Public Open Space Strategy Implementation budget and prioritised by:

- Implementing in areas that have gaps in provision of youth infrastructure;
- Basing initiatives on results of community consultation to date as to the type of play; and
- Installing infrastructure that is low cost, low scale and removable, expandable or able to be used in alternate locations.



The other upgrades proposed across the City as part of the Public Open Space Strategy implementation program budget are detailed below:

- Potential road to park and road reserve conversion in the vicinity of Brady, Powis, Jugan and Bonnievale streets, Mount Hawthorn (subject to further planning); and
- Active play and sports zone at Birdwood Square (subject to further planning).

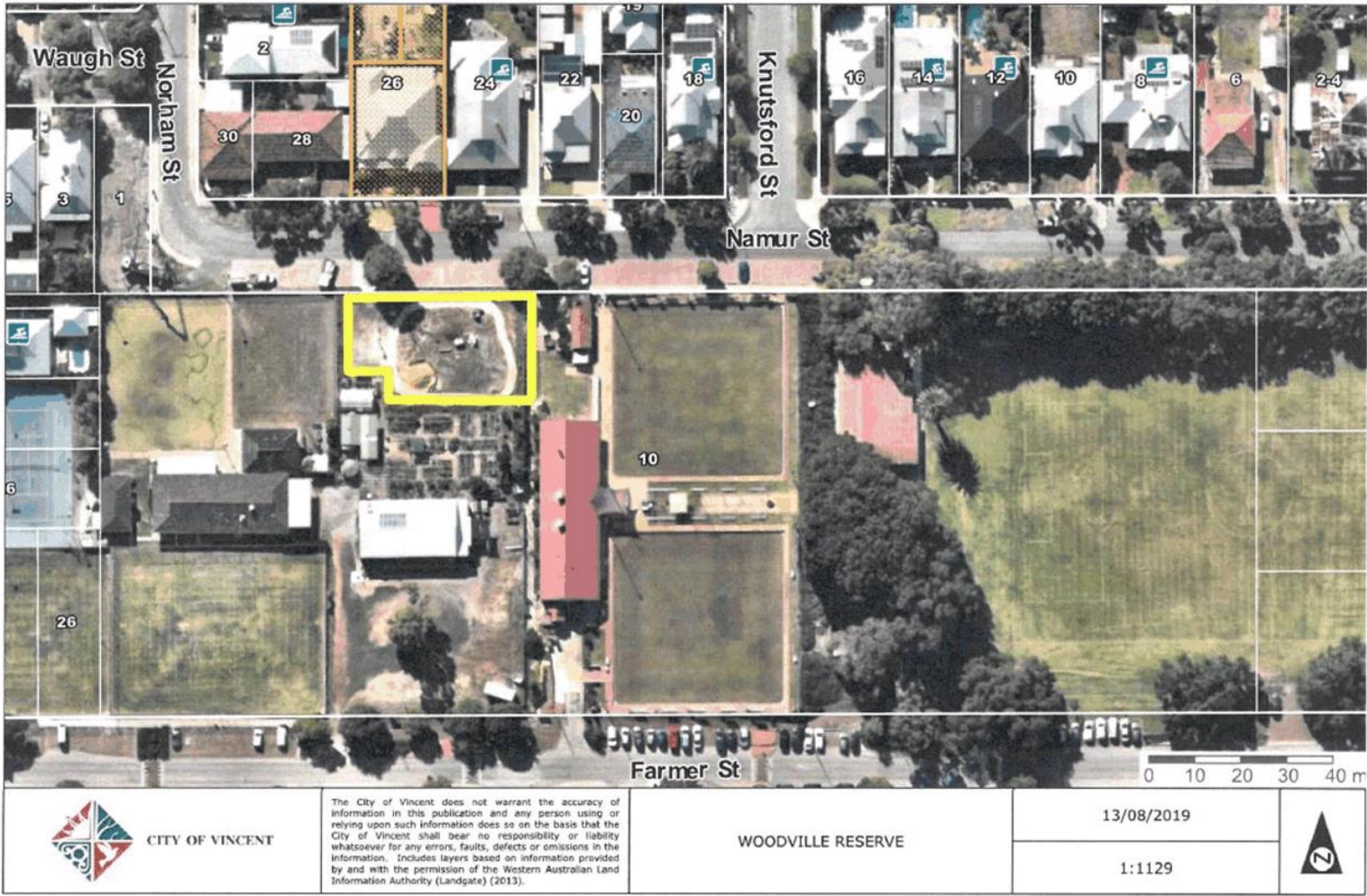
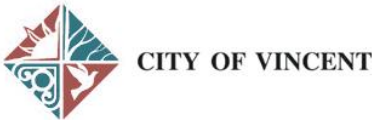
Council and the community will be consulted with on any major capital works before any plans are finalised or works occur.

Other smaller upgrades and improvements include:

- Netball/basketball ring at Charles Veryard Reserve;
- BBQ installation at Britannia Reserve;
- Lighting installation at Leake/Alma Street Reserve; and
- Amenity upgrades and replacements to meet minimum levels of service, including pop up play program initiatives at various reserves.



Pop Up Play Trial – Woodville Reserve  
Location



CITY OF VINCENT

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WOODVILLE RESERVE

13/08/2019

1:1129







CITY OF VINCENT

**Pop Up Play Trial – Britannia Reserve**

– Western side adjoining the Freeway Principal Shared Path

**Location**

VINCENT.WA.GOV.AU

@CityofVincent



Pop Up Play Trial – Beatty Park Reserve  
Location

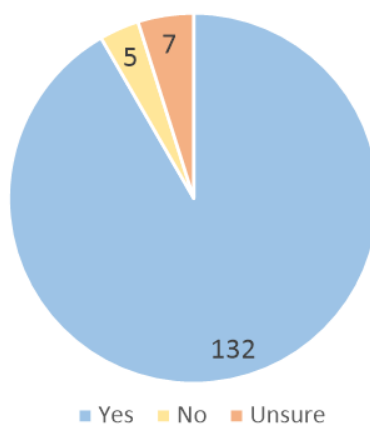




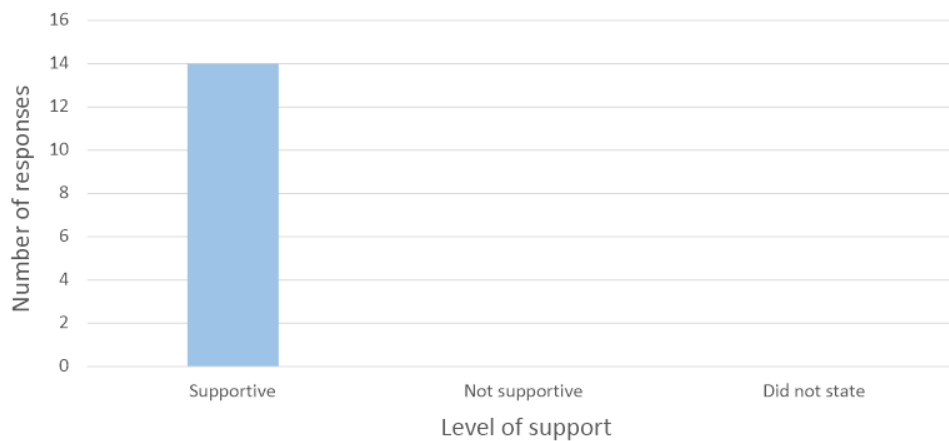
**Pop Up Play**

## Summary Graphs

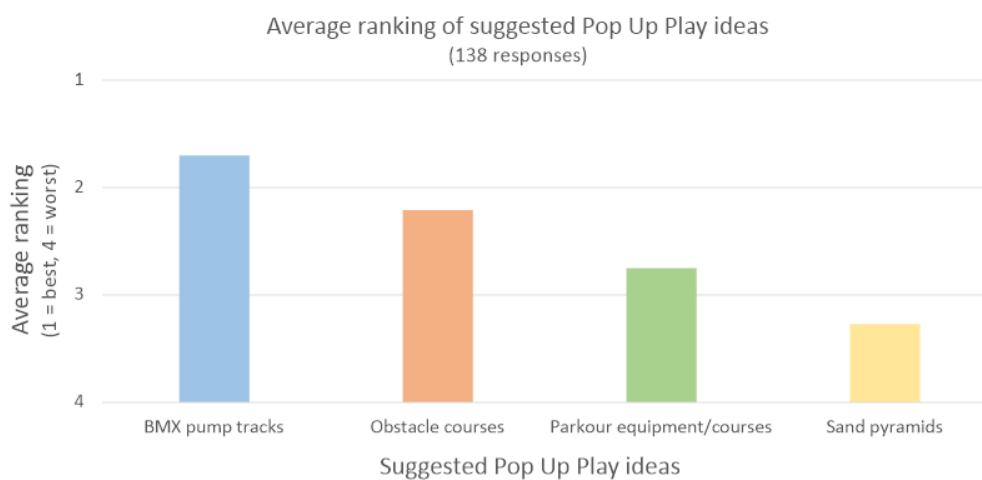
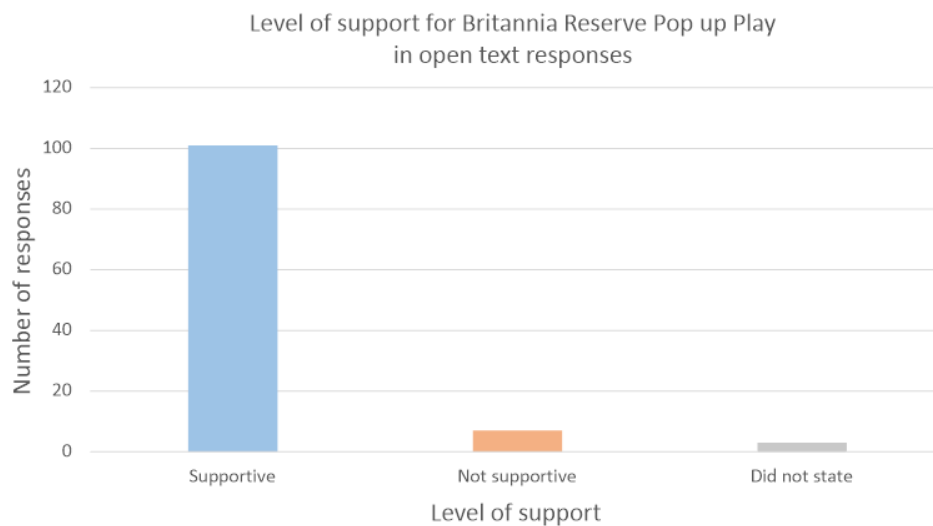
Would you like to see more Pop Up Play equipment in the City of Vincent?



Level of support for Woodville Reserve Pop up Play in open text responses









Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?
A skatepark.
A skatepark.
Amazing - so great to have somewhere for older kids to go with their friends and be active and enjoy nature- love it!!!
Awesome plan, would be cool to have A and B lines for big kids too.
Awesome! Love it and love the bush track! We've spent hours there already. Great to see kids of all aged and adults playing outdoors together. My three year old son always asks to go to the Leederville Pump track!
Bike track is awesome. Lots of kids riding it in the afternoon. Please make it permanent. Great use of space.
Can't wait for this! It's a great location and the kids will love it. Thank you City of Vincent!
Excellent facility really appreciate having it.
Fabulous development but would like to see it in a more open area.
Fantastic initiative and well executed. Great fun for kids and teens, but also parents and other adults seeking some dirt time on their MTB without having to drive out to the hills.
Fantastic initiative, the kids absolutely love it and it appears to have challenged older children to get physical as there's a lot more presence at the park. I have seen there has been quite a bit of negative attention but personally as someone who frequents the park daily with a toddler, dog and pram I haven't had any issues or witnessed +12yr olds cycling on the paths. My dog does walk on the paths in the bush part but cyclists and dog have been aware of each other with no near misses.
Great facility. Make it a permanent feature.
Great idea - just needs more challenges. great for little kids to try but the older ones will find this tame. Great idea to give kids something to do (including the big kids!)
Great idea!
Great idea, it's fun riding on natural terrain and creating a cooler neighbourhood with less concrete and more natural features. It would be good to include the big kids on these nature trails.
Great initiative.
Great set up and well planned. Keen for it to stay permanently.
Great to see and my 11 year old loved it. Make it larger with more jumps though. Get a MTB track design company involved in the design.
Hi, we'd heard of some new play park area and my son and I went to have a look, he is 13 and he loved it, he was keen to tell his mates about it and go check it out together. When we were there, there was no one else on it so I joined him and rode around it together, it was fun, there needs to be these outside fun exercisey things to do for our young people, I fully support this Pop Up Play at Brittanania. I hear some dog people complaining it's taking up 'sniffing' area but there's heaps of that around the whole park, especially of the eastern side, there'll always be complainers. Well done, it's much appreciated.
I think it is fantastic. My kids love it. 100% want it to stay. Its great to give older kids something to do and will get them out of the house and off screens.
I think it's great, I always see kids of all ages using it. Even myself, as an adult enjoy using it.
I would love to see a BMX track as a permanent feature at Britannia Reserve. My son loves the track at College Park in Nedlands which is always really busy with kids. The pop-up track is a great idea!



Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?
It is awesome!
It should be located st Britannia street end and not allow access from the north.
It's a very good facility for the younger age groups, formalising the whole area as a proper pump/flow track would be the ultimate goal.
It's excellent. Kids absolutely love it!
It's great. Consider limiting access for adults during certain hours to allow more safety for children using the site.
It's amazing!!! My 7 year old son has been using the pump track every day these school holidays. We are so happy that he has no desire for screen time with this fantastic track so close to home. He is also running into lots of friends from school there which is also great for them socially. Thank you City of Vincent!!
It's awesome to see the teenagers hit the streets alone to get their bikes (and helmets!) down the the coolest place in COV. Risk taking, adventure, creativity, goal setting, agility, skills, non-screen time FUN! It's been a great success with our 13+ boy and his friends. Thank you City of Vincent.
It's been excellent so far, hope to see more of the same.
Its sensational.
keep it coming! So good for the community! Tell the other shires about it!
Kids love getting outdoors and riding bikes!
Love it! It's getting the kids out and about and off devices. It's free, fun, and a great way for kids to connect with their friends and meet new ones! Please allow the pump track to stay!!!!
Love the City's initiative in supporting such a rapidly growing recreational (and youth fitness/health) activity and industry - well done!
Love this idea so much!
Loved the track in Leederville.
We should have more urban tracks.
Make sure there is some advanced tracks.
Me and kids really enjoyed this one, otherwise we never go there.
More challenging obstacles, please.
More skate plazas/parks 😊
My kids have loved it, and it's a fantastic resource to feel quite 'away' from the rest of the park, like being in a forest. It offers a sense of escape and adventure that kids don't get from normal parks, while still being safe because of its proximity for parents etc. Really great space and I hope it stays!
Our 12 yr daughter & 10yr son used the nature bike trail over the weekend and absolutely loved it! They have not had much experience cycling on surfaces other than pathways, so this fantastic initiative has allowed them to explore, learn and gain confidence on a nature track. Thank you City of Vincent. Hopefully it becomes a permanent playground!



**Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?**

Our family thinks that the Britannia Reserve Pop Up Play bike track (and jumps) is a game changer. It is a magnet for children in our community who are aged 6-14 years. Children in this critical demographic are engaged actively, socially and safely in the neighbourhood. They have a safe place to build cycling skills, take appropriate risk, build fitness and self-confidence. There are few pursuits for this demographic which engage for an extended period of time (1+ hour), are healthful and amongst nature, and support mixed aged and gender play.

The brilliance of this concept is that it appropriate for young kids mastering two wheels as well as teenagers challenging themselves on jumps, and for families spending wholesome time together. Additionally, I expect that there will positive downstream rewards with increased social networks amongst kids in the community, more kids cycling to school, especially to the new high school, and a resurgence of simple, outdoor park play.

I observe few negative impacts on other groups. I still run through the park undisturbed; my dog runs and plays on the oval and sniffs around the bush on the opposite side.

Our kids love the new bike pump track. We had never used the park before it arrived so it was great to see this go in. Very happy local family. Please make it permanent.

Please make a permanent fixture!

Saw the photos and love it! Will be checking it out soon for sure.

Such a fantastic facility!

Kids love it and would like too see it maintained on a regular basis with more flow mound created.

Fantastic job!!

Such a great use of the space. My children and I love it.

Terrific idea.

Need other councils to follow. Great work.

Terrific to see the bike trail being used an enjoyed by families.

The nature bike trail is inspired! It's easy to use, fun to navigate and great for the whole family. Keep up the great work.

The pop up bmx track through the trees is amazing!! Keep it and improve it.

The pop up play (bike trail) is amazing. Our 6 and almost 9 year old love it, and it's great for getting them outdoors and active on the weekends! Please keep it there as long as possible.

The pump track is fantastic! My 8 year old loves it and it has got us all as a family out and using Britannia more. Please keep it!!!

These are great ideas and so innovative of CoV to trial this. We are living the pump track. Getting on it encouraged our 5 year old to try riding without his training wheels. Such a special moment! And all inspired by the pump track as he was a bit bored just riding bike paths. Huge thank you! You're doing a fab job!

This has been brilliant! My sons are loving it! Really hope it can stay!

This has been great. So awesome to see how many more people are utilising the park and a different option for families than another playground. Hope it stays!

This is a brilliant idea, and needs to be a permanent fixture!

This is a fantastic idea for this space as it is easy to access on a bike. My kids are local (8&9) and have used this almost once a week since it opened. Something really good for older kids.

This is a great way to encourage the slightly older kids.....and maybr their dads to get out of the house and have a bit of fun. Currently all the play parks are aimed at the very young kids.

This is an awesome idea. We've used this facility recently and the natural way it's been designs is perfect for kids of different skill levels. Please keep up this sort of innovative thinking for metro kids.



Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?
This is AWESOME! We love it.
This is awesome, I hope they're around for a long time!
This is brilliant. Kids and adults get to ride and have lots of fun. So pleased to see this excellent use of space being so well used by so many kids. We love it. It is great the trick park is made from sand. The bitumen one in dwellingup is scarier as a result and would need a first aid box on site!
This is brilliant. The number of children using it was fantastic. I hope it stays for the foreseeable future.
This is fantastic! We hope it stays. Always seems to be busy and a great way to get the kids outside.
This is great to see!
Visited this fantastic track today. The kids loved the trail through the trees. I think it is great to have sand/dirt trails like this. While they may not be as durable as a bitumen pump track the sand track has so much appeal. Fantastic! Thank you.
We absolutely love this, so nice to see all ages down there using it.
We are loving this new fun place for the kids to play. It is healthy, safe and really embraces the community. Thank you.
We haven't used this fully but what we have seen, heard and accessed so far is great. Need to check it out a bit more!
We love it! I love the way the nature bike trail winds through the trees and makes use of such a beautiful space with minimal intervention or disruption to the environment. It's a wonderful initiative.
We love the bike track and pump track, What an amazing initiative and so much fun. Love the application of unused space.
We love this track and have used it regularly now, if it disappeared my children would be very disappointed!
Went down on the weekend and although the weather was average, plenty of teens were all over the setup. Great idea.
We've used it and think it's great. Can it be extended?
What a fantastic initiative. Well done to those who decided to use that dead space. Every time I use the park to walk my dogs, I see several people using the track. I only hope it becomes a permanent, larger track.
Would be nice to see the BMX/mountain bike pump track become a permanent feature of Britannia Reserve.
Yes love it! We have two budding mtb riders a 4 year old and 6 year old boys and they love it.
Such a great idea for a bit of unused park land next to the freeway. Make it longer all the way to leederville please! Thanks everyone.
Yes love it, such a good use of underutilised space.
Yes our kids need more pump tracks and bike trails!!! Definitely! My boys love these things. Get thwm in and then tell Melville council to get their butts in gear and do the same!!!
Yes, we've used it every day this school holidays with our kids under 10. It's been great to see so many nice kids playing there and helping each other. The park feels even more lively. It's great!
Would be good to have a fence dividing the track from the official cycle path to reduce risk of kids straying into the path of cyclists commuting.
Total fenced in pop up play and bush cycle paths, entries access only from north and south sides to prevent adults and teenagers accessing through existing walking path and colliding with existing walkers and dogs. Speed signs on existing dual walking path for young cyclists to slow them down. Bike education required and signs saying ring your bell when coming up behind people. Cyclists are also riding across the oval to access the path. Entries from north and south and fences will be safer all round.



**Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?**

This whole process has been poorly thought out. No thought for tortoise & black cockatoo colony behind Litis stadium. No thought for pedestrians & dog walkers , many of us who lobbied tirelessly to stop previous COV Mayor to hand Reserve over to Subi Football Club. There is No signage.

denoting rules & regulations of use , especially red pedestrian path. Old path signage saying " no bikes unless under 12 years"desperately in need of repainting. More metal signs of same required around path, especially at ALL entrance points. There has never been one at main driveway off Britannia Rd.

Concern re low hanging branch painted orange over new bike path. Saw a teenager hit his head there last week. A law suit waiting to happen.

Also have concerns re adults using pump path & the tree area being used as a urinal by men & boys when there is a toilet in the clubhouse area.

Also take Umbridge re the use of red path by countless Ubereats bike riders who use as a short cut.

Since pump path has been open, the bike traffic across the green grass playing field increased massively. There has also not been a day past ,that I & my dog have almost been skittled by a bike rider. What was once a pleasant walk has turned into a nightmare & I have been forced to walk the streets for exercise.

The teenagers and adults are now riding everywhere in the park - elderly people have to get out of their way and it is only a matter of time until an elderly person is hit and ends up in hospital. The area needs fencing off - cannot the access to the park on Brentham Street be fenced with a gate for pedestrians - this at least might make the riders slow down or think. It is only a small area that needs fencing and would not be expensive. I am also concerned about forcing the elderly and mothers with prams out of the shaded area in the summer. The pedestrian track on the freeway side has blind corners and now is no longer safe for this group - so their only option is the heat of the unshaded area in the afternoon.

The influx of riders, both young & adults on the asphalt path has heavily impacted on seniors who walk here. There are a number with sticks, frames & wheelchairs who use this path,now at their own risk as the riders now have 2 paths on which to ride & walkers must now run the gambit. What used to be a pleasant walk around the Reserve has turned into a nightmare for many seniors. I am not against the new bike track, but surely there there should be a happy balance. One path for walking & one for play. Time to think of ALL ratepayers, not just the families.

The pop up and bike path at Britannia Reserve has taken away a safe walking path for seniors. Where was the consultation for current users of the walking path. Please refer to your own local map on this website where it clearly shows that the Britannia reserve path was built after extensive consultation and dollars as a walking path to encourage safe walking and not for cyclists. The park floods in heavy rain and the path was to allow enjoyment for all walkers. Please block off access to the pedestrian path to all ages of bikes and stop them using the pedestrian path to access the pop up play area.

Absolutely love it!!! Great job City of Vincent. I have noticed with the increase of bikes riding around the path it can be a bit of a hazard for dogs. Does the no riding on the path still apply?



**Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?**

I really like the concept of pop up play areas, but I'm very concerned about the planning and safety aspects.

I feel that this one was not fully thought through for the safety and comfort of all park users.

Given that parents are accompanying children to the pump park, it is strongly suggested this be relocated near the compost station, which will create a safer environment for all.

With the conclusion that the use of the path around the Reserve can be used by a person of any age, the significant increase in bikes has been stressful and I have almost been hit a few times. The path is not designed to fit the number of bikes that is now occurring (unlike Yokine Reserve which has a path almost three times as wide).

I'm a little saddened by the reduction in vegetation resulting from the pop up, and from an environmental consideration, would ask that consideration be given to locating play areas where it will not impact existing flora and fauna.

The concept of low cost is a little concerning because the cost of personnel and equipment needed for the pop up is perhaps not fully transparent.

Please for the enjoyment and safety of all, relocate this pump park to a safer location, and please improve assessment processes to ensure the community as a whole remains safe whilst encouraging children to play outdoors.

I have grave concerns over the location of this pop up play. I think the concept is great but the choice of location is poor. Britannia is an off lead area for dogs who run and play freely in the proposed area of the pop up. I think it is setting up a dangerous situation. One dog running in front of a bike could result in serious injury or death to the child and the dog. Yes - dogs must be under control ... but when they are playing and chasing each other it would be difficult to stop them running over to the pump track (especially since this section of the park is very popular with the dogs!). I really believe that this pump track should be located at a park where dogs are not allowed off lead. There are plenty of children's playgrounds and parks where this could work. It is wonderful to see such great initiatives for children on the City ... but it would be really nice to also see some attention given to the families who have dogs (and no children) through the provision of dedicated, fenced off lead parks (as many other councils provide (e.g. Stirling). In summary - I love the pop up parks, but I think the location needs to be rethought.

I think the location of this proposed pop up play is dangerous and has not given consideration to the safety of dogs and children using the pump track. The park is used extensively by off lead dogs running and playing without restrictions. As the pop up play area will not be fenced off it will be an attraction for dogs who will want to explore the new 'playground'. If a dog runs across the track when children are riding their bikes there is potential for disaster. Dogs are already restricted by the amount of sport and training on the park and I think this proposal will just put more pressure on dog owners to try to keep the dogs away from this section.

Please segregate so no dogs allowed for safety reasons.

Great idea. Great tracks. unfortunately ongoing issue for that area is dog owners who dont pick up dog poo.. spoils it.

I've just ridden around it and the idea is terrific. I need to say though that as a very experienced rider the design isn't very good. The bmx track is meant to be ridden by pumping the bike (have a look at YouTube for what this is) And the current design transitions are too short. There is a high risk of falling off your bike if it was ridden as they should be. Also the trail around the trees has a couple of blind spots and kids being kids, they don't always obey the one way signs. Having said all that I fully support this idea. And would actually encourage the city to build a more permanent facility at this location. I've visited most of the other bmx tracks (I call them pump tracks) and they are really busy with kids and teenagers and adults alike. The current location is terrific because there's no neighbours to annoy when it gets busy with screaming kids!

If they're built by professionals they're so much better. There's a skill needed to build properly so they flow and have longevity.

It's a great idea ! I tried it out with my partner and we both enjoyed it! Although i would suggest clearer or more entry points. It's also nice to see families engaging around the area with their young ones !

It's great. Thank you. The trail is great fun, my son loved it and we both go and ride it. The pump track is pretty good too, but not as good as others around town.



<b>Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?</b>
Needs to cater for bigger Bikes. MTB Size with jump lines.
Some more ramps would be great.
The bike trails and pump track pop ups have already proved to be hugely popular with kids of all ages, and have generated a large amount of positive feedback from within the community and the wider bike community.
I would like to see the council now commit funds for both the trial and pump track to be build properly, by experienced professional trail builders.
My original proposal for the trail and track was to provide something within the city that could be used and 'owned' by the teens. To meet this objective, the trail in particular needs to be properly built (no disrespect meant to those that have done the initial work)
I believe the hard work has been done by putting in something and demonstrating the value to the kids and community, and showing the world didn't end to those who oppose such facilities.
The Britannia Reserve bike track is fantastic for young and young at heart. I think it is an excellent use of underutilised space.
It will be fantastic to extend the limestone trail further south over the top of the already cleared path through the bush.
Community education to dog walkers is also essential to ensure the space remains safe by riders. I have witness a number of occasions where dog walkers are purposely walking on the bike trail when large numbers of riders are using the circuit. This is bound to cause an accident between dog and rider.
The idea of a pump track and urban bike trail is great. I would urge the council to do this properly and build a high quality track in place of the pop up track. It is also important to cater for Middle Aged mountain bikers so don't make small and only for kids. I would be happy to see my rates get spent on something fun for the community.
The track is great and would be a great permanent addition to Vincent's play areas. It could benefit from some more advanced obstacles for the more advanced riders. Also some input from a professional trail designer for the pump track To allow better flow would be appreciated.
There is a real lack of jump, pump or BMX tracks in the inner city suburbs so this is fantastic to see. I took my little boy down on Sunday and he got really excited watching the other kids and now wants a bike so we're getting him one this weekend and taking him back. While the Pop Up Play version is good for the little kids, it isn't really a true pump track and doesn't have any properly built jumps limiting its appeal for older kids. It would be great to see a proper pump track built here ideally with a couple of jump lines of varying difficulty so it could appeal to bigger kids and even adults as well. This is a huge advantage when you have kids of varying ages because it appeals to all of them. You only have to go to Kingsley's pump and jump track on a sunny weekend to see how popular they are, I've seen the carpark there full and cars lining the streets all around the park with boys, girls, teenagers and adults all playing there and queues to ride the jumps. It would be so great if we didn't have to travel out to Kingsley or Carramar or Bullcreek BMX to get this and could instead have it on our doorstep in Britannia Park. I genuinely believe there is huge untapped demand for this sort of facility in the inner northern suburbs.
This is a great initiative. It is fantastic for kids to be able to have somewhere to ride bikes with an aspect of adventure. Hopefully, it stays and there is expansion to the pump track, including some trickier options for those ready for a challenge! We have used the track multiple times since it has been available, and it is fantastic just to drop down there for a while after a school day, or on a weekend. Love that there are tables for the adults to sit at also as it brings a social aspect to the space for adults while letting the kids explore and navigate on their own. A massive thumbs up from our family!!!
Top marks for the initiative and the location. We really need something like this in the local area. Unfortunately to attract bigger kids it needs to have some properly built jumps. I encourage you to check out Shepherds Bush Park pump and jump track in Kingsley for a great example of a setup that appeals equally to young kids through to teenagers and even adults. The weatherproof design is also an advantage over tracks like Nedlands Princess Park which tend to flood and get damaged in winter. That said, there were still plenty of younger kids down there when we visited and they looked to be having fun. Always good to see kids out on their bikes not watching tv.
Horrible idea. Pump track is being used by adults, homeless and druggies not impressed it is a clear danger and has hosted several incidents with dogs and owners already.



**Do you have any feedback relating to the proposed Pop Up Play at Britannia Reserve?**

A greater need for signs and enforcement to keep the red path is for cyclists under 12 only.

A lack of clear access from carpark to pump-track resulting in more and older cyclists using the red path. On-site information about the pump track including an email address or phone number for people to provide feedback, information on the duration and timeframe of the trial and future plans particularly in relation to the city's plans for dog walking.

Hi Everyone, in the interest of dogs and their owners at B/R I thought I would mention that my dog was hit by a cyclist while walking along the red path on Sunday. The cyclist was a teenager on a mountain bike, evidently came from the pump park, and whilst turned to look back - did not stop.

My small dog was walking calmly by my side when it got spooked by the rider from behind who didn't ring their bell or slow down.

My dog suffered a broken leg and I am now considerably out of pocket financially - not to mention somewhat distressed by the incident.

I understand that the path is for riders 12yrs and under. However with the new pump track I have noticed that this is being ignored and there seems to be no way of enforcing this.

I am sure this is a legal mine field (my dog was off lead, teen under 18yrs, passive/lack of enforcement of regulations for council facilities), but does anyone know of any possible avenues that I could possibly recoup the financial cost of vet fees as a result of this incident.

I only see that this type of incident will become more prevalent, and maybe even involve a pedestrian being hurt.



Do you have any feedback relating to Pop Up Play at Woodville Reserve?
Extend consultation with notices at park.
great idea well done!
Great to put that area to better use.
It's excellent and exciting we Need more things to bring kids back outdoors and interacting with each other.
Kids too young.
More skate plazas/parks 😊
Such a good idea! It would be great to have a few more resources there... I'm an early childhood specialist and I love loose parts play- but the collection of resources there is a little limited... I would be very happy to discuss..Have you accessed REMida?
The odds and sods allows for fantastic imaginative play. My 7yo loves it. The crushed limestone to ride bikes great too.
This was just fantastic and great way to get the kids outside!
We haven't yet visited.
we haven't been yet, but planned to get there soon to check it out.
We love this space and our children use it frequently as we live nearby. We (the community) need to keep in touch with you (the CoV) regarding keeping the space fresh and fun with new resources as needed. So far it has been great! As I am also a member of NPCG I am aware that sometimes there is some unauthorised borrowing of items from the Garden, however I believe this is manageable. Thanks CoV.



<b>We encourage our community to think creatively about how we can best use our open spaces. If you have any ideas for more Pop Up Play equipment, please let us know.</b>
A big kids pump track with bigger berms would be great too!
A skatepark.
A skate-park would be great.
A whole load of sticks that can be used to make huts.
Anything where kids can climb over unfamiliar surfaces (large tyres maybe?) is great fun for them and offers a challenge. Balance beams - also out of stepping stones or logs - could be really good too.
I hope that the councils intervention will not result in a structured environment. I have watched the children develop their own zone which has also changed regularly. I have seen teamwork, dispute resolution and so many skills used that are sadly lacking for children these days. They have built structures, utilised scrap materials and had a sense of freedom to develop and change the site to their wishes. I hope that this site will not become a structured, council approved site. I wish to see the kids be in charge of the site, not council designers.
Awesome place at Britainnia thank you.
Bike related items are amazing, you will get people from all over!
Build a Skatepark.
Climbing obstacles.
Skate ramps.
Giant puzzles.
Circus skills/games/activities.
Ziplines.
Cubby-building equipment, open-air theatre/improv workshops, neighbourhood camp-outs.
Dirt jumps not just pump track.
Don't be shy to make the pump tracks with bigger sized jumps or they won't get used. Everyone wants to progress, and challenge their skill set and building small stuff just for the sake of having it is a very big waste of money.
Encourage local schools do excursions to these open spaces.
I think if you are looking for a way to engage older kids in an outdoor space then a skatepark and specifically a skateplaza would be the perfect area. Perth does not yet have a dedicated skate plaza and many of the recent skateparks built in the Perth metro area and regionally have been focused more towards transition and bowls. A plaza that is made to look like a public open space can be used by skateboarders, scooters and also the general public. A good example of this has recently been built in Sydney ( <a href="http://www.skateboard.com.au/article/11-96675-1/atp-fences-down/">http://www.skateboard.com.au/article/11-96675-1/atp-fences-down/</a> ). Given the City of Vincents proximity to the City and public transport links I think that a plaza similar to this would be hugely popular not just with the residents of Vincent but the whole Perth skateboarding community. A skate plaza also has a much smaller construction cost than a traditional skatepark given the large amount of flats and generally smaller obstacles. I would highly recommend contacting Skate Sculpture to get their input on the benefits and viability of building a skateplaza.
I think that you should have a pop up play skatepark.



**We encourage our community to think creatively about how we can best use our open spaces. If you have any ideas for more Pop Up Play equipment, please let us know.**

I think the addition of a disc golf course would be a fantastic idea. Check out the video here: [https://youtu.be/\\_jd7BNCTJz4](https://youtu.be/_jd7BNCTJz4)

Disc golf is played the same as golf, but instead of using a club and ball, players throw a frisbee into the target basket.

There is a fantastic beginner level course at Chichester Park in Woodvale but nothing in City of Vincent. After living near the Woodvale course for years, it was fantastic to see all of the young families out playing together!

There is even a Perth based company that can help with design and install if required.

I think they need to be located on parks and areas that are not used as off lead dog parks.

I've hear some ideas for a Dog Exercise station !

In Canada they have a van that brings mobile play equipment and loose parts play to different playgrounds - this could be worth having a look at.

kids love the bike track. some more challanging bmx and mountain biking tracks would be awesome.

Loved the idea of trails with small jumps under the trees.

More bike trails and pump tracks to encourage younger riders to spend time outdoors.

More BMX/MTB trail, my 6yo daughter loves it.

More logs and nature play activities please!

More mountain bike trails so that I don't have to drive for an hour to get the the trails in the hills.

More trail cycling opportunities for youth and older advanced/technical obstacles for the older (middle-aged) weekend warriors kids.

Mountain bike (MTB) pump track that caters to both young adolescents and adults.

Should feature double rollers, 2-4 foot drops and jumps.

Some downhill terrain could be included, dependent on the elevation and proposed project area.

The completed park should be fenced and gated to prevent pets or children wandering into the path of a MTB.

Enlist local MTB riders to assist in building the trail and features.

Mountain bike skill course.

Muddy play area.

My 9 yr old loves the pump park.

Anything to get them outdoors is awesome.

permanent pump tracks / urban mountain bike trails.

Please make this initiative a permanent development although because it is for smaller children it may be wise to create them in more open area. All the same I fully support this initiative and would like to see more.

Please segregate these areas with no dogs allowed for safety reasons.

Pop up skatepark because Leederville park is trash and needs renovating to suit modern skateboarding.

Public cubby/tree house.

Recyclable materials building zone.

Kid's version of Men's shed.

Pump and jump tracks are excellent sources of fun and help develop fitness and skills on bikes.

Pump track for scooters as well as BMX/mountain bikes.

Pump tracks! Urban mountain bike tracks!



**We encourage our community to think creatively about how we can best use our open spaces. If you have any ideas for more Pop Up Play equipment, please let us know.**

Re installing exercise stretching equipment for adults that was removed from the south end of Britannia, signage on current stretching equipment asking it not be stood on, I have to frequently wipe sand, mud off before using. This survey is geared toward people who want pop up play. Please address all community users.

Should be 'public spaces' not 'open spaces' - ie not limited to parks. Places such as Beaufort Street lack attractions for kids and portions of often underused car parks (for example Barlee Street or behind Fresh Provisions) would be ideal for temporary pop up play as they have shade trees, are easily closed to cars and adjacent cafes would benefit from the activation. More 'child friendly events' is also a focus of the Brighter Beaufort Action Plan.

Asphalt areas are perfect for chalk drawing, sand pyramids and schoolyard type games such as handball etc.

It would be great to have the City trial these type of activities on Beaufort Street so local businesses can see the benefits of attracting children (and their money spending parents) to the area.

Skate plaza!

Skatepark or an Urban plaza style skate park in an accessible area.

Some more basketball rings would be great!

Love the parkour and obstacle course ideas too.

Some sort of water park.

Such a fantastic facility!

Kids love it and would like too see it maintained on a regular basis with more flow mound created.

Fantastic job!!

Thank you! Great ideas and far better than the old school playgrounds.

The grassed area on Leake st, North Perth would be a great location for an parkour equipment. Remove all that water hungry grass and put the area to better use. Also close to lots of public transport on Fitzgerald or Charles.

The pop up bmx track through the trees is amazing!! Keep it and improve it.



















We spend a lot of time with grandparents who live in City of Vincent. We'd love to see some nature play pop up as well. For example, building cubbies with recycled materials or small reclaimed tree branches. Mud play at one of the reserves when the weather starts warming up a bit would also be awesome!

Would love to see more pop up or preferably permanent skate plazas or skate parks for the area. You only have to attend any of the existing skate parks/plazas around the local areas to see just how busy and well used they are! We have attended every pop up skate event thats been held at Mt Hawthorn (that we could) and its always been amazing and really busy! I have 8yr old twin boys who skateboard nearly everyday and theyve made some amazing friends through the current available venues. We need more to keep kids away from tablets/phones and video games. Get them outdoors and being kids again.

We have roughly 25 primary school aged children in the Carr St area bordered by Fitzgerald, Vincent, Loftus and Charles St. The kids are too young to ride anywhere on the roads within this area and so we commandeer the government car park that is off Colvill Lane (just off Starthcona St), usually every second weekend for an informal free ride with parents taking turns at supervision. There are a few homes with laneway access but there is minimal traffic in the area as the car park is deserted on the weekend. On our last 'West Perth Wheelie Club' ride we had 16 kids attend and they all had a great time. What I would like to ask is if the CoV had some traffic cones we could please borrow to place at the the three entrances of the car park, ideally with signage "kids on bikes, please slow down" as an added safety precaution.



**12 CHIEF EXECUTIVE OFFICER****12.1 INFORMATION BULLETIN****TRIM Ref:** D19/77507**Author:** Emma Simmons, Governance and Council Support Officer**Authoriser:** David MacLennan, Chief Executive Officer

- Attachments:**
1. Unconfirmed Minutes of the Urban Mobility Advisory Group meeting held on 11 March 2019 [↓](#) 
  2. Unconfirmed Minutes of the Urban Mobility Advisory Group meeting held on 15 April 2019 [↓](#) 
  3. Unconfirmed Minutes of the Urban Mobility Advisory Group meeting held on 27 May 2019 [↓](#) 
  4. Confirmed Minutes of the Design Review Panel Meeting held on 5 June 2019 [↓](#) 
  5. Confirmed Minutes of the Design Review Panel Meeting held on 3 July 2019 [↓](#) 
  6. Confirmed Minutes of the Design Review Panel Meeting held on 10 July 2019 [↓](#) 
  7. Unconfirmed Minutes of the Children and Young People Advisory Group Meeting held on 1 July 2019 [↓](#) 
  8. Unconfirmed Minutes of the Reconciliation Action Plan Working Group Meeting held on 1 July 2019 [↓](#) 
  9. Minutes of Mindarie Regional Council Meeting held on 4 July 2019 [↓](#) 
  10. Street Tree Removal Information [↓](#) 
  11. Statistics for Development Applications as at July 2019 [↓](#) 
  12. Ranger Statistics for 1 January 2019 to 30 June 2019 [↓](#) 
  13. Parking Infringement Write-Offs - 1 January 2019 to 30 June 2019 [↓](#) 
  14. Register of Legal Action and Prosecutions Monthly - Confidential
  15. Register of State Administrative Tribunal (SAT) Appeals – Progress Report as at 1 August 2019 [↓](#) 
  16. Register of Applications Referred to the MetroWest Development Assessment Panel – Current [↓](#) 
  17. Register of Applications Referred to the Design Review Panel – Current [↓](#) 
  18. Register of Petitions - Progress Report - August 2019 [↓](#) 
  19. Register of Notices of Motion - Progress Report - August 2019 [↓](#) 
  20. Register of Reports to be Actioned - Progress Report - August 2019 [↓](#) 

**RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated July 2019.



## Urban Mobility Advisory Group



CITY OF VINCENT

## URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 11 March 2019 at 6.00pm

Venue: Committee Room

City of Vincent Administration and Civic Centre

## UNCONFIRMED MINUTES

## Attendees:

City of Vincent Elected Members:Cr. Jonathan Hallett (*Chairperson*), Mayor Emma Cole, Cr. Alex CastleCommunity Representatives:Adam Wilmott, Greg Korovesi, Laura Donovan, Parwez Jahmeerbacus, Sam Laybutt, Scott Gibbings, Scott Smith, Katherine Celenza (*Roadwise Road Safety Advisor*)City of Vincent Officers:

Andrew Murphy (Director Infrastructure &amp; Environment), Craig Wilson (Manager Asset &amp; Engineering), Mikel Haramboure (Coordinator Engineering Design), Stephanie Smith (Manager Policy &amp; Place) Jordan Korovesi (Coordinator Policy &amp; Place), Stephen Schreck (Strategic Planning Officer).

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## 1. Welcome / Declaration of Opening / Apologies

Cr. Hallett opened meeting at 6.02pm

## 2. Confirmation of Previous Minutes

Confirmed

## 3. Business

## 3.1 Review of Update on Previous Agenda Items

None

## 3.2 Integrated Transport Plan

Presentation by Stephen Schreck and Jordan Korovesi

Pedestrian Network:

- Primary schools to be identified on the map with a 40m/500m catchment
- Beatty Park once new pedestrian crossing is included
- Strip between Bourke and Richmond for pedestrians to expand it
- Richmond "safe/active street"
- Whole of Oxford Street to be included in pedestrian analysis
- Include major public open spaces in pedestrian network
- Make it clear that the transpriority is for infrastructure priority, not useability

Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)

Ref: D19/58179





CITY OF VINCENT

Cycling

- Already prepared a plan at the December meeting
- Smith Street is too far east to service as an alternative for Beaufort St
- Slower car speeds – 40kmh trial helps
- Safe active streets
- Opportunities to co-mingle different uses
- Safe active street is just one tool to prioritise bicycles over cars
- Underused safe active streets
- Where can install infrastructure and trees to slow traffic, we should
- City of Perth identify cycling routes off major transit routes

Private vehicles

- Treat Vincent like CBD, all roads inside should be to move traffic around
- Depends on metronet availability of public transport to offset car use reduction
- Connectivity and land uses matter, not just the carriageway
- Road infrastructure cap relies on other services
- Bluetooth sniffers

Public Transport

- Mount Hawthorn to Leederville to Perth/Highgate
- Direct route to inner city college/subi/uwa/qe2
- Look at CAT/ shuttle buses
- Free transit zone
- Uber now taking up autonomous services and shuttle services
- Car share/ bike share/ E-scooters
- Bayswater keen on establishing a ferry along the river
- Green and Walcott streets are not suited to public transport and cyclists
- Update the bus bridge on the usage map

Overall plan

- Vincent should be for Vincent people
- Routes should be to carry people, not vehicles
- Ride-share, electric, autonomous, we will pick them up faster than others, then set blueprint, parking will become less necessary
- 10 years time, less parking, more trees
- Some more balance with reducing parking
- State government extending freeway
- Rail through Vincent, Ellenbrook line proposed in Central Area Sub Regional Framework
- Bus is temporary, light rail is more permanent
- The final plan must have a pragmatic approach, ensuring that the actions are achievable.

## 3.2 WALGA / Road Safety Report

- 33 deaths on road (17 metro – 19 regional)
- Road Safety week 6-12 May
- Consultation for new strategy: link available in April.

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Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)

Ref: D19/58179





CITY OF VINCENT

**4. General Business**

None

**5. Close / Next Meeting**

Meeting closed at 7.34pm.  
Next meeting Monday 15 April.

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*Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)*

Ref: D19/58179



## Urban Mobility Advisory Group



CITY OF VINCENT

## URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 15 April 2019 at 6.00pm  
 Venue: Committee Room  
 City of Vincent Administration and Civic Centre

## Unconfirmed Minutes

## Attendees:

City of Vincent Elected Members:Cr. Jonathan Hallett (*Chairperson*), Cr. Alex CastleCommunity Representatives:Courtney Weber, Greg Korovesi, Holly Taylor, Regina Foley, Sam Laybutt, Scott Gibbings, Scott Smith, Katherine Celenza (*Roadwise Road Safety Advisor*)City of Vincent Officers:

Andrew Murphy (Director Infrastructure &amp; Environment), Mikel Haramboure (Coordinator Engineering Design), Sam Jamieson (Active Transport Officer)

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## 1. Welcome / Declaration of Opening / Apologies

1.1 JH Opened meeting at 6.00pm

**Apologies:**City of Vincent Elected Members:

Mayor Emma Cole

Community Representatives:Adam Wilmott, Laura Donovan, Parwez Jahmeerbacus, Scott Gibbings, Scott Smith, Philip Taylor (*Westcycle*)City of Vincent Officers:

Craig Wilson (Manager Asset &amp; Engineering), Jordan Korovesi (Coordinator Policy &amp; Place)

## 2. Confirmation of Previous Minutes - Approved

## 3. Business

## 3.1 Leederville Oval Master Plan (LOMP)

AM outlined the LOMP and explained that Wayne Grimes is seeking input from all advisory groups into the new masterplan and provided several questions for the group to consider. AC explained that this forms part of CoV Public Open Space Policy to maximize use of existing public space. Discussion followed around the perception of the site. It is seen as exclusive and unattractive. In reality the site is open to the public and could form important connection particularly from Richmond Street to Vincent Street. RF suggested that it was given treatment so pathways were similar to Shakespeare Street in colour so people know the path is there and open to the public. The group agreed that it is underutilized and more could be made of the spaces around the oval itself.

**ACTION:** further comments can be emailed to [Philippa.Baker@vincent.wa.gov.au](mailto:Philippa.Baker@vincent.wa.gov.au) by 19 April 2019

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or  
 Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)

Ref: D19/34991





CITY OF VINCENT

**3.2 Oxford Street North - see blog attached [here](#)**

AM explained the context around the project – developed by Policy and Place to improve Oxford Street North and therefore priorities were greening, shade, pedestrian amenity and minimal loss of parking. CoV currently in the process of installing speed reduction plateaus with long term aim of applying to Main Roads for a reduction in speed limit. GK offered his support for the scheme and has heard good feedback from the community. SL was initially negative of the design but is pleased to hear about the aim to reduce speed further. Group agreed that the City needs a cultural shift towards cycling and the scheme is a good first step towards this. Group wanted to know if more measures would be introduced if a reduction in speed could not be demonstrated. The entry to Wilberforce Street was raised and question asked as to why it had not received any treatment. SL asked if it is possible to narrow entrance or raise junction so as to reduce entry and exit speeds. Was suggested that variable message board be used to encourage drivers to consider cyclists whilst adjusting to changes to the street.

**ACTION:** SJ to look into placing CoV VMB on Oxford Street

**3.3 Bike Plan Project 2019/20**

MH shared concept designs for Florence/Carr/Strathcona/Golding Street works. Florence and Carr will form first stage of works and CoV hope to be starting these works in September with a December end date. Concerns were raised about how designs linked into infrastructure at eastern and western end. How will Carr Street link into Stuart Street, particularly when travelling west? Will Florence Street link better into the existing path in Beatty Park. Whilst this is outside scope of current work it was agreed this would be raised with consultant to ensure futureproofing of project. Outside of these concerns UMAG were supportive of the scheme and the protected cycle lanes.

**ACTION:** MH will ask GTA to design options for Florence/Beatty Park and Carr/Stuart

**3.4 Frequency of Meetings****4. General Business**

Water works on Beaufort Street are continuing to disrupt.

**ACTION:** SJ to circulate end date

Road surface on Lake Street raised. If it is to be resurfaced soon then group suggested CoV consider improving walking and cycling facilities.

**ACTION:** AM to check if renewal of road surface will be happening soon

It was raised that there is insufficient signage at junction of PSP and Bourke Street making wayfinding difficult. SL also pointed out that the junction of PSP with Britannia Road is difficult to negotiate.

**ACTION:** SJ to ride

GK has received complaints that Britannia Road is being used as a rat run. MH told group that complaints had been received about this and data is being collected to investigate.

**5. Update Information**

**Update on Previous Agenda Items**

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*Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or  
Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)*

Ref: D19/34991





CITY OF VINCENT

1. **Bike Network Review**  
UMAG feedback from 11 March to be fed into ITP process.
2. **40km/h Speed Zone Trial Progress**  
Project on track for start date of 29 April 2019. SL asked why Bulwer and Brisbane have remained 60kph  
  
**ACTION:** AM to investigate and circulate answer
3. **Charles Street Path**  
No further progress to report.

**6. Close / Next Meeting**

Meeting closed at 7.30pm

Next meeting: 27<sup>th</sup> May 2019

These minutes are confirmed as a true and accurate record of the meeting of the Urban Mobility Advisory Group (UMAG) held on 15<sup>th</sup> April 2019.

Signed: ..... Chairman

Dated this:.....day of .....2019

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*Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or  
Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)*

Ref: D19/34991



## Urban Mobility Advisory Group



CITY OF VINCENT

## URBAN MOBILITY ADVISORY GROUP (UMAG)

Monday 27 May 2019 at 6.00pm  
 Venue: Committee Room  
 City of Vincent Administration and Civic Centre

## A G E N D A

## Attendees:

City of Vincent Elected Members:

Cr. Jonathan Hallett (*Chairperson*), Mayor Emma Cole, Cr. Alex Castle

Community Representatives:

Adam Wilmott, Courtney Weber, Greg Korovesi, Sam Laybutt, Scott Smith, Katherine Celenza  
 (*Roadwise Road Safety Advisor*)

City of Vincent Officers:

Andrew Murphy (Director Infrastructure & Environment), Craig Wilson (Manager Asset & Engineering), Mikel Haramboure (Coordinator Engineering Design), Jordan Korovesi (Coordinator Policy & Place), Sam Jamieson (Active Transport Officer), Fiona Atkins (Urban Planner), Stephanie Smith (Manager Policy & Place), Tim Elliot (Senior Strategic Planner)

GTA

Tim Judd (Director), Simon Pedretti (Senior Consultant)

\*\*\*\*\*

1. **Welcome / Declaration of Opening / Apologies**

**Apologies:** Regina Foley, Scott Gibbings, Holly Taylor, Laura Donovan, Parwez Jahmeerbacus, Philip Taylor, Stephanie Smith

2. **Confirmation of Previous Minutes**

SL asked for amendment on question regarding 40km Zone. Should read – Why are William and Brisbane south of Bulwer 60km/h?

3. **Actions from Previous Meeting**

Action	Outcome
End date for Water Corp work on Beaufort St?	Stage 4 commencing on 27 <sup>th</sup> May (Bulwer to Chatsworth). Stage 5 should be completed shortly.
GTA to be asked for design options to ensure Florence/Carr bike lanes connect to current/future network?	Will be discussed in project update.
Check if renewal of road surface on Lake St is scheduled?	No it isn't scheduled for resurfacing but will be reviewed again next year for 2021 budget.
Wayfinding to/from PSP on Bourke Street and Britannia Road?	Recently discussed wayfinding on Safe Active Street with DoT and discussions about this are ongoing.
Asked why Brisbane and Bulwer Streets are not included in 40km zone?	Bulwer is part of zone and signage reflects this.

Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or  
 Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)

Ref: D19/76086





CITY OF VINCENT

#### 4. Business

##### 3.1 North Perth Precinct Traffic Report - DRAFT

Council received petition from residents regarding high speeds and high volumes. City reviewed and presented designs to council. It was felt more information was needed to look at precinct as a whole so GTA employed for North Perth Precinct Traffic report. GTA presented results (presentation attached).

GTA took desired speed of 40km as target and assessed precinct based on this. Many of the roads that exceeded this target were wide and straight with high forward visibility. Created a short term plan for addressing areas with most need and long term plan that sought to address speeds in the whole precinct using entry statements and midblock treatments.

EC stated that we are now getting requests for speed reduction measures from residents just outside this area. Would we need treatments if area was inside 40km/h zone? TJ thinks yes due to wide nature of roads. Discussion followed about nature plans and the need for interventions at key points e.g. Claverton St and area around Monastery. SL stated that intersection treatments without narrowing road may not reduce speeds. AW worried that treatments may push more traffic onto View St as it joins into Bourke St and Safe Active Street.

EC stated that whatever treatments are implemented it is essential that we view the area as part of 40km/h zone in the future and take this into account.

AC asked about possibility of staging delivery of short term plan. TJ agreed this was possible but would not address wider precinct issues. Suggested GTA can create third option of small scale infrastructure and signage.

Group were broadly supportive of schemes and implementation.

AM due to bring budget and indicative costs to council in June.

##### 3.2 Integrated Transport Plan (ITP)

ITP last brought before group when SWOT analysis of current situation had been carried out. Since then community consultation has taken place and was presented to group during meeting (slides circulated). City asked UMAG for feedback on the priorities highlighted by consultants.

##### Priority 1

- Path maintenance is scheduled work so if it is raised as an issue then this work is not happening quick enough
- Should crossing points be specifically mentioned? AC pointed out that people do not cross roads they perceive as dangerous. We don't want to leave unconnected pockets
- Should we focus on points of interest e.g. stations, schools, town centres
- SL asked if we need a quantifiable goal e.g. ramp every XXX metres on activity corridor. CW and AC agreed but this needs to be purposeful
- Discussion focused on Brady Street in particular. This is part of an ongoing issue and will there be scheduled for another meeting as own topic

##### Priority 2

- Thought this needs to mention local centres and major amenities, not just regional facilities
- Should there be some focus on local short trips? E.g. to school, library

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*Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or  
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Ref: D19/76086





## CITY OF VINCENT

- Bike Network Plan in place since 2013 and needs to be referred to. Minutes from UMAG meeting to discuss this to be circulated to MR
- GK highlighted the importance of education within this priority

Priority 3

- Group agreed east-west link is missing. SL suggested City fund circular route or CAT bus with aim of PTA taking over route. EC explained that cost of these schemes very high
- Discussed need to balance increase/improvement of public transport and public space. Concern Beaufort bus lane makes the centre more of a transit corridor.
- AC and JH highlighted importance of aspiration for alternative modes of public transport.
- Public transport needs to service needs of the community not just commuter journeys into the city.
- CW raised issue of difficulty reaching major destinations outside the city e.g. UWA

Priority 4

- MR asked group if they supported fees for residential permits. Discussion followed. AM thinks we need a consistent residential parking policy. EC explained the city is shifting away from idea of readily available parking.
- If overall aim is to move away from private vehicle all parking policies need to be in line with this.
- SL suggested focusing more on removing parking from where we don't want it not from residential areas at this point in time.

Priority 5

- Mixed discussion on road infrastructure. SL didn't agree with priority. AW wants to be clear that Main Roads have to actively manage roads as demand increases and make it clear the City does not support widening roads.
- EC suggested focus on containing traffic to key roads.
- Need to ensure that key roads do not create severance for communities.
- Do we need to add commitment to lowering speeds on certain road types?

Priority 6

- Agreed we need to use greening to help achieve other aims e.g. traffic calming
- Discussed whether greening should be included in ITP given existence of Greening Plan
- EC thinks connecting plans is important and highlighting links between them useful

**5. General Business**

Due to limited time it was agreed to bring any other business and update information to next meeting.

**6. Close / Next Meeting**

Monday 8th July 6pm

**Update Information****Update on Previous Agenda Items**

1. **Leederville Oval Master Plan**
2. **Oxford Street North**

**Bike Plan Project 2019/20 - Florence and Carr**

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*Queries/Apologies to Tracy Hutson on Phone: 9273 6006 or  
Email: [umag@vincent.wa.gov.au](mailto:umag@vincent.wa.gov.au)*

Ref: D19/76086





CITY OF VINCENT

3. **40km/h Speed Zone Trial Progress**  
Project ongoing and research project underway.

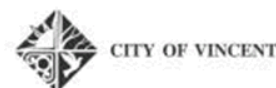
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Ref: D19/76086



# MINUTES



## DESIGN REVIEW PANEL

Wednesday 5 June 2019 at 3.30pm

Venue: Function Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### Design Review Panel Members

James Christou (Chairperson)  
Sid Thoo  
Munira Mackay  
Ailsa Blackwood

#### City of Vincent Officers

Mitch Hoad (A/Coordinator Planning Services)  
Karsen Reynolds (Urban Planner)

#### Applicant – Item 3.1

Ken Wibberley

### 1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.05pm.

### 2. Apologies

### 3. Business

#### 4.05pm–5.30pm – Applicant's Presentation – DA Lodged

3.1 **Address:** 17 Florence Street, West Perth

**Proposal:** Three Grouped Dwellings Addition to Existing Multiple Dwelling Development

**Applicant:** Ecologic Homes

**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)

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>Industrial and dark aesthetic does not appear to be consistent with the streetscape. Streetscape context and analysis should be undertaken to consider the suitability of this appearance given the existing character of Florence Street</li> <li>Junctions between new and old units need to be further refined</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>Canopy coverage calculation does not include areas which extend over the lot boundary. Refer to City's Built Form Policy for definition of deep soil area and canopy coverage</li> <li>Opportunity to create further building to street activation. Current tree species in this location has a dense dark canopy, consider</li> </ul>



	<p>alternative species and planting locations to create niche recreation space. Consider making the visitor bay dual use open space to increase potential in this front area. Consider opening the courtyard to create street activation and aid in passive surveillance.</p> <ul style="list-style-type: none"> <li>• Grass cell may struggle to survive given its southern orientation and probable location for car park. Ongoing maintenance of this is difficult particularly with respect to the strata. Alternative options for hard surfaces with porous attributes should be explored.</li> <li>• Consider opportunities for canopy trees to be provided on balconies to increase green space and canopy coverage</li> <li>• Opportunities for edible planting would provide amenity for residents.</li> <li>• Concern over the term 'recreation areas' where there is not landscape amenity other than grass and tree cover – look into the placement of feature rocks for seating or using shrub planting to define nook areas to sit on grass. (See principle 9 below).</li> <li>• Further tree planting could be considered to the south of the site</li> <li>• Plant selection is waterwise and is supported.</li> <li>• Concern over the wide use of grass as understory. Look at increasing the planting of shrubs and increase the diversity of species to increase amenity and fauna habitat (as stated in project outcomes)</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>• Desire to increase density should be accompanied and supported by the design</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>• More information required as to whether car bays will be allocated to units, otherwise access to some storerooms is obstructed.</li> <li>• Large windows with fixed glazing on the front elevation disallow ease of cleaning/maintenance. Large scale of windows do not suit the fine grain details of the streetscape. Openable windows should be considered also for natural ventilation.</li> <li>• Reconsider the location of the stairs to achieve a more efficient floor plan and with living areas having a northern aspect while maintaining City views. This could also improve transparency for walkway and assist with manoeuvring space for vehicles</li> <li>• Carbays 4 to 7 do not appear to have sufficient depth to allow for a successful parallel park manoeuvre. Consider re-designing parking layout to ensure all vehicles have sufficient turning and manoeuvring space - this may involve a reduction in the number of car bays provided on-site</li> </ul>
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>• Only Unit 11 of the proposed new multiple dwellings has optimum living area with a north-facing orientation. There are also substantial proportions of the northern elevations of the proposed dwellings that are taken up by stairs and ensuites, spaces that do not typically benefit from a northerly aspect. Consider re-designing the floor plans and layouts of the proposed dwellings so as to maximise the solar passive design for the main living areas.</li> <li>• Balconies are predominantly south-facing, and unlikely to be pleasant spaces in winter due to lack of optimum solar orientation. Consider re-designing so that outdoor living areas are oriented north, with covered solar pergolas to allow solar access to adjacent living areas. If city views are a priority, consider the inclusion of smaller/juliet-style south-facing balconies to provide views.</li> <li>• External elevations of proposed dwellings appear to be dark coloured metal cladding, with minimal shading from eaves overhangs (shading devices to external openings only). Dark</li> </ul>



	<p>coloured walls have a high solar absorbance and will increase summer cooling loads. Consider re-designing to use external wall colours with lower solar absorbance and/or provision of shading to full extent of external walls.</p> <ul style="list-style-type: none"> <li>Consider opportunities for integration of on-site renewable energy generation and/or storage, and possibly rainwater catchment and use. Other amenities may also include provision of EV charging facilities. See Design WA A4.15.1 for further information.</li> <li>Obtain preliminary energy ratings for existing and proposed dwellings to ascertain likely star ratings and construction/glazing specifications required. A life cycle design assessment may also help to quantify the merit of increased development of the site (Sid Thoo declares a potential/perceived conflict of interest as a non-executive director of eTool)</li> </ul>
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>Look at creating greater access to winter sun to living areas and balconies; the northern aspect is currently dominated by stores and entry ways</li> <li>Enclosed balconies include 1.8m high screening around the edge. The material choice is unclear and would appear to limit access to City views. The pergola over the balcony gives a perception of an enclosed prison and would not provide adequate amenity</li> <li>Unit 9's kitchen size and layout does not appear to have sufficient amenity for a 3-bedroom dwelling. Consider re-designing to provide sufficient space for double sink, cooktop, pantry and clear workspace.</li> <li>Proposed balconies to existing units 6 and 7 are unlikely to provide intended amenity, as residents in Units 5 and 8 must pass through adjacent balconies to access the end units. Outdoor living areas should ideally be private spaces. No outdoor living areas provided for existing ground floor units. Re-designing the outdoor living areas may also provide opportunities to increase deep soil zones and mature canopy coverage</li> <li>There appears to be no external storerooms for the existing multiple dwellings. This is a significant lack of amenity, especially given the increased density and number of dwellings proposed for the site. Consider re-designing to also provide storerooms for existing dwellings. Useful external storage can also be provided for all dwellings through the inclusion of shared, lockable bike stores.</li> </ul>
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li>Entry ways are illegible from the streetscape. Particularly from unit 10 and 11 and Unit 9. Look at relocating so these are more legible. Entry for unit 9 should be more central to remove the long corridor and unusable short-length of galley kitchen</li> </ul>
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>Communal open space is lacking and is not necessarily useable for residents for recreation. Consider areas which are informal and less linear. Space can include the use of shrubs and rocks as well as informal seating opportunities. Space should be dedicated for communal use and not shared with vehicles or other access arrangements</li> <li>Look at possibly creating informal interaction to occur in the internal walkway on the ground floor. Possibly increasing the width would allow for activation</li> </ul>
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	<ul style="list-style-type: none"> <li>Introduction of a frontage to Florence Street is a positive feature</li> </ul>



	<ul style="list-style-type: none"> <li>• The applicant is required to provide further information to confirm the intended use of the dwellings. The proposal as submitted appears to function as Multiple Dwellings. In accordance with Clause 32(1) of the City's Local Planning Scheme No. 2, However, Multiple Dwellings are not permitted within the area of the subject site. The discussion around the intended use was unclear as to how the proposal would function as a Grouped Dwelling, with respect to site area and parking allocation, as well as tenant arrangements. The further information should clearly outline the intended use and function of the dwellings and how this is consistent with the definition of Grouped Dwellings in accordance with the Residential Design Codes for consideration by the City as part of its assessment of the proposal</li> <li>• There is a high level of merit in retaining and adapting the use of the existing apartment building, and maximising the development potential of the site. However, this must not be to the detriment of the amenity and functionality across the entire site. The proposed development of the site could benefit from a greater focus on improving both the function and amenity of the existing dwellings, and exploring what is possible in terms of additional grouped dwellings.</li> </ul>
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### Conclusion

The current design as presented suggests that the site is over developed. Examples of this includes entries to units being compromised, carparking bays difficult to manoeuvre into, balconies that require screening due to privacy issues, lack of adequate external storage and landscaping not meeting the City's requirements.

That said the panel are of the view that by reconsidering some of the planning, location of stair wells, entries, greater regard to passive solar design specifically location of living areas, location of balconies may improve the design to satisfy the panel's concerns.

The panel suggests the applicant reviews its site planning and functional planning to overcome the current deficiencies in the design or alternatively reduce the number of units.

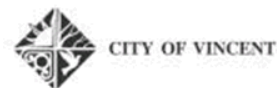
### 4. Close/Next Meeting

The Chairperson closed the meeting at 5.30pm.

The next meeting is scheduled to be held on Wednesday 19 June 2019



# MINUTES



## DESIGN REVIEW PANEL

Wednesday 3 July 2019 at 3.30pm

Venue: Function Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### Design Review Panel Members

James Christou (Chairperson)  
Tom Griffiths  
Anthony Duckworth-Smith  
Stephen Carrick

#### City of Vincent Officers

John Corbellini (A/Director Community & Business)  
Jay Naidoo (Manager Development & Design)  
Mitch Hoad (Senior Urban Planner)  
Karsen Reynolds (Urban Planner)  
Roslyn Hill (Minute Secretary)

#### Applicant – Item 3.1

Tony Papalia	Total PM
Dominic Snellgrove	CCN
Jackson U	
Leigh Caddy	Element

#### Applicant – Item 3.2

Kyle Jeavons	FJM
Alene Sullivan	FJM
Yong Lee	Hassell

#### Applicant – Item 3.3

Dominic Snellgrove	CNN
David Workman	EG
R Tallon	CNN
Keat Tan	CNN
Ryan Darby	Roberts Day

#### Applicant – Item 3.4

Alicia Jones	Fabco/Woolworths
Jonathon Jones	Hames Sharley
Mason Harrison	Hames Sharley
Megan Gammon	Urbis

#### Applicant – Item 3.5

Aaron Sice

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### 1. Welcome/Declaration of Opening

The Chairperson, James Christou declared the meeting open at 4.05pm.



## 2. Apologies

## 3. Business

## 4.10pm–4.30pm – Applicant's Presentation – DA Lodged 5.2016.495.1

3.1 Address: 67 Cleaver Street, West Perth

Proposal: Amendment to Approved Aged Care Facility

Applicant: Element

**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)

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>Minimalistic treatment assists in having the additional height blend into the roof-scape</li> </ul>
<b>Principle 2 – Landscape quality</b>	N/A
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>No objection to additional height as it will have a negligible impact on the streetscape and surrounding properties</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	N/A

**Conclusion**

The DRP appreciates the need to amend the height of the lift cores. It is a minor amendment which the DRP supports.

## 4.30pm–4.50pm – Applicant Presentation – DA Lodged 5.2019.61.1

3.2 Address: 742 Newcastle Street and No. 301 Vincent Street, Leederville

Proposal: Commercial Development

Applicant: Element / Argyle Holdings Pty Ltd

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019



**Recommendations & Comments by DRP on 20 March 2019 (using the Built Form Policy Design Principles):**

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>Look at creating smaller scale elements as the building moves towards to laneway along Vincent Street, to present a finer grain outlook, acknowledge the corner and break the grid pattern. Consider a graduation to reflect the surrounding streetscape context and character of Leederville</li> <li>Consider elements to the detail of the shopfront windows to infer there are other tenancies within, as an alternative to providing multiple entrances. This can include different materiality and landscaping at the ground plane.</li> <li>Brick patterning and colour or material change should be considered on the ground floor plinth to bring a human scale to the streetscape and reflect Leederville's character shopfronts</li> <li>Give thought to the façade design of the tenancies fronting the laneway and how this can be designed to present a unique form that reflects it's more grungy rear laneway context</li> <li>Along Vincent Street consider varying height canopy to facilitate entry areas or window shop fronts to assist with the shading into the openings. Varying the heights of the canopy can break up the appearance of a constant beam and add to the visual interest.</li> <li>Consider four separate architectural language elements (rather than just the two) into the facade. The brick element, the lighter veil over, the streetscape elevation along Vincent Street and the more grungy laneway streetscape elevation. Also review the colour selection to reduce the massing of the development. The similarity in colour of the two existing architectural language elements does not assist in breaking down the bulk and massing of the development.</li> </ul>
<b>Principle 2 – Landscape quality</b>	N/A
<b>Principle 3 – Built form and scale</b>	N/A
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	N/A

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>Materiality is commended in mitigating the additional height</li> </ul>
<b>Principle 2 – Landscape quality</b>	N/A
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>Upper floor has been handled well. Additional height is not noticeable</li> <li>Additional height of carpark would be most noticeable on the edge of the building. Further amelioration of the perception of the bulk from this portion should be explored as it is not stepped back like</li> </ul>



	<p>the rest of the level. Consider including a setback to provide some articulation and treatment similar to office building rather than the same as the carpark below.</p> <ul style="list-style-type: none"> <li>• Removal of upper floor of carpark would provide an opportunity for the additional height to step down. Look at possibly moving the office along to help the transition.</li> <li>• The treatment of the upper floor carpark is important to help mitigate the extra height.</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	N/A

**Conclusion:**

The DRP appreciates the need to amend the design to reflect the requirements of road widening. This has resulted in smaller floor plates requiring an additional floor to maintain NLA and carparking numbers. The upper level office space is setback from the north and the west. The setbacks and resolution of the office area is supported by DRP. However, the upper level carpark is not set back from the north, the applicant should review its design to create a recess in the façade by stepping back the wall of the carpark from the building façade below it, a minimum of 550mm from the northern edge of the facade. The alternative is to use a material that is transparent.

**5.00pm–5.40pm – Applicant Presentation – No DA Lodged**

**3.3 Address:** 40 Frame Court, Leederville

**Proposal:** Local Development Plan

**Applicant:** Cameron Chisholm Nicol Architects, RobertsDay and Realm Studios on behalf of EG Funds

**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)

**Redacted at Request of Applicant**



## 5.40pm–6.10pm – Applicant Presentation – DA Lodged

3.4 **Address:** Nos. 291-293, 295 and 307 Stirling Street, Perth

**Proposal:** Mixed Use Development

**Applicant:** Urbis / Fabcot Pty Ltd

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019

**Recommendations & Comments by DRP on 20 March 2019 (using the Built Form Policy Design Principles):**

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>How will the site be activated if the parking is located on top and people will come into the premises through the internal lifts?</li> <li>There is no active frontage on Bulwer Street as it comprises of elevators. Escalators restrict views into the development from Bulwer Street and the entrance from BWS is via Woolworths. Look to create an element on the corner/Bulwer Street that will increase activation, possibly moving the location of BWS.</li> <li>Public art should not be used as the sole mechanism to activate the connection between the building and the street is lacking</li> <li>The café is not located for people to stop – it is a walk through. Look at increasing the size of the café to help with street activation. Consider the functionality of the café alfresco area in close proximity to the main pedestrian doors to the development</li> <li>Removal of the purple 'parking entrance' is supported</li> <li>The strategy of the upper levels looking like apartments is visually appealing and supported</li> <li>Good research into the history of the site however we are not seeing this translate into the architectural language especially on the corner element. Look at how the Fringe development on William Street references art deco in a contemporary way</li> <li>The vehicle access ramp is monolithic and will be out of context with the adjacent residential development. Look at incorporating domestic materiality and scale elements to the northern portion of the site to help assist the development's transition into the single residential area</li> <li>Look at opportunities to use the internal retail program to activate the facade. Food and beverage groceries.</li> <li>Look at the market style concept and bring this to the street – this would fit in with the expectations of the Highgate context and community</li> <li>The façade along Stirling Street has been improved</li> <li>The applicant confirmed the glazing along Stirling Street will be transparent which is supported</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>Landscaping on the upper floor needs to be usable and accessible and contributes to the experience.</li> <li>Look at terracing of the deep soil zone – bring people up to the deep soil area</li> </ul>
<b>Principle 3 – Built form and scale</b>	N/A
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>A traffic management study/plan will be needed as the traffic will be coming in from the residential side of the development</li> </ul>
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A

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<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>• Cyclists need a visual connection to their bike so they will utilise the associated parking</li> <li>• Upper floor community use area as shown on previous plans has potential to generate a good community benefit. This is now shown as a commercial tenancy and needs to be more defined and have certainty to be factored in as a positive element of the proposal.</li> </ul>
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The apartments which have now been removed from the proposal generated a significant community benefit and are a significant change to the proposal.</li> <li>• A number of comments from previous minutes have not been addressed and require further development.</li> </ul>

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>• Reconsider the amount of signage that is proposed. The additional signage takes away from what the development is trying to achieve. The signage is competing with the architecture.</li> <li>• Opening doors to BWS is a positive but work is still needed to create more activation on the street level</li> <li>• More refinement is needed on the materiality on the northern elevation to transition to the residential area</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Increase the landscaping to comply with the City's requirements.</li> <li>• All opportunities to increasing soft landscaping, deep soil and canopy coverage should be examined to comply with the City's landscaping requirements.</li> </ul>
<b>Principle 3 – Built form and scale</b>	N/A
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li>• Refine the amount of signage provided</li> </ul>
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>• Look at more opportunities to create communal space at the front</li> </ul>
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	N/A

#### Comment:

Whilst the facility will be welcomed the design needs further refinement.

- At the northern interface
- Signage – building signage and information signage should not be articulated with the following hierarchy:
  - Name of Building – under canopy or above
  - Other signage to be at a lower level.

#### 6.10pm–6.45pm – Applicant Presentation – No DA Lodged

3.5 Address: 391 Lord Street Mount Lawley

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**Proposal:** Ten Multiple Dwellings

**Applicant:** Aaron Sice on behalf of Mario Siano

James Christou declared a conflict of interest and left the meeting for this item.

**Reason for Referral:** For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 28 November 2018

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>There is insufficient information provided on surrounding context as shown on floorplans, elevations and perspectives. Show the adjoining buildings to illustrate how the proposal responds to the surrounding context</li> <li>The development appears over-developed. For the proposed concessions in relation to density to be considered the City's landscaping requirements must be met.</li> <li>Looks very boxy in terms of the massing. Need to break down the massing and articulate the elevations; develop western elevation with similar textured materials as included on the eastern side as this will be highly visible when approaching from Harold Street.</li> <li>Look at setting back on both sides of the site to break up the mass. Need to further consider existing context;</li> <li>Ground level high solid wall on both streets is a big issue and does not interact with and activate the street; need to improve activation</li> <li>Look at opening up the central lift core area completely to get light and air through development, break up the massing and provide better articulation</li> <li>Consider stepping in the top stories to reduce the bulk and mass</li> <li>Consider the neighbouring streetscape and context in relation to the development. Identify some of the local character features and materials used in the streetscape as a reference in developing the architectural language of the facades.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>There is currently a dominance of bulky/massed landscaping. Look at opportunities to lighten up the proposed landscaping (in terms of colour and density).</li> <li>Consider bringing one or more other species into the lilly pilly hedge to get more colour, and permeability. Consider interspersing trees to break up the lilly pilly hedge.</li> <li>All opportunities to increasing soft landscaping, deep soil and canopy coverage should be looked into to comply with the City's landscaping requirements. Increasing setbacks will provide more opportunities for landscaping.</li> <li>Consultation with a landscape architect is advised</li> <li>Landscaping requirements/calculations will need to be verified by the City</li> </ul>
<b>Principle 3 – Built form and scale</b>	N/A
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>Minimal north light access has been provided to living areas. Justify why this has been done. If the central core is opened this may provide more north light opportunities. Consider flipping the living and bedroom areas to create more light into kitchen, dining and living areas.</li> </ul>
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A



<b>Comments</b>	<ul style="list-style-type: none"> <li>Permitted heights of adjacent properties needs to be verified – particularly R50 properties</li> <li>Look at Fringe Apartments on William Street as an example of stepping down the massing and generating a contemporary architectural language which reflects the surrounding local context</li> </ul>
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### Recommendations & Comments by DRP (using the Built Form Policy Design Principles):

The Chair - James Christou left the meeting due to a conflict of interest.

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>The use of repetitive and vertical elements is still high. The perception of bulk is partly driven by repetition. While introduced materiality change has been introduced, it has not changed the perception of the bulk. More consideration needed to mitigate the bulk and consider using articulating elements which extend beyond between individual floor plates as per the example building used in the proponents presentation.</li> <li>The roof is domestic in style and form – the building is not a domestic building type. It is not consistent with the building typology which is a multi-level apartment development. Look at other developments and how they deal with roof treatment</li> <li>Look at simplifying the architectural elements. The elements look complicated, however should be rationalised</li> <li>Local character has been absorbed – elevation on the Lord St streetscape is very confronting and overwhelming particularly for pedestrians</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>Look at opportunities to soften up the façade by adding soft landscaping</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>Look at reducing the plot ratio which may open up opportunities to reduce the bulk, massing and scale</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>Look at adding amenity areas</li> </ul>
<b>Principle 7 – Legibility</b>	<ul style="list-style-type: none"> <li>Entries into the building are very tight and look very domestic in scale. Suggest providing more legibility by opening up entries into the development. Suggest providing more legibility to the main entry of the development</li> <li>Look at opening entries at the street level to provide width. It is currently unclear where pedestrian would access the building</li> </ul>
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	<ul style="list-style-type: none"> <li>Some comments from the previous minutes has not been answered.</li> </ul>

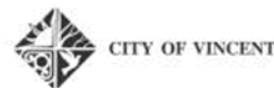
#### 4. Close/Next Meeting

The Chairperson closed the meeting at 6.45pm.

The next meeting is scheduled to be held on Wednesday 10 July 2019



# MINUTES



## DESIGN REVIEW PANEL

Wednesday 10 July 2019 at 3.30pm

Venue: Function Room  
City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### Design Review Panel Members

Sasha Ivanovich (Chairperson)  
Ailsa Blackwood  
Joe Chindarsi  
Stephen Carrick

#### City of Vincent Officers

Jay Naidoo (Manager Development & Design)  
Joslin Colli (Coordinator Planning Services)  
Mitch Hoad (Senior Urban Planner)  
Natasha Trefry (Urban Planner)  
Clair Morrison (Urban Planner)

#### Applicant – Item 3.2

Tony Paduaao	Element
James Christov	Architect
Ravi	Landowner

#### Applicant – Item 3.3

Jason Collins	Applicant
Peter Fryer	Architect

#### Applicant – Item 3.4

Nicholas Preston	Hodge Collard Preston Architects
Lee Yaw	Hodge Collard Preston Architects
Reegan Cake	Dynamic Planning

### 1. Welcome/Declaration of Opening

The Chairperson, Sasha Ivanovich declared the meeting open at 4.00pm.

### 2. Apologies

### 3. Business

#### 4.00pm–4.10pm – Applicant Presentation – No DA lodged

3.2 **Address:** 241-243 Vincent Street and 84 Loftus Street, West Perth

**Proposal:** 5 storey mixed use development with undercroft parking

**Applicant:** Element

**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)



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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>• Further consideration to be given to massing and rhythm in order to minimise impact and achieve greater integration into existing neighbouring built form. The inclusion of the green wall is supported and its retention within the final rendition of the design is encouraged.</li> <li>• The rhythm and articulation of the building through the use and treatment of face brickwork is supported, and should be further explored and developed.</li> <li>• The scheme is generally supported by the DRP. It sits well in the site. Articulation of the façade and the generous consolidated courtyard are supported and should be further developed and refined/resolved. More detail around the resolution of hard and soft landscaping and use of the courtyard space is required.</li> <li>• Stepping of building bulk/form to the south could be better addressed on the upper floors in order to provide a better transition between this 5 storey project and the future neighbouring likely 2-3storey one to the south. This will also provide a better interface for solar gain for the existing/future dwelling to the adjoining southern neighbour.</li> <li>• Top fifth floor appears more prominent than the floor below it. It may have a greater visual impact. Consideration should be given as how to reduce the visual impact and bulk of the top floor.</li> <li>• The interface to Loftus Street of the footpath to podium/boundary retaining does not provide a good interface at a pedestrian scale, at its highest point/ south edge. Consider tiering/terracing this end of the podium and incorporating landscaping - to soften this drop of level. This height/extent of retaining on the boundary as currently indicated is not supported.</li> <li>• Screening should be provided to vehicle access area.</li> <li>• Greening of the Vincent-Loftus street corner and installation of public art could be considered to tie in with the City of Vincent Administration building forecourt, and to reinforce the City 'gateway' feel of this location.</li> <li>• The commercial tenancy is quite isolated from the rest of the development. Consider opening up the back of the tenancy around the communal open space to provide amenity given the heavy traffic and road widening along Vincent Street, and to create transparency between the street and the green oasis proposed by the communal space.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Olive trees on the roof, and consolidation of deep soil and communal open space are supported.</li> <li>• Opportunity exists in design of communal open space to be for residents, commercial tenancy and public usage. Consider linking the commercial tenancy to the communal open space to increase amenity. Consider communal open space that can incite participation such as a small orchard, or break out working space.</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>• Consider opportunities for increasing public access, and amenity, through and around the site. There is further potential for public activation and amenity within the site and linking to the communal space provided at the rear</li> <li>• Vertical proportions of windows of adjoining residential properties could be a reference to the treatment of openings to the building façade.</li> </ul>



	<ul style="list-style-type: none"> <li>Consider stepping back the southern side to provide further separation to adjoining property.</li> <li>Consider opportunities for a more significant treatment on the upper floors, such as bringing the built form or building element closer to the corner of Vincent &amp; Loftus Streets to reinforce a 'City of Vincent' gateway statement for the area.</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	N/A
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	<ul style="list-style-type: none"> <li>It is understood that this is a preliminary submission of a design, still in development.</li> </ul>
<b>Comments</b>	N/A

**Conclusion**

DOES NEED TO BE RETURNED TO DRP

**4.30pm–4.40pm – Applicant Presentation – DA Lodged 5.2019.213**

**3.3 Address:** 9 Leicester Street, Leederville

**Proposal:** Seven (7) Grouped Dwellings

**Applicant:** Jason Collins

**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)

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>Consider how the project could incorporate elements of character and materiality that enhance the streetscape, and better resonate with the surrounding traditional character within the area.</li> <li>The applicant referred the DRP to another project previously approved by the applicant. Consider alternatives to composition, master-planning, form, material, and finishing treatments that vary to previous projects done by the applicant.</li> <li>The same 'product' has been repeated over and over – this development could be anywhere. It does not provide a design response and material palette that is necessarily reflective of the local characteristics of Leederville.</li> <li>Northern aspect of the site is a missed opportunity – there is potential for a 'townhouse style' development that would create</li> </ul>
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	<p>private ground level courtyard spaces. The current scheme has hardly any of this amenity.</p> <ul style="list-style-type: none"> <li>• In the existing mixed streetscape character here are good examples of Vincent character and potential to reflect that context and character</li> <li>• There is further opportunity in this scheme to create a more 'homely' and 'human' scale to the dwellings, particularly on the ground floor, in terms of materiality and presentation to the street.</li> <li>• A mix of material finishes – cladding, face brickwork and rendered masonry would improve the current proposal generally, which is currently only proposed in rendered and painted masonry.</li> <li>• Unit 4 provides blank walls and lack of interaction to the driveway...Generally there's a lack of interaction and activation into the ground floor plane of central driveway space, which has essentially been given over to cars.</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>• Consider opportunities for additional landscaping via vertical climbing species to walls or pergola- to create a more appealing entry</li> <li>• Although the landscaping requirements are technically met in extent; the open space provided is generally on the margins of the site with no liveable interactive open landscaped spaces provided. COV requires landscape spaces for increased streetscape activation and communal amenity of residential projects, and it is vital that new projects meet these requirements.</li> <li>• While units 1 and 7 have their own private courtyard, the other units need access to a similar area of landscape amenity.</li> <li>• The species selection and diversity of planting are good. The combination of shrubs and trees provides a good landscape quality</li> <li>• There is more opportunity to potentialize on views to the mature tree canopy near to the freeway. Views from entry and communal landscape to these trees will provide good amenity</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>• Whole ground floor taken by parking – this creates barren car-dominated space on the ground floor.</li> <li>• Consider creating larger more usable spaces for occupants at ground level, integrated with landscaped courtyards.</li> <li>• Putting driveway through the middle results in overlooking from either side and restricts opportunities for meaningful landscaping. This has resulted in a large expanse of paving on the ground plane, dominated by garages/vehicle access</li> <li>• Provide additional openings, articulation or interaction to the visitor bay parking area to reduce the 'locked in aspect'.</li> <li>• Opening up of façade of upper storey over parking area should be further considered, particular where facing north.</li> <li>• Consider providing improved visual connection between units within parking area. In blank walls and dead spaces and blank walls surrounding the central driveway and parking bays consider providing angled, bay windows that would provide indirect surveillance, cross ventilation to rooms and enliven that central common (driveway) area. Providing a balcony to rear Unit, 7 1<sup>st</sup> floor, facing into the communal driveway would also contribute to</li> </ul>



	<p>enlivening/activating this only driveway/communal space (which also acts as principal access to the unit)</p> <ul style="list-style-type: none"> <li>• Dropping of one dwelling would raise the quality of the development potentially six really beautiful product with greater value</li> <li>• 'Only render finish' has greater impact on the streetscape as a result of the narrow streets. Incorporating a wider range of materials and finishes palette, including face-brick elements is recommended.</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	N/A
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>• Double glazing – Consider where appropriate (&amp; in consideration to noise) and providing passive solar aspect (single glazing) to habitable rooms</li> <li>• Consider providing further glazing to staircases –to improve interaction/surveillance to the central driveway area. Large expanses of render, paint and mirrored skillion roof-forms are not considered by the DRP as an appropriate, contextual response to the site.</li> </ul>
<b>Principle 6 – Amenity</b>	<ul style="list-style-type: none"> <li>• Consider providing better liveability and amenity to this site within the proposed homes for the occupants, through improved orientation to the northern aspect, and quality landscaped outdoor spaces.</li> <li>• Open space and planting along the boundaries are not interactive or usable and will not contribute towards resident's amenity.</li> </ul>
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	N/A
<b>Principle 9 – Community</b>	N/A
<b>Principle 10 – Aesthetics</b>	<ul style="list-style-type: none"> <li>• Skillion roof form is not a bad outcome. However, the strong symmetry may need to be reconsidered – in the street façade, allow for creating more interest/asymmetry within the design that responds to aspect/location.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Consider potential lessons from Bourke Street that could be applied here – breaking up the bulk, utilising different materials and varying built form character/details</li> <li>• Avoid solid blank walls – ensure development does not present as closed off to the street or from adjacent properties. Ensure adequate street surveillance is provided.</li> </ul>

**Conclusion:**

Revised plans proposed to be referred back to DRP for comment at a later date.

**5.00pm–5.10pm – Applicant Presentation – No DA Lodged**



3.4 **Address:** 77-81 & 83 Scarborough Beach Road, Mount Hawthorn

**Proposal:** Child Care Premises

**Applicant:** Hodge Collard Preston Architects

**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)

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

<b>Principle 1 – Context and Character</b>	<ul style="list-style-type: none"> <li>Consider incorporating more domestic/residential concept/design to the brick work fronting Scarborough Beach Road;</li> <li>Include elements of a domestic scale to the development, to be more child friendly, to lower/intimate scale, and welcoming;</li> <li>Softening of materials, design and colours can assist to provide a more domestic design outcome;</li> <li>There is opportunity, in this context, to be more adventurous and playful with the ground floor façade, i.e. in regard to openings, treatment, materials and articulation;</li> <li>Consider utilising design elements to reduce the appearance and feel of a commercial or industrial building, in relation to for example, on the design elements of the roof, materials fronting the car park and external play area;</li> <li>Consider introducing a set-back and providing art, and/or landscaping etc. to create further privacy to the site and an interactive façade to the public realm;</li> </ul>
<b>Principle 2 – Landscape quality</b>	<ul style="list-style-type: none"> <li>Additional landscaping details need to be submitted;</li> <li>Look at including large canopy trees in the car park area to reduce the perception of the car parking area as a blank barren space, and to decrease urban heat;</li> </ul>
<b>Principle 3 – Built form and scale</b>	<ul style="list-style-type: none"> <li>Consider reducing the scale of the building to be more appropriate to children: <ul style="list-style-type: none"> <li>Consider what the child would/might like to experience;</li> <li>Consider lowering roof levels;</li> <li>Consider child's visual and tactile language and how it could be incorporated into the design;</li> </ul> </li> <li>Look at opportunities to make the design more domestic and intimate. The current concept is graphic (i.e. with black/white materials and design elements) and perceived as very commercial;</li> <li>Look at how to develop internal spaces to be child-friendly in scale and character;</li> </ul>
<b>Principle 4 – Functionality and build quality</b>	<ul style="list-style-type: none"> <li>Consider how to incorporate more poetry and play the built form and internal layout of the development;</li> <li>Look at how to provide the internal child-friendly spaces with more interaction with external play areas and landscape;</li> <li>Look at opportunities for verandahs, or how to use existing roof forms incorporating awnings to provide shade and weather protection for users and/or present a domestic character to the design; demonstrating how sandpits and external play areas, shade and trees could be incorporated to inform the design.</li> <li>Consider amending and simplifying the roof design to further develop outdoor verandah spaces with a more domestic/child-friendly character.</li> </ul>



	<ul style="list-style-type: none"> <li>Look at the possibility to create more interaction, beyond glazing, between the internal staff/admin rooms, the car park, the public areas and the internal play areas;</li> </ul>
<b>Principle 5 – Sustainability</b>	<ul style="list-style-type: none"> <li>Look at opportunities for more overhang on eastern façade to soften and provide shading to the admin area;</li> <li>Look at opportunities to provide sun screening from summer sun and provide weather protection through use of awnings;</li> <li>Demonstrate how the north facing windows capture winter sun, through additional section diagram;</li> <li>Give consideration to the colour of the roof and insulation options to reduce heat gain into the building;</li> <li>Look at fencing options where appropriate to reduce the heat trapping of solid brick walls and to provide ventilation and articulation to the children outdoor play area,</li> <li>Look at maximizing natural sunlight to internal spaces in lieu of artificial lighting;</li> </ul>
<b>Principle 6 – Amenity</b>	N/A
<b>Principle 7 – Legibility</b>	N/A
<b>Principle 8 – Safety</b>	<ul style="list-style-type: none"> <li>Look at car parking design, potentially one-way design and a pathway for access from the car park area to the entrance to provide a safe environment for children;</li> </ul>
<b>Principle 9 – Community</b>	<ul style="list-style-type: none"> <li>Look at opportunities to provide more passive and active surveillance and visual integration/interaction with the street, i.e. articulated design, openings, artwork, landscaping etc.;</li> <li>Look at opportunities to break up the walls and soften the impact of the car parking area on the street.</li> </ul>
<b>Principle 10 – Aesthetics</b>	N/A
<b>Comments</b>	N/A

**Conclusion:**

To be returned to DRP.

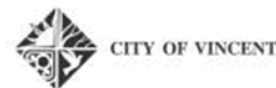
**4. Close/Next Meeting**

The Chairperson closed the meeting at 6.15pm

The next meeting is scheduled to be held on Wednesday 24th July 2019



# MINUTES



## CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

Monday, 1 July 2019 at 6.00pm

Venue: Committee Room

City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

#### City of Vincent Councillors

Cr Alex Castle (Chairperson) (AC)

Cr Susan Gontaszewski (SG)

#### Community Representatives

Joel Birch (JB)

Megan Kaino (MK)

John Thomson (JT)

David Reid (DR)

#### City of Vincent Officers

Sandra Watson – Manager Community Partnerships (SW)

Kate Allen – Community Partner (KA)

### 1. Welcome / Declaration of Opening

The Chairperson opened the meeting at 6.04pm and delivered an Acknowledgement of Country on behalf of the group.

### 2. Apologies

Karen Balm, Senior Community Partner (KB)

John Corbellini, A/Executive Director Community & Business Services (JC)

### 3. Confirmation of Previous Minutes

The Minutes from the previous meeting held on 1 April 2019 were confirmed as a true and correct record.

### 4. Business

#### 4.1 Action Item Review

KA provided updates on previous Action Items:

- Confirmed that CYPAG members were sent the Leederville Oval Masterplan information sheet, a request for debate topic ideas and a request for contacts from Churchlands and Mt Lawley Senior High School.
- Advised the group that Churchlands Senior High School contacts are still required.
- Confirmed that all schools were contacted about changing the date of the debating competition.

#### 4.2 Vincent Youth Network (VYN) – Update

- KA advised that VYN had presented to Kyilla Primary and Mt Lawley Senior High School, with a presentation booked at Aranmore College for next term. The other schools are yet to confirm a date.
- The barista course has been booked for 20 July and approximately 180 enquiries were received, mostly as a result of the Facebook post. The course is now fully booked with a full waitlist. Following delivery of the course, the VYN will look into booking a second date, possibly during the next school holidays (Sept/Oct).



- The VYN are now working on an amazing race/scavenger hunt style event called 'Vincent Gold Rush'.
- CYPAG members discussed some ideas for the Vincent Gold Rush event including an op shop dress up station and hiding markers for the participants to find and take photos of. Suggestions were also put forward regarding businesses and groups that might want to be involved.

#### 4.3 Youth Week

- KA advised that all the events for younger children (10 years and over) were well attended.
- The events for 16 -25 year olds were not well attended and consideration will be given next year as to whether all the events should be aimed at the younger age group and/or whether to plan further events in conjunction with local youth organisations including Youth Affairs Council WA (YACWA), YMCA HQ and Foyer Oxford.

#### 4.4 Interschool Debating Competition – Update

- KA advised all five (5) primary schools participated in education sessions delivered by WA Debating League. The feedback from schools was excellent, with most students being very engaged in the sessions.
- The debate was held on Thursday 6 June with each school participating in two debates and all schools ending up with a win and lost debate each.
- The winner, decided by margin points, was Highgate Primary School.
- The overall feedback from the day was very positive – detailed feedback will be sought from the schools to assist with planning the event for next year.

#### 4.5 Showcase in Pixels

- KA advised this competition was previously called 'Banners in the Terrace', and is run by WALGA, with all local governments in WA invited to enter an artwork created by a school, community group or individual to represent their municipality.
- This year instead of creating a banner, local governments were asked to enter an artwork that will be displayed digitally on the screen at Yagan Square later this year.
- The City worked over a month long period with three Year 12 Aboriginal students from Aranmore Catholic College to create the artwork.

#### 4.6 Aranmore College Year 10 Community Service

- KA advised that students participated in two days of volunteering activities with the City including:
  - Carwashes and carport clean ups at Leederville Village;
  - Creating decorations and signage for the City's NAIDOC Kaya Wandjoo Festival; and
  - Planting of native plants with the Parks and Urban Green team.
- Noongar artist Jade Dolman was engaged to lead a workshop to paint the decorations for Kaya Wandjoo Festival.

#### 4.7 Pop-Up Play Trials – Update

- KA advised trials are underway at Woodville Reserve and Beatty Park Reserve.
- Parkour equipment is being installed in front of the Loftus Recreation Centre soon.
- The Britannia Reserve bike trail and pump track trial will be officially launched on Sunday, 7 July, between 12pm-2pm with a bike demonstration/workshop and a sausage sizzle.
- Consultation is currently open on the Imagine Vincent website for the community to provide feedback on the trials and suggestions for other pop-up play spaces.
- Further consultation will also be undertaken by the community projects team at events such as the Kaya Wandjoo Festival.
- MK asked whether the City would consider a mud play space, KA to raise this with Community Projects

**ACTION:** KA to provide feedback to Community Projects regarding possibility of a 'mud play' pop-up space.



4.8 Other Business*Safer Vincent Plan Consultation*

- KA advised that the draft plan was now on the Imagine Vincent website for public consultation

*2019 State of the Youth Sector Forum*

- JT advised that this forum is being hosted by YACWA at North Metropolitan TAFE in Leederville and is open to everyone that works within the Youth Sector. JT has also sent this information out to the group via email.

*YMCA HQ Update*

- DR introduced himself as the replacement for Andrew Rigg, who finished up with YMCA on 30 June and as such has withdrawn from the CYPAG committee.
- DR advised that they have New Wave Festival happening this weekend at HQ, with a two day line-up of dance and music from young artists. They also have Youth Parliament running over the next few weeks.

*Updates from Council*

- AC and SG advised of the adoption by Council of the new budget which includes funding for a youth strategy. Additional budget items relating to CYPAG were funds towards the establishment of a youth hub in Mt Hawthorn and funding to update play spaces. There are also funds within the Banks Reserve Master Plan for play and recreation equipment for young people.
- SW provided further details regarding the design for the Banks Reserve Master Plan as well as an update regarding the Leederville Oval Master Plan, for which there are three concept designs.

**ACTION:** SW to provide information via email to the group on the three concept designs for Leederville Oval.

*Rae Street Play Street Update*

- KA advised that there was a meeting with Rae Street Play Street (RSPS) organisers and the Mayor earlier today. RSPS most recent funding has finished up and the organisers are considering whether they will apply for further funding or whether RSPS will finish up.
- RSPS organisers would like to have 3 showcase events on Rae St in the next six months in partnership with the City and to advertise these to the community to come along and learn about running a play street. They would also like to have residents on other streets host trial play street events
- Discussed that the City's Open Streets program can be utilised for the trial events as long as the road closures are full closures with no vehicle access.
- AC also suggested RSPS organisers contact Pisoneri Market organisers about showcasing play streets at their events

**ACTION:** AC to provide KA with contact details for Pisoneri Market organiser (Katrina).

**5. Close / Next Meeting**

The Chairperson closed the meeting at 7.28pm. The next meeting date is scheduled to be held on 2 September 2019.

Signed \_\_\_\_\_  
Councillor Alex Castle (Chairperson)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2019

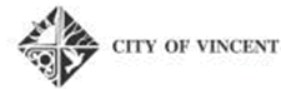


MINUTES – CYAPG Meeting 1 July 2019

Summary of Actions	Date	Status
KA to provide feedback to Community Projects regarding possibility of a 'mud play' pop-up space.	1 July 2019	Incomplete
SW to provide information via email to the group on the three concept designs for Leederville Oval Master Plan.	1 July 2019	Incomplete
AC to provide KA with contact details for Pisoneri Market organiser (Katrina).	1 July 2019	Incomplete



# MINUTES



## RECONCILIATION ACTION PLAN WORKING GROUP

Monday, 1 July 2019 at 6.00pm

Venue: Function Room

City of Vincent  
Administration and Civic Centre  
244 Vincent Street Leederville

### Attendees:

City of Vincent Councillors  
Cr Dan Loden (Chairperson)  
Cr Josh Topelberg

Community Representatives  
Gordon Cole (GC)  
Maria McAtackney (MM)

City of Vincent Officers  
Nathan Stokes – Executive Manager Human Resources (NS)  
Karen Balm – Senior Community Partner (KB)  
Gayatrii Surendorff – Community Partner (GS)

### 1. Welcome / Declaration of Opening – Acknowledgement to Country

The meeting was opened at 6.05pm with Gordon Cole Welcoming the Group to Country.

### 2. Apologies

Cr Roslyn Harley (Co-Chair)  
David MacLennan - Chief Executive Officer  
John Corbellini – A/Executive Director Community and Business Services  
Sandra Watson – Manager Community Partnerships  
Community Representatives  
Kathy Kickett  
Phil Walley-Stack  
Jade Dolman (JD)  
Sarah Janali  
Marilyn Lyford

### 3. Confirmation of Previous Minutes – 29 April 2019

Cr Topelberg requested the following amendment to the 29 April 2019 Minutes:

- 4.1 'Leederville Masterplan' to 'Leederville Oval Masterplan'

The Minutes from the previous meeting held on 29 April 2019 were confirmed as a true and correct record.

### 4. Business

#### 4.1 Action Items Review

GS discussed the action items listed and the progress the City and RAPWG members have made with particular actions over the past two months.

GC, JD and GS have closely collaborated which has led to the success of the first round of Aboriginal Youth Forums and Workshops. The artwork produced at the Workshops will be exhibited at the Kaya Wandjoo Festival on 6 July 2019. The next Aboriginal Forum will focus on technology.

.../4



GC mentioned he had tried to get in touch with Nyoongar Wellbeing and Sport regarding Leederville Oval Masterplan; however, to date there has been no follow up response. GS stated that the City's Community Project Team had not received a response either.

GC discussed the importance of connecting and consulting with local Whadjuk residents when seeking feedback on work carried out within the City. He relayed that the Whadjuk Working Party consult on matters affecting Native Title and registered Aboriginal sites and that the City may have difficulties contacting them for comment on projects such as Leederville Oval Masterplan.

- ACTIONS:**
- (1) RAPWG to provide feedback regarding the Leederville Oval Masterplan to the City's Community Project Team
  - (2) GC and GS to coordinate Aboriginal Youth Tech Forum.
  - (3) GS to continue to work with GC to connect and consult with local Whadjuk residents.

#### 4.2 Specific Projects and Initiatives:

##### *Reconciliation Week*

GS discussed the Workshops the City hosted during Reconciliation Week 2019. Marissa Verma, Esther Kickett and Vivienne Hansen each facilitated a session throughout the week in the Vincent Library. Marissa shared her knowledge of the Noongar Six Seasons and catered for the Workshop 'Djeran', while Esther spoke about her connection to Country and shared painting tips and techniques with community members. Vivienne's Workshop was enjoyed by a large group that learnt about local bush medicine and the use of certain plants in Noongar healing traditions. Vivienne and her husband Moort worked with attendees to create bush medicine oil and potpourri they were able to take home with them.

##### *Aboriginal Youth Forum and Workshops*

JD, Kevin Bynder and Brendon See were panel guests at the City's first Youth Forum for Aboriginal youth. The panel spoke about their artwork, the adversity they had faced growing up and how they managed to run a small business. Following the Forum, two weekly Art Workshops were facilitated for the attendees by JD. JD worked closely with the attendees to produce a painting on canvas that highlighted Noongar culture, symbols and tradition. The artwork will be featured in an art exhibition on 6 July 2019 at the Kaya Wandjoo Festival.

##### *NAIDOC Week*

The City will host the Kaya Wandjoo Festival to celebrate NAIDOC Week. Noongar Storytime and face painting will be facilitated by Karla Hart and is open to young people up to the age of 12. Marissa Verma will talk about her personal story and adversities and her journey connecting with her Noongar culture that has led to a thriving small business and rich cultural knowledge and connection.

##### *Kaya Wandjoo Festival*

The City has partnered with Noongar Radio to host the Kaya Wandjoo Festival on 6 July 2019. The festival will celebrate Noongar Radio's 10<sup>th</sup> Birthday, NAIDOC Week and the launch of the City's Innovate RAP. The festival will feature numerous Noongar artists, dancers, musicians, poets, storytellers and local organisations will have the opportunity to promote their services to the community. Entry and catering is free to community members.

#### 4.3 'Innovate' RAP – Progress Update

The City's 'Innovate' RAP was formally endorsed by Reconciliation Australia on 26 June 2019. The RAP will be launched on 6 July 2019 at the Kaya Wandjoo Festival.



#### 4.4 Other Business

##### *Cultural Awareness Training*

NS discussed the future of Aboriginal cultural awareness training at the City of Vincent, with the City investigating the potential of having online training available to staff in the future. CATonline had approached the City regarding their 12 module online Cultural Awareness Training program. He discussed that the Elders featured in the training program were not Whadjuk people but from other areas of Western Australia. GC and Cr Topelberg contributed to the discussion surrounding online training and GC mentioned that online training may not give staff an opportunity to fully engage with Noongar culture and ask questions regarding training material if a Noongar consultant was not present. GC also discussed the importance of having Whadjuk Noongar people share cultural information with staff.

Cr Topelberg suggested that Administration look to start a 12 month project that would see budget and time allocated to working with local Whadjuk people and Elders to develop City of Vincent specific cultural awareness training. He said that training should be specific to each internal Department or team. GS advised that the City had already started implementing training for Parks and Urban Green staff members specific to their roles with Noongar consultant, Jason Barrow.

The Group discussed other materials available for a broader cultural awareness session for staff focused on Australia's history such as the Red, Yellow and Black book, the Centre for Cultural Competence Australia (CCCCA) and the First Australians TV series.

General consensus was that the online demonstrations should be viewed however the Group preferred if training was led by Whadjuk Noongar people and that face to face and on Country training should be a priority over online training.

**ACTION:** GS to investigate a potential cultural awareness project with local Whadjuk Noongar Elders and community members.

##### *Seasons Festival 26 January 2020*

External event organisers have contacted the City regarding a festival called 'Seasons' that they would like to host at Leederville Oval on 26 January 2020. GS requested feedback from the Group regarding the request to hold an event within the City on Australia Day. It was unanimously agreed that the festival should be held on an alternative day at Leederville Oval to ensure the City's commitment to reconciliation is upheld.

##### *Draft Safer Vincent Plan – Community Consultation*

GS informed the Group that the Draft Safer Vincent Plan is currently open for community consultation. Members are encouraged to complete the survey before it closes on 16 July at 5pm.

**ACTION:** RAPWG to provide feedback on the Draft Safer Vincent Plan

#### 4.5 Other Business

Nil.

#### 5. **Close / Next Meeting**

Cr Loden closed the meeting at 7.32pm. The next meeting is scheduled to be held on Monday, 9 September 2019.

Signed \_\_\_\_\_  
Councillor Dan Loden (Co-Chair)

Date this \_\_\_\_\_ day of \_\_\_\_\_ 2019



Attachment to RAPWG Minutes – 1 July 2019

Summary of Actions	Date	Status
RAPWG to provide feedback regarding the Leederville Oval Masterplan to the City's Community Project team	Ongoing	Ongoing
GS to work with the Community Partner - Youth and Children to facilitate banner making sessions for local students for Reconciliation Week 2020.	January to June 2020	Not started
GS to organise an event hosted by the Mayor for local Aboriginal residents.	October 2019	Not started
GC and GS to coordinate Aboriginal Youth Tech Forum	30 August	Ongoing
GS to continue to work with GC to connect and consult with local Whadjuk residents	Ongoing	Ongoing
GS to investigate a potential cultural awareness project with local Whadjuk Noongar Elders and community members	30 September 2019	Not started
NS to review the CATonline free demo	24 August 2019	Ongoing
RAPWG to provide feedback on the Draft Safer Vincent Plan	16 July 2019	Ongoing





## MINUTES

### ORDINARY COUNCIL MEETING

TIME: 6.00 PM

4 JULY 2019

CITY OF STIRLING

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*Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo  
Towns of Cambridge and Victoria Park*



Town of  
Cambridge



City of  
Joondalup



City of Perth



City of Stirling  
City of Choice



TOWN OF  
VICTORIA PARK



CITY OF VINCENT



City of  
Wanneroo



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*Prior to taking their seats for the meeting each member elected by the Member Councils, made the required Declaration of Elected Member for the position of Councillor of the Mindarie Regional Council (MRC) in accordance with the Transitional Provisions of the Local Government Act 1995 (Schedule 9.3) using s702 of the Local Government Act 1960 (repealed).*

#### **1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The CEO declared the meeting open at 6 pm.

#### **2 ELECTION OF THE CHAIRPERSON**

The CEO advised Council that he had received a nomination from Cr Boothman nominating himself for the Chairperson's role.

The CEO asked if there were any further nominations.

No further nominations were made.

The CEO declared Cr Boothman elected unopposed as the Chairperson.

#### **3 ELECTION OF THE DEPUTY CHAIRPERSON**

The Chair advised Council that the CEO had received three nominations for the position of Deputy Chair.

The Chair advised that prior to the meeting Cr Vernon had informed the CEO that she wished to withdraw her nomination.

The Chair asked Councillor Vernon if she would like to withdraw her nomination, Cr Vernon confirmed that her nomination had been withdrawn.

The Chair advised Council that two nominations for the position of Deputy Chair were received for Cr Cvitan (nominating himself) and Cr Fishwick (nominated by Cr Norman).

The Chair asked if there were any further nominations. No further nominations were received.

In accordance with the Transitional Provisions of the Local Government Act 1995 (schedule 3) an election was conducted using the relevant clauses of the Local Government Act 1960 (repealed). Once the votes were counted the Chairman advised the Council that Cr Fishwick received a majority of the votes and declared Cr Fishwick elected as the Deputy Chairman.

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#### 4 ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

##### Councillor Attendance

Cr D Boothman JP (Chair)	City of Stirling
Cr R Fishwick JP (Deputy Chair)	City of Joondalup
Cr M Norman	City of Joondalup
Cr S Migdale	City of Stirling
Cr S Proud JP	City of Stirling
Cr K Sargent	City of Stirling
Cr S Gontaszewski	City of Vincent
Cr F Cvitan JP	City of Wanneroo
Cr R Driver	City of Wanneroo
Cr K Shannon	Town of Cambridge
Cr K Vernon	Town of Victoria Park

##### Apologies

Cr E Cole	City of Vincent
Cr E Lumsden	City of Perth

##### Leave of Absence

Nil

##### Absent

Nil

##### MRC Officers

Mr G Hoppe (Chief Executive Officer)  
Mr A Slater (Director Corporate Services)  
Ms D Toward (Executive Support)  
Mr G Atkinson (Education Manager)

##### MRC Observers

Ms P Davies  
Mr R Vellios

##### Member Council Observers

Mr N Claassen	(City of Joondalup)
Mr N Ahern	(City of Perth)
Mr M Littleton	(City of Stirling)
Mr R Bryant	(City of Stirling)
Mr A Murphy	(City of Vincent)
Ms Y Plimbley	(City of Vincent)
Mr S Cairns	(City of Wanneroo)
Mr J Wong	(Town of Victoria Park)

##### Members of the Public

Nil

##### Press

Nil



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**5 DECLARATION OF INTERESTS**

Nil

**6 PUBLIC QUESTION TIME**

Nil

**7 ANNOUNCEMENTS BY THE PRESIDING PERSON**

Nil

**8 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**9 PETITIONS / DEPUTATIONS / PRESENTATIONS**

Nil

**10 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**10.1 ORDINARY COUNCIL MEETING – 11 April 2019**

The Minutes of the Ordinary Council Meeting held on 11 April 2019 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 11 April 2019 be confirmed as a true record of the proceedings.

Moved Cr Sargent, seconded Cr Fishwick  
**RESOLVED**

That the recommendation be adopted  
(CARRIED UNANIMOUSLY 11/0)

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## 11 CHIEF EXECUTIVE OFFICER REPORTS

11.1	<b>FINANCIAL STATEMENTS FOR THE MONTHS ENDED 31 MARCH 2019 AND 30 APRIL 2019</b>
File No:	FIN/5-07
Appendix(s):	Appendix No. 1 Appendix No. 2
Date:	27 May 2019
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 31 March 2019 and 30 April 2019 and are attached at **Appendix No. 1 and 2** to this Item. The Tonnage Report for the 10 months to 30 April 2019 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 year to date period ended 30 April 2019

	Actual	Budget	Variance
	t	t	t
Tonnes – Members	216,917	220,188	(3,271)
Tonnes – Others	11,526	12,826	(1,300)
<b>TOTAL TONNES</b>	<b>228,443</b>	<b>233,014</b>	<b>(4,571)</b>
	\$	\$	\$
Revenue – Members	44,219,043	44,980,305	(761,262)
Revenue – Other	4,008,845	4,399,961	(391,116)
<b>TOTAL REVENUE</b>	<b>48,227,888</b>	<b>49,380,266</b>	<b>(1,152,378)</b>
Expenses	45,749,630	46,009,716	260,087
Profit on sale of assets	7,394	7,394	-
Loss on sale of assets	8,870	-	(8,870)
<b>NET SURPLUS</b>	<b>2,476,783</b>	<b>3,377,944</b>	<b>(901,161)</b>

Commentary

Member tonnes for the year to date are 3,271 tonnes behind phased budget, which is mainly as City of Joondalup move to the three bin system.

The net result variance against budget of \$901,161 is mainly explained by budgeted tonnage related expenditure and RRF operating expenditures. The net surplus as at 30 April 2019 is \$2,476,735.

RRF

The Resource Recovery Facility residue tonnes are slightly below budget by 99 tonnes as they catch up after the scheduled maintenance closedown and FOGO trial.

Trade & Casual

The Casual and Trade tonnages are 1,300 tonnes lower than forecast for the financial year as trade customers find alternative options for waste disposal

Overall for the period ended 30 April 2019, the tonnes received are 4,571 tonnes below phased budget.

**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 31 March 2019 and 30 April 2019 are received.**

**Moved Cr Fishwick, seconded Cr Norman**

**RESOLVED**

**That the recommendation be adopted**  
**(CARRIED UNANIMOUSLY 11/0)**



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<b>11.2</b>	<b>LIST OF PAYMENTS MADE FOR THE MONTHS ENDED 31 MARCH 2019 AND 30 APRIL 2019</b>
<b>File No:</b>	<b>FIN/5-06</b>
<b>Appendix(s):</b>	<b>Appendix No. 4 Appendix No. 5</b>
<b>Date:</b>	<b>28 May 2019</b>
<b>Responsible Officer:</b>	<b>Director Corporate Services</b>

#### 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 31 March 2019 and 30 April 2019 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
31 March 2019	General Municipal	Cheques	\$7,789.87
		EFT	\$4,243,292.76
		DP	\$136,855.80
		Inter account transfers	\$1,800,000.00
		<b>Total</b>	<b>\$6,187,938.43</b>
30 April 2019	General Municipal	Cheques	\$7,652.74
		EFT	\$6,191,269.44
		DP	\$138,812.52
		Inter account transfers	\$4,200,000.00
		<b>Total</b>	<b>\$10,537,734.70</b>

#### 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 31 March 2019 and 30 April 2019, be noted.**

**Moved Cr Sargent, seconded Cr Migdale**

**RESOLVED**

**That the recommendation be adopted**  
**(CARRIED UNANIMOUSLY 11/0)**



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<b>11.3</b>	<b>BUDGET APPROVAL - FINANCIAL YEAR 2019/20</b>
<b>File No:</b>	<b>FIN/146</b>
<b>Appendix(s):</b>	<b>Appendix No. 6</b>
<b>Date:</b>	<b>14 April 2019</b>
<b>Responsible Officer:</b>	<b>Director Corporate Services</b>

#### **SUMMARY**

The purpose of this item is to present the Budget for 2019/20 to the Council for approval and adoption.

#### **BACKGROUND**

The 2019/20 budget process commenced in March 2019 and included one workshop held with Councillors and Officers on 11 April 2019.

The underlying operating budget has been developed from a 'zero base' in discussion with the managers across the business and has been reviewed in detail to ensure that the Mindarie Regional Council (MRC) continues to deliver its current service offering in an efficient, cost effective manner and in line with the Waste Strategy 2030.

The budget has been premised largely on a 'business-as-usual' basis. In addition to the MRC's normal operations however, \$340k for new leachate processing infrastructure has been included.

Some of the key points with regard to the 2019/20 budget include:

- No increase to the Members gate fee or the non-members gate fee for 2019/20 budget.
  - A decrease in expected Member tonnes from 267,924 to 260,584 tonnes (2.5%) based on information provided by the member councils.
  - No increase to the non-member tonnes remaining at 15,800 tonnes.
  - The inclusion of \$350k of ongoing project costs for the Face Your Waste campaign.
  - No increase to the landfill levy remaining at \$70 per tonne landfilled.
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**DETAIL****Budget 2019/20**

The Budget for 2019/20 has been set to achieve a \$1.85 million surplus. The proposed surplus has been set intentionally to assist with the funding of long-term site post closure liabilities.

Significant changes in year-on-year operating costs are outlined in more detail below:

**Employee costs**

Employee costs have increased by \$479k which is driven by an assumed 2% salary increase, face your waste funded staff, new operations admin position and cover for the reuse shop longer opening hours.

**Consultants and contract labour**

Consultants and contract labour has decreased by \$497k mainly due to future MRC modelling costs and FOGO trial not being needed for the 19/20 budget year as they were all funded in the 18/19 budget year.

**Landfill expenses**

Landfill expenses have increased by \$412k due to the increased focus on environmental management of Ground water, Gas, Leachate and Odour.

**RRF costs**

The RRF costs have increased by \$1.3m directly attributed to the increase in budgeted tonnage from 100,000 tonnes to 105,000 tonnes and contractual indexed increase in the contractor's fees.

**Depreciation**

Depreciation has decreased by \$439k due to being rebased following the 18/19 external valuations.

**DWER Landfill Levy**

The Department of Water and Environmental Regulation (DWER) landfill levy expense has decreased by \$687k which primarily reflects the decrease of tonnes being landfilled for the year.

**Tonnages**

Approximately 260,584 tonnes (Mid-Year Budget 2018/19: 267,924 tonnes) of waste are expected to be delivered to the MRC by Member Councils during the course of the year.

Of this, 105,000 tonnes (Budget 2018/19: 100,000 tonnes) is expected to be diverted to the RRF, which will in turn generate 51,135 tonnes (Budget 2018/19: 48,700 tonnes) of residue which will be sent back to Tamala Park. The RRF waste diversion target is set at 51.3%. However, this may change as Council's amend their bin systems.

Non-members are expected to deliver 15,800 tonnes (Budget 2018/19: 15,800 tonnes) to Tamala Park.

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### Capital Expenditure

The following capital expenditures have been included in the Budget for 2019/20:

#### New capital expenditures

		\$
• Computer equipment		90,000
- Repl. Core switch	12,000	
- Network Rack for UPS	8,000	
- Navision system upgrade	70,000	
• Furniture and Fittings		67,600
- Repl. Air conditioning units	67,600	
• Plant and equipment		381,476
- Repl. Fire Ute	85,000	
- Repl. Kia Grand Carnival	47,000	
- Repl. ADC Tarps	36,000	
- Repl. Hooklift bins	45,000	
- Vehicle litter vacuum	32,000	
- Dinosaur water canon	10,000	
- 3 x Hooklift bin modifications	60,000	
- Odour irrigation – Landfill	16,476	
- Hooklift tines for Loader	50,000	
• Buildings		70,000
- Upgrade Admin toilets	20,000	
- Upgrade recycling security	50,000	
• Infrastructure (incl. Landfill)		1,149,816
- Repl. Trash pump	5,000	
- Upgrades MRC Infrastructure	150,000	
- Landfill access ramp	50,000	
- CDS Footprint infrastructure	70,000	
- Repl. Western boundary fence	110,000	
- Irrigation upgrade	10,000	
- Gas monitoring bores	150,000	
- Vapour Pods	5,600	
- Solar hot water (leachate)	340,000	
- Repl. Gas monitor	17,000	
- Pumps	22,000	
- Cell Development	200,216	
- Visual Barrier North Stage 2	20,000	
		<b>1,758,892</b>



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Carried forward capital expenditures

• Repl. Toyota forklift	35,000
• Cardboard compactor project	102,000
• Transfer station extension	200,000
• Recycling centre alignment	160,000
• Leachate treatment project	347,000

**Total Capital expenditure**

**2,602,892**

**Reserves**

The revised Cash Backed Reserves with the projected balances at 30 June 2019 are expected to be as follows:

Site rehabilitation Reserve

Estimated balance at 30 June 2020: \$14,788,715

Purpose: *To be used to fund post closure site rehabilitation costs associated with the Tamala Park landfill site.*

A transfer of \$1,705,771 to this reserve is anticipated during the course of the 2019/20 financial year with no anticipated drawdowns on the reserve.

This will result in a funded reserve of approximately \$14.7 million to cover an estimated post closure liability of approximately \$16.7 million. Any unfunded portion of the post closure liabilities will need to be funded over the remaining life of the landfill or from the audited surplus of the financial year 18/19.

Reserve for Capital Expenditure

Estimated balance at 30 June 2020: \$1,780,082

Purpose: *To be used to fund the ongoing capital expenditure requirements.*

A transfer of \$2,602,892 to this reserve is anticipated during the course of the year with drawdowns to fund capital expenditures.

Participants' Surplus Reserve Account

Estimated balance at 30 June 2020: \$2,000,000

Purpose: *To be used to fund any deficit or part of a deficit as shown in the annual financial report of the MRC.*

No allocations are proposed to this reserve in the 2019/20 financial year.

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#### Carbon Abatement Reserve

Estimated balance at 30 June 2020: \$491,076

Purpose: *To be used to fund carbon abatement projects.*

MRC plan to investigate the suitability of solar being installed to the new recycling shop upon completion of the renovations.

#### **Surplus**

The budget shows a forecast surplus of \$1.85 million. It is proposed that the surplus will be allocated in part to the Site Rehabilitation Reserve and in part to the re-establishment of the participants' surplus reserve.

#### **Funding Plan**

- Operational expenditures will be funded from the proceeds of the Members' and Non-members' gate fees.
- Capital Expenditure will be funded from the Capital Expenditure Reserve.

#### **SUMMARY OF APPENDICES**

Attachment to this Item is as follows:

- Appendix No. 6 – Statutory Budget and Supplementary Information

#### **CONSULTATION**

One workshop for Councillors and Officers was conducted in April 2019 to discuss the 2019/20 Budget. The participants indicated that they did not feel a second budget workshop was required. Feedback from the workshop has been taken into account in compiling this final draft of the budget.

#### **STATUTORY ENVIRONMENT**

Budget approval is required by end of August 2019 in accordance with section 6.2 of the Local Government Act 1995 (as amended).

Modifications of existing reserves and creation of new reserves is done in compliance with section 6.11 of the Local Government Act 1995 (as amended).

#### **POLICY IMPLICATIONS**

The 2019/20 budget process is consistent with existing MRC policy.

#### **FINANCIAL IMPLICATIONS**

The Members' gate fee will be set at \$205 per tonne (excluding GST) for the 2019/20 financial year.

The Non-members' gate fee will be set at \$192.72 per tonne (excluding GST) for the 2019/20 financial year.

An estimated surplus of \$1.85 million is budgeted for the 2019/20 financial year.

Capital expenditure of \$2,602,892 is budgeted for the 2019/20 financial year, of which \$844,000 is carry forward expenditure.

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#### **STRATEGIC IMPLICATIONS**

The Budget for 2019/20 has been derived from the MRC's Strategic Community Plan, the Corporate Business Plan, the Asset Management Plan, the Workforce Plan and the 20 year Financial Plan and is consistent with these documents, in compliance with section 6.2(2) of the Local Government Act 1995 (as amended).

In developing the 2019/20 budget, the funding required for the activities outlined in the Corporate Business Plan have been taken into account.

#### **VOTING REQUIREMENT**

Absolute Majority

#### **ADDITIONAL COMMENTS**

Subsequent to the budget workshop held on 11 April, 2019 the following adjustments have been made to the budget:

- Capital Expenditure: \$297,000 bought forward from 2018/19 for ongoing projects.
- Profit/Loss on sales of assets: \$113,445 quoted estimates added.
- Operational Expenses: \$43,200 minor changes across the budget.

The Members' gate fee has not been adjusted for the impacts of any of these changes.



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## RESPONSIBLE OFFICER RECOMMENDATION

### That Council:

- (i) adopt the Budget for the Mindarie Regional Council for 2019/20 financial year
- (ii) endorse the on-going strategy of deferred payment of operational surpluses, as approved by Council at its August 2005 meeting, for the 2005/06 financial year and future years to meet its on-going capital requirements
- (iii) Approve the Capital Budget Program of \$2,602,892 for 2019/20 as follows:

#### New capital expenditures

	\$
• Buildings	70,000
• Office furniture and equipment	67,600
• Computer equipment	90,000
• Plant and equipment and vehicles	381,476
• Infrastructure	<u>1,149,816</u>
	1,758,892

#### Carried forward capital expenditures

• Repl. Toyota Forklift	35,000
• Cardboard compactor project	102,000
• Transfer station extension	200,000
• Recycling centre alignment	160,000
• Leachate treatment project	<u>347,000</u>
	844,000

Total Capital expenditure 2,602,892

- (v) approve that \$405,771 will be transferred from the Operating Surplus to the Site Rehabilitation Reserve.
- (vi) Approve that \$1,300,000 will be transferred from Retained Earnings to the Site Rehabilitation Reserve
- (vii) approve that \$2,60,2892 be transferred from the Reserve for Capital Expenditure to Operating Surplus to fund capital expenditures.
- (viii) Approve that \$250,000 will be transferred Operating surplus to the RRF Maintenance reserve
- (ix) approve that any funds required for carbon abatement projects be transferred from the Carbon Abatement Reserve to the Operating Surplus.
- (x) approve that all interest earned on cash funds associated with cash-backed reserves will not be credited to the respective reserves.

*(Absolute Majority Required)*

Moved Cr Cvitan, seconded Cr Fishwick

### RESOLVED

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)



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**12 MEMBERS INFORMATION BULLETIN – ISSUE NO. 48**

**RESPONSIBLE OFFICER RECOMMENDATION**

That the Members Information Bulletin Issue No. 48 be received.

Moved Cr Vernon, seconded Cr Proud

**RESOLVED**

That the recommendation be adopted

(CARRIED UNANIMOUSLY 11/0)

**13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**13.1 NOTICE OF MOTION – CR RUSS FISHWICK – CHANGE IN MEETING TIMES**

In accordance with *clause 3.13(2) of the Mindarie Regional Council Standing Orders Local Law 2010*, Cr Fishwick has given notice of his intention to move the following Motion:

**That future Ordinary Council Meetings of the Mindarie Regional Council commence at 6.30 pm to provide Council Members with an additional 30 minutes to travel to meetings.**

**REASON FOR MOTION:**

The current commencement time of 6.00pm for Ordinary Meetings of the Mindarie Regional Council can be problematic for some Council Members who are employed and required to travel some distance across the metropolitan area at peak hour to attend meetings at Member Council Administration Buildings. By delaying the commencement of future meetings by 30 minutes would ensure that Council Members and for that matter relevant staff have sufficient time in which to attend the commencement of meetings.

Moved Cr Fishwick, seconded Cr Proud

**RESOLVED**

That the recommendation be adopted

(CARRIED 7/4)

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**13.2 NOTICE OF MOTION – CR MIKE NORMAN – HOUSEHOLD HAZARDOUS WASTE**

In accordance with *clause 3.13(2) of the Mindarie Regional Council Standing Orders Local Law 2010*, Cr Norman has given notice of his intention to move the following Motion:

That the CEO prepare a report to council for their consideration, outlining the cost and logistics involved in the MRC undertaking a limited trial of a “HHW Toxic Taxi Service” for the on-demand collection of Household Hazardous Waste (HHW) from the residents of the MRC’s member councils.

The report should cover:

1. The area and population base to be covered as part of a limited trial of 12 months;
2. Which HHW items could be included in the trial service, noting that the list will be as comprehensive as possible;
3. The cost of the limited trial and the impact that it would have on the members’ gate fee;
4. How the service would be marketed;
5. How the improvement in intercepting HHW, that would otherwise go to landfill, will be measured; and
6. How the scheme would function.

**REASON FOR MOTION:**

There are many authorities around the world that operate such a service and have done so for a decade or more.

It is intended to intercept HHW from those residents who are unlikely to properly dispose of HHW unless it is easy and convenient for them.

This would complement any HHW services that already operate (eg community collection stations, school battery collection program, HHW drop-off days, self-haul to Tamala Park and Balcatta), noting that some of those do not deal with the full range of HHW.

It could involve a window of pick-up from a pre-determined safe pick-up location at each dwelling (that is out of public view,). The pick-up window would allow a vehicle to do multiple pick-ups in a single trip more efficiently. Commercial quantities would not be collected for free, but could be for a fee.

It completes the home based waste sorting approach of the 2 or 3 bin systems, as HHW cannot be disposed of in either system. It will help keep HHW out of the landfill, compost and recyclables waste streams.

The cost of such a service would be reflected in the MRC gate fee, which of course, may cause some objection from member councils unless the impact was minor.

The concept would be best tested with a limited trial of not more than 12 months in duration and no more than 1 or 2 LGAs. It is envisaged that the end of the trial, the CEO will report on the outcomes of the trial and the cost of rolling out the service to all member LGAs.

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If the trial proves successful, it may be a good initiative to attract Waste Authority grant funding to cover set-up/ licensing/ educational development costs, given it would be the first such service in WA, if not Australia.

Based on the MRC's recent waste audits, approximately 1% of the waste stream currently going to landfill is comprised of hazardous waste and this service would assist in reducing the contamination of our various waste streams.

**Moved Cr Norman, seconded Cr Fishwick**

**AMENDED MOTION:**

That the CEO prepare a report to council for their consideration by 19 September 2019, outlining the cost and logistics involved in the MRC undertaking a limited trial of a "HHW Toxic Taxi Service" and community recycling stations for the on-demand collection of Household Hazardous Waste (HHW) from the residents of the MRC's member councils.

The report should cover:

1. The area and population base to be covered as part of a limited trial of 12 months;
2. Which HHW items could be included in the trial service, noting that the list will be as comprehensive as possible;
3. The cost of the limited trial and the impact that it would have on the members' gate fee;
4. How the service would be marketed;
5. How the improvement in intercepting HHW, that would otherwise go to landfill, will be measured; and
6. How the scheme would function.

(CARRIED UNANIMOUSLY 11/0)



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**14 URGENT BUSINESS**

Nil

**15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

**16 NEXT MEETING**

*Next meeting to be held on Thursday 19 September 2019 in the Council Chambers at the City of Vincent commencing at 6.30 pm.*

**17 CLOSURE**

The Chairman closed the meeting at 6.37 pm and thanked the City of Stirling for their hospitality and use of their meeting facilities.

Signed.....Chairman

Dated .....day of .....2019





CITY OF VINCENT

## INFORMATION BULLETIN

<b>SUBJECT:</b>	<b>Street Tree Removal Requests</b>
<b>DATE:</b>	<b>26 July 2019</b>
<b>AUTHOR:</b>	<b>Tracy Hutson, Executive Secretary John Gourdis – Supervisor Parks Services</b>
<b>AUTHORISER:</b>	<b>Andrew Murphy, Executive Director Infrastructure &amp; Environment</b>

**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 28 June 2019 to 26 July 2019.





CITY OF VINCENT

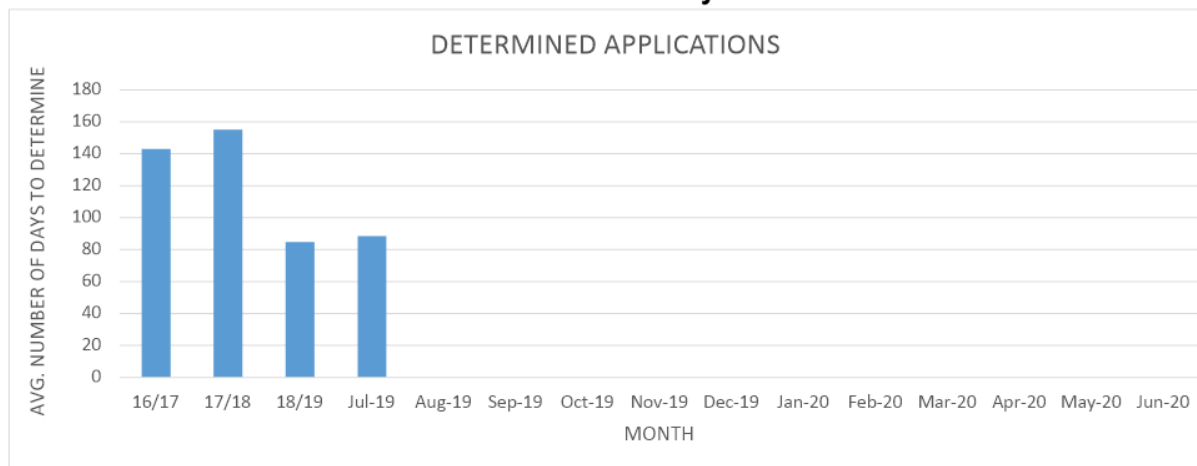
# INFORMATION BULLETIN

## CITY OF VINCENT - Street Tree Removal Requests to 26 July 2019

Date	Requested By	Location / Address	Reason for Removal	Tree Species	Inspection Comments	Approved for Removal (Y/N)	Replacement Tree (Y/N - species)
10/07/2019	Resident	89 Eton Street	Tree is dead - there is also a dead tree across the road that has been reported	<i>Lophostemon confertus</i>	Staff have confirmed that this tree is dead most likely due to a drop of the groundwater table in the area.	Yes	Jacaranda mimosaeifolia
15/07/2019	Resident	11 Salisbury Street	Tree is inappropriate species planted by previous owner. Resident is hoping to have it removed so she can utilise the 'adopt a verge' program and plant native species.	<i>Lagunaria patersonia</i>	Existing street tree to be transplanted to another more appropriate location.	Yes	Melaleuca viridiflora
24/07/19	Resident	112 Alma Road, North Perth	Tree appears to be dead - small tree behind middle tree on verge	<i>Corymbia calophylla</i>	The tree was a rogue seedling, self sown only 1 metre away from the mature parent tree. The tree is diseased and in decline.	Yes	Not required, seedling to close to the parent tree.



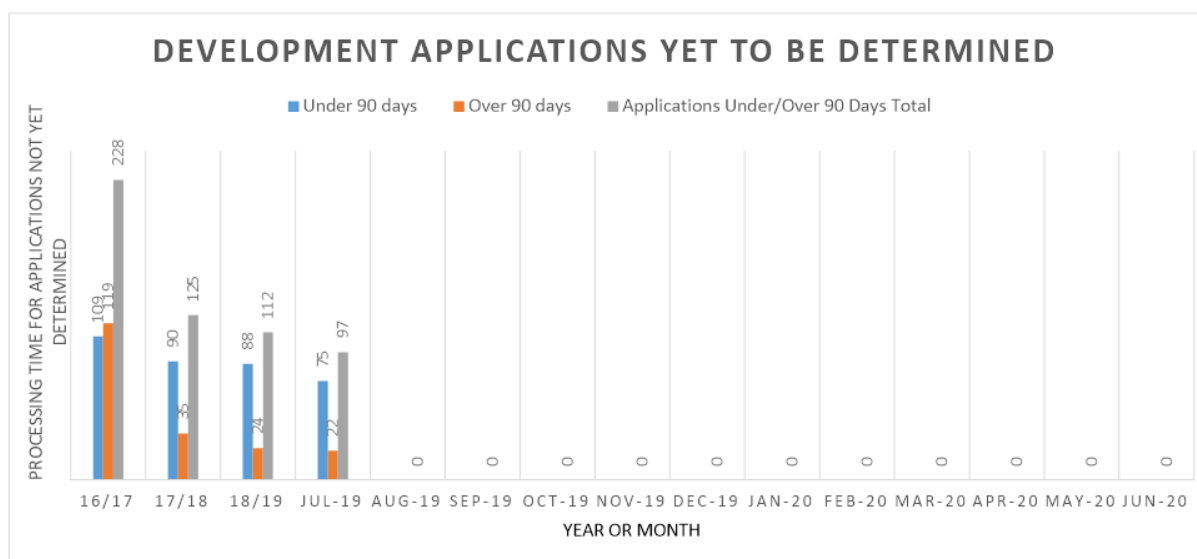
### Statistics for Development Applications As at the end of July 2019



**Table 1:** Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2019.

Processing Days	16/17	17/18	18/19	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
Minimum	7	1	0	14											
Average	143	155	84.72	86											
Maximum	924	1008	787	321											

	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
DA's Determined	46											
Value of Determined DA's (in millions)	12.13											



**Table 2:** No. of DA's to be determined.

	Jul-19	Aug-19	Sept-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20
DA's lodged	36											
DA's to be Determined	97											
Value of DA's to be Determined (in millions)	89.93											





CITY OF VINCENT

# INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 13 August 2019

ORDINARY MEETING OF COUNCIL: 20 August 2019

<b>TITLE:</b>	<b>Ranger Statistics for 1 January 2019 to 30 June 2019</b>
<b>DIRECTORATE:</b>	<b>Community and Business Services</b>

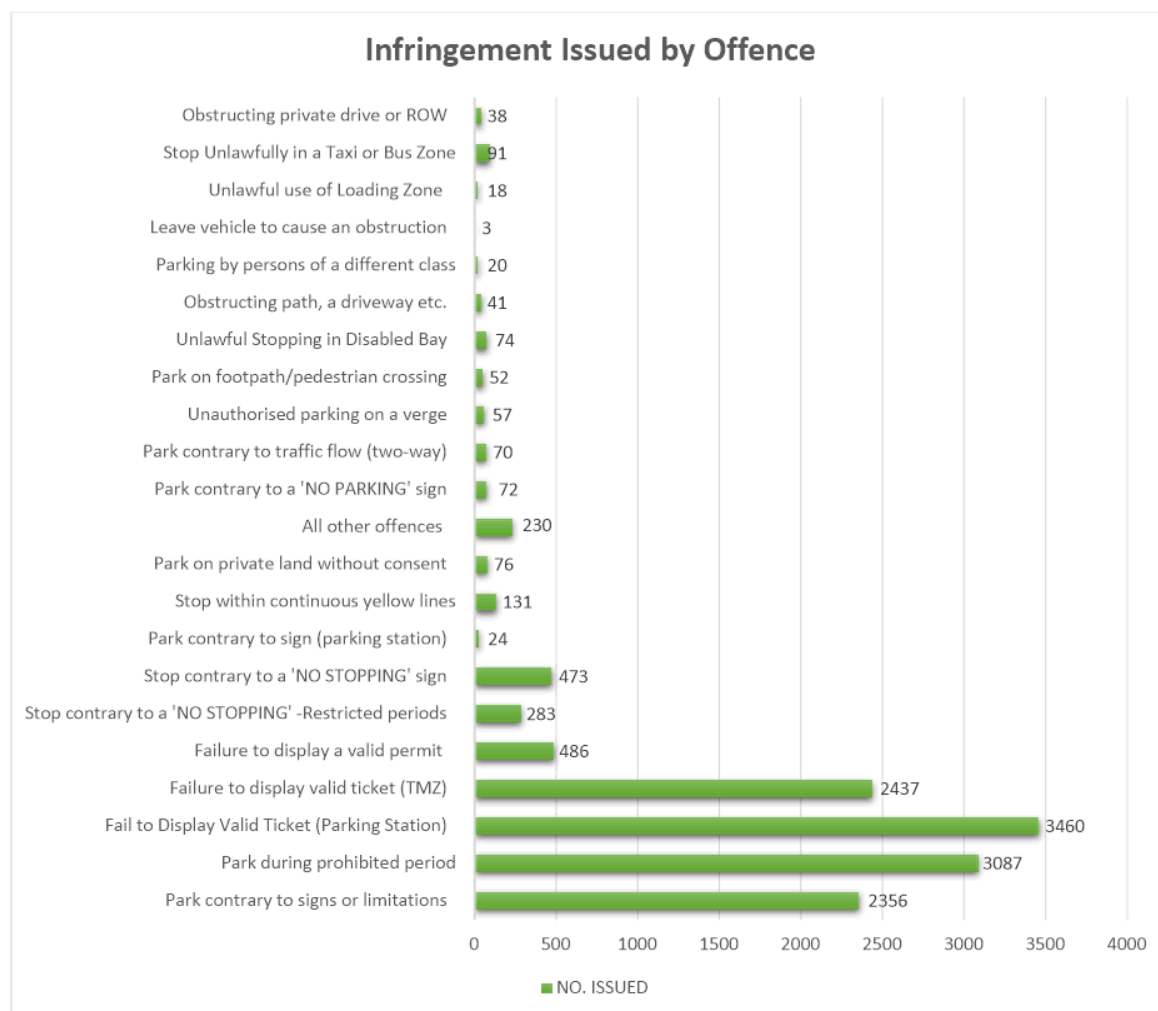
## PURPOSE OF REPORT:

To provide Council with key Ranger Services Statistics for the six month period from 1 January 2019 to 30 June 2019.

## DETAILS:

### Parking

A total of 13,579 parking infringement notices were issued during the period with a summary of offences provided below:





Parking Appeals

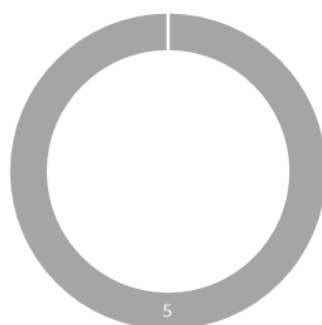
A total of approximately 1,799 letters of appeal were received during the period either disputing or querying parking infringements issued within the City.

Residential Parking Permits

A total of 11,011 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 5 infringements proceeded to prosecution during the period:

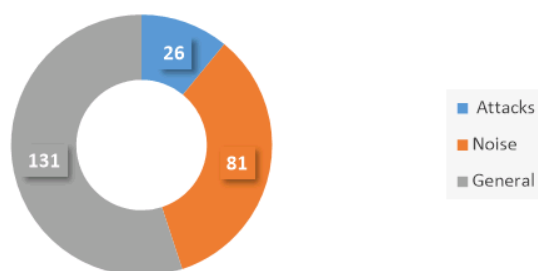


■ Paid Prior to Court Date ■ Court - Fines & Costs Awarded ■ Cases Listed for Trial

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 Management**Dog Complaints

A total of 238 complaints concerning dogs were received during the period:

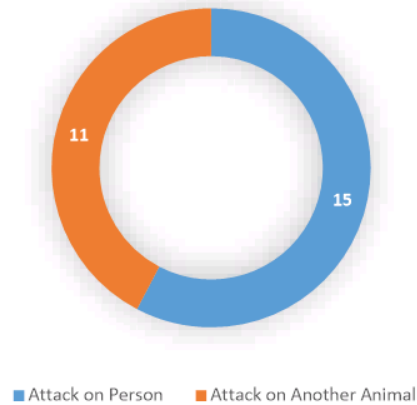
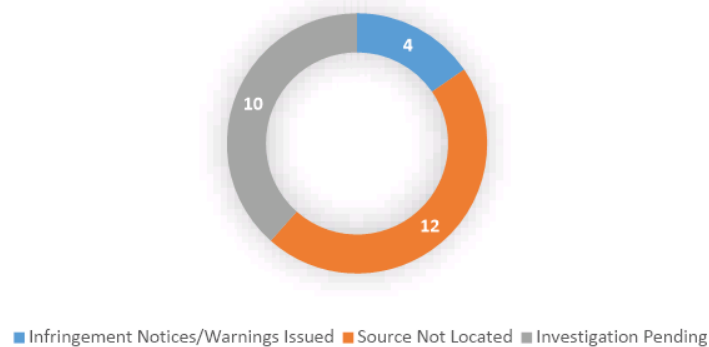
**Dog Complaints**

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.

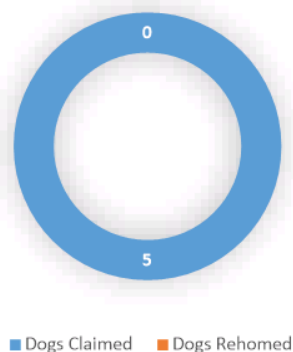


Dog Attacks

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

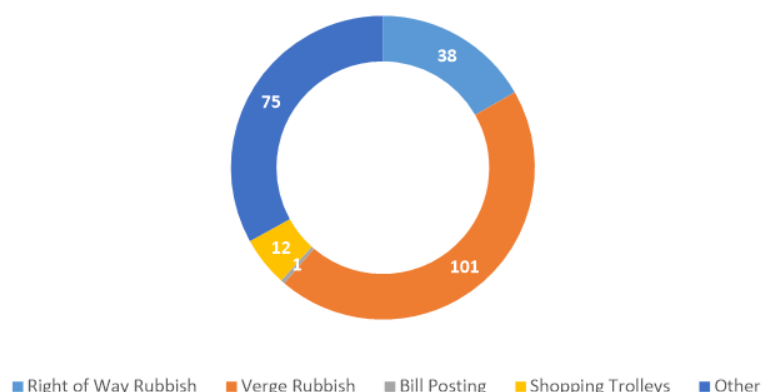
A total of 13 infringement notices and 40 cautions were issued during the period for contravention of the *Dog Act 1976*.

Cats

A total of 21 complaints and enquiries were received in relation to wandering and lost cats, and 8 reports of dead cats were received and subsequently collected by Rangers during this period. There were seven (7) other animal and bird complaints received.

**Litter**Litter Complaints

A total of 227 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 39 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**

Four (4) infringement notices were issued for contraventions of the City's *Property Local Law 2008*, these consisted of unauthorised placing of advertising sign on thoroughfare, failing to obtain permits and damage to street tree.

**Fire Hazard complaints, Burning Off and Smoke Nuisances**

Eighteen (18) 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 195 complaints and enquiries were received during the period and numerous 'Requirement to Remove Notices' were placed on the offending vehicles. 6 vehicles remained and were towed to the Abandoned Vehicle Compound as operated by the City's contractor.

**Syringe Complaints and Collection**

Rangers attended 3 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.





# INFORMATION BULLETIN

COUNCIL BRIEFING SESSION: 13 August 2019  
ORDINARY MEETING OF COUNCIL: 20 August 2019

<b>Title:</b>	<b>Parking Infringement Write-Offs Under Delegated Authority – 1 January 2019 to 30 June 2019</b>
<b>Directorate:</b>	<b>Community and Business Services</b>

**Purpose of Report:**

To report parking infringement write-offs under delegated authority for the period 1 January 2019 to 30 June 2019.

**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 January 2019 to 30 June 2019 the following parking infringements were withdrawn:

Reason for Withdrawal		1 July 2017 – 30 June 2018	
		Number	Amount
(1)	Ranger/Administrative Adjustment	334	\$29,995
(2)	Other (Financial Hardship, Disability, Police On-duty, etc.)	145	\$17,315
(3)	Ticket Purchased but not Displayed (Valid Ticket Produced)	168	\$11,855
(4)	Breakdown/Stolen (Proof Produced)	12	\$2,120
(5)	Details Unknown/Vehicle Mismatched	1	\$135
(6)	Interstate or Overseas Driver	250	\$23,250
(7)	Signage Incorrect or Insufficient	18	\$2,630
(8)	Equipment Faulty (Confirmed by Technicians)	29	\$2,370
(9)	Resident or Visitor Permit issued but not Displayed (Valid permit Produced)	222	\$18,305
(10)	Vehicle licence not current	161	\$13,360
<b>TOTAL</b>		<b>1,340</b>	<b>\$121,335</b>

Table 1 – Parking Infringement Write-Offs 1 January 2019 to 30 June 2019



Details: (contd)

### Parking Infringement Write-offs - 1 January 2017 to 30 June 2017

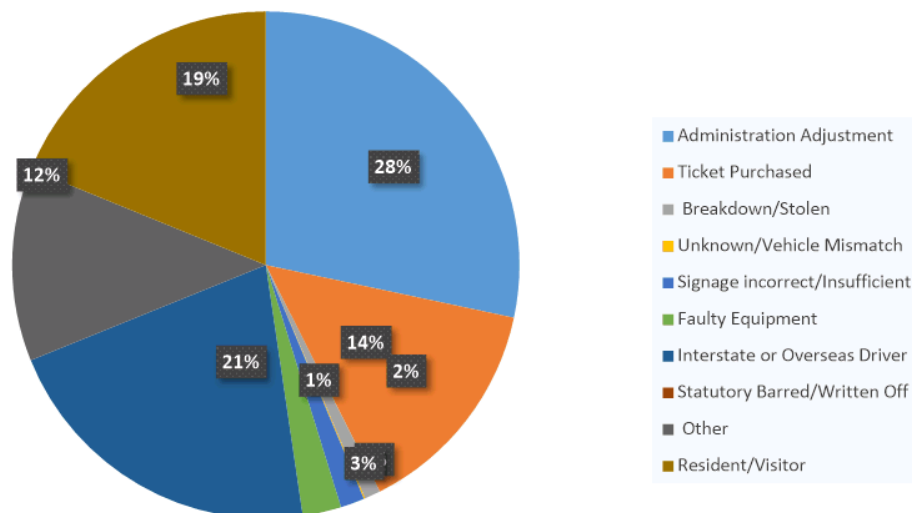


Figure 1 – Parking Infringement Write-Offs 1 January 2019 to 30 June 2019

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 334 withdrawn for this reason in 64 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 2018/2019 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 \$121,335 write-off amount for the period 1 January 2019 to 30 June 2019 compares to a \$124,410 write-off amount for the previous period 1 July 2018 to 31 December 2018. The 1,340 parking infringement write-offs during the six month period equates to 9.9% of all infringements issued throughout the period. Overall, throughout the six month period the City issued \$1,154,590 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.



Verge policy change campaign to commence 26 June 2018

Adverts in Community Newspapers 26 June and 30 June

We are changing our verge policy and street tree policy to enable residents to create active green and play spaces on their verges.

You can comment on the proposed changes at [imagine.vincent.wa.gov.au](http://imagine.vincent.wa.gov.au) by 17 July 2018 or email [mail@vincent.wa.gov.au](mailto:mail@vincent.wa.gov.au)

[Imagine.vincent.wa.gov.au](http://imagine.vincent.wa.gov.au)  
9273 6000

Social campaign to commence 26 June

Postcard in Customer Service

Liveable Verges - Have your say



**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 1 AUGUST 2019**

1.	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 and subsequent review of delegated decision to refuse development application.</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. The application for review of the Building Order and refusal of Development Application will be presented to a full hearing 17 September 2019.</p> <p><i>Representation by: Kott Gunning Lawyers (Building Order)/Allerding and Associates (Development Application)</i></p>
2.	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. The amended proposal was reconsidered and refused at the OMC on 2 April 2019. The City attended the Directions Hearing held on 9 April 2019. The matter has been scheduled for a full hearing. The hearing will be held on the papers with submissions and evidence from the respondent and the applicant provided in writing only to the tribunal 21 June 2019. The SAT has 90 days to make a decision from 5 July 2019.</p> <p><i>Representation by: Allerding and Associates</i></p>
3.	No. 125 Richmond Street, Leederville (DR 302/2018)	4 December 2018	Network PPD	<p>Application for review of JDAP decision to refuse the application for an amendment to the existing approval for Multiple Dwellings on 13 October 2018.</p> <p>*****</p> <p>The City attended mediation on 26 February 2019 where the SAT scheduled for the applicant to provide amended plans on 29 March 2019. On-site mediation followed by further mediation at the City's Administration Offices was held on 12 April 2019. Orders received requesting the JDAP to reconsider the application under section 31 of the SAT Act on or before 31 May 2019. The application was reconsidered and approved by the JDAP at its meeting on 30 May 2019, subject to further consultation with the City's DRP to improve the treatment of the eastern elevation. Directions Hearing scheduled for 26 July 2019 vacated to allow for the applicant to consult further with the DRP.</p> <p><i>Representation by: JDAP</i></p>



**REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS  
AS AT 1 AUGUST 2019**

4.	Nos. 80-84 Ellesmere Street and No. 35 Blackford Street, Mount Hawthorn (DR 85/2019)	30 April 2019	KGCC Properties Pty Ltd (represented by Element)	<p>Application for review of Metro West JDAP decision to refuse the application 20 March 2019.</p> <p>*****</p> <p>Directions Scheduled 10 May 2019, City not required to attend. Mediation held 18 June 2019 no outcome. Applicant notified SAT 23 July 2019 that appeal is being withdrawn as they consider there is no mediated outcome that can be achieved.</p> <p><b>Completed.</b></p> <p><i>Representation by: JDAP</i></p>
5.	No. 131 Harold Street, Highgate (DR 95/2019)	8 May 2019	Kinston Commercial Group Pty Ltd	<p>Application for review of Council decision to refuse the application for proposed Change of Use from Educational Establishment to Medical Centre on 2 April 2019.</p> <p>*****</p> <p>Matter listed for mediation on 4 July 2019. Mayor and Councillors invited to attend. Further mediation to be held 13 September 2019 to discuss revised proposal.</p> <p><i>Representation by: McLeods Solicitors</i></p>
6.	No. 13 Blake Street, North Perth (DR 128/2019)	17 June 2019	Planning Solutions	<p>Application for review of Deemed Refusal. Metro West JDAP resolved to defer determination of the application for 10 Multiple Dwellings at its meeting 30 May 2019.</p> <p>*****</p> <p>Mediation held 30 July 2019. Amended plans to be submitted by 16 August 2019 to be assessed and readvertised. JDAP invited to reconsider application on or before the 8 October 2019.</p> <p><i>Representation by: JDAP</i></p>



**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)  
REGISTER OF APPLICATIONS CONSIDERED BY DRP  
AS AT 1 AUGUST 2019**

NO.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
1.	No. 67 Cleaver Street, West Perth	Element	Amendment to Approved Aged Care Facility	3/7/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No current DA.
2.	No. 742 Newcastle Street and No. 301 Vincent Street, Leederville	Element/Argyle Holdings Pty Ltd	Commercial Development	3/7/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019. DA 5.2019.61.1
3.	No. 40 Frame Court, Leederville	Cameron Chisholm Nicol Architects, Roberts Day and Realm Studios on behalf of EG Funds	Local Development Plan	3/7/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
4.	Nos. 291-293, 295 and 307 Stirling Street, Perth	Urbis/Fabcot Pty Ltd	Mixed Use Development	3/7/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 March 2019. DA 5.2019.179.1
5.	No. 391 Lord Street, Mount Lawley	Aaron Sice on behalf of Mario Siano	Ten Multiple Dwellings	3/7/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 28 November 2018. No DA lodged.
6.	Nos. 241-243 Vincent Street & 84 Loftus Street, West Perth	Element	Five Storey mixed use development with undercroft parking	10/07/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.
7.	No. 9 Leicester Street, Leederville	Jason Collins	Seven Grouped Dwellings	10/07/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). DA 5.2019.213.1
8.	Nos. 77-81 & 83 Scarborough Beach Road, Mount Hawthorn	Hodge Collard Preston Architects	Child Care Premises	10/07/19	The proposal will likely benefit from the referral to the DRP in terms of the City's Built Form Local Planning Policy No. 7.1.1 (LPP 7.1.1). No DA lodged.



**CITY OF VINCENT DESIGN REVIEW PANEL (DRP)  
REGISTER OF APPLICATIONS CONSIDERED BY DRP  
AS AT 1 AUGUST 2019**

NO.	ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
9.	Nos. 29-47 Lindsay Street, Perth	Urbis/Mornington Land Pty Ltd	Mixed Use Development	24/07/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 17 April 2019. DA 5.2019.229.1.
10.	Nos. 194-200 Carr Place, Leederville	Hillam Architects/Hanrise Pty Ltd	Multi-Residential Development (52 multiple dwellings)	24/07/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 22 May 2019. No DA Lodged.
11.	No. 536 Charles Street, North Perth	Perth Residential Development	Mixed Use Development	24/07/19	For the DRP to consider the changes made by the applicant in response to the previous DRP comments and recommendations of 20 February 2019. DA 5.2018.315.1.





## INFORMATION BULLETIN

<b>TITLE:</b>	<b>Register of Petitions – Progress Report – August 2019</b>
<b>DIRECTORATE:</b>	<b>Chief Executive Officer</b>

### 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.

<b>Key Index:</b>	
CEO:	Chief Executive Officer
EDC&BS	A/Executive Director Community & Business Services
EDP&P:	A/Executive Director Planning & Place
EDI&E:	A/Executive Director Infrastructure & Environment

**No outstanding Petitions as at 1 August 2019**





# INFORMATION BULLETIN

<b>TITLE:</b>	<b>Register of Notices of Motion – Progress Report – August 2019</b>
<b>DIRECTORATE:</b>	<b>Chief Executive Officer</b>

## DETAILS:

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

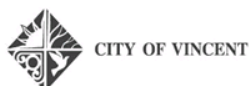
The following Notices of Motion still require action or are in the process of being actioned.

### Key Index:

CEO:	Chief Executive Officer
EDC&BS	A/Executive Director Community & Business Services
EDP&P:	A/Executive Director Planning & Place
EDI&E:	A/Executive Director Infrastructure & Environment

Details	Action Officer	Comment
<b>23 July 2019 – Submitted by Mayor Cole</b>		
Waive the Fee for Skip Bins on Residential Verges for less than 14 Days	EDI&E	Changes to the Fees and Charges being undertaken.
Expressions of Interest (EOI) for Events in North Perth Common	EDC&BS	Discussed at Council Workshop on 30 July 2019. EOI and Marketing campaign to commence. To develop Schedule of Events and activities for North Perth Common.
<b>13 November 2018 – Submitted by Cr Topelberg</b>		
Policy No. 3.8.12 – Mobile Food Vendor, by 30 April 2019	EDP&P	<b>Completed.</b> Administration has undertaken a review of Policy No. 3.8.12 – Mobile Food Vendors and presented a report to the 9 April Council Workshop on the matter. An amended Policy was approved for advertising at the 28 May 2019 Council Meeting.
<b>21 August 2018 – Submitted by Cr Loden</b>		
Transparency of rates spend in the Budget	EDC&BS	<b>Completed.</b> Information included in the 2019/2020 Budget Newsletter and sent out with Rates Notice and included on the City's website.
<b>4 April 2018 – Submitted by Cr Loden</b>		
Action on Climate Change	Office of the CEO	Council adopted Sustainable Environment Strategy 2019 – 2024 on 23 July 2019. The Strategy includes the measures identified in Council's resolution relating to this Notice of Motion.
<b>22 August 2017 – Submitted by Cr Gontaszewski</b>		
Strategies to Improve Participation and Accessibility by Women and Girls at City of Vincent Sportsground and Associated Facilities, by February 2019	EDC&BS	<b>Completed.</b> Specific strategies endorsed at the Council Meeting held on 24 July 2018. Update presented to Council on 5 February 2019. Update on Community Group and Sporting Clubs Health Check data presented to Council Workshop on 30 July 2019.





# INFORMATION BULLETIN

<b>TITLE:</b>	<b>Register of Reports to be Actioned – Progress Report – August 2019</b>
<b>DIRECTORATE:</b>	<b>Chief Executive Officer</b>

## 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
EDC&BS:	A/Executive Director Community & Business Services
EDP&P:	A/Executive Director Planning & Place
EDI&E:	A/Executive Director Infrastructure & Environment

Item	Report Details	Action Officer	Comments
<b>Council Meeting – 23 July 2019</b>			
9.8	Beaufort Street Change of Use Exemption and Amendment to Policy No. 7.5.1 - Minor Nature Development	EDP&P	The trial will be implemented and the draft Policy will be advertised and presented back to Council for determination.
9.9	Outcomes of Advertising Amendment 1 to Local Planning Policy No. 7.1.1 - Built Form; effect of Design WA; and Initiation of Amendment 2 to Local Planning Policy No. 7.1.1 - Built Form	EDP&P	The draft Policy will be advertised and presented back to Council for determination.
<b>Council Meeting – 25 June 2019</b>			
9.6	Mount Hawthorn Town Centre Place Plan	EDP&P	The draft Place Plan will be advertised and presented back to Council for determination.
10.1	Waste Strategy Project 2 - Bulk Hard Waste (Junk) Service Options Appraisal	EDI&E	Implementing Council's decision with further reports to be prepared once further investigation undertaken.
10.3	North Perth Precinct Traffic Study	EDI&E	Invited Petitioner/representatives to UMAG on 8 July 2019, they were not able to attend will be attending the meeting of 19 August 2019.
11.5	Amendments to the Parking and Parking Facilities Local Law 2007	EDC&BS	Statewide and local public notice to be given for proposed City of Vincent Parking and Parking Facilities Amendment Local Law 2019. Any submissions received to be reported back to Council.
11.6	City Homelessness Framework Committee – Draft Action Plan	EDC&BS	Trial of the accreditation process for service providers to commence in September 2019. Progress report to be provided to Council by December 2019.
11.7	Floreat Athena Football Club Inc. – Litis Stadium Lease – Progress Report	EDC&BS	Working Group comprising of City of Vincent, Football West and FAFC Inc. representatives to meet to progress tenure arrangements for Litis Stadium. Further report to be presented to Council in November 2019.
12.1	Corporate Business Plan (CBP) Progress Update	CEO	The CBP was presented to a Council Workshop on 30 July. Following input from the workshop, the Updated CBP will be presented to the August Council meeting.
12.2	Community Budget Submissions 2019/20	CEO	Submitters to be notified of Council's decision as per the Council report.
12.3	Monthly review of policies in accordance with the City's Policy Review Plan	CEO	<b>Completed.</b> July 2019.
12.4	Termination of Multicultural Services Centre of WA's sub lease of the wellness centre at Woodville Reserve, 10 Farmer Street, North Perth	CEO	<b>Completed.</b> July 2019.
12.5	Annual review of Council delegations	CEO	<b>Completed.</b> July 2019.
12.6	Appointment of an alternative member for the Mindarie Regional Council meeting – 4 July 2019	CEO	<b>Completed.</b> July 2019.



Item	Report Details	Action Officer	Comments
<b><u>Council Meeting – 28 May 2019</u></b>			
9.3	Review of Policy No. 3.8.12 – Mobile Food Vendor	EDP&P	Administration will arrange advertising before presenting submissions and final amendment to Council for determination.
11.3	Land exchange and reclassification of land (amendment no. 4 to Local Planning Scheme No. 2) - portion of lot 75 Brentham Street (Brentham Street Reserve) for portion of lot 100 (no. 20) and Lot 37 (no. 26) Brentham Street (Aranmore Catholic Primary School) - consideration of submissions and conditional contract of sale	EDC&BS	Administration will forward Amendment No. 4 to the EPA before advertising for 42 days. Subdivision process and preparation of contract are underway.
11.5	Realignment of City of Vincent district boundary at the intersection of Charles, Green and Walcott Streets, North Perth and dedication of adjoining private right of way	EDC&BS	Administration has commenced the right of way dedication process. Joint submission prepared and signed by Mayor and CEO. Document with Stirling for signing.
11.7	Public Open Space proposal for Sydney and Haynes Street site, North Perth	EDC&BS	Administration is preparing the development plan.
11.10	Adoption of Council Election Period Policy	EDC&BS	Policy has been advertised and comments will be submitted to OMC 20 August 2019.
11.11	Draft Safer Vincent Plan 2019-2022	EDC&BS	Draft Safer Vincent Plan consultation has now closed. A report will be submitted to Council in August 2019 detailing the submissions received.
12.1	Draft Sustainable Environment Strategy	CEO	<b>Completed.</b> The draft Strategy was adopted at the Council Meeting held on 23 July 2019.
<b><u>Council Meeting – 30 April 2019</u></b>			
11.4	Transfer and dedication of lots as road - Charles Street, North Perth	EDC&BS	Administration has commenced the transfer and dedication processes, which includes providing public notice.
<b><u>Council Meeting – 2 April 2019</u></b>			
11.4	Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008	EDCS	Administration to provide public notice of the amendment local laws for a period of at least 6 weeks and at least 21 days' notice of the amended Street Entertainers Policy. Administration will present results of public notice to Council in September 2019.
<b><u>Council Meeting – 5 March 2019</u></b>			
10.1	Business Case for the Adoption of a Three Bin Food Organic/Garden Organics System	EDI&E	Draft letter to the Minister prepared for the Mayor's signature. Reports being prepared in relation to further information in regards to implementation of FOGO system for September 2019 and financial modelling for April 2020.
<b><u>Council Meeting – 5 February 2019</u></b>			
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	EDCE	<b>Completed.</b> Specific strategies endorsed at the Council Meeting held on 24 July 2018. Update presented to Council on 5 February 2019. Update on Community Group and Sporting Clubs Health Check data presented to Council Workshop on 30 July 2019.
<b><u>Council Meeting – 16 October 2018</u></b>			
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	EDCS	<b>Completed.</b> Leederville Tennis Club's Deed of Variation of Lease was signed 31 July 2019
12.1	Management of Services at Weld Square for People Experiencing Homelessness	EDCE	Report presented to Council in June 2019 which included the action plan developed by the City Homelessness Framework Committee (CHFC) to address issues in the inner city. Further report to be presented to Council in late 2019 outlining progress on the action plan by the CHFC and the broader statewide 10-year strategy by the state government.



Item	Report Details	Action Officer	Comments
<b><u>Council Meeting – 26 June 2018</u></b>			
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)	EDCS	London / Dunedin Street Right of Way (ROW) dedication completed. Waiting on dedication of Colvin Lane.
<b><u>Council Meeting – 29 May 2018</u></b>			
18.1	CONFIDENTIAL ITEM: Licence to govern encroachment of drainage infrastructure from 152 Joel Terrace, Mount Lawley into Swan River Foreshore Reserve 43459	EDCS	Owners have submitted application for approval of infrastructure to the Department of Biodiversity, Conservation and Attractions. City waiting on approval in order to sign licence.
<b><u>Council Meeting – 4 April 2018</u></b>			
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	EDCS	Clubs working with the City's Community & Business Services Directorate to resolve some leasing issues.
<b><u>Council Meeting – 27 June 2017</u></b>			
9.4	Proposed Amended Parking Restrictions – Mount Hawthorn Town Centre	EDDS	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 as part of the Integrated Transport Plan and the results of this work will be presented to Council Members in 2019 as part of this project.
9.5	Submission to WALGA – Third Party Appeal Rights in Planning	EDDS	Administration has forwarded its submission to WALGA and is drafting letters to be sent to the Minister for Planning and Attorney General advising the City's position.
12.1	No. 34 (Lot 1) Cheriton Street, Perth – Progress Report No. 8	EDCE	Department of Planning, Lands and Heritage (DPLH) has put tenure options for consideration by the City and Norwood Neighbourhood Association.
<b><u>Council Meeting – 30 May 2017</u></b>			
10.1	Water Corporation – Long Term Water Main Replacement Program within the City of Vincent	EDI&E	<b>Completed.</b> The Water Corporation's only 2018/19 Project within the City of Vincent is in Beaufort Street, which is complete apart from line marking.
12.5	Perth Parking Levy	EDCE	Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy.
<b><u>Council Meeting – 7 March 2017</u></b>			
9.3.5	Review of City of Vincent Local Laws under Section 3.16 of the Local Government Act 1995 (SC2688)	EDDS/ EDI&E	<b>Completed.</b> 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. The alternative use of unpaid parking bays is being considered in the Integrated Transport Plan.
<b><u>Council Meeting – 18 October 2016</u></b>			
9.2.1	Proposed Safety Improvement at the Intersection of Walcott and Beaufort Streets, Mount Lawley (SC686, SC986)	EDI&E	On hold pending the completion of the Water Corporation's Beaufort Street 'Pipes for Perth' water main replacement project.
<b><u>Council Meeting – 5 April 2016</u></b>			
9.1.6	Review of Licences for Outdoor Eating Areas and Display of Goods on Footpaths	EDDS	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. Amendments to the Trading in Public Places Local Law 2008 and Local Government Property Local Law 2008



Item	Report Details	Action Officer	Comments
			were adopted by Council for public notice at the 2 April 2019 Ordinary Meeting of Council. Public notice of the amendments was undertaken from 28 May 2019 to 5 August 2019. The results of the consultation will be presented to Council in 2019.
<b><u>Council Meeting – 8 March 2016</u></b>			
9.3.5	Leederville Gardens Retirement Village Estate (SC313/SC308)	Office of the CEO	<b>Completed.</b> The Board Chairman has now confirmed in writing that the Board is unable to pay the requested reimbursement without compromising the financial position and viability of the Association.
<b><u>Council Meeting – 27 October 2015</u></b>			
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)	EDCS	Men's Shed working with City's Community & Business Services Directorate to resolve some leasing issues / waiting on City's Property Management Framework.
<b><u>Council Meeting – 18 November 2014</u></b>			
9.1.4	Car Parking Strategy Implementation – Progress Report No. 1 (PRO0084/SC1345)	EDDS/ EDI&E / EDCE	The option of having parking benefit districts will be reviewed as part of the review of the Car Parking Strategy and preparation of an Integrated Transport Plan. The City has a policy to guide the issuing of parking permits and has the ability to issue commercial parking permits. Administration issues permits in accordance with this policy. The City takes an approach to parking restrictions where we receive complaints, conduct parking occupancy surveys and report to Council on the results of these surveys. The replacement of the CALE ticket machines throughout the City is complete. 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.
<b><u>Council Meeting – 7 October 2014</u></b>			
9.3.2	Lease for North Perth Tennis Club – Lease of Premises at Woodville Reserve, 10 Farmer Street, North Perth (SC351/SC621)	EDCS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework.
<b><u>Council Meeting – 23 September 2014</u></b>			
9.3.6	Lease for Leederville Tennis Club – Lease of premises at 150 Richmond Street, Leederville (SC351 & PR25077)	EDCS	No further action pending the outcomes and recommendations included within the Tennis West Strategic Facilities Plan and the City's Property Management Framework.
<b><u>Council Meeting – 27 May 2014</u></b>			
9.3.4	LATE ITEM: East Perth Football Club and Subiaco Football Club Lease additional space at Medibank Stadium	EDCS	Further discussions ongoing as part of broader discussions with Football Clubs.
<b><u>Council Meeting – 12 February 2013</u></b>			
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	EDCS	Public notice of the proposed acquisition provided. Advertising to close 2 August 2019.
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)	EDCS	Public notice of the proposed acquisition to be provided. Caveat to be removed from laneway before acquisition.



**12.2 ADOPTION OF COUNCIL ELECTION PERIOD POLICY**

**TRIM Ref:** D19/110065

**Author:** Emma Simmons, Governance and Council Support Officer

**Authoriser:** Meluka Bancroft, Manager Governance, Property and Contracts

**Attachments:** 1. Council Election Period Policy [↓](#) 

**RECOMMENDATION:****That Council:**

1. **NOTES** that at the conclusion of the local public notice period, no public submissions were received; and
2. **ADOPTS** the Council Election Period Policy as detailed in Attachment 1.

**PURPOSE OF REPORT:**

To report back to Council after the public consultation period and seek approval of the Council Election Period Policy.

**BACKGROUND:**

At the Ordinary Meeting of Council held on 28 May 2019 it was resolved:

*That Council:*

1. *RECEIVES* the draft City Policy– “Council Election Period Policy”, at Attachment 1;
2. *AUTHORISES* the Chief Executive Officer to provide local public notice of the new policy in Recommendation 1. above and invite public comments for a period of 21 days; and
3. *NOTES* that at the conclusion of the public notice period any submissions received would be presented to Council for consideration.
4. *AMEND* clause 5.5.1 of the draft “Council Election Period Policy” to delete the following sentence:  
  
*“Information about Elected Members (who are candidates) will be restricted to names, contact details, titles, membership of committees, working and advisory groups to which they have been appointed to by the Council.”*

**DETAILS:**

In accordance with the City’s Policy 4.1.1 – Adoption and Review of Policies, public notice was given for the period between 17 June 2019 and 26 July 2019, which is in excess of the 21 days required.

No public submissions were received.

**CONSULTATION/ADVERTISING:**

The policy was advertised in the City of Vincent website and through the following Public Notices:

- Perth Voice 15 June 2019;
- The West 17 June 2019; and
- Guardian Express 18 June 2019.



**LEGAL/POLICY:**

City Policy 4.1.1 – Adoption and Review of Policies – prescribes the process for Council to adopt a new policy.

City Policy 4.1.5 – Community Consultation – specifies the community consultation required.

Sections 4.87, 5.93 and 5.103 of the *Local Government Act 1995* set out applicable compliance requirements in the lead up to local government elections.

s.4.87 Printed electoral materials must include the name and address of the authoriser and printer.

s.5.93 Information not to be used in an improper manner.

s.5.103 City to adopt a code of conduct for Council Members, Committee Members and Employees.

**RISK MANAGEMENT IMPLICATIONS:**

**LOW** Adopting the proposed policy would meet the intent of the *Local Government Act 1995* and align with the City's objectives, as it would assist in ensuring the City is efficient, effective and accountable to the community.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*Our community is aware of what we are doing and how we are meeting our goals.*

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

Nil.





## COUNCIL ELECTION PERIOD POLICY

### 1. PURPOSE

During an election period the normal business of local government continues and ordinary matters of administration still need to be addressed.

This policy provides guidance to ensure the administration operates during the election period in a manner which protects the apolitical nature of the local government and avoids the use of City of Vincent (the City) resources in a manner that advantages or disadvantages a particular candidate.

In summary, the policy ensures that during the election period the local government avoids:

- making major policy decisions
- making significant appointments; and
- entering major contracts or undertakings.

These arrangements aim to prevent controversies about the role of the public sector local government during an election campaign.

### 2. OBJECTIVES

The primary objective of this policy is to ensure the normal business of the City continues while avoiding:

- a) the Council of the City of Vincent making major decisions (that depart from its stated strategic direction) prior to an election, that would bind an incoming Council;
- b) the use of public resources in ways that are seen as advantageous or disadvantageous to, or promoting, Elected Members who are seeking re-election or new candidates;
- c) Administration acting in a manner which could influence the result of an election.

This Policy applies during an 'Election Period' (see below for a definition) to cover:

- decisions that are made by the Council;
- materials published by the City;
- attendance and participation in functions and events;
- use of the City's resources;
- access to information held by the City.

### 3. POLICY OWNER

Manager Governance, Property and Contracts

### 4. RELATED DOCUMENTS / LEGISLATION

City's Code of Conduct.

City's Voluntary Candidate Code of Conduct (**Attachment 1**).





CITY OF VINCENT

## COUNCIL ELECTION PERIOD POLICY

City's Policy No. 4.2.14 – Local Government Elections.

Sections 4.87, 5.93 and 5.103 of the *Local Government Act 1995 (Act)*.

Regulation 8 of the *Local Government (Rules of Conduct) Regulations 1996 (Rules of Conduct Regulations)*.

Regulation 78 of the *Local Government (Elections) Regulations 1997 (Election Regulations)*.

### 5. POLICY STATEMENT

#### 5.1 Introduction

##### 5.1.1 Application

This policy applies to Elected Members and employees of the City of Vincent.

Whilst electoral candidates who are not Elected Members cannot be compelled to comply with a policy of the Council, such candidates will be made aware of this Policy and encouraged to support its implementation.

##### 5.1.2 Definitions

**'Election Period'** means the period of time when the Election Period practices are in place prior to the election. The Election Period practices will apply from the close of nominations (37 days prior to the Election Day – Section 4.49 (a) of the *Local Government Act 1995*) until 6.00pm on Election Day.

**'Election Day'** means the day fixed under the *Local Government Act 1995* for the holding of any poll needed for an election but excludes an extraordinary election to elect a new Mayor.

**'Electoral Material'** means any advertisement, handbill, pamphlet, notice, letter or article, including through social and digital media, that is intended or calculated to affect the result in an election but does not include:

- a. An advertisement in a newspaper announcing the holding of a meeting (Section 4.87 (3) of the *Local Government Act 1995*).
- b. Any materials exempted under Regulation 78 of the *Local Government (Elections) Regulations 1997*.
- c. Any materials produced by the City relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

**'Extraordinary Circumstances'** means a situation that requires a major policy decision of the Council because:

- a. in the CEO's opinion, the urgency of the issue is such that it cannot wait until after the election;
- b. of the possibility of legal and/or financial repercussions if a decision is deferred; or
- c. in the CEO's opinion, it is in the best interests of the Council and/or the City of

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*Council Election Period Policy*





CITY OF VINCENT

## COUNCIL ELECTION PERIOD POLICY

Vincent for the decision to be made as soon as possible.

**‘Major Policy Decision’** means any decision which departs from the Council’s stated strategic direction; significant appointments; or commits to major contracts or significant expenditure.

**‘Public Consultation’** means a process which involves an invitation to individuals, groups or organisations or the community generally to comment on an issue, proposed action or proposed policy but does not include consultation required to be undertaken in order to comply with a written law.

**‘Substantial Expenditure’** means expenditure that exceeds \$20,000 of the City’s annual budgeted revenue (inclusive of GST) in the relevant financial year.

### 5.1.3 *Scheduling Consideration of Major Policy Decisions*

So far as is reasonably practicable, the CEO should avoid scheduling major policy decisions for consideration during an Election Period, and instead ensure that such decisions are either:

- a. considered by the Council prior to the Election Period; or
- b. scheduled for determination by the incoming Council.

Where extraordinary circumstances prevail, the CEO may submit a major policy decision to the Council (refer to Part 3).

### 5.1.4 *Decisions Made Prior to an Election Period*

This Policy only applies to decisions made during an Election Period, not the announcement of decisions made prior to the Election Period. Whilst announcements of earlier decisions may be made during an Election Period, as far as practicable any such announcements should be made before the Election Period begins or after it has concluded.

## 5.2 **Implementation of Election Practices**

### 5.2.1 *Role of the CEO in Implementing Election Period Practices*

The role of the CEO in implementing the Election Period practices outlined in this policy is as follows:

- a. The CEO will ensure as far as possible, that all Elected Members and staff are aware of the Election Period Policy and practices at least 30 days prior to the start of the Election Period.
- b. The CEO will ensure that all candidates in an election are aware of the City’s voluntary ‘Candidate Code of Conduct’ upon acceptance of their nomination.
- c. The CEO will ensure, as far as possible, that any major policy or significant decisions required to be made by the Council are scheduled for Council resolution prior to the Election Period or deferred where possible for determination by the incoming Council.
- d. The CEO will endeavour to make sure all announcements regarding decisions

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*Council Election Period Policy*





## COUNCIL ELECTION PERIOD POLICY

made by the Council, prior to the Election Period, are publicised prior to the Election Period.

- e. The CEO will provide guidelines for all relevant staff on the role and responsibilities of staff in the implementation of this policy.

### 5.3 Extraordinary circumstances requiring exemption

#### 5.3.1 Extraordinary Circumstances

Despite clause 5.1.3, the CEO may, where extraordinary circumstances exist, permit a matter defined as a 'major policy decision' to be submitted to the Council for determination during the Election Period.

#### 5.3.2 Appointment or Removal of the CEO

Whilst part 5.1.2 above establishes that a CEO may not be appointed or dismissed during an Election Period, the Council may, where the substantive officer is on leave, appoint an Acting CEO, or in the case of an emergency, suspend the current CEO (in accordance with the terms of their contract) and appoint a person to act in the position of CEO, pending the election, after which date a permanent decision can be made.

### 5.4 Election Period Statement

To assist the Council to comply with its commitment to appropriate decision making during the Election Period, an Election Period Statement will be included in each report submitted to the Council where the Council's decision would, or could, be a Major Policy Decision. The Election Period Statement will state:

"The decision the Council may make in relation to this item could constitute a 'Major Policy Decision' within the context of the City of Vincent Election Period Policy, however, an exemption should be made because, (insert the circumstances for making the exemption)".

### 5.5 City of Vincent Publications

#### 5.5.1 City of Vincent Website and Digital Media

During the Election Period the City's website and digital media will not contain any material which is precluded by this policy. Any references to the election will only relate to the election process.

### 5.6 Public consultation during the Election Period

Public consultation can occur during an election period to ensure the normal business of local government continues and ordinary matters of administration are addressed.

Mandatory public consultation required by the *Local Government Act 1995* or any other relevant Act will continue to be undertaken to enable the City to fulfil its functions.

Public consultation will not be undertaken during the Election Period (either new consultation or existing) on an issue which, in the CEO's opinion, could be perceived as intending to affect the result of an election, unless authorised by the CEO.





## COUNCIL ELECTION PERIOD POLICY

### **5.7 Attendance and participation at events/functions**

#### **5.7.1 Public Events Hosted by External Bodies**

Elected Members may continue to attend events and functions hosted by external bodies during the Election Period.

#### **5.7.2 City of Vincent Organised Civic Events/Functions**

Events and/or functions organised by the City and held during the Election Period will be limited to only those that the CEO considers essential to the operation of the City, and should not in any way be associated with any issues that in the CEO's opinion, are considered relevant to, or likely to influence the outcome of, an election.

All known candidates are to be invited to civic events/functions organised by the City during the Election Period.

#### **5.7.3 Addresses by Elected Members**

Excluding the Mayor and Deputy Mayor fulfilling their functions as prescribed by sections 2.8 and 2.9 of the *Local Government Act 1995*, respectively, Elected Members that are also candidates should not, without the prior approval of the CEO, be permitted to make speeches or addresses at events/functions organised or sponsored by the City during the Election Period.

### **5.8 The use of City of Vincent resources**

The City's Code of Conduct and the *Local Government (Rules of Conduct) Regulations 2007* provide that the City's resources are only to be utilised for authorised activities (for example - no use of employees for personal tasks or no use of equipment, stationery, or hospitality for non-Council business). This includes the use of resources for electoral purposes.

It should be noted that the prohibition on the use of the City's resources for electoral purposes is not restricted to the Election Period.

The City's staff must not be asked to undertake any tasks connected directly or indirectly with an election campaign and should avoid assisting Elected Members in ways that could create a perception that they are being used for electoral purposes. Advice is to be sought from the CEO in any circumstances where the use of City resources might be construed as being related to a candidate's election campaign.

### **5.9 Access to Council information and assistance**

#### **5.9.1 Electoral Information and Assistance**

All candidates will have equal rights to access public information, such as the electoral rolls (draft or past rolls), monthly enrolment details, and information relevant to their election campaigns from the City administration.

Any assistance and advice provided to candidates as part of the conduct of the Council election will be provided equally to all candidates.





## COUNCIL ELECTION PERIOD POLICY

### 5.9.2 Media Advice

The role of the Mayor under section 2.8 of the *Local Government Act 1995* in relation to speaking on behalf of the local government continues.

Any requests for media advice or assistance from Elected Members during the Election Period will be referred to the CEO. No media advice will be provided in relation to election issues or in regard to publicity that involves specific Elected Members. If satisfied that advice sought by an Elected Member during the Election Period does not relate to the election or publicity involving any specific Elected Member(s), the CEO may authorise the provision of a response to such a request.

### 5.9.3 Publicity Campaigns

The City's marketing campaigns during the Election Period will communicate normal City activities and initiatives.

During the Election Period, major or new marketing campaigns (that depart from its stated strategic direction) other than for the purpose of conducting (and promoting) the election will be avoided wherever possible.

A marketing campaign deemed necessary for a City activity must be approved by the CEO in the normal manner.

### 5.9.4 Media Attention

Elected Members will not use or access City staff or resources to gain media attention in support of their or any other candidate's election campaign.

### 5.9.5 Election Process Enquiries

All election process enquiries from candidates, whether current Elected Members or not, will be directed to the Returning Officer or, where the matter is outside of the responsibilities of the Returning Officer, to the CEO.

## 6. CREATION / REVIEW

Created:	
Review / Amend:	
Next Review Date:	

### Attachment 1: City's Voluntary Candidate Code of Conduct





CITY OF VINCENT

# COUNCIL ELECTION PERIOD POLICY



CITY OF VINCENT

## Voluntary Code of Conduct for candidates in City of Vincent elections

### Application

Elected Members are bound by the Local Government (Rules of Conduct) Regulations 2007 and the City's Code of Conduct.

This Voluntary Code of Conduct for candidates is applicable only to those persons nominating for election to the Council of the City of Vincent (not to Elected Members).

Each candidate (not being an Elected Member) is encouraged to abide by the Voluntary Code of Conduct if they intend to become a candidate in the election.

### Legislative Obligations

Candidates in local government elections need to be aware of the legal framework in which the elections are conducted and the obligations that the *Local Government Act 1995* (the Act) and the Local Government (Elections) Regulations 1997 (the Regulations) place upon candidates.

Candidates should make themselves familiar with the following legislative provisions:

- Sections 2.7, 2.8 and 2.10 of the Act which outline the role of the Council, the role of the Mayor and the role of Elected Members;
- Division 5 of Part 2 of the Act which outlines the qualifications for holding office on the Council;
- Divisions 9, 10 and 11 of Part 4 of the Act dealing with the electoral process, the validity of elections and electoral offences; and
- Parts 5 and 5A of the Regulations relating to nominations and the disclosure of gifts.

### Ethical and Behavioural Principles

Candidates shall conduct their campaigns so as to maintain and strengthen the public's trust and confidence in the democratic election process, and promote integrity in the local government electoral system. Candidate's conduct should be fair and reasonable. This requires that a candidate will:

1. Act honestly in making representations about the candidate's own claims for election, and their intention to represent the district.
2. Act honestly in making representations about the claims of other candidates for election.

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## COUNCIL ELECTION PERIOD POLICY

3. Not make public statements about another candidate's personal affairs.
4. Avoid making frivolous or vexatious complaints to the Chief Executive Officer, the Western Australian Electoral Commissioner or (once appointed by the Western Australian Electoral Commissioner) the Returning Officer, against any other candidate during a campaign.
5. Avoid conduct which is contrary to any law particularly but not limited to:
  - Criminal Code offences;
  - *Local Government Act 1995* offences; and
  - Council's Local Laws.
6. Conduct themselves in a manner to ensure they are not compromising a free and fair election process.
7. Avoid conflicts of interest arising from advocating election policies or proposals which would specifically deliver a private material personal interest to the candidate or an associate.
8. Abide by the election gift disclosure requirements of the *Local Government Act 1995*.
9. Avoid placing themselves under any financial or other obligations that might influence them in discharging their duties and responsibilities if elected as an Elected Member.
10. Avoid influencing or affecting another person's election choices by giving, or promising, or offering a gift or benefit of any kind to anyone else.



**12.3 ANNUAL CORPORATE BUSINESS PLAN REVIEW AND UPDATE****TRIM Ref:** D19/111818**Author:** John Paton, Executive Manager - Office of the CEO**Authoriser:** David MacLennan, Chief Executive Officer**Attachments:**  
1. Corporate Business Plan Update Summary 2018/19-2021/22    
2. Modified City of Vincent Corporate Business Plan 2018/19-2021/22  **RECOMMENDATION:****That Council:**

1. **NOTES** the annual review of the City of Vincent Corporate Business Plan 2018/19-2021/22 as detailed in Attachment 1; and
2. **ADOPTS BY ABSOLUTE MAJORITY** the modified City of Vincent Corporate Business Plan 2018/19-2021/22 as detailed in Attachment 2 and **NOTES** that final editorial, design and formatting of the document will be determined by the Chief Executive Officer.

**PURPOSE OF REPORT:**

To consider the annual review of the Corporate Business Plan 2018/19 – 2021/22 and associated update.

**BACKGROUND:**

The preparation of a Corporate Business Plan (CBP) is a statutory requirement for local governments under the *Local Government (Administration) Regulations 1996*, which prescribes that the CBP is to cover a period of at least four years and is to be reviewed every year. The CBP is a key element of the Integrated Planning and Reporting Framework (IPRF) with guidelines published by the Department of Local Government Sport and Cultural Industries to provide further guidance on the individual components of the IPRF.

6. Council at its Ordinary Meeting of 10 September 2013 adopted the amended City of Vincent Strategic Community Plan 2013 – 2023 and Corporate Business Plan 2013 – 2017. These two strategic documents were presented together, attempting to achieve two things – be Council's strategic direction, and to guide Administration's program delivery. It was subsequently recognised that the content of the combined Plans from 2013 were, over time, having diminishing relevance, and hence in 2016 and again in 2017, Council adopted a set of annual strategic priorities to provide the relevant guidance needed until the Strategic Community Plan (SCP) could be fully reviewed.

In the latter half of 2017, the City launched the *Imagine Vincent* SCP engagement initiative, which gathered vital community feedback to inform preparation of the City's new SCP. Six very clear community priorities emerged from the feedback received through *Imagine Vincent*. At its Ordinary Council Meeting on 6 March 2018, Council endorsed these six priorities as the basis for inviting community budget submissions for 2018/19 and formed the basis for reviewing the City's CBP.

Council adopted the Corporate Business Plan 2018/19 – 2021/22 on 26 June 2018 and subsequently adopted the Strategic Community Plan 2018 – 2028 on 16 October 2018, which embedded the previously endorsed six priorities, being *Enhanced Environment*, *Accessible City*, *Connected Community*, *Thriving Places*, *Sensitive Design* and *Innovative & Accountable*.

**DETAILS:**

The current CBP and its earlier iterations focused primarily on a range of actions and projects that were scheduled to be delivered over the period of the plan, however it does not provide details in respect to the routine services of the City. The IPRF guidelines provide the following guidance in respect to the content of the CBP:



- The CBP is the Council's 4-year planning document. It gives effect to the first four years of the Strategic Community Plan and is pivotal in ensuring that the medium term commitments are both strategically aligned and affordable.
- The Plan also shows where functional responsibilities sit for external and corporate services.
- The core of the document is the plan for the delivery of services, linked to strategic direction, over the four-year period. This should clearly show the service levels to be provided and any changes from current service levels. It should also identify major projects.

Over the past 6 months, substantial work has been undertaken across the organisation to document the range of services being provided, the relevant maturity level of each service area and associated business plan for the next 3+ years. In view of this, in addition to reviewing the current CBP, it is proposed to update the format and content to focus on the services and alignment of those services to the strategic priorities, whilst also highlighting key projects to be delivered over the life of the CBP. It is proposed that the term of the CBP will remain to 2021/22 pending the first (minor) review of the SCP scheduled for later this financial year, which will also coincide with a review of the City's Asset Management Plan and Long Term Financial Plan.

Whilst a substantial format change to the CBP is proposed, step 1 is a review of the existing adopted actions list and update according to current progress and budget considerations. For consistency in the review, values in forward years have been included and either reflect what is in the current CBP or updated from budget workshop documentation where there were variances (**see Attachment 1**). In addition, the following modifications are proposed:

<b><u>CBP Item</u></b>	<b><u>Modification</u></b>	<b><u>Comment</u></b>
1.2 Minimise Single Use Plastics	Remove	Small-scale operational activity
Three Bin FOGO Collection System	Add	New Council initiative
2.10 Charging Point at Banks reserve	Remove	Included in boardwalk/plaza detailed design
3.1 Prepare a Community Partnership Strategy	Remove	Will be addressed through Place Plans
3.3 Prepare a Town Centre Branding/Marketing Plan	Remove	Resources are being applied towards activation
Prepare Robertson Park Development Plan	Add	New initiative
Prepare Sydney/Haynes St development plan	Add	New initiative
4.7 Jack Marks Reserve Playground Upgrade	Remove	Included in 4.9 Parks Upgrade /Renewal Program (20/21)
Youth & Youth Facilities Plan	Add	New Initiative
6.6 Beatty Park Structural and Condition Upgrade	Remove	Business case to be prepared as outcome of CBP 6.5 Beatty Park Options Project.
6.9 Implement Improvement Plan	Remove	Project is operational and focus has transferred to the implementation of the Risk Management Framework.

Following the review, the updated actions have been translated into the Key Deliverables section of the respective Service pages that form the core of the updated and modified CBP. A draft of the modified format CBP is provided as Attachment 2. For convenient, the draft modified CBP includes an Addendum which tabulates the key actions in a format aligned to the current CBP.

#### **CONSULTATION/ADVERTISING:**

There is no requirement for the adoption of a CBP or modifications to a CBP to be advertised, however the modified CBP will be promoted through the City's website and other online applications.



**LEGAL/POLICY:**

The development of the Corporate Business Plan covering a period of at least 4 financial years is a requirement of Regulations 19DA(1) and 19DA(2) of the *Local Government (Administration) Regulations 1996*. Regulation 19DA(3) in turn requires a Corporate Business Plan to:

- a) Set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district;
- b) Govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and
- c) Develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** The Corporate Business Plan 2018/19 – 2021/22 reflects existing and new projects and initiatives and aligns with the six community priorities which emerged from the feedback received through the *Imagine Vincent* SCP engagement process, through which the new SCP is being developed. Corporate business planning helps to manage risk to the City of Vincent by ensuring that formally articulated commitments reflect the Council's strategic direction and are sufficiently matched to the City's resourcing capability to successfully deliver projects and services.

**STRATEGIC IMPLICATIONS:**

Whilst the CBP addresses all priorities in the City's *Strategic Community Plan 2018-2028*, specifically, this amendment addresses the following SCP priority:

Innovative and Accountable

*Our community is aware of what we are doing and how we are meeting our goals.*

**FINANCIAL/BUDGET IMPLICATIONS:**

The 2019/20 CBP priorities have been reflected in the Annual Budget for 2019/20.

**COMMENTS:**

Following adoption of the modified CBP the formatting will be refined prior to publication. This will also be an opportunity for minor text enhancements and corrections as required.



CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22										MAY	Annual CBP Review					Responsible Service	Retain Y/N
Title of works	Description of works	Spending / Capital	Cost (Year 1)	18/19	19/20	20/21	21/22	Proposed Budget Impact	Comments	Progress Update - May	18/19	19/20	20/21	21/22	COMMENTS		
Enhanced Environment																	
1.1 Sustainable Environment Strategy	Review and implement the Sustainable Environment Strategy in liaison with Council's Environmental Advisory Group.	O	Additional Cost	\$15,000	✓	✓	✓	\$15,000	Review commenced in 2017/18 and to be concluded in 2018/19 with consultant input.	Draft Sustainable Environment Strategy (SES) and Implementation Plan approved for community consultation at OMC in May 2019. The submission period closes 4 July and the Draft will then be presented to OMC in July for final adoption.	✓	50,900	✓	✓	SES due for Adoption in July. The Implementation Plan will then be programmed.	Exec Services /Sustainability	Y
1.2 Minimise Single Use Plastics	Implement the recommendations of the single use plastics investigation completed in 2017/18 relating to advertising banners, bottled water, balloons, event waste, and disposable plastics used within the City's hired and leased facilities.	O	Existing Operational	✓	✓	✓	✓	TBD	To be commenced in 2018/19, with the budget for years 2019/20 to 2021/22 to be determined by investigations in 2018/19 and subject to future Council approval.	2018/19 scheduled projects have been implemented. \$10,000 listed on draft Budget for 2019/20.	✓	10,000	✓	✓	Commenced in 2018/19, two small projects budgeted in 2019/20. Budgets for 2020/21 and 2021/22 to be determined by investigations.	Exec Services / Sustainability	N
1.3 Solar Photovoltaic Panel System Installation	Installation of large-scale solar photovoltaic panels at various sites.	C	Additional Cost	\$428,000	✓	✓	✓	TBD	2018/19 budget is based on a consultant quote. The full budget impact, including operational savings and funding model to continue rollout of this project in future years is yet to be determined.	Two of four installations completed. Remaining two installations are due to be finished in August 2019. Two month delay to project timeline caused by an initial delay in appointing the contractor, followed by delays in Western Power application process for the Administration Centre.	50%	351,000	305,000	33,000	\$248,000 Carried Forward \$70,000 additional \$33,000 operating for assessment of next phase	Exec Services / Sustainability	Y
1.4 Water and Energy Efficiency Initiatives	Implementation of various water and energy efficiency measures across City buildings.	C	Additional Cost	\$50,000	\$100,000	\$100,000		\$250,000	Measures to be implemented based on energy and water efficiency audits undertaken in 2012.	The 2018/19 projects have been completed.	✓	100,000	100,000	50,000	Program extended into 2021/22.	Assets & Engineering	Y
Three Bin Food Organics (Garden Organics Collection System)	Delivery of a three bin FOGO collection service to approximately 18,500 households.	O/C	Additional Cost									80,000	1,253,568		New project - Business Case approved at OMC 5/3/19. \$500,000 transferred to Strategic Waste Reserve in 2019/20	Waste & Recycling	Y
2. Accessible City																	
2.1 Prepare an urban design concept for View Street Car Park and surrounds.	Prepare an urban design concept and business case for improvements to the View Street Car Park and adjoining View Street road reserve, in order to enhance the amenity and attractiveness of the area and pedestrian connectivity between View Street and Angove Street. As reported to Council in July 2017.	O	Additional Cost		\$80,000			\$80,000	Site investigations proposed in preparation for the concept development phase being implemented during 2019/20.			90,000		Moved from 19/20 to 2020/21	Place Mgmt	Y	
2.2 Car Parking Strategy & Integrated Transport Plan	Review the City's Car Parking Strategy and prepare an Integrated Transport Plan	O	Additional Cost	\$310,000	✓			\$310,000	2018/19 budget of \$310,000 includes \$80,000 for parking surveys. Project to be completed in 2019/20.	Project in progress and on target for finalisation mid 2019/20.	C/F	100,000			\$100,000 carried forward for completion of project.	Strategic Planning	Y
2.3 Implement 40km/h Speed Zone Trial	Undertake community consultation to determine the level of community support for implementing a 40km/h speed zone trial in the south of Vincent. Subject to community support and Council approval implement the trial in 2018/19.	C	Additional Cost	\$150,000				\$150,000		Trial commenced 29 April 2019. Data being collected as per schedule to inform the Road Safety Commission's study. Preliminary results expected May/June 2020.	C/F	35,000			Funds carried forward into 2019/20 for completion of trial.	Assets & Eng	Y
2.4 Prepare a Right of Way Hierarchy Study/Strategy	Prepare a Right of Way Hierarchy Study/Strategy in response to 2017/18 Community Budget Submission 6.7.	O	Additional Cost			\$150,000		\$150,000		No action required in 2018/19.			150,000			Strategic Planning	Y
2.5 New Signalled Pedestrian Crossings Program	Install new signalled pedestrian crossings.	C	Additional Cost Grant Funding	\$250,000	\$250,000	\$250,000		\$750,000	Inclusive of \$200,000 State government funding contribution for each project (\$600,000 in total). Locations are: - 2018/19 - Vincent Street (Florence St) - 2019/20 - Charles Street (TBD) - 2020/21 - Lord Street (Brewer St)	Vincent Street project completed. 2019/20 Charles Street Crossing to be undertaken by Main Roads WA.	✓	200,000	250,000	250,000	\$200,000 for Charles St in operating (may need to be refunded to MRWA). Lord Street - grant availability to be confirmed. Program extended to 21/22 - subject to grant application.	Assets & Engineering	Y
2.6 Bicycle Network	Design and implementation of the Bicycle Network Plan - includes pathways and bike lanes.	C	Additional Cost Grant Funding	\$575,000	\$420,000	\$20,000	✓	\$1,015,000	2018/19 includes Loftus Street bike lanes. 2019/20 is for Cam/Cleaver Street bike lanes, subject to WA Bicycle Network Grant.	2018/19 projects on schedule for completion by 30 June. The only risk being completion of Main Roads regulatory line-marking in Loftus Street.	C/F	758,000	620,000	570,000	\$308,000 carried forward for Loftus Street. \$450,000 for Florence/Carr St.	Assets & Engineering	Y
2.7 Road Maintenance Programs	Road maintenance and upgrade, including State Blackspot, Local Roads, Metropolitan Regional Roads and Roads to Recovery programs.	C	Additional Cost Grant Funding	\$1,503,189	\$1,450,000	\$1,450,000	✓	\$4,403,189	Grant funding is received for each of these programs.	Works program on schedule for completion by 30 June. The only risk being completion of Main Roads regulatory line-marking and signage.	✓	1,934,092	1,900,000	1,920,000	Annual Black Spot and renewal program. Grant funding is received for each of these programs.	Assets & Engineering	Y
2.8 Traffic Management Improvements	Various traffic management improvements	C	Additional Cost	\$185,000	\$150,000	\$80,000	✓	\$415,000		Works program on schedule to be completed by 30 June.	✓	252,000	238,000	241,000		Assets & Engineering	Y
2.9 Car Parking Upgrade/Renewal Program	Various carpark improvements	C	Additional Cost	\$304,000	\$58,000			\$360,000		Works program on schedule to be completed by 30 June.	✓	240,000	530,000	300,000	2019/20 program reduced - \$180,000 deferred to 2020/21	Assets & Engineering	Y
2.10 Charging point at Banks Reserve	Request to have a power point installed along the Banks Reserve river foreshore for recharging electric wheelchairs and other personal mobility devices.	C	Additional Cost	\$10,000				\$10,000	The cost of this project can be funded from the Banks Reserve Master Plan Implementation (CBP Item 4.8) provisional sum included in the 2018/19 capital budget.	Boardwalk and plaza detail design now listed for 2019/20, with construction listed for 2020/21, which will include the installation of wheelchair charge point.			10,000			Assets & Engineering	N



Title of works	Description of works	Operating / Capital	Cost (Year 1)	18/19	19/20	20/21	21/22	Proposed Budget Impact	Comments	Progress Update - May	Review				Comments	Responsible Service	Retain Y/N
											18/19	19/20	20/21	21/22			
2.11 Parking permit technology	Implement electronically readable parking permits (barcoded QR coded etc.) and subsequently e-permit technology to further simplify and streamline the customer experience associated with Council's revised Parking Permits Policy	O	Existing Operational & Additional Cost	\$ -	\$40,000	\$40,000		\$80,000	E-permit technology options to be investigated/determined in 2018/19 in preparation for implementation across 2019/20 and 2020/21.	On schedule. Amendments to the Parking and Parking Facilities Local Law about to be submitted to Council to enable the introduction of E-Permits.		40,000	10,000		Commissioning fee \$30,000 plus annual licensing costs of \$10,000	Community Safety	Y
2.12 Review and Upgrade the City's Parking Management Systems and Infrastructure	Identify and implement contemporary systems and infrastructure to improve the City's parking management capabilities	C	Additional Cost	\$60,000	\$370,000	\$90,000	✓	\$520,000	2018/19 - Parking Machine Asset Replacement Program (\$40,000) and additional North Perth Town Centre Pay-By-Plate Parking machines (\$20,000). 2019/20 - Parking Machine Asset Replacement Program (\$40,000) and Parking Sensors implementation (\$30,000). 2020/21 - Parking Machine Asset Replacement Program (\$40,000) and Parking Sensors implementation (\$50,000).	On schedule, additional ticket machines installed in The Avenue Car Park completed. Awarding of the contract to install parking Sensors will be completed in June.	C/F	60,000	0	0	No replacement planned for Parking Machine Assets.	Community Safety	N
3. Connected Community																	
3.1 Prepare a Community Partnerships Strategy	Prepare a Community Partnerships Strategy (formerly Community Development Strategy) based upon key findings within the Strategic Community Plan that will provide the basis for service delivery by the City's Community Partnerships Team.	O	Additional Cost	\$25,000				\$25,000	Scheduled for commencement in 2018/19. Funding reduced on the basis that significant community data has been captured from the Strategic Community Plan review. The strategy should consider (among other things) the City's role in connecting volunteers with organisations/groups needing volunteers.	Temporarily on hold.		✓			On hold pending the outcome of the organisational restructuring. Remove as this will be incorporated into Place Plans.	Community Partnerships	N
3.2 Prepare an 'Innovate' Reconciliation Action Plan	Prepare and implement an 'Innovate' Reconciliation Action Plan as part of the City's ongoing commitment to reconciliation and cultural development.	O	Existing Operational & Additional Cost	\$25,000	✓	✓	✓	TBD	Finalise implementation of the 'Reflect' RAP. Raise with Reconciliation Australia to review earnings and achievements, and prepare an 'Innovate' RAP for endorsement.	The Innovate RAP has been drafted and reviewed by Reconciliation Australia in December 2018. Following community consultation, a report was presented to OMC on 30 April for final endorsement of the RAP. The required changes following community consultation have been made and the Innovate RAP was resubmitted to Reconciliation Australia on 24 May 2019. The launch of Innovate RAP will be on 6 July 2019 at the NAIDOC festival. Some objectives outlined in the Reflect RAP have been carried forward to the Innovate RAP as they are ongoing deliverables.	✓	✓	✓	0		Community Partnerships	Y
3.3 Prepare Town Centre Branding and Marketing Plans	Develop key brand identities, social media and website strategies, and other marketing initiatives to support Town Centre activation and economic development.	O	Additional Cost	\$20,000	\$20,000	\$20,000	\$20,000	\$80,000	Establish a unique branding and marketing strategy for each Town Centre (as per adopted Place Plans) commencing in 2018/19 to align with the City's Marketing Plan (CBP item 6.1).	Deferred to be included in Community Engagement Working Group Agenda.	0	0	0	0	Deferred - focus on activation.	Marketing & Customer Service	N
3.4 Prepare a Community Engagement Charter for implementation through Policy	Prepare a Community Engagement Charter as part of a new Community Engagement Policy that will establish the framework and tools to guide how we speak with and listen to our community.	O	Existing Operational	\$ -				\$ -	Project commenced in 2017/18 and will be finalised in 2018/19.	Behind schedule and to be included in Consultation Policy review.		✓			Existing operational funding.	Marketing & Customer Service	Y
3.5 Prepare and Implement an Arts Strategy	Prepare an Arts Strategy to guide creative communities, activities and spaces, as identified in the City's Arts Priorities endorsed by Council in May 2017.	O	Additional Cost	\$20,000	✓	✓	✓	TBD	Scheduled for commencement in 2018/19.	Art Development Action Plan 2018 - 2020 adopted by Council on 21 August 2018, with implementation to commence in 2019/20.	✓	172,000	100,000	100,000	Arts Development Action Plan	Marketing & Customer Service	Y
3.6 Prepare and Implement a new Community Safety and Crime Prevention Plan	Prepare a new Community Safety and Crime Prevention Plan in collaboration with the community and key stakeholders.	O	Existing Operational	\$ -	✓	✓	✓	TBD	The City's current Community Safety and Crime Prevention Plan 2015 - 2018 requires review, and a new Plan must then be developed and adopted by Council. This Plan will be developed by the Community Partnerships and Community Safety Teams.	The draft Safer Vincent Plan was presented to the OMC on 28 May 2019. Following this, formatting changes will be made and a 21 day community consultation period will commence. Following consultation, a report will be presented back to Council in August 2019.	✓	✓	✓	✓	The Plan includes a range of deliverables that will have a budget impact, with Grant opportunities.	Community Partnerships	Y
3.7 Deliver a new, high quality and iconic public artwork	Procure and install a new public artwork within Vincent	C	Additional Cost	\$200,000				\$200,000	To be funded through the Percent For Art Reserve.	Expression of interest has been initiated.		200,000				Marketing & Customer Service	Y
3.8 Review and Upgrade the City's CCTV Network	Upgrade the City's existing CCTV network to better meet community needs and align with the State CCTV Strategy	C	Additional Cost Grant Funding	\$427,500	\$179,000	✓	✓	TBD	Upgrade to Beaufort Street CCTV Network in 2018/19 (grant funding approved). Provisional sum included in 2019/20 for upgrade/renewal of existing CCTV infrastructure, with full budget and funding model to be developed for potential expansion of Town Centre CCTV Networks.	Contract awarded, with works to commence in 2018/19 and be completed in 2019/20 in accordance with Federal Government Grant Agreement.	C/F	305,510	✓	✓	Funds carried forward for Beaufort Street. The CCTV Strategy and Policy are under review, which will inform a funding model for future network improvements.	Community Safety	Y
3.9 Laneway Lighting Program	Installation of solar laneway lighting within priority locations in Mt Hawthorn and Mt Lawley/Highbury	C	Additional Cost	\$43,000	✓	✓	✓	TBD		On schedule. Contractor awarded.	C/F	139,990	✓	✓	Program to be developed.	Community Safety	Y
Youth & Youth Facilities Plan		C	Additional Cost		✓					12 month Internal Contract.			✓	✓	Councillor Budget Submission, Internal Resource 12 month Contract Role.	Community Partnerships	Y
4. Thriving Places																	



Title of works	Description of works	Operating	Cost					Projected Budget Impact	Comments	Progress Update - May	Review				Responsible Service	Retain Y/N	
		/ Capital	(Year 1)	18/19	19/20	20/21	21/22				18/19	19/20	20/21	21/22			COMMENTS
4.1 Review, Prepare and Implement Woodville Reserve Master Plan	Review the 2012 Woodville Reserve Master Plan and prepare a revised Plan that effectively responds to current/future community needs, maximises land use and asset sustainability, and aligns with Council's focus on creating more inviting green and open spaces.	O	Additional Cost		\$50,000	✓	✓	TBD	Review of Master Plan brought forward to commence in 2018/20. The full budget impact and funding model will be determined through the Review.	Currently preparing joint RFQ & Consultant's Brief for both Woodville Res MP & Robertson Park Development Plan to go to market approx. Sept 2019.		70,000	✓	✓	Community Partnerships	Y	
4.2 Review, Prepare and Implement the Britannia Reserve Master Plan	Review the 2013 Britannia Reserve Master Plan and prepare a revised Plan that effectively responds to current/future community demands, maximises land use and asset sustainability, and aligns with Council's focus on more inviting green and open spaces.	O	Additional Cost			\$50,000	✓	TBD	Review of Master Plan moved back to commence in 2020/21. The full budget impact and funding model will be determined through the Review.	2020/21 listed project.		50,000	✓	7 Show as 2019/20 not 20/21. EDC&SS advised to list as 2020/21. Development Plan No 5. To be discussed.	Community Partnerships	Y	
Prepare a Robertson Park Development Plan	Prepare a detailed Development Plan to guide future use, management and development of the site.	O	Additional Cost									30,000			Community Partnerships	Y	
Prepare a development plan for Sydney/Haynes Street, North Perth	Prepare a Development Plan for 23 and 31 Sydney Street and 15 Haynes Street, North Perth identifying the type and size of public open space suitable for the site and level of amenities required.	O	Additional Cost									20,000			Community Partnerships	Y	
4.3 Review the Economic Development Strategy 2013-2018.	Review and renew the City's Economic Development Strategy in liaison with Council's Business Advisory Group and in accordance with Council's endorsement of the Business Advisory Group's Key Priorities from 28 June 2018.	O	Additional Cost	\$30,000				\$30,000	Scoping for a new Strategy to be prepared in 2018/19 with funding for additional consultancy expertise.	Draft Strategy considered by Business Advisory Group (BAG) and a revised draft to be presented to Council in July 2019.	✓	✓			Strategic Planning	Y	
4.4 Prepare and Implement the Leederville Oval Master Plan	Prepare a detailed Master Plan to guide the future development and management of Leederville Oval as multi-use venue within Leederville Town Centre.	O	Additional Cost Funding Contribution	\$90,000	✓	✓	✓	TBD	Master Plan scheduled for completion in 2018/19 with \$80,000 contribution from DSR and WA Football Commission. The full budget impact and funding model for implementation beyond 2018/19 will be determined through the Review.	Master Plan approx. 60% complete. However timelines have been pushed back due to further consultation needed to gather & consider feedback in relation to additional concepts. Aiming for draft LOMP going to Sept 2019 Council meeting & final LOMP going back to Council, following public comment period, at its Dec 2019 meeting.	✓	40,000	✓	Business case with possible funding model to be developed as an outcome of the Master Plan.	Community Partnerships	Y	
4.5 Implement Public Open Space Strategy Outcomes	Implement key outcomes upon completion of the Public Open Space Strategy adoption by Council and finalisation of a capital funding model.	C	Additional Cost	\$290,000	✓	✓	✓	TBD	Provisional sum included in the 2018/19 capital budget. The full budget impact and funding model are yet to be determined for future years.	Pop up Play areas currently being progressed this FY 2018/19. Money carried forward into new FY 2019/20 for the commencement of some short term key actions. Implementation plan for subsequent years being prepared for planning, resource & budget considerations.	C/F	500,000	530,000	310,000	Community Partnerships	Y	
4.6 Implement Banks Reserve Master Plan	Implement key outcomes upon completion of the Master Plan, adoption by Council and finalisation of a capital funding model.	C	Additional Cost	\$450,000	✓	✓		TBD	Staged implementation of Master Plan with a provisional sum included in the 2018/19 capital budget. The full budget impact and funding model are yet to be determined for future years.	A consultant will complete by 30/6/19 the detailed design project for the Banks Active & Playground zone. Construction of this zone will commence in new FY 2019/20. Carried forward some 2018/19 budget into new FY2019/20 for Section 18 works, Summers St carpark, detail design of boardwalk & plaza zones.	C/F	687,000	779,000	450,000	2018/20 \$230k carried forward + \$457k.	Community Partnerships	Y
4.7 Jack Marks Reserve Playground Upgrade	Upgrade of playground equipment and short fall.	C	Additional Cost			\$130,000		\$130,000		2020/21 listed project.		130,000		Included within the annual Playground Upgrade/renewal Program.	Assets & Engineering	N	
4.8 Deliver North Perth Common	Implementation of former CBP Item 9.7 and report to Council on the same in July 2017.	C	Additional Cost Grant Funding	\$627,000				\$627,000	Inclusive of a \$250,000 funding contribution from State Government.	Construction on target for completion by June 2019.	✓			Complete	Assets & Engineering	Y	
4.9 Parks Upgrade/Renewal Program	Routine parks upgrade/renewal works	C	Additional Cost	\$448,000	\$280,000	\$160,000		\$888,000		Works program on schedule.		520,000	385,000	833,000	Parks & Urban Greening	Y	
4.10 Streetscape Improvements Program	Streetscape improvements at various locations	C	Additional Cost	\$585,000	\$488,000	\$402,000		\$1,475,000		Leederville Village Square completed. North Perth Common on schedule for completion by 15 June. Various smaller projects completed.	C/F	339,669	405,000	235,000	Includes Greening Plan (excluding Car Park greening)	Assets & Engineering	Y
4.11 Mount Hawthorn Community Centre Upgrade	Mount Hawthorn Community Centre redevelopment to enhance its use and functionality, better cater for current and future community needs, improve its fitness for purpose and asset condition, and better integrate with Braithwaite Park.	C	Additional Cost	\$350,000	\$175,000			\$525,000		Lesser Hall construction on schedule for completion June 2019. 2019/20 Stage III (Main Hall) design and documentation being progressed.	✓	175,000			Assets & Engineering	Y	
4.12 North Perth Town Hall Upgrades	Installation of air-conditioning and boundary fence renewal.	C	Additional Cost	\$100,000	\$25,000			\$125,000		Completed.	✓				Assets & Engineering	Y	
5. Leederville Design																	
5.1 Prepare Draft Leederville Activity Centre Plan	State Planning Policy 4.2 - Activity Centres	O	Additional Cost	\$200,000	✓			\$200,000		Project due for completion in 2019/20.	C/F	158,565			Strategic Planning	Y	



Title of works	Description of works	Operating / Capital	Cost (Year 1)	18/19	19/20	20/21	21/22	Proposed Budget Impact	Comments	Progress Update - May	Review				Responsible Service	Retain Y/N
											18/19	19/20	20/21	21/22		
9.2 Investigate a Planning Framework for each of the City's Town Centres and Clarendon.	Local Planning Strategy, Action 1.4.2 - 'Economy and Employment' Appropriately zone and/or prepare structure plans or area specific plans for planned growth areas to facilitate a mix of compatible residential and commercial development opportunities.	O	Additional Cost	\$-	\$60,000	\$50,000		\$100,000	Internal scoping to be undertaken in 2018/19 to review scale, capacity and funding requirement to undertake two Town Centres each year, commencing 2019/20.	Preliminary investigation has commenced.			50,000	50,000	Strategic Planning	Y
9.3 Heritage Strategic Plan	Review and renew the City's Heritage Strategic Plan 2013-2017.	O	Additional Cost	\$15,000				\$15,000		Draft being prepared. Project timeline extended into 2019/20.	C/F	15,000			Heritage	Y
9.4 Develop a Water Sensitive Urban Design (WSUD) Plan	Develop a Water Sensitive Urban Design Plan in response to 2017/18 Community Budget Submission 6.0.	O	Existing Operational			\$80,000		\$80,000		To be progressed in 2019/20 for implementation in 2020/21.		✓	80,000		Parks & Urban Greening	Y
9.5 Character Retention and Precinct Planning	Implement a proactive approach to character retention within Vincent, identifying high value/high risk areas, engaging/assisting residents and, based on lessons learnt to date, improving the policy/process to further streamline the approach (e.g. develop a baseline set of guidelines covering height, setbacks, visibility of additions from the primary street etc.)	O	Additional Cost	\$65,000				\$65,000	Funding included in 2018/19 Operating Budget.	Demonstration precinct endorsed by Council. Project timeline for finalisation of the planning framework extended into 2019/20.		✓			Strategic Planning	Y
<b>9. Innovative and Accountable</b>																
9.1 Prepare a City of Vincent Marketing Plan	Develop a detailed three year marketing plan based on key outcomes within the Strategic Community Plan that reflects Council's objectives and community aspirations, along with a structured annual planner of all key events and activities.	O	Additional Cost	\$25,000	\$10,000	\$5,000		\$40,000	This will be progressed in 2018/19 to align with the Strategic Community Plan and Place Plans.	Deferred to be considered as part of Community Engagement Working Group Agenda.		✓		Operational funding	Marketing & Customer Service	Y
9.2 Finalise and Implement Community Buildings Lease and License Framework	Finalise and implement a new lease and license framework for the City's community buildings, balancing community and social impacts, asset management and lifecycle cost implications, and statutory and legal considerations.	O	Existing Operational	\$-				\$-	Prepare lease and license framework for adoption by Council to directly inform future tenancy arrangements and asset decision making.	The City's Property Management Framework was presented at Council Workshop. Administration are in the process of making amendments to the framework with a view to directly consulting with the community groups and sporting clubs prior to submitting a report to Council in August/September 2019.		✓			Community Partnerships	Y
9.3 Review and upgrade the City's Website, Council Portal and Intranet	Phased implementation of further improvements to the City's website including online payments, self-service tools and further enhanced mobile functionality for customers, as well as a dedicated Council portal and improved Administration intranet.	O	Additional Cost	\$40,000	\$20,000			\$60,000	Next phase (phase 4) of website development and implementation including a range of digital tools to improve functionality.	Completed	✓			Complete	Marketing & Customer Service	Y
9.4 Information Technology Upgrade/Renewal	Various IT equipment replacement and upgrades, including installation of corporate Wi-Fi system.	C	Additional Cost	\$185,000	\$70,000	\$30,000		\$285,000		To be completed by Q1 2019/2020: Printer replacements in May/June; Corporate Wi-Fi for Admin to be deployed in June; Firewall and remote access solution in June; Council Chamber upgrade in June/July; Internet bandwidth upgrade in June/July; Storage and backup solution in July.  Further works to be scheduled for: Library and Beatty Park corporate Wi-Fi; computing fleet upgrades; computing network upgrades.	C/F	171,547	30,000		ICT	Y
9.5 Beatty Park Leisure Centre - Options Project	Development of options to resolve known and any yet to be identified issues related to Beatty Park Leisure Centre, inclusive of heritage, structural and business model evolution development.	O	Additional Cost	\$200,000				\$200,000		Project Steering Committee agreed to engage Structural Engineer to prepare a Structural Assessment Report at 16 May meeting.  Mandatory Site Inspection with prospective Structural Engineers conducted 6 June and RFQ advertised 7 June.  Site Tour with Heritage Council and Design Review Panel scheduled 14 June. Structural Engineer to present findings at 25 July Project Steering Committee Meeting.	C/F	193,103			Exec Services / Sustainability	Y
9.6 Beatty Park Leisure Centre Structural and Condition Upgrade	Prepare and implement Beatty Park Leisure Centre structural and condition upgrades through consideration of heritage, asset management, commercial development options, business performance and community values.	C	Additional Cost	\$700,000	✓	✓	✓	TBD	Year 1 - Air Handling Unit (AHU) Renewal and re-design indoor pool toilets. Full budget impact and funding model for implementation beyond 2018/19 are yet to be determined and will be informed by the Beatty Park Leisure Centre - Options Project (CBP Item 9.5).	Tender being prepared for AHU renewal, with installation delayed to 2019/20.  Full project pending outcome of the Options Project (CBP 6.5).	C/F	370,000	✓	✓	Assets & Eng	N
9.7 Implement electronic lodgement and assessment of development applications	Upgrade corporate systems and software to enable on-line lodgement and tracking of development applications.	O	Additional Cost	\$20,000				\$20,000		Workflows have been developed. Limited IT resources delayed the project until May when 'Authority' testing could begin.	✓	✓			Development & Design	Y



										Review						
Title of works	Description of works	Operating / Capital	Cost (Year 1)	18/19	19/20	20/21	21/22	Proposed Budget Impact	Comments	Progress Update - May	18/19	19/20	20/21	21/22	COMMENTS	
8.8 Vincent Leisure & Recreation Facilities Management Model	Determine the most effective management model for leisure/recreation facility management based upon the Beatty Park Leisure Centre Review and in preparation for the Loftus Recreation Centre Deed of Contract and Lease expiry.	O	Additional Cost		\$50,000			\$50,000		No action required in 2018/19.		✓	50,000		RFQ to be prepared in June 2020 for appointment early 2020/21. Loftus recreation Centre lease expires 31/12/2021.	
8.9 Implement Improvement Plan for Risk Management, Internal Controls and Legislative Compliance	Continued implementation of the Improvement Plan adopted by the Audit Committee in July 2018 (subsequently endorsed by Council) and revised by the Committee in March 2017.	O	Additional Cost	\$15,000	\$15,000	\$15,000		\$45,000		Work progressing on Risk Management Framework.		35,000	✓	✓	Main focus on implementing Risk Management Framework.	
8.10 Ward Review	Carry out a Ward Review as required by the Local Government Act 1999 (Schedule 2.2, Clause 6).	O	Additional Cost	\$20,000				\$20,000		Completed.	✓				Complete	
8.11 Upgrade / Replacement of the City's Enterprise Applications & Financial Management System	Upgrade/Replace the City's Corporate Operating System, including addition of systems such as Asset Management (including Mobility), Human Resource Modules, electronic invoice approvals etc.	C	Additional Cost	\$300,000	\$870,000	\$300,000		\$1,470,000		Scope, timing and cost of project to be informed by the results of consultant report to evaluate the effectiveness and gaps in the City's current corporate operating system against the City's future needs and community expectations expressed through the Strategic Community Plan.	ICT Strategy being developed.	C/F	605,000	1,100,000	600,000	\$305k operating for ICT Strategy and \$300k to commence phase implementation. Full budget subject to Strategy and business case.
8.12 Strategic Community Plan Review	Carry out a desktop review in 2019/20 and a full review in 2021/22.	O			✓		\$100,000	\$100,000		Desktop review to be done within existing operational budget.	No action required in 2018/19.	✓		100,000		
8.13 Triennial GRV Review	Implement the Triennial Gross Rental Value review into the rating system. Valuations provided by Valuer General's Office.	O					\$200,000	\$200,000		Landgate has advised that the next review will be delayed by 12 months.	No action required in 2018/19.	200,000	✓		Valuations received in 2019/20 for implementation in 2020/21.	
8.14 Business Continuity Plan	Develop and implement business continuity plans for the City including recovery of IT systems.	O	Additional Cost	\$20,000	\$50,000	\$50,000		\$120,000		Develop the plan in year one and implement, including IT disaster recovery solution in years 2 and 3.	Consultant engaged to prepare the BCP in 19/20.	52,000	✓			
8.15 Asset Rationalisation Plan	Develop and implement a plan for rationalisation of City building assets in accordance with Council's decision of 29 May 2018.	O	Additional Cost	\$93,000	✓	✓	✓	TBD		Future implementation and funding implications to be informed by the Plan and priorities adopted by Council.	Two projects completed, with a third scheduled by 30 June.	✓	60,000	60,000	60,000	
8.16 Administration and Civic Centre Upgrade/Renewals	Various upgrades/renewals to Administration and Civic Centre building.	C	Additional Cost	\$100,000	✓	✓		TBD		The full budget impact and funding model for implementation beyond 2018/19 to be informed by concepts to be developed in 2018/19.	Minor refurbishment on Level 1 completed and occupied as per schedule. Community Hub and Admin Centre concepts to be developed for a staged implementation from 2019/20.	✓	450,000	450,000	450,000	19/20 - Community Hub and Admin Centre
8.17 Digitise Aged Hardcopy Records	Digitisation of hardcopy files due to become State Archive records in 2019.	O	Additional Cost	\$38,800				\$38,800		In June 2018, the General Disposal Authority for Source Records was amended so that any hardcopy permanent records < 25 years old can be destroyed if first digitised, while records > 25 years must be kept in hardcopy in perpetuity, which incurs long-term storage costs to the City.	Completed 30 April 2019.	✓	10,000	60,000	60,000	Ongoing program








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- Vision and strategic Priorities
- CBP Development and Update
- City of Vincent Profile
- Demographic Snapshot
- Service Areas
- Key Projects



Welcome to the City of Vincent's Corporate Business Plan 2018/19 – 2021/22 2019 update.

Text to follow

#### ACKNOWLEDGEMENT OF COUNTRY

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

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.



# PRIORITY AREAS

Our Places &  
Your Spaces



## ENHANCED ENVIRONMENT

The natural environment contributes greatly to our inner-city community.

We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.



## ACCESSIBLE CITY

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.



## CONNECTED COMMUNITY

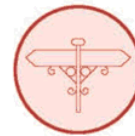
We are diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.



## THRIVING PLACES

Our vibrant places and spaces are integral to our identity, economy and appeal.

We want to create, enhance and promote great places and spaces for everyone to enjoy.



## SENSITIVE DESIGN

Design that 'fits in' to our neighbourhoods is important to us.

We want to see unique, high quality developments that respect our character and identity and respond to specific local circumstances.



## INNOVATIVE & ACCOUNTABLE

The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.







# STATEMENT OF STRATEGIC INTENT



## OUR VISION

To be a clever, creative and courageous local government.

## OUR VALUES

Engaging  
Accountable  
Making a Difference

## OUR SERVICES

Strategy & Development  
Infrastructure & Environment  
Community & Business Services

## OUR COMMITMENT

With Team Vincent you will be HEARD.

**Hear:** We will listen to what you say.

**Engage:** We will take the time to understand your perspective.

**Appreciate:** We will value your perspective.

**Respond:** We will respond to your views which will inform our decision making.

**Do:** We will act and deliver on our values and commitments.



# STRATEGIC MANAGEMENT FRAMEWORK





# STRATEGIC MANAGEMENT FRAMEWORK



CITY OF VINCENT

## 1. COMMUNITY ENGAGEMENT & ANALYSIS

Gather, review and analyse existing information to draw conclusions and inform future approaches to activities.

## 2. PLAN

Planning processes articulate desired goals and objectives, and how these will be achieved. They draw upon the outcomes of the ANALYSE element to ensure available data and information informs future action. Planning occurs for the short, medium and long term, and includes strategic, business and individual performance planning

## 3. RESOURCES

To achieve the expected results from plans, resources must be allocated (funding, equipment and labour) to achieve goals.

## 4. IMPLEMENT & ENABLE

Implementation of plans using allocated resources, to implement approved services and capital projects, implement medium to long term plans for maintenance and or enhancement of capacity, including physical assets.

## 5. MONITOR

Monitor progress and issues, including tracking and reviewing finances, service delivery and projects to ensure they are meeting their targets and objectives.

Monitoring and managing finances and progress of agreed commitments and performance measures. Adjusting activities to improve efficiency and effectiveness and ensure objectives will be met.

## 6. EVALUATE

Evaluate processes, objectively review and evaluate the success of the policy, program, activity or project in achieving stated goals, including their impact on achieving outcomes.

## 7. REPORT

Reporting provides relevant information to stakeholders, ranging from reporting on decisions, success or progress towards achievement of goals, and key issues or risks.

### KEY PRODUCTS

- Economic, Environmental & Technological Trends
- Demographic Trends
- Community Needs
- Business Cases

- Monthly finance and project reports
- Risk registers

- Strategic Community Plan (SCP)
- Long Term Financial Plan (LTFFP)
- Corporate Business Plan (CBP)
- Asset Plans
- Team Strategy Houses & Maturity Models
- Individual Performance Agreements
- Project & Place Plans

- Quarterly strategy house and business plan review
- Project change requests
- Team risk profiles

- End of year performance summaries
- Mid-year financial and performance reviews
- Performance and financial audit reports
- Project closure reports

- LTFFP and Annual Budget
- Corporate Business Plan
- Workforce Plan
- Team Business Plans

- Annual Reporting
- Financial Performance
- Place plan reports



# 2019 – 2020 IN FOCUS

Our Places &  
Your Spaces



- We will develop our staff through a **Team Vincent approach** to performance and delivering on our values of Engaging, Being Accountable and Making a Difference.
- We are prioritising **customer service** for our residents and ratepayers — and will consolidate our customer service functions as part of a new **Community Hub**.
- We will develop a **long term budget strategy** to ensure sound financial management underpins the delivery of our commitments and services.

## OUR PRIORITIES



- We will harness **new technology** to deliver better outcomes for the community in our projects, programs and services.
- A new **innovation program** will deliver on our promise of being a clever, creative and courageous organisation.
- We are creating a single team to **align all City strategies, policies and plans** to the Strategic Community Plan.
- We will improve our **property management** and leasing as part of a new Property Management Framework.
- We are creating a new base for Vincent **Rangers** at the Community Hub as part of the Safer Vincent Plan.
- We will ensure tailored **community engagement** in all our operations through Imagine Vincent.
- We are implementing a new **Project Management Framework** to deliver on our commitments.
- We will **manage and maintain your community assets** and buildings for future generations.
- We will increase the level of **transparency and accountability** in the City's operations.
- We are creating a **one stop shop** for car parking infrastructure and management.
- Our focus is **making places that welcome all** and bring our community together.
- We will position the City to be leader in **sustainability**.

## OUR MAJOR PROJECTS

- |  |                                      |
|--|--------------------------------------|
| 1. New Community Hub                                 | 5. 40km Speed Trial                  |
| 2. Sustainable Environment Strategy                  | 6. Future Beatty Park 2062 Project   |
| 3. Food Organics & Garden Organics (FOGO) Three Bins | 7. Integrated Transport Plan         |
| 4. Public Open Space                                 | 8. Banks Reserve Playground          |
|  | 9. Iconic Art Project                |
|  | 10. Leederville Activity Centre Plan |

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# ORGANISATIONAL OBJECTIVES



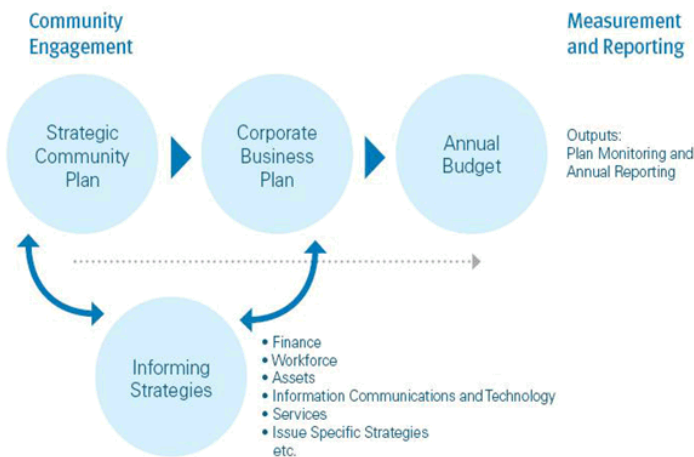
CITY OF VINCENT





## WHAT IS A CBP?

This Corporate Business Plan (CBP) is a key component of the City's Integrated Planning and Reporting Framework. It is the organisation's four year delivery plan, giving effect to the first four years of the 10 year Strategic Community Plan (SCP) and delivering on Council's Strategic Priorities for the benefit of our community.



**Strategic Community Plan** is our guiding document establishing the community's vision, strategic direction, long and medium term priorities and resourcing implications over a minimum 10-year horizon.

**Long Term Financial Plan** is a ten year rolling plan that assists the City to set priorities in accordance with its financial resources, through consideration of key assumption-based analysis. This allows the organisation to make decisions in a financially sustainable manner.

**Workforce Plan** identifies the workforce requirements and strategies for current and future operations, ensuring that our human resources support the delivery of the CBP and SCP.

**Asset Management Plan** provides guidance on service provision and whole of life-cycle asset management to support the City's financial sustainability and key service levels.

**Annual Budget** is based on the projected costing of the related year of the CBP, with the opportunity for review and revision during the mid-year budget review process.

## Elements of Integrated Planning and Reporting Framework

**Reporting** is important for the City to be able to measure and monitor progress of initiatives to deliver on the strategic aspirations detailed in the SCP and initiatives set out in the CBP. The City of Vincent is committed to reviewing internal and external reporting mechanisms to ensure the business is aligning its priorities and delivering on its commitments.



## CBP DEVELOPMENT AND UPDATE

In preparing the CBP, we:

- aligned the Plan to reflect the six key priorities endorsed by Council in March 2018, which were derived from the *Imagine Vincent* community engagement initiative and subsequently adopted through the SCP;
- reviewed our progress against the 2017/18 CBP and incorporated key projects that still needed to be completed;
- incorporated key initiatives raised through Community Budget Submissions;
- included a range of new initiatives identified by Council and Administration to further improve the services, functions and facilities provided by the City, in order to improve the quality of life for our community; and
- ensured alignment between this Plan and the City's Long Term Financial Plan.

The CBP is not an exhaustive list of the City's planned work efforts over the four year life of the Plan. Rather, it reflects the services to be provided and key strategic initiatives to be undertaken that will make a substantial contribution to achieving Council's endorsed Strategic Priorities and the objectives of our SCP.

In addition to the many initiatives outlined in this Plan are other programs and projects contained within the Annual Budget; reflected in Directorate and Service Unit Plans; included in various Informing Strategies; required for legislative or compliance purposes; and included within Key Performance Indicators for senior leadership positions. All of these data sources combine to set the City's work effort and focus for the coming years.

In order to ensure continued relevance and alignment, local governments are required to undertake an annual review of the CBP. The 2019 review has seen a substantial format change to ensure the core of the CBP is the plan for the delivery of services, linked to our adopted strategic direction. This iteration provides a broader reflection of the services delivered to our community, together with major projects that will be delivered during the term of the CBP.

When delivering on the initiatives contained in this CBP, the City will engage with our community and Council's various Advisory and Working Groups wherever necessary, to refine the scope of works, detailed deliverables, and approach to be taken in pursuing relevant actions.

## CBP ASSUMPTIONS

The key assumptions applied in preparing the CBP are:

**Services** – service standards will generally be maintained throughout the term of this CBP, subject to annual budget considerations. Waste Services are proposed to be enhanced through the introduction of a Food Organics Garden Organics (FOGO) service.

**Asset Management** – the City holds assets to the value of \$476m, with an annual depreciation value of approximately \$11m. It is recognised that the City's Asset Sustainability Ratio is below standard and strategies will be developed to enhance this position.



## CITY OF VINCENT PROFILE

The City of Vincent is an inner city municipality incorporating some of Perth's most vibrant, inviting town centres and suburbs.

Key Facts	
Area	11.3 square kilometres
Population	36,088 (Source: ABS ERP 30 June 2018)
Median Age	34 years (Source: ABS 2016 Census Report)
Rateable Properties	18,730 (as at 30 June 2018)
Number of Council Employees	246 (FTE)
Number of Wards	Two (2)
Number of Elected Members	Mayor and eight (8) Councillors
Distance from Perth City	The Administration and Civic Centre is 3 kilometres from Perth GPO
Area of Parks and Gardens	106.4 hectares
Length of Roads and Footpaths	144 kilometres (road) and 260 kilometres (footpath)
Suburbs and Localities	Suburbs: <ul style="list-style-type: none"> <li>• Highgate</li> <li>• Leederville</li> <li>• Mount Hawthorn</li> <li>• North Perth</li> </ul> Localities – parts of: <ul style="list-style-type: none"> <li>• Coolbinia</li> <li>• East Perth</li> <li>• Mount Lawley</li> <li>• Perth City</li> <li>• West Perth</li> </ul>
Boundaries	Swan River, Town of Cambridge and Cities of Bayswater, Perth and Stirling



Community Facility	Location / Place
Child Health Centres	<ul style="list-style-type: none"> <li>• Harold Street, Highgate</li> <li>• Loftus Community Centre, Loftus Street</li> <li>• Mt Hawthorn Community Centre, Scarborough Beach Road</li> <li>• View Street, North Perth</li> </ul>
Community Centres	<ul style="list-style-type: none"> <li>• Loftus Community Centre</li> <li>• Mount Hawthorn Community Centre</li> </ul>
Libraries	<ul style="list-style-type: none"> <li>• City of Vincent Library and Local History Centre</li> </ul>
Recreation Facilities	<ul style="list-style-type: none"> <li>• Beatty Park Leisure Centre</li> <li>• 1 Bowling Club</li> <li>• 1 Croquet Club</li> <li>• Dorrien Gardens</li> <li>• E &amp; D Litis Stadium</li> <li>• 10 Halls and Pavilions</li> <li>• Hyde Park</li> <li>• Leederville Oval</li> <li>• Loftus Recreation Centre</li> <li>• 48 Parks and Reserves</li> <li>• Perth Oval (HBF Park)</li> <li>• 4 Tennis Clubs</li> </ul>



Community Facility	Location / Place
Schools	<ul style="list-style-type: none"> <li>• Aranmore Catholic Primary School</li> <li>• Aranmore Catholic College</li> <li>• Highgate Primary School</li> <li>• Highgate Primary School Kindergarten</li> <li>• Kyilla Primary School</li> <li>• Margaret Kindergarten</li> <li>• Mount Hawthorn Primary School</li> <li>• North Metropolitan TAFE – Leederville</li> <li>• North Metropolitan TAFE – Mount Lawley</li> <li>• North Perth Primary School</li> <li>• Sacred Heart Primary School</li> </ul>

## DEMOGRAPHIC SNAPSHOT

**Growth:** In 2011, the estimated resident population of Vincent was 33,857. In June 2018, it was estimated to have grown to 36,088, an increase of 2,231 residents or 6.6% (average annual 0.92%).

**Age:** The largest age group in the City is the 25 to 29-year group (4,380 persons, 13 per cent of the City's total residents). The 30 to 34-year and 35 to 39-year demographic group account for 12.6 per cent and 9 per cent of the City's total residents respectively.

**Place of origin:** In 2016, 34.5% of residents were born overseas, with United Kingdom, Italy and New Zealand representing the three largest places of origin. 21.7% of the population spoke a language other than English at home.

**Education:** Compared to Greater Perth, there is a significantly higher proportion of people in the City with a formal qualification (Bachelor or higher degree) and a lower proportion of people with no formal qualifications.

**Employment:** In 2016 the labour force was estimated at 20,006, with 18,787 residents employed, of which 65% worked full time. More people worked in the industry category of *Professional, Scientific and Technical Services* than any other category. The second most popular was *Health Care and Social Assistance*, followed by *Education and Training* and *Accommodation and Food Services*.

**Local Jobs:** The jobs to resident workers ratio for the City of Vincent in 2017/18 was 1.10, meaning there were more jobs within the City of Vincent than resident workforce. However, 81% of the City's resident workers travel outside of the area to work, with 33.5% working within the City of Perth.

**Dwellings:** 48% of residents live in a separate house, 29% in medium density and 22% in high density dwellings. 38% of residents are renting.



**Business:** As at June 2018, there were approximately 5,460 businesses in the City. This represents a slight increase from 5,300 businesses recorded at June 2016. Twenty-one per cent of businesses in the City fell into the professional, scientific and technical services category. *Rental, hiring and real estate services* accounted for 15 per cent of total businesses. *Financial and insurance services* and *construction* accounted for 11 per cent each of total businesses.

*Source: ABS 8165.0 Counts of Australian Businesses, including Entries and Exits, June 2014 to June 2018*

**SEIFA Index of Relative Disadvantage:** The City of Vincent has a SEIFA index score of 1069.0 compared to a score of 1026.0 for Greater Perth, 1015 for Western Australia and 1001.9 for Australia. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a *lower* level of disadvantage. Within the City, Leederville had the lowest level of Disadvantage with a score of 1097.0 and West Perth the highest with a score of 1031.9.

The City's score of 1069, places it in the highest 10 per cent of areas. This indicates a relative lack of disadvantage. Based on the IRSD, the City is the 11<sup>th</sup> least disadvantaged local government area in Western Australia.



## SERVICE TO THE COMMUNITY EXPLAINED

The City of Vincent has 16 key service delivery areas, designed to meet the City's operational and strategic requirements in delivering on the priorities established in the Strategic Community Plan (SCP). Each service area is listed with the following details provided:

### SCP Alignment

This details the SCP Priority that the service primarily aligns to, although it is noted that many services aim to address multiple Priorities.

### Financial Projections (Nett)

The forecast Net financial impact of operating the Service Area (operating cost less operating income), covering the life of the CBP. The forecast cost for the remainder of the CBP is influenced by inflation, service levels and other economic factors and has been indexed by the forecast increase in the Local Government Cost index.

### Workforce Projections

Relates to the Total Full Time Equivalents (FTEs) employees to deliver the services.

### Key Partners

Lists the key stakeholders involved in delivering or receiving the service provided.

### Key Operational Deliverables

Lists the key Operating and Capital deliverables of each Service over the four year period.



## STRATEGY & PLACE

### Directorate

### Strategy & Development

#### Service Objective

Planning high quality places for a connected community

#### SCP Alignment

#### Primary SCP Priority

Sensitive Design

#### Strategic Outcome

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

#### Key Functions

Strategy  
Project Management  
Urban Growth  
Community Empowering

### Service Performance/KPIs

- Have a forward thinking and progressing long term vision
- Deliver projects within the agreed scope, timeframe and vision
- Ensure the City's planning framework responds and adapts to evolving urban environments.
- Actively participate and facilitate local and regional discussions that achieve positive outcomes.

Financial Projections	2018/19	2019/20	2020/21	2021/22
	2,440,840	2,328,043	2,390,900	2,474,582

Workforce	2018/19
FTE	11

Key Partners	
Residents	Land Owners
Business Owners	State Government Agencies
Neighbouring Local Governments	Town Teams and Community Groups



Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Integrated Transport Plan (2.2)	✓	✓		
Leederville Activity Centre Plan (5.1)	✓	✓		
Character Retention Area Policy Review (5.5)	✓	✓		
Economic Development Strategy (4.3)	✓	✓		
Policy Review Program	✓	✓	✓	✓
Built Form Policy Amendment	✓	✓		
Investigate a Planning Framework for each of the City's Town Centres and Claisebrook (5.2)		✓	✓	
Preparation of Town Centre Place Plans	✓	✓	✓	✓
Place Management Program	✓	✓	✓	✓
Town Centre Performance Monitoring	✓	✓	✓	✓
Love Your Laneway Demonstration Project		✓		
Beaufort Street Activation		✓		
Axford Park Concept Design		✓		
Provide Support to Town Teams	✓	✓	✓	✓
Trees of Significance	✓	✓	✓	✓
Prepare a Right of Way Hierarchy Study/Strategy (2.4)			✓	
Prepare an Urban Design Concept - View St Carpark (2.1)			✓	
Prepare, Implement & Review Heritage Strategic Plan (5.3)	✓	✓	✓	✓



## REGULATORY SERVICES

### Directorate

### Strategy & Development

#### Service Objective

Supporting the wellbeing and growth of the community through delivery of environmental health, building and compliance services and projects.

#### SCP Alignment

##### Primary SCP Priority

Innovative and Accountable

##### Strategic Outcome

Our community is aware of what we are doing and how we are meeting our goals.

#### Key Functions

Community advice, response and empowerment relating to development and wellbeing.

Environmental health, planning and building investigations and compliance.

Monitoring risks of food businesses, swimming pools and other health and building areas.

Decision making relating to building permits, events, new food businesses and other health approvals.

Continual improvement of environmental health, building and compliance frameworks.

Public education and public health planning.

#### Service Performance/KPIs

- Meet our legislative and risk management requirements when making decisions, responding and monitoring
- Meaningful external and internal stakeholder participation and collaboration
- Make decisions and provide a quality customer experience consistent with the Customer Service Charter
- Regularly review and improve information available to the public and the performance of legislation and policy
- Positive feedback received and good use of the City's website and other communication tools
- Continuous skills and process improvements, ensuring risk prioritisation
- Document accountability, transparency and decisions

Financial Projections	2018/19	2019/20	2020/21	2021/22
	\$2,043,339	\$2,353,029	\$2,416,561	\$2,501,140



Workforce	2018/19
FTE	12

Key Partners	
Residents and Ratepayers	Business owners and Operators
State Government Agencies	Developers & Builders

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Compliance Service Investigations	✓	✓	✓	✓
Food Premises Education and Compliance	✓	✓	✓	✓
Health Services Investigations	✓	✓	✓	✓
Health Enquiries and Internal Referrals	✓	✓	✓	✓
Events Assessment and Monitoring	✓	✓	✓	✓
Swimming Pool Inspections	✓	✓	✓	✓
Building Applications and Consultancy	✓	✓	✓	✓
Public Health Plan		✓	✓	
Stakeholder Engagement and Collaboration	✓	✓	✓	✓
Core Business Planning	✓	✓	✓	✓



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**DEVELOPMENT AND DESIGN**


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**Directorate****Strategy & Development****Service Objective**

Creating and maintaining vibrant and sensitively designed places to support the growth of our community.

**SCP Alignment****Primary SCP Priority**

Sensitive Design

**Strategic Outcome**

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

**Key Functions**

Providing specialist advice and empowering the community to inform planning proposals  
 Decision making and processing a range of planning applications in accordance with the legislative planning framework  
 Engaging with the City's Design Review Panel to influence development outcomes  
 Participating in State Administrative Tribunal appeals with respect to planning decisions  
 Providing insight in the implementation of the planning policy framework to enable continual improvement

**Service Performance/KPI**

- Processing a range of planning applications within statutory timeframes
- Meaningful stakeholder participation and collaboration in the decision making process
- Providing a quality customer experience consistent with the City's Customer Service Charter
- Capture, review and implement customer feedback to facilitate improvements
- Regularly review and improve information available to customers and enable transparent decision making

Financial Projections	2018/19	2019/20	2020/21	2021/22
	\$1,472,351	\$1,082,047	\$1,111,262	\$1,150,156

Workforce Projections	2018/19
FTE	8.4



**Key Partners**

Residents and Ratepayers	Business owners and Operators
State Government Agencies	Developers & Builders

<b>Key Operational Deliverables</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>
Implementing electronic lodgement and assessment of applications (6.7)	✓	✓		
Determining a range of planning applications	✓	✓	✓	✓
Reviewing information available to customers	✓	✓	✓	✓
Documenting processes, procedures and responsibilities	✓	✓	✓	✓
Stakeholder engagement and collaboration	✓	✓	✓	✓



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## RANGER SERVICES

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**Directorate****Infrastructure & Environment****Service Objective**

Ensure a safe and accessible city for all

**SCP Alignment****Primary SCP Priority**

Innovative and Accountable

**Strategic Outcome**

Measure and respond to the level of community satisfaction with the City.

**Key Functions**

Parking and traffic management

Animal control

Public amenity management

Emergency management

**Service Performance/KPIs**

- Compliance with the Local Government Act & the City's local laws
- Compliance with the Dog & Cat Act
- Customer Service Charter
  - Infringement Appeals Reporting
  - Reduced enforcement issues
  - Customer Request Management System compliant/incident reporting
- Maintained animal registration register
- Ranger presence in the City's Parks & Reserves
- Occupational Health & Safety Compliance
- Compliance with the Emergency Management Act
- Local Emergency Management Committee (LEMC) meeting attendance

Financial Projections	2018/19	2019/20	2020/21	2021/22
	-1,658,515	-1,955,995	-2,008,807	-2,079,115



Workforce	2018/19
FTE	27

Key Partners	
Residents and Ratepayers	Business Owners and operators
RSPCA	Visitors
Other State Government Authorities	Other Local Government Authorities
WA Rangers Association	

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Implement electronic parking permits (2.11)		✓	✓	
Review of Dog/Animal Local Law		✓		
Establish M.O.U with City of South Perth for Animal Care Facility	✓			
Develop & implement asset replacement plans		✓		
Investigate electronic permit system for all non-parking permits		✓	✓	
Implement new CCTV Strategy and associated policy		✓		

Capital Projects	2018/19	2019/20	2020/21	2021/22
Review and Upgrade the City's CCTV Network (3.8)	✓	✓	✓	✓
Review and Upgrade the City's Parking Management Systems and Infrastructure (2.12)	✓	✓	✓	
Laneway Lighting Program (CBP 3.9)	✓	✓	✓	✓
Car Parking Upgrade/Renewal Program (2.9)	✓	✓	✓	✓



## PARKS AND URBAN GREEN

### Directorate

### Infrastructure & Environment

#### Service Objective

Maintain and enhance our public open space to provide a sustainable green environment for the community

#### SCP Alignment

##### Primary SCP Priority

Enhanced Environment

##### Strategic Outcome

Our parks and reserves are maintained, enhanced and well utilised

#### Key Functions

Turf management  
Landscape services  
Street trees  
Community events  
Environmental programs  
Playgrounds and infrastructure  
Irrigation and water management

#### Service Performance/KPIs

- Implementation of Greening Plan
- Implementation of Sustainable Environment Strategy
- Implementation of Public Open Space Strategy
- Implementation of Water Efficiency Action Plan
- Level of community participation and satisfaction of community programs and events
- Occupational Safety and Health Act 1984

Financial Projections	2018/19	2019/20	2020/21	2021/22
Parks Services	\$11,479,256	\$11,509,066	\$11,819,811	\$12,233,504

Workforce Projections	2018/19
FTE	28



Key Partners	
Residents and Ratepayers	Sporting and Community Groups
Facility Lessees, hirers and users	Sporting Associations
Service Suppliers and Contractors	Parks & Leisure Australia
State Government Authorities	Irrigation Australia

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Greening Plan Program	✓	✓	✓	✓
Eco-zoning program	✓	✓	✓	✓
Parks replanting program	✓	✓	✓	✓
Bore/pump maintenance program	✓	✓	✓	✓
Implementation of SES actions (1.1)	✓	✓	✓	✓
Parks upgrade & renewal program (irrigation, lighting, fencing, pathways & playgrounds) (4.9)	✓	✓	✓	✓
Implementation of POS Strategy recommendations/actions (4.5)	✓	✓	✓	✓
Develop a Water Sensitive Urban Design (WSUD) Plan (5.4)		✓	✓	



## ASSETS AND ENGINEERING

### Directorate

### Infrastructure & Environment

#### Service Objective

Build, enhance and maintain community infrastructure

#### SCP Alignment:

##### *Primary SCP Priority*

Accessible City

##### *Strategic Outcome*

Our pedestrian and cyclist networks are well designed, connected, and accessible and encourage increased use.  
Our resources and assets are planned and managed in an efficient and sustainable manner

#### Key Functions

Managing and maintaining the local transport network  
Building and maintaining community infrastructure  
Building and supporting alternative transport modes  
Building, enhancing and maintaining public spaces  
Adopting alternative energy and water efficiency systems

### Service Performance/KPI

- Implementing the Sustainable Environment Strategy
- Implementation of Public Open Space Strategy
- Implementation of Water Efficiency Action Plan
- Ensuring value for money infrastructure programs
- Regularly reviewing Asset Management Plans and Practices
- Level of community participation and satisfaction of community programs and events
- Occupational Safety and Health Regulations and Compliance

Financial Projections	2018/19	2019/20	2020/21	2021/22
	7,848,530	8,848,225	9,087,127	9,405,177

Workforce Projections	2018/19
FTE	29.6



Key Partners	
Residents and Ratepayers	Sporting and Community Groups
Facility Lessees, hirers and users	Service Suppliers and Contractors
State Utility Providers	Main Roads WA
Public Transport Authority	Transport User Groups
Adjoining Local Authorities	

Capital Projects	2018/19	2019/20	2020/21	2021/22
Annual road improvement programs (2.7)	✓	✓	✓	✓
Annual footpath program	✓	✓	✓	✓
New Signalised Pedestrian Crossing Program (2.5)	✓	✓	✓	✓
Traffic Management & Black Spot improvements (2.8)	✓	✓	✓	✓
Pedestrian and cycling improvements (2.6)	✓	✓	✓	✓
Implement 40kph speed zone trial (2.3)	✓	✓		
Streetscape Improvements Program (4.10)	✓	✓	✓	✓
Deliver North Perth Common (4.8)	✓			
Mt Hawthorn Community Centre Upgrade (4.11)	✓	✓		
Administration and Civic Centre Upgrade / Renewals	✓	✓		
Buildings infrastructure renewal and upgrade	✓	✓	✓	✓
Implementing the POS Strategy	✓	✓	✓	✓
Implementation of SES actions (1.1)	✓	✓	✓	✓
Urban lighting energy efficiency and public safety improvements	✓	✓	✓	✓
Solar Photovoltaic System Installation (1.3)	✓	✓	✓	
Water and Energy Efficiency Initiative (1.4)	✓	✓	✓	✓
North Perth Town Hall Upgrade (4.12)	✓			
Asset Rationalisation Plan (6.15)	✓	✓	✓	✓



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## WASTE COLLECTION AND RECYCLING SERVICES

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**Directorate****Infrastructure & Environment****Service Objective**

Delivery of the City's Waste Strategy Projects 2018-2023, with the vision of Zero Waste to Landfill by 2028

**SCP Alignment****Primary SCP Priority**

Enhanced Environment

**Strategic Outcome**

We have improved resource efficiency and waste management

**Key Functions**

Domestic and Commercial waste and recycling collections  
 Street and parks public waste collection  
 Verge Bulk Waste Collections (Green Waste and Bulky household items, including on-demand collections)  
 Street and precinct cleaning  
 Management of Illegal Dumping  
 Bin/infrastructure delivery, repairs and maintenance  
 Waste Education, Engagement and Advocacy

**Service Performance/KPIs**

- Total number of missed bins - Less than 0.1% of total lifts
- Time to return to missed bins - Less than 0.1% of total lifts (notified before 11am) or next working day
- Recycling Rate Greater than 80%
- Bin Deliveries, repairs and maintenance Within 3 working days of request
- Bin contents spilt during collections - Cleaned up at time of spillage
- Increased landfill diversion (WARR Strategy 2030)
  - \* Increase material recovery to 70% by 2025
  - \* No more than 15% of Waste Generated is landfilled by 2030
- Waste Perception/Customer Surveys
- Safety Management Systems



Financial Projections	2018/19	2019/20	2020/21	2021/22
Waste Services	6,451,334	6,606,437	6,784,811	7,022,279

Workforce	2018/19
FTE	20

Key Partners	
Residents and Ratepayers	Business Owners and operators
Department of Health	Service Contractors
Mindarie Regional Council	

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Delivery of the Waste Strategy 2018-2023 Projects	✓	✓	✓	✓
Provision of domestic waste collection service.	✓	✓	✓	✓
Organics waste processed via the Resource Recovery Facility	✓	✓		✓
In accordance with WARR Strategy 2030 Implement three bin FOGO system (Waste Strategy Project 1)				✓
Bulk Waste Collection Service Options Appraisal (Waste Strategy Project 2), including implementation of changes.		✓		
Commercial Waste Options Appraisal (Waste Strategy Project 8)		✓		
FOGO Trial in Multi Unit Dwellings		✓		
Schools Education Program		✓		✓

Capital Projects	2018/19	2019/20	2020/21	2021/22



## BEATTY PARK LEISURE CENTRE

### Directorate

### Community & Business Services

#### Service Objective

To provide a place where everyone in our community can be physically active, connect with others and improve their health and wellbeing

#### SCP Alignment

##### Primary SCP Priority

Connected Community

##### Strategic Outcome

Our community facilities and spaces are well known and well used. We are an inclusive, accessible and equitable City for all.

#### Key Functions

Offer programs, services and opportunities for social inclusion, health and wellbeing, education and safety  
Provide a safe, compliant, contemporary, accessible, sustainable facility  
Provide a safe, clean, well-presented and efficiently managed facility. Provide a friendly and welcoming environment offering an efficient and consistent level of service by knowledgeable and well-trained staff

#### Service Performance/KPIs

- Number of Visitors Annually Target 950,000
- Number and range of programs
- Demographic and number of participants
- Operational income vs expenditure
- Operations Manual updated
- Development and implementation of marketing plan
- Customer Service Charter
  - Customer satisfaction
  - Customer service training schedule
- Safety and compliance audits
- Implementation of Asset management plan
- Beatty 2062 plan
- Energy efficiency and renewable upgrades completed
- Contract/tender management updated
- Occupational Health & Safety Compliance Number of safety related incidents/accidents

Financial Projections	2018/19	2019/20	2020/21	2021/22
	2,905,232	1,588,674	1,631,568	1,688,673



Workforce Projections	2018/19
FTE (excluding casuals)	26.8

Key Partners	
Facility Lessees, hirers, members and users	Sporting and Community Groups
Schools	Suppliers and Contractors
Statutory Authorities	Royal Lifesaving Society
Leisure Institute of WA	Australian Swim School Assoc.
Fitness Australia	

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Review Beatty Park assets and infrastructure to develop short term upgrade, renewal maintenance plan	✓	✓	✓	✓
Facilities operations manual review	✓	✓		
Beatty Park Leisure Centre Options (2062) Project (CBP 6.5)	✓	✓		
Review occupancy in classes and Review benefit to community	✓	✓	✓	✓
Review variety of programs available to the community	✓	✓	✓	✓
Disability and Inclusion Plan compliance	✓	✓		
Develop Beatty Park Marketing Plan	✓			



## CUSTOMER SERVICE

### Directorate

### Community & Business Services

#### Service Objective

Providing an outstanding customer experience.

#### SCP Alignment:

##### Primary SCP Priority

Innovative and Accountable

##### Strategic Outcome

Our community is satisfied with the service we provide.

#### Key Functions

Customer service & advice

Cashiering

#### Service Performance/KPIs

- Customer Service Charter
- Call handling reduction 70%
- First point contact resolution
- Inbound abandon rate
- Accuracy recording information

Financial Projections	2018/19	2019/20	2020/21	2021/22
*Operating	N/A	N/A	N/A	N/A
*Offset against each Directorate				
Workforce Projections	2018/19			
FTE	6.1			

Key Partners	
Residents & Ratepayers	Business owners and Operators
Facility Lessees, hirers and users	



Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Name and Address Register Data Cleanse & Management Process	✓	✓	✓	✓
Establishment and integration of the Customer Service Hub		✓	✓	
Customer Request Management System	✓	✓		
Switchboard expansion	✓			
Customer Service Charter		✓		
Knowledge Management System		✓		
Key services process mapped		✓	✓	

Capital Projects	2018/19	2019/20	2020/21	2021/22
Development of the Community Hub (6.16)		✓		



## Community Partnerships

### Directorate

### Community & Business Services

#### Service Objective

Partnering with community to build capacity. Providing equitable access to information and supporting lifelong learning. Preserving Vincent's culture and heritage. Planning collaboratively for better spaces and places

#### SCP Alignment

##### Primary SCP Priority

Connected Community

##### Strategic Outcome

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.  
Our community facilities and spaces are well known and well used.  
We are an inclusive, accessible and equitable City for all.

#### Key Functions

Community Partners

Community Projects

#### Service Performance/KPIs

- Community facility and reserve usage (hours)
- Number of program and event attendances
- Community & stakeholder relationships

Financial Projections	2018/19	2019/20	2020/21	2021/22
	1,867,066	1,879,933	1,930,691	1,998,265

Workforce Projections	2018/19
FTE	11



Key Partners	
Residents and Ratepayers	Sporting and Community Groups
Schools & Early learning providers	Not-for-profit and service providers
Government Agencies	

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Prepare an 'Innovate' Reconciliation Plan (3.2)	✓	✓	✓	
Review, Prepare and Implement Woodville Reserve Master Plan (4.1)		✓	✓	✓
Review, Prepare and Implement Britannia Reserve Master Plan (4.2)			✓	✓
Prepare a development plan for Robertson Park		✓	✓	
Prepare a development plan for the Sydney/Haynes Street parcel of land		✓		
Prepare and Implement the Leederville Oval Master Plan (4.4)	✓	✓	✓	✓
Implement the Public Open Space Strategy (4.5)	✓	✓	✓	✓
Implement Banks Reserve Masterplan (4.6)	✓	✓	✓	✓
Finalise and Implement City Property Management Framework (6.2)	✓	✓	✓	
Implement the Disability Access and Inclusion Plan 2017 - 2022	✓	✓	✓	✓
Implement the Collaborative Grants Program based upon Council priorities and community demands	✓	✓	✓	✓
Prepare and implement the Safer Vincent Plan (3.6)	✓	✓	✓	✓
Develop a Youth Action Plan (3.10) and Youth Facilities Plan		✓		



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## LIBRARY & LOCAL HISTORY CENTRE

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**Directorate****Community & Business Services****Service Objective**

Build and strengthen community and connections - Providing equitable access to information and supporting lifelong learning.

**SCP Alignment****Primary SCP Priority**

Connected Community

**Strategic Outcome**

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Our many cultures are celebrated.

Our community facilities and spaces are well known and well used.

We are an inclusive, accessible and equitable City for all.

**Key Functions**

Library lending and information service  
Interlibrary loans  
Collection management  
Children programmes and events  
Adult programmes and events  
Books on wheels service

**Service Performance/KPIs**

- Library & Local History visitors
- Customer Service Charter – Customer satisfaction
- Number of Lending information enquiries
- Number of Interlibrary loan items requested and supplied
- Range of events and programs offered
- Patron attendance to events - adult, children and youth
- Number of books on wheels clients
- Number of items checked out to books on wheels clients



Financial Projections	2018/19	2019/20	2020/21	2021/22
	1,690,713	1,839,812	1,889,487	1,955,619

Workforce Projections	2018/19
FTE	12.7

Key Partners	
Residents and Members	Schools & Early learning providers
State Library of WA	

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Replace Library Management System	✓			



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## MARKETING, CULTURE & ARTS

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**Directorate****Community & Business Services****Service Objective**

Delivery of the City's communication tools, messages and cultural outcomes to ensure the best outcomes for our residents and businesses.

**SCP Alignment**

**Primary SCP Priority** Innovative and Accountable

**Strategic Outcome** Our community is aware of what we are doing and how we are meeting our goals.

**Key Functions**

Marketing and Public Relations  
Community Consultation  
Graphic Design  
Civic and Cultural Events  
Art and Activation

**Service Performance/KPIs**

- Target values for media coverage \$16,000 month
- Media Requests and Responses are accurate and on time 100%
- 100% of Civic functions are run and managed according to relevant protocols
- 100% of Cultural events are facilitated and managed in accordance with the terms and conditions of funding
- Town Centres and shared spaces will be active and be brought to life for economic and cultural benefit
- Websites are in good working order, have up to date content and limited down time
- Social Media Channels are developed in accordance with best practise and monitored effectively
- Artworks and creative communities are supported within the City for Economic and Cultural Benefit

Financial Projections	2018/19	2019/20	2020/21	2021/22
	1,801,804	2,248,602	2,309,314	2,390,140

Workforce Projections	2018/19
FTE	8.2



Key Partners	
Residents and ratepayers	Business owners and operators
Community Groups	Media
Local Government Authorities	

Key Operating Deliverables	2018/19	2019/20	2020/21	2021/22
Prepare a City of Vincent Marketing Plan (CBP 6.1)		✓		
Develop and implement Community Engagement Charter for implementation through Policy (CBP 3.4)	✓			
Corporate Website Version 2 (CBP 6.3)		✓		
Beatty Park Website Version 2 (CBP 6.3)		✓		
City of Vincent Library website (CBP 6.3)		✓		
Prepare a five year Art Strategy (CBP 3.5)	✓			
Art Development Action Plan	✓			
Advocacy for State and Federal Art Funds			✓	

Capital Projects	2018/19	2019/20	2020/21	2021/22
Major Artwork Development (CBP 3.7)	✓	✓		



## Financial Services

### Directorate

#### Service Objective

High performing financial function, delivering value through sound financial management and collaboration.

#### SCP Alignment:

##### Primary SCP Priority

Innovative and Accountable

##### Strategic Outcome

Our community is satisfied with the service we provide.

#### Key Functions

Financial Management

Rates Management

Procurement

### Service Performance/KPIs

- Accurate, complete and timely financial monthly and annual reports
- Ensure robust and collaborated Annual Budget reporting process
- Preparation of a sustainable Long Term Financial Plan
- Ensuring accuracy of rates records
- Debt management efficiency
- Customer Service Charter
  - Customer satisfaction
  - Customer service training schedule

Financial Projections	2018/19	2019/20	2020/21	2021/22
*Operating	\$0	\$0	\$0	\$0

*\*Offset against each Directorate*

Workforce Projections	2018/19
FTE	10



Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Updating and finalising the City's Long Term Financial Plan (LTFP)		✓	✓	✓
Process Mapping to transform and digitise manual processes		✓	✓	
Centralisation of sundry debt management		✓	✓	
Compliance to changes to Australian Accounting Standards		✓	✓	
Compiling data for PWC Benchmarking		✓	✓	✓
Commence review of Chart of Accounts		✓	✓	
Reviewing and updating of Council debt management policy and procedures	✓	✓		

Key Partners	
Ratepayers	Creditors
Auditor General	State Government Agencies
Valuer General's Office	
Local Government Insurance Service	



### Office of the Chief Executive Officer

<b>Objective</b>	To ensure the City achieves its strategic goals, responsibly and strategically manages its freehold and crown land, controls risks and facilitates consistent, transparent and accountable decision making.
<b>SCP Alignment</b>	
<i>Primary SCP Priority</i>	Innovative and Accountable
<i>Strategic Outcome</i>	Our community is aware of what we are doing and how we are meeting our goals.
<b>Key Functions</b>	Council Support Risk Management Corporate Governance Project Management Office Innovation and Sustainability Land Management

### Service Performance/KPIs

- Effective implementation of the Strategic Community Plan (SCP)
- Implement and deliver a Strategic Management Framework
- Update Corporate Business Plan (CBP)
- Deliver and implement a Project Management Framework and coordinate project management across the City.
- Maintain and build positive and effective relationships between Council and Administration
- Deliver improvements in risk management and embed a risk management culture across the organisation
- Ensure the City remains a leader in transparency, accountability and sustainability
- Increase innovation and strategic thinking to achieve increased efficiencies which benefit the community and work culture.
- Manage the City's land to maximise short and long term return, community benefit and ensure compliance with land use and management restrictions.
- Provide timely and strategic advice on the City's legislative responsibilities, policies and plans.
- Deliver and implement a Governance Framework that promotes quality, timely and accountable decision-making.
- Review and update the City's policies and implement a framework to ensure policies remain contemporary and align with the SCP.

Financial Projections	2018/19	2019/20	2020/21	2021/22
	1,103,521	2,315,347	2,377,861	2,461,087



Workforce Projections	2018/19
Executive Management	7.5
Office of CEO/Governance	11.5

Key Partners	
Mayor and Councillors	Community Groups
Residents and ratepayers	WALGA
Business owners and operators	Local Government Authorities
State Government Authorities	Lessees

Key Operating Deliverables	2018/19	2019/20	2020/21	2021/22
Strategy Review and implement the Sustainable Environment Strategy in liaison with Council's Environmental Advisory Group (CBP 1.1)	✓	✓	✓	✓
Implement the recommendations of the single use plastics investigation completed in 2017/18 (CBP 1.2)	✓	✓	✓	✓
Assessment and planning for installation of large-scale solar photovoltaic panels at various sites (CBP 1.3)	✓	✓		✓
Initiatives Implementation of various water and energy efficiency measures across City buildings (CBP 1.4)	✓	✓	✓	
Strategic Community Plan Review (CBP 6.12)		✓ Minor		✓ Major
Business Continuity Plan Develop and implement business continuity plans for the City including recovery of IT systems (CBP 6.14)		✓	✓	
Risk Management Framework	✓	✓		
Digitise aged hard copy records (6.17)	✓	✓	✓	✓
Ward Review	✓			



## Human Resources

**Service Objective** Create an environment where our people feel safe, are able to grow as individuals and professionals and create a culture that leads by example through our values and commitment to the City's strategic plans. Attract, develop and retain talent.

**SCP Alignment:**

**Primary SCP Priority** Innovative & Accountable

**Strategic Outcome** Our resources and assets are planned and managed in an efficient and sustainable manner.

**Key Functions**

Attraction and Recognition  
Organisational Development  
People, Safety and Capability Processes  
Health, Safety & Wellbeing  
Equity and Diversity

### Service Performance/KPIs

- Recruitment and selection strategies tailored to secure the best person for the job
- Foster a culture of high performance, innovation and engagement
- Develop leadership framework
- Develop OHS&W program to support a healthier and happy workplace
- Improve OHS audit results by 30% at 2021
- Reducing lost-time injury rates by 50% by 2021
- Provide employment opportunities for Aboriginals and those with disabilities
- Celebrate diversity in the workplace - Increase diversity employment statistics to 3% at the City

Financial Projections	2018/19	2019/20	2020/21	2021/22
*Operating	\$0	\$0	\$0	\$0

*\*Offset against each Directorate*

Workforce Projections	2018/19
FTE	6.1



Key Partners	
All City Staff	
Suppliers and Contractors	Training Providers

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Development and implement a Rewards and Recognition strategy	✓	✓		
Develop and implement workforce plan and framework	✓	✓		
Establish a leadership framework aligned to values, Code and clear expectations and accountabilities of our leaders.		✓	✓	
Embed a strong Health, Safety and Wellbeing culture at the City.	✓	✓	✓	✓
Develop and implement OHS&W strategy	✓	✓		
Develop mental health and wellness program for leaders and staff	✓	✓	✓	
Develop and implement robust strategies to attract, recruit and retain diversity groups	✓	✓	✓	



### Information and Communications Technology

<b>Service Objective</b>	A workforce and community that is digitally-enabled to be mobile, responsive, smarter and safer.
<b>SCP Alignment</b>	
<b>Primary SCP Priority</b>	Accountable and Innovative
<b>Strategic Outcomes</b>	<p>We have enhanced opportunities for our community to build relationships and connections with each other and the City.</p> <p>We encourage innovation in business, social enterprise and imaginative uses of space, both public and private</p>
<b>Key Functions</b>	<p>Information governance, security and strategy</p> <p>Freedom of information</p> <p>Records management, awareness and training</p> <p>Technology analysis, strategy, planning and implementation</p> <p>Communications assets (infrastructure and systems) governance and operational support</p> <p>Global information systems (GIS) governance, operations and strategy</p> <p>Our physical assets are efficiently and effectively managed and maintained</p>

### Service Performance/KPIs

- Support the transition to an enabling service delivery model by adopting technologies for mobile, automated and efficient work practices.
- Project Control Groups governance introduced and includes GIS
- Change Advisory Board (CAB) introduced and includes business representatives
- Australian Signals Directorate "Essential Eight" deployed and maintained
- Reduced manual processes; Increased % online public transactions, bookings, tracking systems
- Increased efficiency of staff access to information (inc field staff)
- Improved staff mobility and access to collaboration tools

Financial Projections	2018/19	2019/20	2020/21	2021/22
*Operating	\$0	\$0	\$0	\$0

\*Offset against each Directorate

Workforce Projections	2018/19
FTE	9.9



**Key Partners**

Suppliers and Contractors	Training Providers
All City Staff	

Key Operational Deliverables	2018/19	2019/20	2020/21	2021/22
Digitisation of hardcopy files due to become State Archive Records (CBP 6.17)	✓	✓	✓	✓
Core IT improvement planning	✓			
ICT governance model design and deploy		✓		
ICT strategy (DLGSC framework)		✓		
Information Security Management System		✓		
Mobility (systems, devices, Office 365, ABW (CBP 6.4)		✓		
GIS expansion and service integration		✓	✓	
ERP process mapping and improvement (CBP 6.11)		✓	✓	
ERP business case and planning (CBP 6.11)		✓	✓	
ERP data preparation and implementation (CBP 6.11)			✓	✓

Capital Projects	2018/19	2019/20	2020/21	2021/22
Core IT upgrade/renewal implementation (CBP 6.4)	✓	✓		
ERP procurement and change preparation (CBP 6.11)		✓	✓	



## KEY PROJECTS

### New Community Hub

Located in the Library and Local History Centre, the City is investing \$225,000 in a new Community Hub providing a convenient, face-to-face and central customer service experience for our residents and ratepayers.

The Hub will also be a base for our Rangers, providing a fresh approach to delivering community safety and greater opportunity for “eyes on the streets” of Vincent.





### Sustainable Environment Strategy Implementation

The City of Vincent has adopted a Sustainable Environmental Strategy (SES) that outlines comprehensive, positive actions that we can take for delivering a sustainable, natural built environment for the Vincent community.

We know that the impacts of climate change are a major concern for our community and we want to lead by example on this front. Whilst we are a small inner city Council, we believe that local action is an important part of the solution.

As an organisation, we are focusing on our own operations and making improvements where we can. We believe there is a lot of work we can do at a local level and that we can lead by example, provide advice, education and programs to support our residents in living a more sustainable life.

We have set an overarching target for operational greenhouse gas emissions from energy, transport and waste of net zero emissions by 2030 (this means we reduce as much as we can then offset the rest through buying carbon credits). Other initiatives include:

Energy: Committed to 400kW of installed solar energy generation on City-owned buildings by 2024.

Transport: Committed to a 50% reduction in tailpipe emissions from the City's passenger vehicle fleet by 2024 and zero tailpipe emissions by 2030.

Waste: Committed to zero waste to landfill by 2028.

Water: We have made significant reductions in water use and progress toward becoming a Water Sensitive City (one which minimises the depletion of fresh water resources, increases the use of alternative and recycled water sources, enhances community connection to the local water cycle and improves the quality of stormwater, groundwater and receiving environments such as rivers and wetlands).

Urban Greening & Biodiversity: Committed to 35% tree canopy cover on public land by 2050, and the prevention and reversal of tree canopy loss on private land.



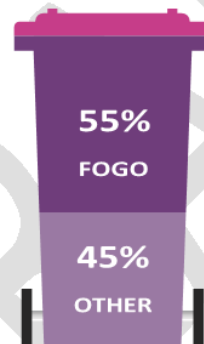


### Food Organics Garden Organics (FOGO)

FOGO refers to the collection of food scraps, as well as natural material from your garden to create high quality compost. Around 55 per cent of rubbish in our green topped bins is organic - food and garden waste.

Council has approved a business case for a three bin Food Organics and Garden Organics (FOGO) Collection System, with a proposed implementation date of October 2020. A FOGO bin system will have a major impact on diverting our rubbish from landfill and will be a great leap towards Vincent's ambitious target of zero waste to landfill by 2028.

Under the State Government's new State Waste Strategy, all Councils will need to move to a three bin FOGO system by 2025.





## Public Open Space Activation

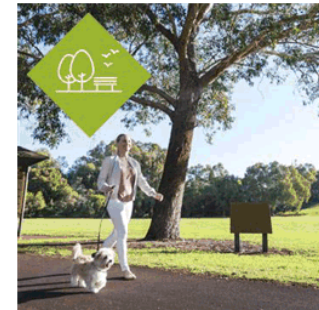
Objectives of the Public Open Space Strategy:

1. To maximise the value of open spaces for the community through improved amenity and functionality
2. Identify and respond to the impacts of development, population growth and demographic changes on the open space network
3. Identify opportunities to improve access to and functionality of open spaces and achieve a targeted increase in overall open space provision through innovative practices
4. To establish appropriate levels of service across the public open space hierarchy to guide decision making and ensure diversity across the open space network.

## Parks & Play

Our parks, reserves and leafy streets are an important part of life in Vincent. Investment in our green spaces remains a priority, with a new nature

Playground and multi-use court for beautiful Banks Reserve by the river. Many parks will be upgraded as a result of the ideas presented to us through Community Budget Submissions, including a pump track and bike trail. Older kids and teens will be a focus as we continue to trial a range of more challenging, creative and free play through our Pop Up Play initiative.





### Future Beatty Park 2062 Project

#### *Looking after our ageing buildings*

Beatty Park Leisure Centre (BPLC) is listed on HCWA's Register of Heritage Places and is also included within the City of Vincent Municipal Inventory. BPLC was constructed in 1962 for the Commonwealth Games, with major upgrades completed in 1994 and 2013. The 1962 component of the building is generally in poor condition and in need of major maintenance and renewal.

To guide the long term asset management and improvement of BPLC, the City is in the process of undertaking a project to develop an improvement plan as part of the Beatty Park 2062 project. This project seeks to explore the potential to develop informed concept options to sensitively resolve or address problems associated with the 1962 portion of the facility, as well as explore options to improve the general utilisation of the entire facility to better cater for the needs of the community.





### Integrated Transport Plan

The City of Vincent's Integrated Transport Plan sets a vision and priorities for transport strategy, policy and infrastructure, with a specific focus on the needs of land use and activity across the City.

Pedestrian, cycling, public transport and private vehicle modes are each important in the delivery of mobility and access for residents, employees and visitors. Enabling infrastructure, including parking, street trees, and other forms of public amenity all contribute to the creation of successful places.

An integrated land use and transport vision has been identified through extensive review, in addition to community and stakeholder consultation. This information has been distilled into a list of key priorities for each mode in support the Strategic Community Plan developed as part of Imagine Vincent project.

- A safe and connected network of paths and high quality streetscape environment that supports pedestrian activity;
- A safe, legible and attractive cycling network within Vincent that connects to broader regional cycling facilities;
- A frequent and convenient public transport service that supports the economic viability of activity centres and connected City;
- A parking structure which supports the economic viability of activity centres and development, and allows for mobility for people with few alternative options;
- An efficient network of major roads to supplement sustainable transport infrastructure; and
- A dense urban tree canopy providing shade, amenity and environmental benefits, supporting and encouraging mode shift.





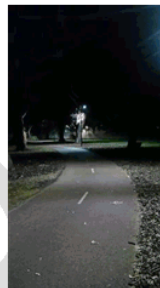
### Banks Reserve Master Plan Implementation

Banks Reserve is a 3.5 hectare public open space located between Joel Terrace and the Swan River in East Perth/Mt Lawley. The reserve contains a pavilion, playground, amphitheatre, basketball court, cricket practice nets, outdoor exercise equipment, soccer goals, shared-use paths and car parks. It comprises open parkland and parcels of bushland, with the Tony DiScerni Wetlands located on the north boundary and a Western Power sub-station site located on the southern boundary.

The Banks Reserve is considered by Noongar people to be of high heritage significance for its spiritual, mythological and historical connections.

Implementation of the Banks Masterplan Plan is included in the City's Corporate Business Plan (Action4.6) across 2018/19, 2019/20 and 2020/21 financial years.

- Removal of cricket nets
- Detailed design of Active Zone
- Detailed design of Boardwalk & Plaza area
- Modus Toilet location & Installation
- Installation of wheelchair charging point
- Lighting upgrade
- Carpark upgrade (Summers Street)
- Eco-zoning adjacent to Principal Shared Pathway (PSP)
- Construction of Active Zone





### Iconic Art Project



A major public artwork commission of \$200,000, funded by cash-in-lieu payments from the Percent for Art policy.

There are four possible locations for the artwork, with responding artists able to pitch for the location that best suits their vision and practice.

Three artists will be shortlisted and asked to provide detailed concept designs. The City is seeking an artwork that has the potential to become iconic in the community, and the location instantly recognisable. The artwork should start conversations and encourage viewers to dig deeper. The final design is due to be selected by mid-November, with installation completed by June 2020.



Picture: Downlounge by Phil and Dawn Gamblen, photo by Johnathan Trasko



**Leederville Activity Centre Plan**

Text to follow

DRAFT



## APPENDIX A Corporate Business Plan Update

CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22		Annual CBP Review								
		Source		Operating	Cost	Review				
Title of works	Description of works	/	Responsible Area	/	(Year 1)	18/19	19/20	20/21	21/22	COMMENTS
		Mandate		Capital						
1. Enhanced Environment										
1.1 Sustainable Environment Strategy	Review and implement the Sustainable Environment Strategy in liaison with Council's Environmental Advisory Group.	Former CBP Item 8.2	Development & Design	O	Additional Cost	✓	50,900	✓	✓	SES due for Adoption in July. The Implementation Plan will then be programmed.
1.2 Minimise Single Use Plastics	Implement the recommendations of the single use plastics investigation completed in 2017/18 relating to advertising banners, bottled water, balloons, event waste, and disposable plastics used within the City's hired and leased facilities.	Council Resolution 22 - August 2017	Development & Design	O	Existing Operational	✓	10,000	✓	✓	Commenced in 2018/19. Two small projects budgeted in 2019/20. Budgets for 2020/21 and 2021/22 to be determined by investigations.
1.3 Solar Photovoltaic Panel System Installation	Installation of large-scale solar photovoltaic panels at various sites	Capital Works Program	Development & Design	C	Additional Cost	50%	351,000	305,000	33,000	\$248,000 Carried Forward \$70,000 additional \$33,000 operating for assessment of next phase.
1.4 Water and Energy Efficiency Initiatives	Implementation of various water and energy efficiency measures across City buildings.	Capital Works Program	Infrastructure & Environment	C	Additional Cost	✓	100,000	100,000	50,000	Program extended into 2021/22.
1.5 Three Bin Food Organics Garden Organics Collection System	Delivery of a three bin FOGO collection service to approximately 16,500 households	Council resolution 5 March 2019	Infrastructure & Environment	O/C	Additional Cost		80,000	1,253,566		New project - Business Case approved at OMC 5/3/19. \$500,000 transferred to Strategic Waste Reserve in 2019/20
2. Accessible City										
2.1 Prepare an urban design concept for View Street Car Park and surrounds.	Prepare an urban design concept and business case for improvements to the View Street Car Park and adjoining View Street road reserve, in order to enhance the amenity and attractiveness of the area and pedestrian connectivity between View Street and Angove Street. As reported to Council in July 2017.	Former CBP Item 6.5	Development & Design	O	Additional Cost			90,000		Moved from 19/20 to 2020/21
2.2 Car Parking Strategy & Integrated Transport Plan	Review the City's Car Parking Strategy and prepare an Integrated Transport Plan	Former CBP Item 7.1	Development & Design	O	Additional Cost	C/F	100,000			\$100,000 carried forward for completion of project.
2.3 Implement 40km/h Speed Zone Trial	Undertake community consultation to determine the level of community support for implementing a 40km/h speed zone trial in the south of Vincent. Subject to community support and Council approval implement the trial in 2018/19.	Former CBP Item 7.5	Infrastructure & Environment	C	Additional Cost	C/F	35,000			Funds carried forward into 2019/20 for completion of trial.



CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22						Annual CBP Review				
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		/		/	(Year 1)	18/19	19/20	20/21	21/22	COMMENTS
		Mandate		Capital						
2.4 Prepare a Right of Way Hierarchy Study/Strategy	Prepare a Right of Way Hierarchy Study/Strategy in response to 2017/18 Community Budget Submission 8.7.	2017/18 Community Budget Submission 8.7	Development & Design	O	Additional Cost			150,000		
2.5 New Signalised Pedestrian Crossings Program	Install new signalised pedestrian crossings.	Former CBP Item 7.5 and Capital Works Program	Infrastructure & Environment	C	Additional Cost Grant Funding	✓	200,000	250,000	250,000	\$200,000 for Charles St in operating (may need to be refunded to MRWA) Lord Street - grant availability to be confirmed. Program extended to 21/22 - subject to grant application.
2.6 Bicycle Network	Design and implementation of the Bicycle Network Plan - includes pathways and bike lanes.	Former CBP Item 7.13 and Capital Works Program	Infrastructure & Environment	C	Additional Cost Grant Funding	C/F	758,000	620,000	570,000	\$308,000 carried forward for Loftus Street. \$450,000 for Florence/Carr St.
2.7 Road Maintenance Programs	Road maintenance and upgrade, including State Blackspot, Local Roads, Metropolitan Regional Roads and Roads to Recovery programs.	Capital Works Program	Infrastructure & Environment	C	Additional Cost Grant Funding	✓	1,934,092	1,900,000	1,920,000	Annual Black Spot and renewal program. Grant funding is received for each of these programs.
2.8 Traffic Management Improvements	Various traffic management improvements	Capital Works Program	Infrastructure & Environment	C	Additional Cost	✓	252,000	238,000	241,000	
2.9 Car Parking Upgrade/Renewal Program	Various carpark improvements	Capital Works Program	Infrastructure & Environment	C	Additional Cost	✓	240,000	530,000	300,000	2019/20 program reduced - \$180,000 deferred to 2020/21
2.10 Charging point at Banks Reserve	Request to have a power point installed along the Banks Reserve river foreshore for recharging electric wheelchairs and other personal mobility devices.	Community Budget Submission 3.1	Community & Business Services	C	Additional Cost			10,000		
2.11 Parking permit technology	Implement electronically readable parking permits (barcoded, QR coded etc.) and subsequently e-permit technology to further simplify and streamline the customer experience associated with Council's revised Parking Permits Policy.	Former CBP Item 5.7	Community & Business Services	O	Existing Operational & Additional Cost		40,000	10,000		Commissioning fee \$30,000 plus annual licensing costs of \$10,000
2.12 Review and Upgrade the City's Parking Management Systems and Infrastructure	Identify and implement contemporary systems and infrastructure to improve the City's parking management capabilities.	Former CBP Item 5.8	Community & Business Services	C	Additional Cost	C/F	60,000	0	0	No replacement planned for Parking Machine Assets.



CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22						Annual CBP Review				
		Source		Operating	Cost	Review				
Title of works	Description of works	/	Responsible Area	/	(Year 1)	18/19	19/20	20/21	21/22	COMMENTS
		Mandate		Capital						
3. Connected Community										
3.1 Prepare a Community Partnerships Strategy	Prepare a Community Partnerships Strategy (formerly Community Development Strategy) based upon key findings within the Strategic Community Plan that will provide the basis for service delivery by the City's Community Partnerships Team.	Former CBP Item 2.1	Community & Business Services	O	Additional Cost		x			On hold pending the outcome of the organisational restructure. Remove as this will be incorporated into Place Plans.
3.2 Prepare an 'Innovate' Reconciliation Action Plan	Prepare and implement an 'Innovate' Reconciliation Action Plan as part of the City's ongoing commitment to reconciliation and cultural development.	Council decision - April 2017	Community & Business Services	O	Existing Operational & Additional Cost	✓	✓	✓	0	
3.3 Prepare Town Centre Branding and Marketing Plans	Develop key brand identities, social media and website strategies, and other marketing initiatives to support Town Centre activation and economic development.	Former CBP Item 6.9	Community & Business Services	O	Additional Cost	0	0	0	0	Deferred - focus on activation.
3.4 Prepare a Community Engagement Charter for implementation through Policy	Prepare a Community Engagement Charter as part of a new Community Engagement Policy that will establish the framework and tools to guide how we speak with and listen to our community.	Former CBP Item 3.2	Community & Business Services	O	Existing Operational		✓			Existing operational funding.
3.5 Prepare and Implement an Arts Strategy	Prepare an Arts Strategy to guide creative communities, activities and spaces, as identified in the City's Arts Priorities endorsed by Council in May 2017.	Council decision - May 2017	Community & Business Services	O	Additional Cost	✓	172,000	100,000	100,000	Arts Development Action Plan
3.6 Prepare and Implement a new Community Safety and Crime Prevention Plan	Prepare a new Community Safety and Crime Prevention Plan in collaboration with the community and key stakeholders.	New Initiative	Community & Business Services	O	Existing Operational	✓	✓	✓	✓	The Plan includes a range of deliverables that will have a budget impact, with Grant opportunities.
3.7 Deliver a new, high quality and iconic public artwork	Procure and install a new public artwork within Vincent	Council decision - May 2017	Community & Business Services	C	Additional Cost		200,000			



CITY OF VINCENT CORPORATE BUSINESS PLAN 2018/19 - 2021/22						Annual CBP Review				
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		Mandate		Capital						
3.8 Review and Upgrade the City's CCTV Network	Upgrade the City's existing CCTV network to better meet community needs and align with the State CCTV Strategy	Former CBP Item 7.3	Community & Business Services	C	Additional Cost/Grant Funding	C/F	305,510	✓	✓	Funds carried forward for Beaufort Street. The CCTV Strategy and Policy are under review, which will inform a funding model for future network improvements.
3.9 Laneway Lighting Program	Installation of solar laneway lighting within priority locations in Mt Hawthorn and Mt Lawley/Highgate.	New Initiative	Community & Business Services	C	Additional Cost	C/F	139,990	✓	✓	Program to be developed.
3.10 Youth & Youth Facilities Plan		New Initiative/Council Budget Submission	Community & Business Services	C	Additional Cost			✓	✓	Councillor Budget Submission. Internal Resource 12 month Contract Role.
4. Thriving Places										
4.1 Review, Prepare and Implement Woodville Reserve Master Plan	Review the 2012 Woodville Reserve Master Plan and prepare a revised Plan that effectively responds to current/future community needs, maximises land use and asset sustainability, and aligns with Council's focus on creating more inviting green and open spaces.	Former CBP Item 1.4	Community & Business Services	O	Additional Cost		70,000	✓	✓	
4.2 Review, Prepare and Implement the Britannia Reserve Master Plan	Review the 2013 Britannia Reserve Master Plan and prepare a revised Plan that effectively responds to current/future community demands, maximises land use and asset sustainability, and aligns with Council's focus on more inviting green and open spaces.	Former CBP Item 1.5	Community & Business Services	O	Additional Cost			50,000	✓	
4.3 Review the Economic Development Strategy 2013- 2016.	Review and renew the City's Economic Development Strategy in liaison with Council's Business Advisory Group and in accordance with Council's endorsement of the Business Advisory Group's Key Priorities from 26 June 2018.	Former CBP Item 6.6	Development & Design	O	Additional Cost	✓	✓			
4.4 Prepare and Implement the Leederville Oval Master Plan	Prepare a detailed Master Plan to guide the future development and management of Leederville Oval as multi-use venue within Leederville Town Centre.	Former CBP Item 1.10	Community & Business Services	O	Additional Cost Funding Contribution	✓	40,000	✓	✓	Business case with possible funding model to be developed as an outcome of the Master Plan.
4.5 Implement Public Open Space Strategy Outcomes	Implement key outcomes upon completion of the Public Open Space Strategy, adoption by Council and finalisation of a capital funding model.	POS Strategy	Infrastructure & Environment	C	Additional Cost	C/F	500,000	530,000	310,000	



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		Mandate		Capital						
4.6 Implement Banks Reserve Master Plan	Implement key outcomes upon completion of the Master Plan, adoption by Council and finalisation of a capital funding model.	Banks Reserve Master Plan	Infrastructure & Environment	C	Additional Cost	C/F	687,000	770,000	450,000	2019/20 \$230k carried forward + \$457k.
4.7 Jack Marks Reserve Playground Upgrade	Upgrade of playground equipment and short fall.	Former CBP Item 1.8	Infrastructure & Environment	C	Additional Cost			—130,000		Included within the annual Playground Upgrade/renewal Program.
4.8 Deliver North Perth Common	Implementation of former CBP Item 9.7 and report to Council on the same in July 2017.	Former CBP Item 6.4	Development & Design	C	Additional Cost Grant Funding	✓				Complete
4.9 Parks Upgrade/Renewal Program	Routine parks upgrade/renewal works	Capital Works Program	Infrastructure & Environment	C	Additional Cost		520,000	385,000	833,000	
4.10 Streetscape Improvements Program	Streetscape improvements at various locations	Capital Works Program	Infrastructure & Environment	C	Additional Cost	C/F	339,669	405,000	235,000	Includes Greening Plan (excluding Car Park greening)
4.11 Mount Hawthorn Community Centre Upgrade	Mount Hawthorn Community Centre redevelopment to enhance its use and functionality; better cater for current and future community needs; improve its fitness for purpose and asset condition; and better integrate with Braithwaite Park.	Former CBP Item 7.4 Asset Renewal	Infrastructure & Environment	C	Additional Cost	✓	175,000			
4.12 North Perth Town Hall Upgrades	Installation of air-conditioning and boundary fence renewal.	Capital Works Program	Infrastructure & Environment	C	Additional Cost	✓				
4.13 Prepare a Robertson Park Development Plan	Prepare a detailed Development Plan to guide future use, management and development of the site.	Council Resolution 6 March 2019	Community & Business Services	O	Additional Cost		30,000			
4.14 Prepare a development plan for Sydney/Haynes Street, North Perth	Prepare a Development Plan for 25 and 31 Sydney Street and 15 Haynes Street, North Perth identifying the type and size of public open space suitable for the site and level of amenities required.	Council Resolution 28 May 2019	Community & Business Services	O	Additional Cost		20,000			
5. Sensitive Design										
5.1 Prepare Draft Leederville Activity Centre Plan.	State Planning Policy 4.2 - Activity Centres.	Former CBP Item 6.1	Development & Design	O	Additional Cost	C/F	158,565			
5.2 Investigate a Planning Framework for each of the City's Town Centres and Claisebrook.	Local Planning Strategy, Action 1.4.2 - Economy and Employment. Appropriately zone and/or prepare structure plans or area specific plans for planned growth areas to facilitate a mix of compatible residential and commercial development opportunities.	Former CBP Item 6.7	Development & Design	O	Additional Cost			50,000	50,000	



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		Mandate		Capital						
5.3 Heritage Strategic Plan	Review and renew the City's Heritage Strategic Plan 2013-2017.	Former CBP Item 6.11	Development & Design	O	Additional Cost	C/F	15,000			
5.4 Develop a Water Sensitive Urban Design (WSUD) Plan	Develop a Water Sensitive Urban Design Plan in response to 2017/18 Community Budget Submission 8.6	2017/18 Community Budget Submission 8.6	Infrastructure & Environment	O	Existing Operational		✓	80,000		
5.5 Character Retention and Precinct Planning	Implement a proactive approach to character retention within Vincent: identifying high value/high risk areas, engaging/assisting residents and, based on lessons learnt to date, improving the policy/process to further streamline the approach (e.g. develop a baseline set of guidelines covering height, setbacks, visibility of additions from the primary street etc.)	Council endorsement on 5 January 2018 of response to 2018 AGM questions.	Development & Design	O	Additional Cost		✓			
6. Innovative and Accountable										
6.1 Prepare a City of Vincent Marketing Plan	Develop a detailed three year marketing plan based on key outcomes within the Strategic Community Plan that reflects Council's objectives and community aspirations, along with a structured annual planner of all key events and activities.	Former CBP Item 3.3	Community & Business Services	O	Additional Cost		✓			Operational funding
6.2 Finalise and Implement Community Buildings Lease and License Framework	Finalise and implement a new lease and license framework for the City's community buildings, balancing community and social impacts, asset management and lifecycle cost implications, and statutory and legal considerations.	New Initiative	Community & Business Services	O	Existing Operational		✓			
6.3 Review and upgrade the City's Website, Councillor Portal and Intranet	Phased implementation of further improvements to the City's website including online payments, self-service tools and further enhanced mobile functionality for customers, as well as a dedicated Councillor portal and improved Administration intranet.	New Initiative	Community & Business Services	O	Additional Cost	✓				Complete
6.4 Information Technology Upgrade/Renewal	Various IT equipment replacement and upgrades, including installation of corporate Wi-Fi system.	Capital Works Program	Information and Communications Technology	C	Additional Cost	C/F	171,547	30,000		



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6.5 Beatty Park Leisure Centre - Options Project	Development of options to resolve known and any yet to be identified issues related to Beatty Park Leisure Centre, inclusive of heritage, structural and business model solution development.	New Initiative	CEO's Office	O	Additional Cost	C/F	193,103			
6.6 Beatty Park Leisure Centre Structural and Condition Upgrade	Prepare and implement Beatty Park Leisure Centre structural and condition upgrades through consideration of heritage, asset management, commercial development options, business performance and community values.	Capital Works Program	Community & Business Services	C	Additional Cost	C/F	370,000	✓	✓	Full project TBD through Options Project
6.7 Implement electronic lodgement and assessment of development applications	Upgrade corporate systems and software to enable on-line lodgement and tracking of development applications.	Former CBP Item 5.6	Strategy & Development	O	Additional Cost	✓	✓			
6.8 Vincent Leisure & Recreation Facilities Management Model	Determine the most effective management model for leisure/recreation facility management based upon the Beatty Park Leisure Centre Review and in preparation for the Loftus Recreation Centre Deed of Contract and Lease expiry.	Former CBP Item 4.4	Community & Business Services	O	Additional Cost		✓	50,000		RFQ to be prepared in June 2020 for appointment early 2020/21. Loftus recreation Centre lease expires 31/12/2021.
6.9 Implement Improvement Plan for Risk Management, Internal Controls and Legislative Compliance	Continued implementation of the Improvement Plan adopted by the Audit Committee in July 2016 (subsequently endorsed by Council) and revised by the Committee in March 2017.	Former CBP Item 4.6	CEO's Office	O	Additional Cost		35,000	✓	✓	Main focus on implementing Risk Management Framework
6.10 Ward Review	Carry out a Ward Review as required by the Local Government Act 1996 (Schedule 2.2, Clause 6).	Legislative Requirement	CEO's Office	O	Additional Cost	✓				Complete
6.11 Upgrade / Replacement of the City's Enterprise Applications & Financial Management System	Upgrade/Replace the City's Corporate Operating System, including addition of systems such as Asset Management (including Mobility), Human Resource Modules, electronic invoice approvals etc.	Former CBP Item 4.8	Information and Communications Technology	C	Additional Cost	C/F	605,000	1,100,000	600,000	\$305k operating for ICT Strategy and \$300k to commence phased implementation. Full budget subject to Strategy and business case.
6.12 Strategic Community Plan Review	Carry out a desktop review in 2019/20 and a full review in 2021/22.	Legislative Requirement	CEO's Office	O			✓		100,000	
6.13 Triennial GRV Review	Implement the triennial Gross Rental Value review into the rating system. Valuations provided by Valuer General's Office.	Statutory Requirement	Community & Business Services	O			200,000	✓		Valuations received in 2019/20 for implementation in 2020/21.



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6.14 Business Continuity Plan	Develop and implement business continuity plans for the City including recovery of IT systems	New Initiative	CEO's Office	O	Additional Cost		52,000	✓		
6.15 Asset Rationalisation Plan	Develop and implement a plan for rationalisation of City building assets in accordance with Council's decision of 29 May 2018.	New Initiative	Community & Business Services	O	Additional Cost	✓	60,000	60,000	60,000	
6.16 Administration and Civic Centre Upgrade/Renewals	Various upgrades/renewals to Administration and Civic Centre building.	Capital Works Program	Infrastructure & Environment	C	Additional Cost	✓	450,000	450,000	450,000	19/20 - Community Hub and Admin Centre
6.17 Digitise Aged Hardcopy Records	Digitisation of hardcopy files due to become State Archive records in 2019.	New Initiative	Information and Communications Technology	O	Additional Cost	✓	10,000	60,000	60,000	Ongoing program



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CITY OF VINCENT







**12.4 2019 ORGANISATIONAL REVIEW**

**TRIM Ref:** D19/116119

**Author:** David MacLennan, Chief Executive Officer

**Authoriser:** David MacLennan, Chief Executive Officer

**Attachments:**

1. Organisational Structure [↓](#) 
2. Current Policy 4.1.7 - Organisational Structure and Designation of "Senior Employees" [↓](#) 
3. Amended Policy 4.1.7 - Organisational Structure and Designation of "Senior Employees" [↓](#) 
4. Organisational Review Survey Results [↓](#) 

**RECOMMENDATION:**

**That Council:**

1. **APPROVES** the revised organisational/directorate structure contained in Attachment 1 in accordance with Section 5.2 of the *Local Government Act 1995*; and
2. **APPROVES** the amendment to Policy 4.1.7 Organisational Structure and Designation of "Senior Employees" as detailed in Attachment 3.

**PURPOSE OF REPORT:**

To provide Council with a report on the outcomes of the 2019 organisational review and seek Council endorsement of a revised directorate structure contained in **Attachment 1**.

**BACKGROUND:**

An organisational review was undertaken during 2019 to identify areas to be improved to support our vision and deliver on over 200 programs, projects and services.

All City teams have completed a six monthly strategic planning process. This commenced with the implementation of a new Project Management Framework and the prioritisation of all City projects, programs and services against the new Strategic Community Plan priorities.

Teams developed new strategies and business plans based on their committed projects, programs and services which were aligned against the Strategic Community Plan.

The development process for the team strategic documents form the basis of the new Corporate Business Plan. They also provide the basis for the organisational objectives in a revised organisational structure.

**DETAILS:**

The interim structure adopted by Council in May 2019 year reflected the following principles:

- Prioritising customer and ratepayer service as part of the creation of a new community hub co-located with the library
- Creating clear roles and responsibilities for all City functions
- A high level and dedicated focus on strategy and innovation
- A focus on stronger teams and team based performance
- Providing greater opportunities for staff development and training within the workplace.



The following five key areas were identified from a staff survey for more detailed consideration:

1. Customer Service
2. Place Management
3. Strategy, Policy, Projects and Innovation
4. Parking and Transportation
5. Property Management

A number of detail comments were raised during the staff consultation which were not related to the organisational review and directorate structure which will be considered as appropriate.

New 2019-2020 focus areas for the City have been developed from the organisational review process and development of the new Corporate Business Plan as follows.

- We will develop our staff through a **Team Vincent approach** to performance and delivering on our values of Engaging, Accountable and Making a Difference.
- We are prioritising **customer service** for our residents and ratepayers — and will consolidate our customer service functions as part of a new **Community Hub**.
- We will develop a **long term budget strategy** to ensure sound financial management underpins the delivery of our commitments and services.
- We will harness **new technology** to deliver better outcomes for the community in our projects, programs and services.
- A new **innovation program** will deliver on our promise of being a clever, creative and courageous organisation.
- We are creating a single team to **align all City strategies, policies and plans** to the Strategic Community Plan.
- We will improve our **property management** and leasing as part of a new Property Management Framework.
- We are creating a new base for Vincent **Rangers** at the Community Hub as part of the Safer Vincent Plan.
- We will ensure tailored **community engagement** in all our operations through Imagine Vincent.
- We are implementing a new **Project Management Framework** to deliver on our commitments.
- We will **manage and maintain your community assets** and buildings for future generations.
- We will increase the level of **transparency and accountability** in the City's operations.
- We are creating a **one stop shop for car parking** infrastructure and management.
- Our focus is making **places that welcome all** and bring our community together.
- We will position the City to be leader in **sustainability**.

These focus areas and priorities are reflected in an update to the City's new Strategic Management Framework and a new Statement of Strategic intent which will be incorporated into the revised Corporate Business Plan.

### New Directorate Structure

Place making was identified during the review as a unifying aspect of all the City teams and is reflected in the directorate structure prepared for Council consideration:

- The renamed **Strategy & Development Directorate** develops and approves the strategies, plans and designs for our places.
- The **Infrastructure & Environment Directorate** builds and maintains our places.
  - 1.
- The **Community & Business Services Directorate** manages and activates our places.
  - 2.

The City of Vincent has been a leader in place making for many years and these organisational changes continue this direction.

The proposed organisational structure confirms the three directorate interim structure approved by Council.

This structure is appropriate for the City of Vincent's service delivery responsibilities as a Tier 2 Local Government.



The report seeks Council approval to designate three senior employees to manage the three directorate structure.

The key reforms to current roles and responsibilities in the focus areas are outlined below:

### **1. Customer Service**

The City is committed to providing an outstanding customer service experience. The customer service experience will be improved through the new Community Hub project which will co-locate the City's front counter with the Library. This will also include the co-location of Ranger Services which provide a range of customer services including parking.

### **2. Place Management**

The City has been a national leader in place management for many years. It has resulted in major improvements to the City's town centres and high streets including through some major capital works. The City has established excellent relationships with active and engaged Town Teams.

This progress has been achieved largely by adding the place manager function including the development of place plans onto the City's existing organisational structure, systems, skills and processes. The organisational review found that role of place management has not been fully integrated into the City's operations.

The City will prepare a report to Council on how the place management mindset and philosophy could be integrated across the City's operations including stakeholder and community engagement.

### **3. Strategy & Policy**

The City has accumulated a large number of strategies, policies and plans over many years. This includes over 40 local planning policies and 56 Council policies.

A number of these strategies, policies and plans are outdated or no longer fit for purpose. A greater effort will be required to review and update existing strategies, policies and plans.

A number of new strategies, policies and plans are currently under development. There will be a dedicated focus on ensuring alignment between current and new strategies, policies and plans with the Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan.

### **4. Parking and Transportation**

Parking is a critical issue for the City, residents, businesses and visitors. A new integrated transport plan is currently under development.

Management of car parking has been split across various functions including policy, finance, engineering and rangers. The new structure will help consolidate management of parking infrastructure, management and enforcement in the Infrastructure and Environment Directorate. We will explore further the establishment of a dedicated car parking function to manage the full range of responsibilities.

### **5. Property Management**

Property management and leasing is a key aspect of the City's work. There has been split responsibility for management of the City's commercial and community properties between Directorates. The roles and responsibilities for property will be clarified and confirmed as part of the finalisation of the Property Management Framework. Managing the ongoing relationships with lease holders is a critical part of this process.



**CONSULTATION/ADVERTISING:****Phase 1 Employee Survey**

All staff were invited to complete an organisational review survey either online or via hard copy for those staff who were unable to access technology. The survey provided an opportunity for staff to answer four separate questions that informed the new organisational structure.

Four questions from the organisational review survey were as follows:

**Questions 1** – *Please list the city functions, services and tasks which you consider to have clearly defined roles and responsibilities and do not need any changes as part of the organisational review process.*

**Question 2** – *Please list the City functions, services and tasks which do not have clearly defined roles and responsibilities and should be considered as part of the organisational review process.*

**Question 3** – *Please list key functions or specialist positions which require succession planning and/or improved backup arrangements to ensure business continuity.*

**Question 4** - *Do you have any other comments or suggestions on improvements in the alignment of roles and responsibilities against our strategy which should be considered during the organisational review?*

**Phase 2 – Workshops**

Based on feedback from the organisational review survey, tailored staff workshops were on the key focus areas identified as requiring further investigation:

1. Strategy
2. Customer service
3. Place management
4. Parking
5. Property management.

Over 70 staff members provided feedback on the organisational review survey – the results are outlined in **Attachment 4**.

Any staff directly impacted by the organisational changes will be consulted.

**LEGAL/POLICY:****Local Government Act 1995** (the Act)

Section 5.2 of the Act deals with administration of local governments and states:

*The council of a local government is to ensure that there is an appropriate structure for administering the local government.*

**Policy No. 4.1.7 – Organisational Structure and Designation of “Senior Employees”**

To provide guidance to Council and the Chief Executive Officer (CEO) concerning the Organisational Structure for the City's Administration, including the management of functional responsibilities and the allocation and management resources within the structure and to prescribe the positions to be classified as a “Senior Employee”.

**RISK MANAGEMENT IMPLICATIONS:**

**Low:** An organisational change process will create some uncertainty for staff. This is being addressed by open and continuous communication with staff. A gradual change management program will be conducted to implement the new organisational structure and ensure a smooth transition for staff and seamless delivery of services.



**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Innovative and Accountable

*We are open and accountable to an engaged community.*

**SUSTAINABILITY IMPLICATIONS:**

Sustainability will be embedded as a whole of City imperative as part of the implementation of the Sustainable Environment Strategy.

**FINANCIAL/BUDGET IMPLICATIONS:**

The move from a four to a three directorate structure results in a saving equivalent to one senior executive remuneration package.

There are no proposed changes to the budget resulting from this review. The removal of duplication and better alignment of functions against Council priorities will result on efficiencies in the delivery of projects, programs and services over time.

Staff retention is currently at its highest level in 12 years at 8% for the 2019 year to date. A low turnover rate retaining key staff, skills and experience ensures a high level of service continuity to residents and cost savings associated with recruitment and training of new staff.

**Annual Turnover (% to date):**

2019											
8.09%											
2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
15.63%	20.09%	11.93%	12.43%	13.08%	11.62%	10.83%	16.74%	19.73%	14.67%	22.41%	29.62%



# ORGANISATIONAL OBJECTIVES



CITY OF VINCENT

## CHIEF EXECUTIVE OFFICER

**Office of the CEO:** Corporate governance to ensure the City achieves its strategic goals, controls risks and facilitates consistent, transparent and accountable decision making.

**Human Resources:** Create an environment where our people are safe and work by our values. Attract, develop and retain talent.

**Information & Communication Technology:** A workforce and community that is digitally-enabled to be mobile, responsive, smart and safe.

### Strategy & Development Directorate

- Develop and align the City's strategies to community needs and changes in society.
- Planning high quality places for a connected community.
- Create and maintain vibrant and sensitively designed places to support the wellbeing and growth of the community.

### Infrastructure & Environment Directorate

- Ensure a safe and accessible City for all.
- Maintain and enhance our public open space to provide a sustainable green environment for the community.
- Build, enhance and maintain community infrastructure.
- Deliver the City's Waste Strategy and vision of zero waste to landfill by 2028.

### Community & Business Services Directorate

- Make Beatty Park a place where everyone can be physically active, connect and improve their wellbeing.
- Build and strengthen community and connections.
- Deliver the City's communication tools, messages and cultural outcomes.
- Deliver value to the community through sound financial management and collaboration.



## ATTACHMENT 2

CITY OF VINCENT POLICY MANUAL  
CHIEF EXECUTIVE OFFICER  
POLICY NO: 4.1.7  
ORGANISATIONAL STRUCTURE AND DESIGNATION OF "SENIOR EMPLOYEES"

## POLICY NO: 4.1.7

## ORGANISATIONAL STRUCTURE AND DESIGNATION OF "SENIOR EMPLOYEES"

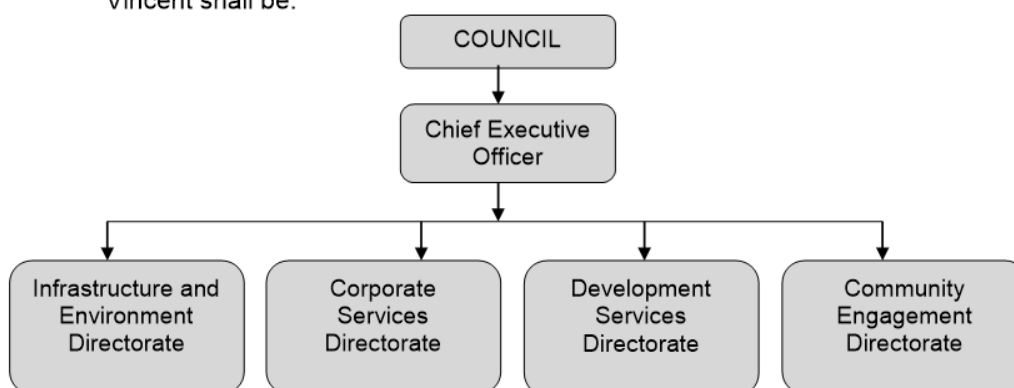
### OBJECTIVES

To provide guidance to the Council and the Chief Executive Officer (CEO) concerning the Organisational Structure for the City's administration, including the management of functional responsibilities and the allocation and management resources within the structure and to prescribe the positions to be classified as a "Senior Employee".

### POLICY STATEMENT

#### 1. Determination of Organisational Structure

In accordance with the *Local Government Act 1995* Section 5.2, Council determines that the organisational structure of the City of Vincent shall be:



#### 1.1 Determination of Organisational Sub-Structure

In order to ensure the efficient, effective and orderly administration of the City, the CEO shall determine:

- (a) the operational responsibilities of each of the Directorates and the subsequent sub-structure sections within the respective Directorates to fulfil these responsibilities; and
- (b) the sub-structure of each Section including the number of full-time equivalent positions required to ensure the efficient and effective delivery of operational outcomes.



## **1.2 Council's Satisfaction with Organisational Structure**

If the Council is not satisfied that an appropriate structure exists, the Council shall, by resolution, request the CEO to review the structure.

## **2. Senior Employees**

- (a) The positions of "Executive Director" are determined to be 'Senior Employee' for the purposes of the *Local Government Act 1995* Section 5.37(1).
- (b) Appointment of a person to a Senior Employee position on a temporary or acting basis is in accordance with *Local Government Act 1995* Section 5.39(1a).
- (c) The CEO is responsible for fulfilling the City's obligations in the management of Senior Employees as follows:
  - (i) provide a recommendation to the Council to employ, dismiss, or create a new Senior Employee position [refer *Local Government Act 1995* Section 5.37(2)];
  - (ii) review the performance of each senior employee on an annual basis [refer *Local Government Act Section 5.38*]; and
  - (iii) make determinations to exercise contract renewal options or re-negotiate existing employment contracts in accordance with the *Local Government Act 1995* Section 5.37.

## **3. Senior Employees**

In determining the Organisational Sub-structure in accordance with Clause 1.1 above, the CEO has authority (subject to sufficient funds being provided in the City's Budget) to:

- (a) create new positions, other than Senior Employees [in accordance with the *Local Government Act 1995* Section 5.37(2)];
- (b) determine the functions of new and existing positions;
- (c) determine the remuneration of new and existing positions;



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- (d) undertake the annual performance appraisals of all employees in accordance with the *Local Government Act 1995* Section 5.38; and
- (e) terminate existing positions, including determinations on employee redundancy if required.

<b>Date Adopted:</b>	<b>9 February 2010</b>
<b>Date Amended:</b>	<b>5 March 2019</b>
<b>Date Reviewed:</b>	<b>5 March 2019</b>
<b>Date of Next Review:</b>	<b>5 March 2023</b>



## ATTACHMENT 3

CITY OF VINCENT POLICY MANUAL  
CHIEF EXECUTIVE OFFICER  
POLICY NO: 4.1.7  
ORGANISATIONAL STRUCTURE AND DESIGNATION OF "SENIOR EMPLOYEES"

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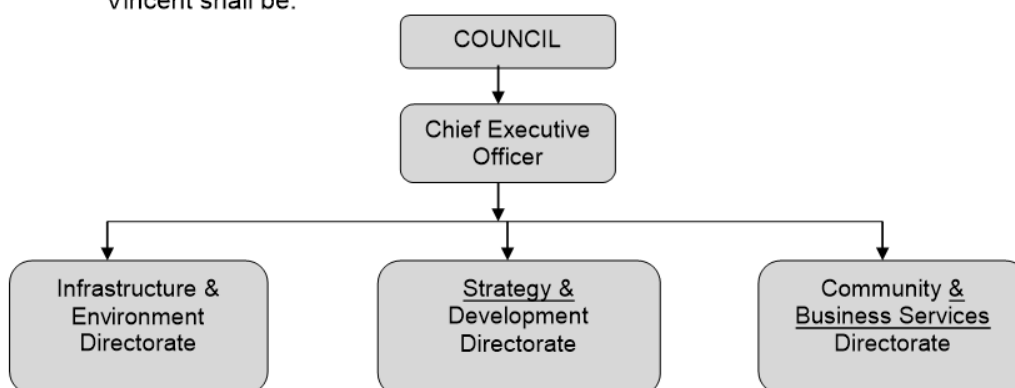
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Date Adopted:	9 February 2010
Date Amended:	5 March 2019, <u>20 August 2019</u>
Date Reviewed:	<u>20 August 2019</u>
Date of Next Review:	5 March 2023



## ATTACHMENT 4

**Organisational Review Survey Results**

The organisational review survey feedback summary is separated into the four allocated questions:

**Question 1 – Staff Survey Results**

*Please list the city functions, services and tasks which you consider to have clearly defined roles and responsibilities and do not need any changes as part of the organisational review process.*

Governance	Statutory Planning	Human Resources
Parks	Regulatory Services	Records
Waste and Recycling	Health	Compliance
Beatty Park	Finance	Rates

**Question 2 Staff Survey Results**

*Please list the City functions, services and tasks which do not have clearly defined roles and responsibilities and should be considered as part of the organisational review process.*

- Engineering, Asset and Design
- Street cleaning
- Property, contracts, leasing
- Property, Leisure, Facilities, Bookings, Club Liaison Services.
- Procurement
- Customer Service
- Marketing and Communications
- Place Management
- Events
- Community Projects
- How Place Managers or Engineering & Assets Design intersect with Statutory Planners, Building Surveyors and Health Officers.
- Grants are currently provided by several different working areas (Community Partnerships, Marketing and Communications/Events, Policy and Place).
- Project Management Office
- Introduce a Manager of Parking and can have this person also looking after associated infrastructure.
- Parking and general transport planning, parking restriction enquiries.
- Cash in-lieu for parking and art.
- Parking restriction enquiries
- Rangers and Community Safety



## ATTACHMENT 3

## Question 3 - Staff Survey Results

*Please list key functions or specialist positions which require succession planning and/or improved backup arrangements to ensure business continuity.*

- Community consultation website management
- Human Resources
- ICT
- Engineering/governance/building assets
- Land and Lease Management
- Contract Management
- Content management, record keeping and data management
- Technical Officers (Engineering)
- Librarian
- E-services Librarian needed for efficient functioning of Library Management System and Digital Services to library customers.
- Rates Coordinator
- Financial Services Coordinator
- Procurement Officer
- Council meeting support
- Payroll
- Health and Safety
- Landscape architecture
- Roads
- Environment Health Planning.

## Question 4 - Staff Survey Results

*Do you have any other comments or suggestions on improvements in the alignment of roles and responsibilities against our strategy which should be considered during the organisational review?*

- Need to have a place based approach to Marketing, Economic Development, Art, Events and Consultation.
- Business system (i.e. Tech1) is needed. TRIM system is in need of updating to an ECM.
- Involve the lower level positions to assist in process improvements as they are hands-on in operations.
- Alignment of Finance and Community Engagement.
- Need for greater collaboration between Place Managers and Community Partnerships.
- Stronger links between marketing and other teams
- Leases and licences can be negotiated by two different directorates
- More connection between the Depot and the Vincent Administration office.
- Financials/budgets relating to leased properties
- Further review of position descriptions to ensure job description of roles and responsibilities are current.
- A permanent resource for Facilities Booking.



**13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****13.1 NOTICE OF MOTION - CR DAN LODEN - ASBESTOS AWARENESS****TRIM Ref:** D19/115031**Attachments:** Nil

**That Council REQUESTS Administration consider, as part of the development of the Public Health Plan in 2019/20:**

- 1. The development of an education campaign for City of Vincent residents including the identification, safety and management of Asbestos; and**
- 2. Investigate potential evidence-based programs and procedures that would contribute to improved safety and management of Asbestos.**

**REASON**

Asbestos and particularly asbestos fencing is sporadically identified across the city either by city staff or concerned residents and at this point assessed to determine if it represents a human health issue. Many residents are not informed on how to identify asbestos and also how to safely and appropriately manage it, either by retaining in place or removing it once it becomes a risk. The city has the opportunity to increase resident understanding and reduce the likelihood of residents inappropriately managing any asbestos they have now and in the future.

**ADMINISTRATION COMMENTS**

Administration supports the Notice of Motion.

The City's Public Health Plan will consider the wide range of public health issues across the Vincent community and asbestos falls within this scope. An education campaign will help to increase the community's awareness and understanding of the public health risks of asbestos containing material and will assist in the delivery of information around the identification, handling and management of asbestos. Further, in its implementation, the Plan is likely to link to well established health networks and campaigns such as Asbestos Awareness Week to promote participation and awareness in the wider community.



**14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN  
(WITHOUT DISCUSSION)**

Nil

**15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES**

**16 URGENT BUSINESS**

Nil



**17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED****17.1 Chief Executive Officer's Performance and Remuneration Review 2018-2019 and Draft CEO Key Performance Indicators 2019-2020**

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

**Local Government Act 1995 - Section 5.23(2):**

- (a) a matter affecting an employee or employees

**LEGAL:****2.14 Confidential business**

- (1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.



**18 CLOSURE**